

California Department of Housing and Community Development (HCD)

ZEV Role:

HCD is mandated to research, develop, and propose mandatory building standards for residential structures. [Health and Safety Code, section 18941.10](#) subsections (a)(2) and (b) require HCD to propose mandatory building standards for the installation of future electric vehicle (EV) charging infrastructure for parking spaces in multifamily dwellings and to amend the standards as necessary. HCD is also directed by Governor's [Executive Order N-79-20](#), to prioritize clean transportation solutions that are accessible to all Californians, particularly those who are low-income or experience a disproportionate share of pollution and to use our existing authority to accelerate deployment of affordable fueling and charging options for zero-emission vehicles.

Equity Focus:

HCD's building code adoption process provides opportunities for the public to be informed and comment on proposed building standards. One of HCD strategic goals/objectives is to improve our awareness of our customers and their diverse goals and priorities. To assist in producing more equitable results, HCD may further involve communities impacted by a proposed building standard, engage with the community throughout all phases of a project, and maintain clear and transparent communication as the policy or program is implemented. This is a necessary step to ensure fair development of the EV charging regulations as coordinated with concurrent goals for safe and affordable housing.

ZEV Market Development Objectives:

Building Standards: Collaborate with California Air Resources Board (CARB), California Building Standards Commission (CBSC), California Energy Commission (CEC), California Public Utilities Commission (CPUC), and the Governor's Office of Business and Economic Development (GO-Biz) to ensure zero-emission vehicles (ZEVs) and infrastructure are adequately integrated into California's residential building standards.

The 2022 CALGreen Code, effective January 1, 2023, includes new requirements for EV charging in multifamily developments, hotels, and motels. Some of these requirements include installation of receptacles and EV chargers in a specified number of parking spaces. CALGreen also requires installation of EV charging infrastructure in existing or newly added multifamily parking facilities under specified conditions. In 2022, HCD will be engaging with stakeholders, including other state agencies, and identifying any needed modifications. Any modifications will be published in the 2022 CALGreen Supplement which is effective July 1, 2024.

a. HCD Accomplishments

- HCD updated forms and factsheets related to the implementation of the 2022 CALGreen.
- HCD engaged with stakeholders related to potential modifications to the 2022 CALGreen. See Key Results and Actions, item c.

Direct Pillar Connection: *Infrastructure, End Users*

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Key Collaborators: CARB, BSC, CEC, CPUC, and GO-Biz; ZEV manufacturers, advocates, and ZEV users; building industry representatives, local enforcement agencies.

Key Results & Actions:

a. Document Publication.

- i. By May 31, 2022, HCD will evaluate and update the *Guide to the 2022 Green Building Standards Code (Residential)* to help code users with implementation of the 2022 CALGreen for residential structures.

- HCD submitted the draft *Guide to the 2022 Green Building Standards Code* in 2022, to the International Code Council (ICC) for publication. Publication is anticipated for early 2023.

b. Agency Action Plans.

- i. By May 31, 2022, HCD will develop coordinated timelines and start preliminary work for the 2022 Intervening Code Adoption Cycle and updates for 2022 codes, including CALGreen's EV charging provisions. HCD's updates will result in a supplement to the 2022 Codes with an effective date of July 1, 2024.

- HCD submitted the 2022 Intervening Code Adoption Cycle CALGreen Rulemaking package to BSC by the December 1, 2022, deadline. Timely submittal was based on coordinated timelines developed by HCD and BSC, as well as internal deadlines set to enable appropriate HCD reviews and approvals.

- ii. HCD will evaluate the state's ZEV goals and changes in ZEV technology for the purposes of proposing updates during the 2022 Intervening Code Adoption Cycle.

- HCD's 2022 CALGreen supplement code change proposals include substantial increases for EV charging requirements.
- HCD has considered the state's ZEV goals and changes in ZEV technology to continue proposal of an incremental but accelerated approach to EV charging requirements. This will provide opportunities to evaluate the performance of EV charging requirements in place, as well as enhanced implementation at the local agency levels.

c. Stakeholder Engagement.

- i. HCD will establish a clear stakeholder engagement process with a focus on reaching priority community representatives through focus groups (conducted in April 2022 through September 2022), BSC Code Advisory Committee review, and public review periods for development of building standards related to EV charging.

- HCD hosted and participated in the following meetings:
 - April 4, 2022, HCD/BSC/DSA CALGreen Electric Vehicle Workshop; public meeting for comments/suggestions.
 - June 16, 2022, HCD/BSC/DSA CALGreen Electric Vehicle Workshop; public meeting for comments/suggestions.

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- July 11, 2022, HCD CALGreen Focus Group Meeting; public meeting for comments/suggestions.
 - Aug. 18, 2022, HCD/BSC/DSA CALGreen Electric Vehicle Workshop; public meeting for comments/suggestions; introduction of HCD CALGreen Code proposals.
 - Aug. 22, 2022, HCD CALGreen Focus Group Meeting; public meeting for comments/suggestions; further discussion of HCD proposals.
 - Sept. 22, 2022, HCD/BSC/DSA CALGreen Electric Vehicle Workshop; public meeting for comments/suggestions; further discussion of HCD proposals.
- HCD posted CALGreen meetings and updates to the [HCD website](#) and sent out notices to ensure stakeholders were aware of all meetings related to Green Building Standards.
- ii. Throughout the 2022 calendar year, HCD will provide opportunities for stakeholder comments outside the formal rulemaking process through email, website, and in-person communications. Emphasize the importance of early submittal of recommended changes and appropriate fiscal analyses for determining viability of the recommended proposed changes.
 - HCD developed an email inbox for stakeholders (Title24@hcd.ca.gov) to submit rulemaking-related inquiries and suggestions. Each comment was documented and acknowledged by HCD. This portal is open and monitored for continuous submittal of comments.
 - HCD continues to monitor and maintain a telephone contact number for stakeholder comments.
- iii. HCD will monitor other state agency meetings and rulemakings throughout the 2022 Intervening Code Adoption Cycle, to ensure consistency between HCD and other state agency requirements.
 - HCD coordinated with CARB, CBSC, CEC, Office of the State Fire Marshal (OSFM), and the Division of the State Architect (DSA) throughout 2022. See Key Results and Actions, item c.

Lessons learned: Stakeholders must be informed of the importance of participating in the code adoption cycle; the importance of coordinating recommendations; and settling on an achievable goal to enable moving forward according to code adoption cycle timeframes.