

STATE OF HAWAII
HAWAII CLIMATE CHANGE MITIGATION & ADAPTATION
COMMISSION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

**Testimony of
Leah Laramee
Coordinator, Hawaii Climate Change Mitigation and Adaptation Commission
(Temporality Assigned)**

**Before the House Committees on
CONSUMER PROTECTION & COMMERCE**

**Tuesday, March 22, 2022
2:00 PM**

State Capitol, Via Videoconference, Conference Room 325

**In support of
Senate Bill 2196 Senate Draft 2, House Draft 1
RELATING TO ELECTRIC VEHICLE CHARGING STATIONS**

Senate Bill 2196 Senate Draft 2 House Draft 1 prohibits the issuance of a building permit for any new multi-family residential building that has ten or more parking stalls, unless those stalls are electric vehicle charger ready. Requires cooperative housing corporations, homeowners associations, planned community associations, and condominium associations to develop plans to incorporate zero-emissions infrastructure, including electric vehicle charging systems, onto any of its residential properties that are constructed after January 1, 2023.. **On behalf of the Hawaii Climate Change Mitigation and Adaptation Commission (Commission) I support of this measure and provide comments.**

The Hawaii Climate Change Mitigation and Adaptation Commission “recognizes the urgency of climate threats and the need to act quickly. It promotes ambitious, climate-neutral, culturally responsible strategies for climate change adaptation and mitigation in a manner that is clean, equitable and resilient.” The Commission, established by Act 32 SLH 2017 to uphold the United States’ pledges under the Paris Agreement, is the coordinating body for policies on climate change mitigation and adaptation for the state. It is a high-level multi-jurisdictional body that guides the priorities of the state’s climate response. Co-chaired by DLNR and Office of Planning, it consists of 20 members—chairs of four legislative committees, and executive department heads at the county and state levels.

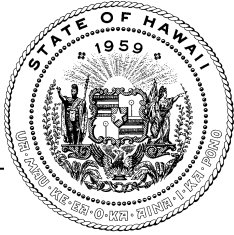
Transportation (air and ground) is the single largest source of greenhouse gas emissions in Hawaii, which mirrors the trend nationwide (according to EPA, it was the largest source of GHG emissions in 2019). One of the two focuses of the Commission is to reduce emissions from ground transportation, and SB 2196 SD2 HD1 would provide an avenue for achieving this effort. The Commission’s statement on ground transportation, issued in November 2018,

Co-Chairs:
Chair, DLNR
Director, OPSD

Commissioners:
Chair, Senate AEN
Chair, Senate WTL
Chair, House EEP
Chair, House WAL
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CEO, OHA
Chairperson, DHHL
Director, DBEDT
Director, DOT
Director, DOH
Chairperson, DOE
Director, C+C DPP
Director, Maui DP
Director, Hawai'i DP
Director, Kaua'i DP
The Adjutant General
Manager, CZM

“supports mechanisms to reduce overall vehicle miles travelled (VMT) as well as converting all remaining vehicle-based ground transportation to renewable, zero-emission fuels and technologies.” Such conversions would include electrification of transportation, and its supporting infrastructure. Developing plans to integrate zero-emissions fueling stations, including electric vehicle charging stations into residential parking areas, ensures that new communities will be prepared for the state’s clean energy transformation.

Thank you for the opportunity to comment on this measure.



HAWAII STATE ENERGY OFFICE STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

SCOTT J. GLENN
CHIEF ENERGY OFFICER

235 South Beretania Street, 5th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

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(808) 587-3807
energy.hawaii.gov

Testimony of
SCOTT J. GLENN, Chief Energy Officer

before the
HOUSE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE

Wednesday, March 22, 2022
2:00 PM

State Capitol, Conference Room 323 & Videoconference

**SUPPORT
SB 2196, SD2, HD1
RELATING TO ELECTRIC VEHICLE CHARGING STATIONS.**

Chair Johanson, Vice Chair Kitagawa and Members of the Committees, the Hawai'i State Energy Office (HSEO) supports SB 2196, SD2, HD1, which after January 1, 2023, prohibits the issuance of a building permit for any new multi-family residential building that has ten or more parking stalls, unless those stalls are electric vehicle charger ready. Requires cooperative housing corporations, homeowners associations, planned community associations, and condominium associations to develop plans to incorporate zero-emissions infrastructure, including electric vehicle charging systems, onto any of its residential properties that are constructed after January 1, 2023.

HSEO's support is guided by its mission to promote energy efficiency, renewable energy and clean transportation to help achieve a resilient, clean energy, decarbonized economy.

To achieve a decarbonized economy, it is necessary for Hawai'i's transportation systems to be increasingly fueled by renewable energy sources and to become less reliant on fossil fuels. Developing plans to incorporate zero-emissions infrastructure fueling, including electric vehicle charging stations into new residential parking areas, and requiring electric vehicle charger ready in any new multi-family residential building that has ten or more parking stalls on any of its residential properties that are

constructed after January 1, 2023, ensures that our new communities are prepared for and support the state's clean energy transformation. Establishing EV charging readiness in a new building is also much more cost effective than retrofitting after the fact.

