



Engineering, Operations, & Technology Committee

Update on District Housing & Property Improvements Program

Item 6c

July 13, 2026

Presented by: Ish Singh and Victor Ramirez

Item 6c

Update on District Housing & Property Improvements Program

Subject

District Housing and Property Improvements Program

Purpose

Provide update on near- and long-term improvements to district housing and property at the CRA pumping plant villages

Agenda

- Background
- Long-Term Housing Improvements
 - Staged Approach
- Desert Housing & Recreation Interim Action Plan
- Housing Assignment & Communication
- Near-term Workforce Housing Needs
- Schedule
- Next Steps

The map displays the proposed high-speed rail alignment from the Central Valley to the Colorado Desert. The route is shown in blue, starting from the Central Valley and extending westward. Key locations marked include Sacramento, Yuba City, Marysville, Eureka, and the Colorado Desert. The route is shown in blue, with various callouts for specific features like 'Intake', 'Iron Mountain', 'Gene', 'Eagle Mountain', 'Hinds', and 'Riverside'. The map also shows major highways and geographical features like the Sacramento River and the Colorado River.

Background

- Housing provided due to remoteness & timely emergency response
- Houses are deteriorating after decades of use in harsh desert environment
- 101 total houses in CRA system
- Temporary lodging & kitchen facilities at Eagle Mtn., Iron Mtn. & Gene Pumping Plants (PP)
- Housing study recommended new long-term housing strategy
 - Move to smaller townhome housing units from existing single-family housing model (2024)
 - Findings presented to the Board in Oct. 2024

Staged Approach

- Program implemented in multiple stages
 - Nov. 2024 Board authorized amending consultant agreement for new townhouse approach
- Stage 1
 - Construct eight new 750-sq. ft. (1bed/1bath) townhomes each at Gene, Iron & Eagle Mtn. PPs
 - Replace existing kitchen & lodges at Eagle & Iron Mtn. PPs
 - Construct second guest lodge at Gene PP
 - Upgrade village recreation amenities at Gene, Iron & Eagle Mtn. PPs
 - Evaluate townhome model after Stage 1 completion
 - Impact on staff recruitment & retention
- Proceed with subsequent stages based on evaluation feedback of pilot

District Housing & Property Improvements Program

Interim Action Plan

Implement near-term enhancements while advancing planning & design of long-term improvements



**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

**DESERT HOUSING AND RECREATION
INTERIM ACTION PLAN (DHRIAP)
SEPTEMBER 2022**

Desert Region EOT Inspection Trips & Member Agency Managers' Meeting



Interim Action Plan (2022)

Perform enhancements to existing houses & recreation facilities – 35 of 38 projects completed

Housing

- House refurbishments
 - 66 of 88 houses complete
- Carport installations
- Privacy fencing
- Conditioned garages
- Backyard shade
- Electrical panel upgrades
- Shade trees

