

April 17, 2017

Board of Supervisors

Via email

Dear Supervisors:

SPUR supports the Mayor and Supervisor Tang's proposed legislation to require electric vehicle readiness in new construction and major alterations of existing buildings, with an exemption for major alterations that are undertaken to comply with mandatory seismic retrofits. This action will help cost-effectively prepare our built environment for vehicle electrification, which is a key strategy of city, regional and state climate action plans.

In our 2016 policy report, *Fossil-Free Bay Area*, SPUR found that personal cars are the largest single contributor to greenhouse gas emissions in the Bay Area. To meet state emissions goals by 2050, the California Air Resources Board found that 100% of cars sold by 2040 will need to be zero-emission vehicles. To support this goal, more charging infrastructure is necessary: SPUR calculated that to meet state goals by 2025, we need to add about ten times as much EV charging capacity in the Bay Area as we have today, in a variety of settings (commercial, residential, on-street). The proposed ordinance is directly in line with SPUR's recommendation that local governments require all new parking to be EV-ready. This will not only help improve charging capacity, but as SF Environment has shown in their analysis, it will reduce the future cost of having to make retrofits.

While we and others believe that electric car market share is going to grow, we acknowledge the possibility of major shifts that could change the conversation including (but not limited to):

- Other technologies, such as hydrogen, eclipsing electrification.
- Autonomous shared vehicles causing personal vehicle ownership to dramatically decline.
- Technologies that support electrification, such as wireless charging, dramatically impacting the needs for supporting infrastructure.

Thus, we recommend that the city conduct a formal review of this legislation after five years of implementation, to better understand how it is serving the mobility marketplace, and to assess whether continued scaling up electrification infrastructure is still relevant – or if we even need to accelerate our efforts to keep up with demand. Thank you for your consideration of these comments.

Sincerely,

Laura Tam  
Sustainable Development Policy Director