The requirements of SB 2196 SD2 HD1 are somewhat consistent with existing requirements, such as those in [Chapter 32. Building Energy Conservation Code](#) of the City and County of Honolulu, which includes a subsection entitled, "[C406.8 Electric vehicle infrastructure](#)," requiring parking stalls for newly-constructed residential and multi-unit and commercial buildings to comply with an electric vehicle readiness compliance pathway.

The same code also includes subsection "[R404.3, Electric Vehicle Readiness](#)," requiring that when a building permit application involves the installation of a residential electrical panel and parking area, a dedicated receptacle for an electric vehicle must be provided with a minimum AC Level 2 charge in each enclosed attached garage.

Thank you for the opportunity to testify.

TESTIMONY OF
LARRY S VERAY

TO THE COMMITTEE ON:
CONSUMER PROTECTION & COMMERCE

MOST STRONGLY SUPPORT SB 2196 SD2

RELATING TO ELECTRIC VEHICLE CHARGING STATIONS

March 18, 2022

Aloha, Chair Johanson and Vice Chair Kitagawa and committee members. Thank you for allowing me the opportunity to provide testimony on SB 2196 SD1. I am submitting this testimony as Chair of the Pearl City Neighborhood Board No. 21. Our board unanimously passed a resolution on September 28, 2021 that stated the requirement for community, homeowners, condominium associations and high-rise apartment building complexes to begin their planning for the integration of Electric Vehicle (EV) charging stations on their respective property.

I understand this bill requires all newly built multi-family residential buildings built after January 1, 2023 to be integrated with EV charging stations

I most strongly urge you to approve SB 2196 SD2. Mahalo!

Very respectfully,

Larry S. Veray

HAWAII LEGISLATIVE
ACTION COMMITTEE


community
ASSOCIATIONS INSTITUTE

P.O. Box 976
Honolulu, Hawaii 96808

March 20, 2022

Chair Aaron Ling Johanson
Vice Chair Lisa Kitagawa
Committee on Consumer Protection & Commerce
415 South Beretania Street
Honolulu, Hawaii 96813

Re: SB 2196 SD2 HD1 SUPPORT INTENT

Dear Chair Johanson, Vice-Chair Kitagawa and Committee Members:

The Community Associations Institute ("CAI") supports the intent of SB 2196 SD2 HD1. CAI also supports the broader 100% renewable energy goal in and for the State of Hawaii.

SB 2196 SD2 HD1 provides that certain entities "shall have plans to incorporate zero-emission vehicle infrastructure, including electric vehicle charging stations, onto any of its residential properties that are constructed after January 1, 2023." Several amendments should be considered.

This is because the current *form* of bill is adverse to the interests of consumers. The proposed mandate is ill-defined, unfunded and likely to require court intervention to interpret.

Clarity serves consumers. Two basic questions should be answered unambiguously to provide support to consumers here.

First, what is the trigger for action? Second, what is the interpretive authority?

Leaving aside the breadth¹ of SB 2196 SD2 HD1's new Section 1, it is at least actionable. That is, the mandate is clear.

¹ Query whether every parking stall must be electric vehicle charger ready.

Chair Aaron Ling Johanson
Vice Chair Lisa Kitagawa
March 20, 2022
Page two

Also, the new Section 1 is focused solely on "electric vehicle charger" readiness. The ambiguous reference to "zero-emission vehicle infrastructure" contained in other sections is omitted.

Sections two through four should be amended to only reference "electric vehicle charging systems." This is because that is the only presently tangible technology that covered entities can plausibly consider. Covered entities cannot reasonably be expected to even know what the phrase "zero-emission vehicle infrastructure" encompasses.

Sections two through four should also be amended because the phrase "any of its residential properties that are constructed after January 1, 2023" is not clear. The following amendment would clarify the mandate so that it would be actionable and could garner support:

"The plans shall include electric vehicle charger ready stalls for parking stalls that are newly constructed, including details on sufficient wiring, electrical conduit, electrical panel service capacity, overcurrent protection devices, suitable termination points to connect to a charging system, and one hundred twenty volt to two hundred forty volt outlets."

Consumers would be harmed if the Committee intends any other trigger for action.

The amendment highlighted above would demonstrate that maintenance, repair or replacement activity with respect to existing improvements would not trigger a burdensome unfunded mandate that would disregard the findings contained in the report of the Working Group² about inherent limitations found at some projects. Safety will be endangered in the absence of such an amendment, because needed work will be deferred.

This Committee, perhaps more than others, understands that consumers who own units are the funding source for the covered entities. Safety and building integrity should not be compromised by a burdensome unfunded mandate; particularly when compliance may not be practicable.

