

Level 2 Smart Charging Outlets Provide Cost-Effective Full Electrification of Condominium Garage

Woodland Creek Condominiums - East Palo Alto, CA



Property Details:

- 3 buildings | 90 units | 102 parking spots | 3 stories
 - 92 deeded parking spots
 - 10 staff and visitor spots
- Underground garage
- 1 Homeowners Association (HOA) for the property
- 92 chargers installed total, including 2 ADA spaces



Pando Smart Level 2 Outlets in one of the Woodland Creek Condominium parking garages

Background:

Resident demand drove the need for this EV charging project. The HOA set a clear goal to electrify all 92 deeded parking spaces while avoiding a costly upgrade to the property's utility transformer. To meet this goal, the team evaluated all available power options, including Level 1 outlets and both Level 1 and Level 2 chargers. Ultimately, Pando's Smart Level 2 Outlets were selected as the most cost-effective solution, offering faster charging speeds and the capacity to support all 92 parking spaces.

Pre-existing EV Charging Set Up:

This was the first EV charging project for the property. Without any EV charging options on-site, residents had not previously considered purchasing electric vehicles.



Pando Smart Level 2 Outlet

Project Financials:

- Total budget: approximately \$220,000 for installation before incentives
- Pando absorbed the additional cost resulting from the change order for 2 ADA spaces to receive installations to minimize the impact to the HOA
- Pando applied for the Peninsula Clean Energy EV Ready Program which provided a \$2,000 rebate per outlet
- Cost after incentives were applied reduced to \$405 per installed charger, or \$37,260 for 92 chargers
- Tenants paid for the cost of their chargers through the HOA
- HOA set electricity prices as a pass through cost and did not mark up price of electricity
- Backend billing system allows the property to be reimbursed for electricity by billing each resident for their individual usage

Installation Process:

- JRP Electric performed installation
- The installation took 3 months for all 3 garages

Project Permitting and Compliance:

- Permitting process took about 2 months; East Palo Alto is one of the strictest regions on permitting approval
- The only change order was due to the city asking for the design to include ADA parking to be equipped with Pando Outlets

Current Use and Resident Feedback:

Today, active users pay a flat fee of \$20 per month, plus individual usage costs, for access to home charging. The availability of this amenity has already led at least two residents to adopt electric vehicles, underscoring how access to reliable charging can influence behavior. To avoid future disruptions and ensure long-term access, the HOA made the decision to install a charger in every assigned parking space. Even residents who do not currently drive EVs supported the decision, recognizing that having dedicated charging infrastructure makes units more attractive to renters and helps increase overall property value. Unit owners now list EV charging as a selling feature, further strengthening the case for investment.

“We hadn't considered electrical outlets as an EV charging solution until we went through the PCE program. Pando's smart outlets gave us the best of both worlds, more affordable EV chargers that can also provide higher power.”

Tom H., Woodland Creek Owner



Pando Smart Level 2 Outlet daisy chain at a Woodland Creek Condominium parking garage

Takeaways:

- Load management systems optimize power flow through EV charging infrastructure to minimize costs while providing users as much power as hardware allows and are critical in preventing expensive transformer upgrades
- Wiring multiple chargers (making a “daisy chain”) to a single branch circuit is a strategy worth considering to further utilize load management capabilities
- Every resident with a parking space has access to charging an EV at home
- [Read more about this project here](#)