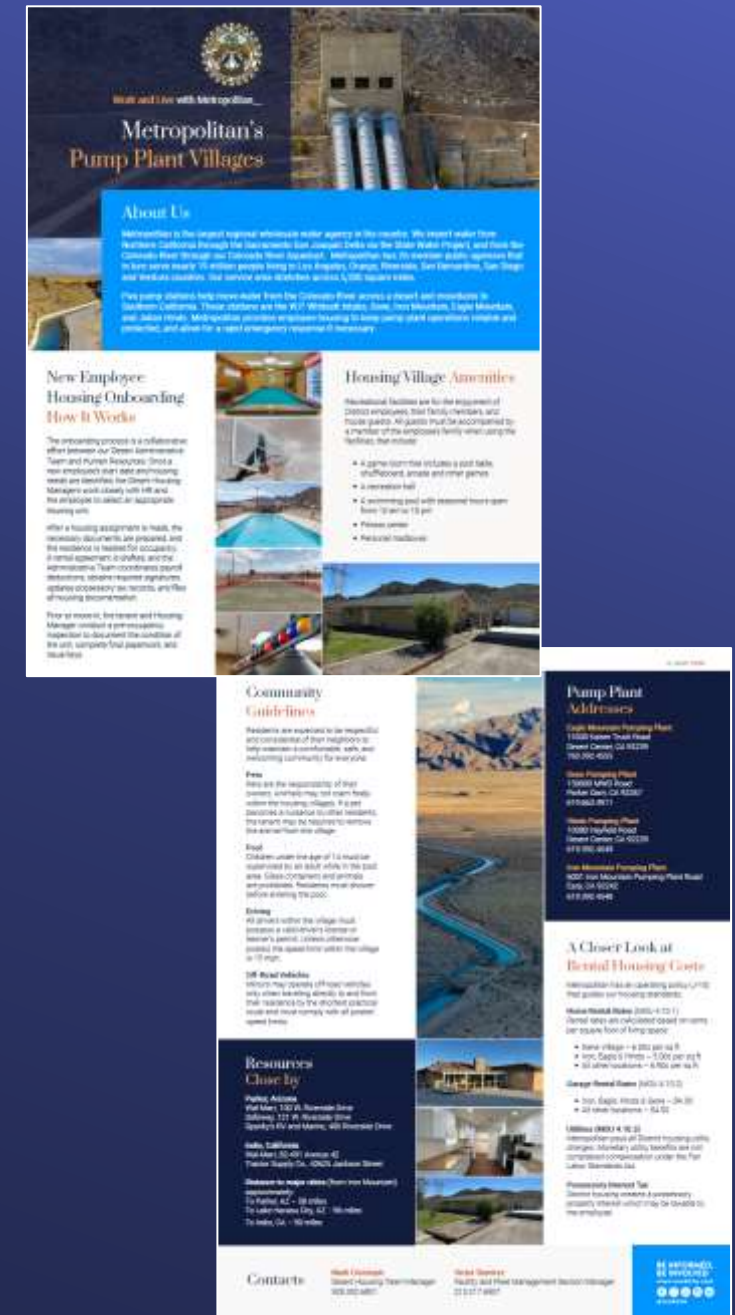
Recreation

- Essential item vending machines
- Shade structures for playgrounds & pools
- Community gardens
- Wellness center
- Archery ranges
- Sports courts
- Community centers



Housing Communication & Assignment

- Proactive communication during recruitment & onboarding process
 - Housing Information Guide provided during recruitment, highlighting available housing options, amenities, community features, rental rates & photos of various housing types
 - Housing Needs Assessment conducted with new hires to understand household size, preferences & housing requirements
 - Housing Placement Support matching employees with available housing that best meets their needs



District Housing & Property Improvements Program

Housing for New Employees

- New desert staff authorized in the FY 2026/27 budget & the Apprenticeship Program
- Availability of housing increases ability to recruit & onboard critical staff
- New staff on-boarding as early as Q1 2027
- Up to 21 interim housing units needed to support new desert staff

Interim Housing

- Mix of 3-bedroom/2-bathroom & 1-bedroom/1-bathroom units to meet varying workforce needs
- Procure 11 units in 2027 to address immediate housing demand
- Expand capacity as needed, with up to 21 total units available
- Installation of units to be performed as hybrid approach between manufacturer & Metropolitan forces



Manufactured Home (1 bed, 1 bath)