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² See, https://energy.hawaii.gov/wp-content/uploads/2013/07/Act-164_EV-Working-Group-Report_FINAL.pdf

Chair Aaron Ling Johanson
Vice Chair Lisa Kitagawa
March 20, 2022
Page two

The Committee should also amend sections two through four to address the vague and ambiguous proviso that the entity "has sufficient and adequate common area³ infrastructure and boundaries" by adding the words: "**as reasonably determined by the board of directors.**" Directors are fiduciaries and are obliged to follow the law.

Boards should be the interpretive authority for the sufficiency and adequacy of infrastructure and boundaries. The reasonableness of interpretations made is subject to judicial review, but it must be clear who can act in the first instance.

Very truly yours,

Philip Nerney

Philip Nerney

³ As to condominiums, the reference should be to common "elements". This has been pointed out in prior testimony.



To: The House Committee on Consumer Protection and Commerce
From: Sherry Pollack, 350Hawaii.org
Date: Tuesday, March 22, 2022, 2pm

In support of SB2196 SD2 HD1

Aloha Chair Johanson, Vice Chair Kitagawa, and Consumer Protection and Commerce Committee members,

I am Co-Founder of the Hawaii chapter of 350.org, the largest international organization dedicated to fighting climate change. 350Hawaii supports the intent of SB2196 SD2 HD1 that requires cooperative housing corporations, homeowners associations, planned community associations, and condominium associations to develop plans to integrate electric vehicle charging stations onto their properties and make funds available for that purpose.

This measure will expand the much-needed charging infrastructure, particularly in projects where access to home charging is not feasible, e.g., condos and apartments.

Including these requirements for new multi-family residential buildings with ten or more parking stalls will enable cost-effective installation of future EV chargers.

Please support and pass SB2196 SD2 HD1.

Mahalo for this opportunity to testify.

Sherry Pollack
Co-Founder, 350Hawaii.org

Hawaii Electric Vehicle Association
hawaiiev.org
info@hawaiieva.com



March 20, 2022

Dear Chair Johanson, Vice-Chair Kitagawa, and members of the Consumer Protection and Commerce Committee,

Hawaii Electric Vehicle Association supports SB2196 SD2 HD1 (RELATING TO ELECTRIC VEHICLE CHARGING STATIONS).

Hawaii Electric Vehicle Association (Hawaii EV) is supportive of the intent of this measure. It “requires cooperative housing corporations, homeowners associations, planned community associations, and condominium associations to develop plans to integrate electric vehicle charging stations onto their properties and make funds available for that purpose.”

This measure will expand the much-needed charging infrastructure, particularly in projects where access to home charging is not feasible, e.g., condos and apartments.

HD1 introduces requirements for electric vehicle (EV) charger-ready parking stalls.

“(1) Inserting language to prohibit the issuance of building permits for any new multi-family residential building that has ten or more parking stalls, unless the building's parking stalls are electric vehicle charger ready;”

Including these requirements for new multi-family residential buildings with ten or more parking stalls will allow futureproofing of projects and enable cost-effective installation of future EV chargers.

Please support and pass SB2196 SD2 HD1.

Thank you for this opportunity to testify.

Sincerely,

A handwritten signature in black ink, appearing to read "Noel Morin".

Noel Morin
President
Hawaii EV Association



Hawaii EV Association is a grassroots non-profit group representing electric vehicle owners in Hawaii. Our mission is to accelerate the electrification of transportation through consumer education, policy advocacy, and electric vehicle charging infrastructure expansion. For more information, please visit hawaiiev.org.

Hawaii EV Board

- Noel Morin, President
- Nanette Vinton, Secretary, and Treasurer
- Bill Bugbee – Director
- Tam Hunt - Director
- Sonja Kass – Director
- Rob Weltman – Director

Hawaii EV Clubs

- Big Island EV Association
- Kauai EV
- Maui Nui EV
- Tesla Hawaii Club

SB-2196-HD-1

Submitted on: 3/21/2022 7:13:21 AM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Noel Morin	Big Island Electric Vehicle Association	Support	Written Testimony Only

Comments:

March 20, 2022

Dear Chair Johanson, Vice-Chair Kitagawa, and members of the Consumer Protection and Commerce Committee,

Big Island EV Association (BIEVA) supports SB2196 SD2 HD1.

This measure will facilitate the expansion of charging infrastructure in multi-unit dwellings. Hawaii has many condos and apartments, and residents and visitors who live or stay in these dwellings cannot effectively utilize electric vehicles. This measure establishes rules that will enable charging in existing complexes.

HD1 introduces requirements for creating electric vehicle (EV) charger-ready parking stalls in new multi-unit projects. These requirements allow for the projects to be futureproofed and for the installation of future EV chargers to be cost-effective.

Thank you for this opportunity to testify.

Noel Morin

President - BIEVA

bigislandev.org

SB-2196-HD-1

Submitted on: 3/20/2022 3:41:51 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Richard Emery	Associa	Comments	Written Testimony Only

Comments:

I support the testimony of CAI. Consideration must be given to the fact and the cost that older buildings may not have the ability to fully provide EV chargers. Natural supply and demand will create the need for EV chargers.



