



COUNCIL REPORT

DATE: November 18, 2025

CATEGORY: Consent

DEPT.: City Manager's Office

TITLE: **Silicon Valley Clean Energy Grant for Electric Vehicle Charger Rebate Program**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Directing Staff to Apply for a Noncompetitive \$379,921 Grant from Silicon Valley Clean Energy for an Electric Vehicle Charger Rebate Program for Existing Multifamily Properties, and, if Awarded, Accept and Appropriate Revenues and Expenditures up to \$379,921 in Grant Funds to Project 20-99, the "Sustainability Fund," to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

The Silicon Valley Clean Energy (SVCE) Noncompetitive Member Agency Grant program provides funding for SVCE's thirteen member agencies, including the City of Mountain View. The grant offers each member agency a pre-determined amount to invest in a project supporting building or transportation electrification, energy resilience, or community engagement on these topics. The City of Mountain View's formula grant amount is \$379,921. Although the grant is noncompetitive, the City must apply for the grant to be awarded and officially accept the funds.

Staff seeks Council approval to apply for the grant to implement an Electric Vehicle (EV) Charger Rebate Program for existing multifamily properties in Mountain View. City Council approval is required to accept and appropriate grant funds.

ANALYSIS

Transportation is the largest source of greenhouse gas (GHG) emissions in Mountain View, accounting for 58 percent of total emissions. One of the most effective strategies for reducing these emissions is the adoption of EVs.

Mountain View has seen a significant increase in the adoption of light-duty EVs. However, disparities remain, especially among residents of multifamily properties that do not have

dedicated on-site charging for their units. The EV adoption rate among renters is only 3.9 percent, compared to 9.5 percent for single-family households.

Having dedicated charging stations for each unit is essential for residents considering the purchase and use of an EV. Current building codes now mandate that within new multifamily developments, each parking space serving a dwelling unit must have the electrical infrastructure installed to accommodate an EV charger or outlet.

Only ten percent of existing multifamily property buildings, representing 1,730 units, have some level of electric vehicle charging available on site at the property, and they are typically chargers that must be shared with other residents living at the property. Approximately 15,921 multifamily property units in the City do not have any on-site EV charging.

Proposed EV Charger Rebate Program for Existing Multifamily Properties in Mountain View

SVCE currently offers multifamily EV charging incentives between \$2,500-\$5,500 per EV charging outlet or port installed in multifamily properties. On average, these rebates have covered 66 percent of total project costs; however, high project costs remain a barrier for many multifamily properties to participate. With support from this SVCE grant, the City can further promote EV adoption at existing multifamily properties by providing additional incentives and assistance for the installation of EV charging stations.

To supplement the existing SVCE incentive, the Mountain View incentive funded by this grant will be implemented as an “add-on rebate” for existing multifamily properties. Participants in the program will receive an additional rebate that, when combined with the SVCE incentive, could cover up to 100 percent of the project costs. The add-on rebate is designed to cover common costs that property owners face when installing EV chargers, such as equipment costs, installation costs, and electric panel upgrade costs. SVCE will assist in managing the rebate program on behalf of the City of Mountain View, making the application process streamlined for participants.

The program aims to encourage owners and managers of existing multifamily properties to become early adopters of EV charging stations by offering increased incentives for their installation. As these early adopters install EV charging stations and attract tenants and homeowners, their actions could inspire other multifamily properties to follow suit, reducing the need for ongoing, substantial incentives.

Additionally, the grant proposal includes an option to hire or contract a "Property Owner Ambassador" for the duration of the grant program. This ambassador would provide guidance and support to existing multifamily property owners, possessing strong technical skills, project management experience, and/or familiarity with property and multifamily management. The ambassador would assist property owners by answering questions and offering support throughout the entire process, from obtaining rebates to installing EV

chargers. SVCE is also considering launching professional EV charging technical assistance for multifamily property customers in the coming year. The City ambassador model would enhance these services by providing guidance from a peer who is highly knowledgeable about the property manager community.

The SVCE grant of \$379,921 will be used to implement the Mountain View adder rebate and to fund one or more property owner ambassadors to help participants troubleshoot issues and answer questions regarding their EV charger projects. The budget for the property owner ambassador(s) is expected to be about \$25,000, and a small percentage of the funds may be allocated for program administrative costs. The remainder of funds will be distributed to Mountain View property owners as rebates.

Staff estimates that this funding allocation will enable the installation of approximately 180 electric vehicle charging outlets or ports, which may help remove up to 180 gas cars off the road. According to the Department of Energy, an electric vehicle is associated with one-tenth of the greenhouse gas emissions of a gasoline-powered vehicle, thus this incentive program can lead to GHG reductions in the near term. The exact number of properties served and the number of chargers installed at each property will be determined by the level of EV charging selected by property owners and the \$379,921 funding cap.

Another project that was considered for the grant funds is the purchase of electric vehicle chargers for the City's fleet in alignment with the City Council's recently adopted Green Fleet Policy, which prioritizes purchasing zero-emission vehicles and equipment. However, staff recommends the multifamily Electric Vehicle Charger Rebate Program as the preferred option, because the City rebates may be stacked with currently available SVCE rebates, leading to more cost-effective installations. The City has not yet launched any electrification incentives for the multifamily sector, and this proposed rebate program is expected to encourage EV adoption and result in valuable learnings for the City in shaping future multifamily programs and projects.

Next Steps

If authorized by City Council, staff will submit the SVCE grant application for an Electric Vehicle Charger Rebate Program by the deadline of December 5, 2025. Once an application is approved, the City and SVCE will execute a Grant Agreement. Grant funds will be disbursed as reimbursements after the project is complete. The grant funds must be spent by December 31, 2028.

FISCAL IMPACT

If awarded, the City of Mountain View would receive \$379,921 in grant funding to support an Electric Vehicle Charger Rebate Program. The grant does not require matching funds. Staff

recommends appropriating \$379,921 in grant revenue and corresponding expenditures to Project 20-99, if awarded.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

☒ Contract between two or more state or local government agencies

ALTERNATIVES

1. Do not approve the multifamily Electric Vehicle Charger Rebate Program for the grant application and adopt a resolution directing staff to apply for the SVCE grant for installation of municipal fleet electric vehicle chargers for the City’s fleet vehicles, and if awarded, accept and appropriate revenues and expenditures up to \$379,921 in grant funds to Project 26-31, “Fleet EV Planning.”
2. Provide other direction.

PUBLIC NOTICING

Agenda posting, and emails sent to community members interested in sustainability.

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Attachment: 1. Resolution