



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Board Report

Group

- **Quarterly Desert Housing Report – First Quarter (July-Sept FY2024)**

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.

Phase 1 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. Phase 1 projects are expected to be completed by March 2025. Phase 1 consists of 36 projects, or an increase of 12 projects from the initial scope of this effort. The additional projects were identified by employees as work progressed and improved the overall conditions in the villages. It is estimated that the cost of the Phase 1 effort will still be approximately \$10 million as reported earlier. Phase 2 consists of community planning and design. The Community Planner's final report, was submitted for review to the Engineering, Operations, and Technology Committee on July 8, 2024. Management is planning to seek Board concurrence in November 2024 to move forward with final design. Phase 3 will include the construction of kitchens, recreational amenities, lodging, and the new housing development. Additional information regarding each phase is provided in the Detailed Report section.

A high-level work order summary provides the status of scheduled and response to maintenance activities for this reporting period, demonstrating the organization's commitment to maintaining the residential villages.

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. Sixteen of 24 projects focused on improving housing are complete. Crews continuing work to renovate and refurbish 10 houses needed for new incoming employees. As of Q4, FY 23–24, 57 of the 96 houses needed for employee housing are either new (11), renovated (21), or refurbished (25). Seven of the 14 projects to improve existing recreation facilities are now complete.

As of October 2024, a total of \$7.4 million has been expended to address immediate needs and resident requests. To complete the remaining 36 houses and five recreation projects an expenditure of approximately \$10

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million will be needed. There has been a considerable increase in the scope of work for this first phase including the renovation and refurbishment of an additional six houses for new employees, 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.

Phase 2: Community Planning and Design

A. Community Planning—Metropolitan is in the process of creating a future vision for employees. Metropolitan has acquired the services of 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 and an oral update was presented to the Board in April 2024, and a written report was provided to the Board in July 2024. A community planning recommendation will be presented to the Board in October 2024.

B. Design—Following the creation of an updated vision, design packages will be prepared.

Phase 3: Implementation/Construction—Following completion of Phase 2, Metropolitan will proceed with the implementation/construction phase.

DHRIAP Project Highlights

Housing Refurbishments	
 <p>Target Completion: March 2025</p>	Continued housing refurbishments to prepare for occupancy.
	

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Work Order Summary

Work Orders
Q1 (July–September) FY 2024/2025 Total: 104

The total count of work orders generated within this reporting period was 104. The team completed 81 work orders (79 percent), including 67 resident requests, and 15 preventative maintenance work orders. The backlog for this period is (21 percent), including 8 resident requests, and 5 housing improvements work orders. No outstanding work orders are related to health and safety concerns.