KauaiEV

Kauai Electric Vehicle Association
302 Makani Rd, Kapaa, HI 96746
808-652-0591

2022/03/20

Strong Support for SB2196 SD2 HD1

Dear Chair Johanson, Vice-Chair Kitagawa, and members of the Consumer Protection and Commerce Committee,

On behalf of KauaiEV, a grassroots organization with over 100 members on Kauai, I write in strong **support of SB2196 SD2 HD1**.

Our members are electric vehicle drivers and we believe that EVs are the personal transportation of the future. Several of us live in condos, apartments and other multi unit dwellings and do not have access to charging stations. In general 80% of EV charging takes place at home, for many busy people public charging is not feasible.

HOAs frequently make it almost impossible or cost prohibitive for their members to install their own chargers. On Kauai not one regular multi unit dwelling has a charging station for the EV owners living there even though multiple people tried to install their own, and / or start a dialogue with the HOAs.

In our opinion the best solution for the problem is that the HOAs themselves are required to install the chargers. Please move the date closer, sooner is better as the problem exists already, and more and more EV drivers will be affected.

Mahalo for your consideration.

Sincerely,

Sonja Kass
Kauai EV President



SanHi

GOVERNMENT STRATEGIES

A LIMITED LIABILITY LAW PARTNERSHIP

DATE: March 21, 2022

TO: Representative Aaron Johanson
Chair, Committee on Consumer Protection and Commerce

FROM: Tiffany Yajima

RE: **S.B. 2196, S.D.2, H.D.1 – Relating to Electric Vehicle Charging Stations**
Hearing Date: Tuesday, March 22, 2022 at 2:00 p.m.
Conference Room: 329

Dear Chair Johanson and Members of the Committee on Consumer Protection and Commerce:

On behalf of the Alliance for Automotive Innovation (“Auto Innovators”) we submit this testimony in support of S.B. 2196, SD2, HD1, Relating to Electric Vehicle Charging Stations.

The Alliance for Automotive Innovation is the singular, authoritative and respected voice of the automotive industry. Focused on creating a safe and transformative path for sustainable industry growth, the Alliance for Automotive Innovation represents the manufacturers producing nearly 99 percent of cars and light trucks sold in the U.S. Members include motor vehicle manufacturers, original equipment suppliers, technology, and other automotive-related companies and trade associations.

Hawaii has one of the highest rates of adoption of passenger electric vehicles in the nation with more than 17,700 passenger electric vehicles registered in the state. This number, however, represents only a small percentage of the total number of registered vehicles in Hawaii. While there is a growing interest in electric vehicles, Hawaii’s charging infrastructure is lacking, and presents a key barrier to broader EV adoption. Many Hawaii residents live in apartments, condominiums and multi-unit dwellings that cannot support electric vehicle charging at home, and without sufficient at-home charging infrastructure these drivers remain hesitant to invest in electric vehicles that cannot be easily refueled.

Automobile manufacturers are already transitioning toward an electric future and a new generation of ZEVs is coming with 130 models expected for sale in the U.S. market by 2026, up from over 50 models today. This measure supports the build-out of EV charging infrastructure in new residential properties to prepare communities for the transition to electric vehicles.

Thank you for the opportunity to submit this testimony.



SanHi

GOVERNMENT STRATEGIES

A LIMITED LIABILITY LAW PARTNERSHIP

DATE: March 21, 2022

TO: Representative Aaron Johanson
Chair, Committee on Consumer Protection and Commerce

FROM: Tiffany Yajima

RE: **S.B. 2720, S.D.2, H.D.1 – Relating to Energy**
Hearing Date: Tuesday, March 22, 2022 at 2:00 p.m.
Conference Room: 329

Dear Chair Johanson and Members of the Committee on Consumer Protection and Commerce:

On behalf of the Alliance for Automotive Innovation (“Auto Innovators”) we submit these comments in **support** of S.B. 2720, SD2, HD1.

The Alliance for Automotive Innovation is the singular, authoritative and respected voice of the automotive industry. Focused on creating a safe and transformative path for sustainable industry growth, the Alliance for Automotive Innovation represents the manufacturers producing nearly 99 percent of cars and light trucks sold in the U.S. Members include motor vehicle manufacturers, original equipment suppliers, technology, and other automotive-related companies and trade associations.

Hawaii has one of the highest rates of adoption of passenger electric vehicles in the nation with more than 17,700 passenger electric vehicles registered in the state. This number, however, represents only a small percentage of the total number of registered vehicles in Hawaii.

While there is a growing interest in electric vehicles, Hawaii’s charging infrastructure is lacking and presents a key barrier to broader EV adoption. Many Hawaii residents live in apartments, condominiums and multi-unit dwellings that do not have the capacity or financing available to support electric vehicle charging at home. This lack of charging infrastructure remains a barrier to the widespread adoption of electric vehicles in the state.

This measure creates incentives that support EV charging infrastructure by giving priority not only to public charging systems but also to projects that support charging infrastructure in low and moderate-income communities, as well as the visitor industry, in the transition to clean transportation. Auto Innovators are supportive of these incentives because they would encourage greater adoption of passenger electric vehicles in Hawaii.

