



Seattle City Light

Charging Forward with Affordable Sustainability in Multifamily Housing



Seattle City Light Supports Homestead in Creating an Accessible Electric Vehicle Future for Residents

THE CHALLENGE

For residents of multifamily housing, there can be significant barriers to electric vehicle (EV) ownership - from upfront costs to lack of convenient charging. In Tukwila, Census data shows that over 90% of residents commute to nearby cities including Seattle with an average round trip of around 20 miles every day, making affordable and sustainable transportation options crucial.

The Homestead Community Land Trust, dedicated to creating permanently affordable home ownership opportunities, recognized this need while developing The Southard - an environmentally sustainable neighborhood of 18 homes in Tukwila. The development was designed to help residents save money on monthly bills while supporting environmental sustainability.

BY THE NUMBERS

18 homes

supported with convenient electric vehicle charging

2 shared

Level 2 charging ports installed for the home community

\$45,000

rebate from City Light

100%

of project costs covered

\$1,265¹

estimated annual fuel cost savings per EV owner

11,941 pounds²

estimated CO₂ emissions reduction annually per light-duty vehicle

\$8,000³

estimated maintenance savings over vehicle lifetime



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THE SOLUTION

In early 2024, Homestead partnered with City Light's team of EV charging experts through the Multifamily EV Charging Program. This program offers technical and financial support for affordable housing properties, and covers 100% of the charger installation costs up to a set threshold based on equipment type.

City Light provided:

- A comprehensive site assessment
- Guidance on optimal charging station placement
- Recommendations for electrical infrastructure requirements to support the chargers
- Connections with certified local contractors familiar with the program
- Financial support with step-by-step assistance throughout the rebate process

After several months of collaboration, Homestead successfully installed Level 2 charging stations at The Southard, providing residents with a safe, convenient, and secure way to charge electric vehicles at home.

THE IMPACT

With the Multifamily EV Charging Program's help, Homestead secured a \$45,000 Multifamily EV Charger Rebate that covered 100% of the project costs from City Light. Beyond the immediate financial benefit, The Southard installation:

- Removed a key barrier to EV adoption for residents
- Supported The Southard's commitment to net-zero energy usage
- Complemented other building sustainability features like solar panels
- Reduced transportation costs for residents who commute
- Furthered environmental justice by making clean transportation accessible to households on a low-to-moderate-income



“Embarking on our EV charging project has been an electrifying journey, and we are thrilled to announce that our vision is now charged with the generous support of City Light and Skellenger & Company. Their investment propels us forward, empowering us to create a greener, more sustainable future for our community. With this funding, we are poised to enhance accessibility to clean energy, drive innovation, and foster eco-conscious mobility. Together, we are sparking positive change, one charge at a time.”

— **Reis Pearson**, Asset and Energy Efficiency Manager, Homestead Community Land Trust

CONTINUING THE MOMENTUM

The success of The Southard project has inspired Homestead to pursue six additional EV charging installations at other affordable housing properties in partnership with City Light.

This case exemplifies how the Multifamily EV Charging Program can support affordable housing communities in reducing their environmental impact while reducing costs for residents.

ABOUT THE SOUTHARD COMMUNITY

The Southard provides 18 family homes at subsidized prices affordable to buyers with a low-to-moderate-income through a community land trust model, ensuring these homes remain affordable to all subsequent buyers. Two homes provide group living for adults with disabilities.

The development features environmentally sustainable elements including:

- Solar panels for onsite energy generation
- Energy-efficient systems promoting net-zero energy usage
- ENERGY STAR certified appliances and WaterSense labeled fixtures
- Electric vehicle charging infrastructure
- SalmonSafe Certified
- ILFI Net-Zero

ABOUT HOMESTEAD COMMUNITY LAND TRUST


Homestead Community Land Trust creates stability, equity, and opportunity by developing land and housing in trust, giving lower-income households the opportunity to own a home that is affordable to them and remains affordable to future owners. Their work expands an equitable economy for housing to create vibrant communities, help repair the harms of housing discrimination and protect vulnerable communities from displacement.

CITY LIGHT'S MULTIFAMILY EV CHARGING PROGRAM

We help property managers navigate decisions to install EV charging - whether for apartment, condominium, affordable or market-rate housing. City Light's trusted advisors are ready to assist.

LEARN MORE

 seattle.gov/city-light/MultifamilyEV

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