



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Board Report

Water System Operations Group

- **Quarterly Desert Housing Report – Fourth Quarter (Apr-Jun FY 2024)**

Summary

This quarterly report provides an update on the effort to improve conditions at the four residential villages (Hinds Pumping Plant, Eagle Mountain Pumping Plant, Iron Mountain Pumping Plant, and Gene Pumping Plant) where employees live along the Colorado River Aqueduct. The effort to improve conditions in the villages comprises three phases.

The first phase includes the Desert Housing & Recreation Interim Action Plan (DHRIAP) started in September 2022 and is intended to address immediate needs and respond to resident requests for focused improvements. The majority of Phase 1 projects are expected to be complete by December 2024. Phase 2 consists of a community planning effort to determine the best way to move forward with long-term improvements to the four villages.. The Community Planner has completed the final report, and the report was submitted for review to the Engineering, Operations, and Technology Committee on July 8, 2024. Management is planning to seek Board approval to move forward with final design of improved kitchens, lodges, recreational amenities and multi-unit housing per the recommendation of the Phase 2 community planning effort in November of 2024. Phase 3 will include final design and the construction of improved utilities, kitchens, recreational amenities, lodging, and the new housing.. Additional information regarding each phase is provided in the Detailed Report section.

Purpose

Informational

Detailed Report

Desert Housing Improvement Program

The District Housing Improvement Program consists of three phases:

Phase 1: DHRIAP—In September 2022, a Housing and Recreation Committee (HRC) was established consisting of representatives from the Office of the General Manager, Facilities Management, Diversity, Equity and Inclusion, and Water System Operations. After meeting with residents and gathering feedback on immediate housing and recreational needs, the committee created a Desert Housing and Recreation Interim Action Plan (DHRIAP). The DHRIAP focuses resources on making near-term improvements in the four villages. To date, the DHRIAP consists of 36 projects; 24 are related to housing improvements and 12 are related to recreation improvements. Fifteen of 24 projects focused on improving housing are complete. As of June 2024, 57 of the 96 houses needed for employee housing are either new (11), renovated (21), or refurbished (25). Seven of the 12 projects to improve existing recreation facilities are now complete.

Through June 2024, a total of \$6.9 million has been expended on Phase 1 work. To complete the remaining projects an additional expenditure of approximately \$3.1 million will be needed for a total Phase 1 cost of \$10 million. This includes an increase from the original scope of work for to include the renovation and refurbishment of an additional six houses,, additional carports, the addition of a Gene Camp community center, the replacement of over 30 electrical load centers, and the complete replastering of the Iron Mountain Pool.

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Phase 2: Community Planning and Design

Community Planning— Metropolitan engaged a community planner (consultant) to help develop a vision of how best to provide a sense of community, recreational amenities, improved kitchens and lodges, and appropriate housing options to employees that require housing in the remote Desert locations. The community planning work is complete. An oral update was presented to the Board in April 2024, and a written report was provided to the Board in July 2024. The community planning effort concluded with the recommendation to move forward with improvements to the kitchens, lodges and recreational amenities and to integrate multi-unit housing into the overall mix of housing in a phased approach to test its acceptance by employees.

Phase 3: Final Design and Construction—Phase 3 includes the final design and construction of the utility improvements, kitchens, lodges and recreational amenities and the multi-unit housing.

DHRIAP Project Highlights

Eagle Mountain Domestic Water Chiller



Target
Completion:
August 2024

Installation of water chiller to maintain acceptable water supply temperature to the houses during summer.



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Work Order Summary

In addition to the above summary of improvements a high-level work order summary provides the status of routine maintenance activities for the quarter ending June 30, 2024, demonstrating the commitment to maintaining the residential villages.

One hundred and nine work orders were generated during the quarter ending June 30 2024, of which 95 were completed (87 percent), including 64 resident requests, 5 general maintenance, and 26 preventative maintenance work orders. The backlog for this period is (13 percent), including 5 resident requests, and 7 housing improvement work orders. No outstanding work orders are related to health and safety concerns.