For these reasons, we respectfully ask the committee to pass this measure. Thank you for the opportunity to submit this testimony.



March 21, 2022

The Honorable Aaron Ling Johanson, Chair,
and Committee Members
House Committee on Consumer Protection & Commerce
State Capitol
Conference Room 329
Honolulu, HI 96813

Dear Chair Johanson and Committee Members

RE: S.B. 2196, S.D. 2, H.D. 1
Hearing: Tuesday, March 22, 2022; 2:00 pm; Via Videoconference

My name is Debbie Luning, testifying on behalf of Gentry Homes, Ltd. in **STRONG OPPOSITION** to provisions of this bill which would prohibit the issuance of building permits for any new multi-family residential building that will have ten or more parking stalls, unless those stalls are electric vehicle (EV) charger ready. The bill's provisions would take effect on January 2, 2023.

Gentry Homes has been one of the premier developers of affordable homes in Hawaii for over 50 years and prides itself in the energy efficient features provided in its homes. Since 2005, Gentry Homes has been an Energy Star partner and has been building and selling homes with new energy saving technology included in the sales price. Our efficient designs offer the consumer a value-added sustainable home which is more affordable to own and maintain because of lower monthly electrical bills.

While Gentry has been a leader in green building, we cannot support this bill. We believe that the electrical vehicle (EV) charger requirements in this bill are over-regulatory and onerous and will substantially add to the already high cost of building a home on Oahu. Moreover, while the popularity of electric vehicles is on the rise, we believe that it does not make sense to require that *all* stalls be EV charger ready when the majority of people still do not own such vehicles and many never will. We believe that incentivizing the provision of EV charger ready stalls would be a better approach than mandating them and ask that you please hold this bill in Committee.

Thank you for your consideration.

Sincerely,

GENTRY HOMES, LTD.

A handwritten signature in blue ink, appearing to read "D. Luning".

Debra M. A. Luning
Director of Governmental Affairs and
Community Relations



**Hawaiian
Electric**

**TESTIMONY BEFORE THE HOUSE
COMMITTEE ON CONSUMER PROTECTION & COMMERCE**

SB 2196, SD2, HD1

Relating to Electric Vehicle Charging Stations

March 22, 2022

2:00 PM, Agenda Item # 19

State Capitol, VIDEO CONFERENCE

June Chee

Program Manager, Electrification of Transportation
Hawaiian Electric Company

Aloha Chair Johanson, Vice Chair Kitagawa, and Committee Members,

My name is June Chee, and I am testifying on behalf of Hawaiian Electric Company in **support of and proposing amendments on SB2196 SD2 HD1**, Relating to Electric Vehicle Charging Stations, as it supports the installation of additional and reliable electric vehicle (EV) charging for future residential properties. Retrofits for EV charging infrastructure are significantly more expensive because they require the addition of electrical capacity, labor, boring, trenching, and re-filling with concrete. Developing plans to incorporate EV charging stations during the pre-construction phase dramatically decreases the costs to install EV charging infrastructure down the road.

The Company would encourage the committee to amend the following language for consistency on page 2, lines 9-13; page 3, lines 4-8; page 4, lines 1-3:

The plans shall include electric vehicle charger ready stalls for parking stalls constructed, including details on sufficient wiring, electrical conduit, raceway, electrical panel service capacity, ~~overcurrent protection devices,~~ and suitable

termination points to support at minimum a 15 ampere, 120-volt branch circuit ~~connect to a charging system, and one hundred twenty volt to two hundred forty volt outlets.~~

Hawaiian Electric's Electric Vehicle Critical Backbone Study looked at the forecasted need for public and private EV charging infrastructure in the next 10 years. The backbone study projected a need of seven-times more public charging by 2030 and an even greater need for private commercial and residential charging. This insight helped the Company focus its support and momentum for electrification of transportation through programs and initiatives such as EV-specific rates to encourage daytime charging, the Charge Up eBus make ready pilot, a proposal to expand our public charging network, and our recently approved Charge Ready Hawaii pilot. Hawaiian Electric is supportive of efforts that encourage the planning for and installation of residential EV charging as it will supplement the Company's public EV infrastructure programs and serve EV charging needs of current and future EV drivers. Accordingly, Hawaiian Electric Company supports SB2196 SD2 HD1. Thank you for this opportunity to testify.



March 21, 2022

Representative Aaron Ling Johanson, Chair
Representative Lisa Kitagawa, Vice Chair
Members of the House Committee on Consumer
Protection and Commerce
Thirty-First Legislature, Regular Session of 2022

RE: **SB 2196, SD2, HD1 – RELATING TO ELECTRIC VEHICLE CHARGING STATIONS**
Hearing date – March 22, 2022 at 2:00 p.m.