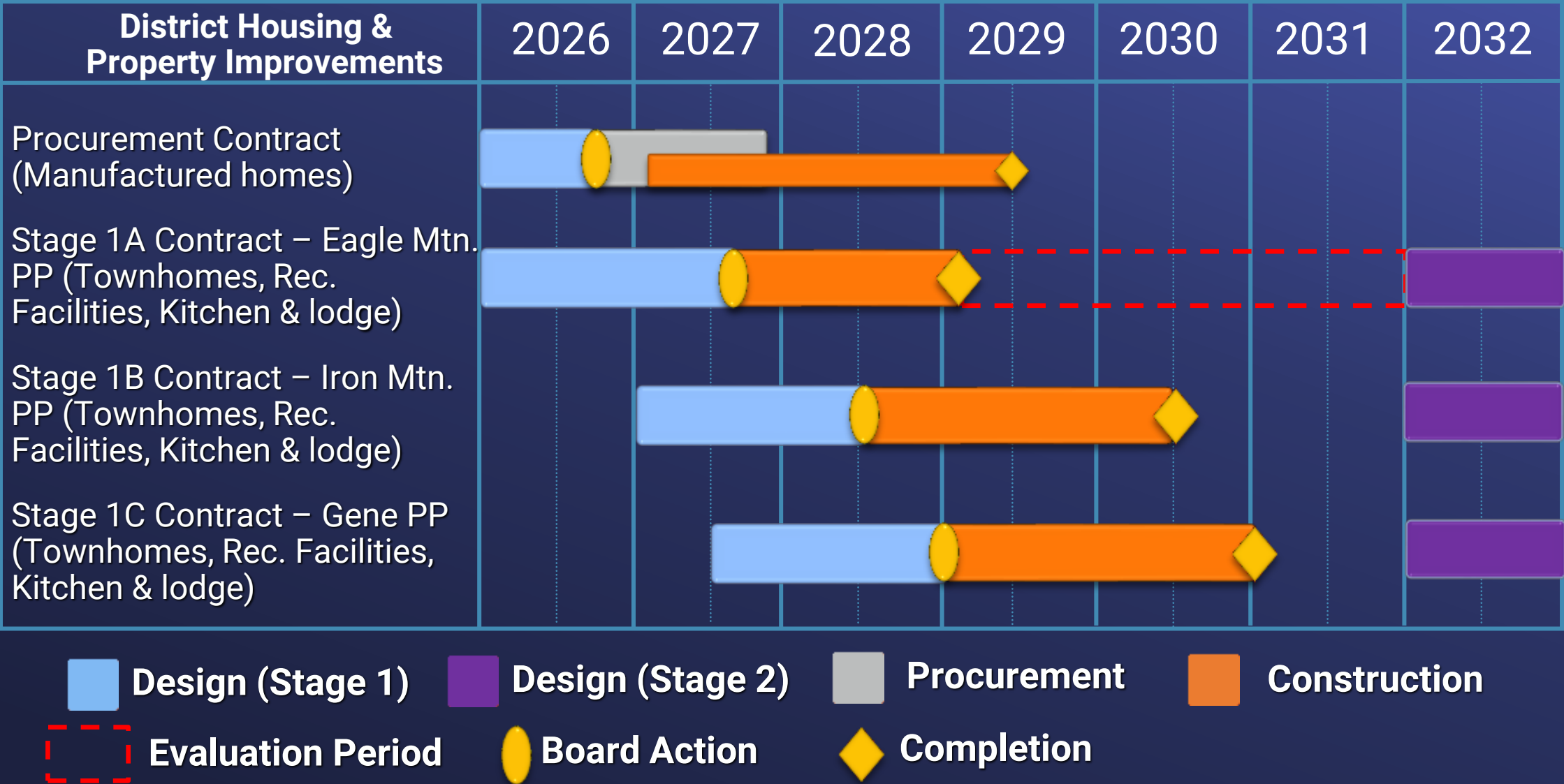


Manufactured Home (3 bed, 2 bath)

Scope of Work

- Housing manufacturer/vendor
 - Fabricate & deliver units to pumping plants
 - Install units on the vacant lots
- Metropolitan forces
 - Perform grading of the lots
 - Connect utilities
 - Sewer, water & electrical
 - Perform hardscape & minimal landscape
 - Walkways, driveways, stairs & surface drainage features

Program Schedule



District Housing & Property Improvements Program

Next Steps

- September 2026: Board action to award the interim housing procurement contract
- Fall 2027: Board action to award the Eagle Mountain PP Housing Improvements project
- Pilot Evaluation: Establish an evaluation committee to assess program performance & determine next steps