Aloha Chair Johanson and Members of the Committee on Consumer Protection and Commerce,

Mahalo for the opportunity to submit testimony on behalf of D.R. Horton Hawaii LLC (“D.R. Horton”) in **STRONG OPPOSITION** to SB 2196 – RELATING TO ELECTRIC VEHICLE CHARGING STATIONS. D.R. Horton is one of Hawaii’s largest home builders and has been providing affordable housing and first-time buyer homes for Hawaii’s families throughout Oahu for nearly fifty years. D.R. Horton is a leader in building quality and sustainable home designs and has adopted an overall sustainability plan for its Ho’opili master planned community in East Kapolei. This commitment to our community and the overall health of the environment has resulted in energy efficient design in excess of current codes.

Likewise, DRH is in favor of efforts to encourage the use of alternative transportation and the development of a diversified transportation network. In fact, DRH worked with the City & County of Honolulu to draft a comprehensive EV charger installation program based on a system that would encourage greater use of charging stations that was implemented in the Honolulu Land Use Ordinance. This bill is entirely unnecessary since counties already have EV infrastructure requirements on new construction. Additionally, SB 2196, HD1 creates a drastic imbalance between requiring 100% EV charger coverage and the approximately 2.5% of cars in Hawaii that are electric.

Hawaii is in a major housing crisis. This 100% mandate would also add unprecedented additional cost to multi-family housing development, the very type of housing product that provides much needed affordable rental and for sale units to families on the lower Area Median Income (AMI) spectrum. The prohibition on the issuance of building permits and the rising costs

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130 Merchant Street, Suite 112 · Honolulu, Hawaii 96813 · 808.521.5661

www.drhorton.com/hawaii

associated with installing the required EV stations will prevent desperately needed housing projects from being constructed resulting in further displacement of our local families. Rather than mandating costly requirements, the Legislature should look for creative ways to incentivize the installation of EV charging stations, without saddling much needed housing projects with this significant cost increase.

For these reasons, D.R. Horton strongly urges the committee to defer SB 2196. Mahalo for your time and consideration, it is much appreciated.

Sincerely,

Tracy Tonaki
City Manager

TESTIMONY REGARDING SENATE BILL 2196 HD 1**House Committee on Consumer Protection and Commerce****Tuesday, March 22, 2022 at 2:00 PM**

Aloha Chair Johanson, Vice Chair Kitagawa, and Members of the Committee:

Thank you for the opportunity to provide testimony regarding SB 2196 HD 1, which would require new multi-family residential properties to be electric vehicle (EV) charger ready to ensure sufficient wiring and electrical capacity to support current and future EV drivers.

Tesla supports SB 2196 HD 2 as it requires planning for EV charging in new multi-family construction which would reduce the costs of EV charging for Hawaii residents and help accelerate the adoption of EVs. Planning for and providing electric vehicle infrastructure readiness in new residential construction is significantly less expensive than in retrofits. A study analyzing the cost implications of California's EV infrastructure building codes found that each EV-Capable parking space installed in a multi-unit dwelling during new construction saves \$2,040 - \$4,635 over the retrofit scenario.¹

Compared to single-family homes, the cost and complexity to retrofit an existing building with EV charging can be most significant for those in multi-unit dwellings who must navigate a myriad of obstacles from coordinating with the building owner or association, overseeing utility and electrical site work, gaining approval to construct in shared spaces, and more costly installations due to parking structure design. In alignment with EV charger ready definitions and requirements in other states and jurisdictions, we recommend amending the definition of EV charger ready in SB 2196 to a minimum of 20 ampere, with a 208/240-volt branch circuit.² To reduce the costs of EV adoption to Hawaii residents in new multi-family buildings and support an equitable transition to EVs, passage of SB 2196 HD 1 is an important step to direct planning for EVs in new multi-family properties.

Thank you for the opportunity to submit this testimony.

¹ <https://caletc.aodesignsolutions.com/assets/files/CALGreen-2019-Supplement-Cost-Analysis-Final-1.pdf>

² <https://www.swenergy.org/transportation/electric-vehicles/building-codes>



March 21, 2022

Representative Aaron Ling Johanson, Chair
Representative Lisa Kitagawa, Vice Chair
Members of the Committee on
Consumer Protection and Commerce

RE: **SB 2196 SD2 HD1 – RELATING TO ELECTRIC VEHICLE CHARGING STATIONS**
Hearing date – March 22, 2022 at 2:00 p.m.

Aloha Chair Johanson, Vice Chair Kitagawa and members of the committee,

Thank you for allowing NAIOP Hawaii to submit testimony in **STRONG OPPOSITION** to SB 2196 SD2 HD1 – RELATING TO ELECTRIC VEHICLE (EV) CHARGING STATIONS. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

SB 2196 SD2 HD1 has been **amended to prohibit the issuance of a building permit for any new multi-family residential building that has ten or more parking stalls, unless those stalls are electric vehicle charger ready after January 1, 2023.** Further, the measure requires cooperative housing corporations, homeowners associations, planned community associations, and condominium associations to develop plans to incorporate zero-emissions infrastructure, including electric vehicle charging stations, onto any of its residential properties that are constructed after January 1, 2023.

NAIOP opposes the requirement that all stalls in a new multi-family residential building be EV charger ready as it is unnecessary and would significantly increase the cost of affordable housing projects or prohibit the development of a housing project. Most developers are required to build 30% of their development to be affordable housing. The increased cost associated with installation of the EV stalls in new construction will be reflected in the cost of affordable housing units for our residents or prevent a project from penciling out altogether.

Moreover, prohibiting issuance of building permits if the EV stall requirement is not satisfied will ultimately prevent much needed housing units

Representative Aaron Ling Johanson, Chair
Representative Lisa Kitagawa, Vice Chair
Members of the Committee on
Consumer Protection and Commerce
March 21, 2022
Page 2

from being constructed for our residents. NAIOP Hawaii understands the need for zero-emission transportation infrastructure, however, we disagree that the cost should be placed upon the developers of affordable housing, and future homeowners. The financial and housing inventory impacts needs to be analyzed and addressed before mandating further cost onto homebuilding in our state.

Furthermore, most residential properties are privately owned and maintained by an association. Therefore, mandating installation of EV charging stations may significantly raise the monthly maintenance costs for each homeowner. This will be especially problematic if the current association maintenance fees are already costly.

In addition, this proposed legislation does not address compliance or enforcement, which is a key component to its function. The proposed requirement is unnecessary since most counties already have EV infrastructure requirements on new construction.

Hawaii is in a major housing crisis, which has only worsened over time. The prohibition on the issuance of building permits and the rising costs associated with installing the required EV stations will prevent projects from being constructed. Ultimately, in order for projects to be constructed developers will need to pass on the costs to buyers. In conjunction with the rising interest rates, an increase in price of affordable housing will result in less residents that can afford to buy a house or unit. Accordingly, this bill would be inconsistent with addressing the need to create more affordable housing for Hawaii residents which is a priority of the legislature.

While NAIOP supports creative solutions to incentivize the installation of EV charging stations, it opposes mandating unnecessary and costly requirements that will ultimately have negative impacts on Hawaii's housing supply and local families. For these reasons we urge you to defer SB 2196 SD2 HD1. Thank you for the opportunity to testify on this measure.

Mahalo for your consideration,

A handwritten signature in black ink, appearing to read 'Jennifer Camp', with a stylized flourish at the end.

Jennifer Camp, President
NAIOP Hawaii

SB-2196-HD-1

Submitted on: 3/19/2022 1:59:35 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Gerard Silva	Individual	Oppose	Written Testimony Only

Comments:

Unfiar to the people who are provieding the parking Stalls!!

SB-2196-HD-1

Submitted on: 3/19/2022 5:10:40 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Douglas Perrine	Individual	Support	Written Testimony Only

Comments:

SB2196 and similar measures are required to enable Hawaii to meet its transportation decarbonization goals. People will not buy electric vehicles unless they are able to charge them. Please advance this measure.

SB-2196-HD-1

Submitted on: 3/20/2022 11:23:15 AM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Carol Cam	Individual	Support	Written Testimony Only

Comments:

I support **SB2196 SD2 HD1** and believe it is a good companion bill to the widely-sponsored and well-timed **HB2278** (Carbon Cashback bill). I sincerely hope the Senate will schedule public hearings for **HB2278** this year for an efficient, zero-carbon infrastructure transition to develop and prosper in a timely manner for the sake of all life on earth.

SB-2196-HD-1

Submitted on: 3/20/2022 11:17:49 AM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Virginia Tincher	Individual	Support	Written Testimony Only

Comments:

Dear Chair Johanson, Vice-Chair Kitagawa, and members of the Consumer Protection and Commerce Committee,

I am in strong support of SB2196 SD2 HD1. Multi-family buildings need guidance and structure about how to meet the increasing requests from renters and owners for electric vehicle charging stations. Personally, friends have said that lack of a charging option at their apartment is keeping them from purchasing an electric vehicle.

Thank you for this opportunity to testify.

Virginia Tincher

Aina Haina, Honolulu

SB-2196-HD-1

Submitted on: 3/20/2022 12:36:55 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Darren David	Individual	Support	Written Testimony Only

Comments:

I support this measure because I know how difficult it can be for non single-family homeowners to have access to EV charging, and providing access in condos and mutli-unit dwellings is key to aiding with EV expansion.

SB-2196-HD-1

Submitted on: 3/20/2022 12:50:56 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Keith Neal	Individual	Support	Written Testimony Only

Comments:

Support SB2196

SB-2196-HD-1

Submitted on: 3/20/2022 1:04:09 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Janet L Pappas	Individual	Support	Written Testimony Only

Comments:

Dear CPC committee members,

We strongly support Bill SB2196 SD2 requiring condominiums and other multi-dwelling home associations to develop plans for EV charging systems in their parking areas. If people cannot charge their EVs "at home", the inconvenience of searching for a station will be a disincentive to owning a zero-emission vehicle and slow Hawaii's progress toward being fossil fuel free by 2045.

In a few years nearly every U.S. carmaker will have at least one electric model vehicle on their salesroom floor. Electric cars cost less to operate than fossil fuel vehicles and are nearly maintenance-free. Range anxiety is no longer an issue. These vehicles will become the norm.

Let's not have a bottleneck (not having enough charging stations) be the reason people don't choose a zero-emission vehicle in Hawaii.

Please pass this bill to encourage 100% zero-emission vehicle adoption in Hawaii.

We love our 2011 Nissan Leaf. Thank you for your consideration.

Jan Pappas and Ronald Yasuda

Aiea, Hawaii 96701

SB-2196-HD-1

Submitted on: 3/20/2022 2:41:29 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Albert E Beeman	Individual	Support	Written Testimony Only

Comments:

As someone who lives in a condo and drives an EV this bill is vital to my ability to drive my EV. However, provision must also be made to require EXISTING multi-family complexes to install EV charging facilities adequate to the size of all existing complexes.

SB-2196-HD-1

Submitted on: 3/20/2022 2:42:14 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lorn Douglas	Individual	Support	Written Testimony Only

Comments:

As electric vehicles are clearly the future of transportation, resources need to be put into a charging infrastructure that wil support the goals of our state. Please support this bill.

Lorn Douglas

Lower Puna

SB-2196-HD-1

Submitted on: 3/20/2022 3:10:12 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Diane Ware	Individual	Support	Written Testimony Only

Comments:

Dear Chair and Committee Members,

This bill makes a lot of sense and convenience as we move to electric vehicles. I own an EV and charge at home but I have friends who rent and they aren't allowed to charge where they live. Please contribute to solutions of the problems of climate disasters.

Respectfully,

Diane Ware, 99-7815 Kapoha Pl, Volcano Hi 96785

SB-2196-HD-1

Submitted on: 3/21/2022 11:10:38 AM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
R Laree McGuire	Individual	Support	Written Testimony Only

Comments:

Aloha,

I support the intent behind this Bill, but am concerned with the ambiguities currently in the Bill. As such, I support with the amendments proposed in the testimony submitted by CAI/LAC.

Mahalo for the opportunity to testify.

SB-2196-HD-1

Submitted on: 3/21/2022 12:01:24 PM

Testimony for CPC on 3/22/2022 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Elaine Panlilio	Individual	Support	Written Testimony Only

Comments:

I support the intent behind SB 2196 but seek the amendments addressed in the testimony submitted by CAI - LAC and incorporate that testimony herein by reference.

Mahalo for the opportunity to testify.



LATE

HOUSE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE
State Capitol
415 South Beretania Street
2:00 pm

March 22, 2022

RE: SB 2196 SD2 HD1 - RELATING TO ELECTRIC VEHICLE CHARGING STATIONS

Chair Johanson, Vice Chair Kitagawa, and members of the committee:

My name is Daryl Takamiya, 2022 President of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA-Hawaii is in opposition to SB 2196 SD2 HD1, Relating to Electric Vehicle Charging Stations.

This bill would require cooperative housing corporations, homeowners associations, planned community associations, and condominium associations to develop plans to incorporate zero-emissions fueling stations, including electric vehicle charging stations, onto any of its residential properties that are constructed after January 1, 2023. This bill would further prohibit the issuance of building permits for any new multi-family residential building that has 10 or more parking stalls unless those stalls are electric vehicle charger-ready.

This proposed legislation may be in conflict with County laws already in place which currently govern electric vehicle infrastructure in new multi-family dwellings.

While we understand the need for zero-emission transportation infrastructure, we disagree that the cost should be placed upon builders of housing developments, and future homeowners. Financial impact needs to be analyzed and addressed when mandating further cost onto homebuilding in our state.

Hawaii is in a major housing crisis, which has only worsened over time. Rather than placing more costly mandates on construction, perhaps the Legislature should look for creative ways to incentivize the market to move further in that direction, without negatively impacting local families. The cost of housing in Hawaii is extremely high, with Oahu's median price of homes being currently over \$1 million. Adding to the cost of building will further raise this price. On the second page of our testimony, you will find an example of the cost added to a housing development with respect to electric vehicle infrastructure.

Thank you for the opportunity to share our concerns.



CASTLE & COOKE HAWAII

EV Requirement Impact on Koa Ridge Housing Development

EV INFRASTRUCTURE

Single Family/Duplex:
\$4300/unit

Multi Family/Rental:
\$11300/unit

EV CHARGER-READY (charging unit not included)

Single Family/Duplex:
\$750/unit

Multi Family/Rental:
\$7000/unit

TOTAL ADDED COST

Single Family/Duplex:
\$5050/unit

Multi Family/Rental:
\$18300/unit

MEDIAN HOME PRICE ON OAHU: \$1,060,000 (DEC 2021, HONOLULU BOR)

NUMBER OF U.S. BUYERS PRICED OUT FOR EVERY \$1000 INCREASE IN HOME PRICE:

153,967 (NAHB)