



THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

# Board Report

## Integrated Operations, Planning, and Support Services

### • Quarterly Desert Housing Report – Fourth Quarter (Apr-Jun FY24-25)

#### Summary

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This quarterly report provides an update on the efforts 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 efforts to improve conditions in the villages is comprised of three phases.

Phase 1 includes the Desert Housing & Recreation Interim Action Plan (DHRIAP). This phase started in September 2022 and addresses immediate needs and responds to resident requests for focused improvements. Phase 1 is largely complete, and all projects are expected to be completed by October 2025. Phase 1 consists of 38 projects, which reflect an increase of 12 projects from the initial scope of this effort. The final cost of the Phase 1 effort is expected to increase from the initial estimate of \$10 million to approximately \$15.5 million as these additional projects are implemented. Phase 2 included a focused community planning design effort, and this work has been completed. The Community Planner's final report was submitted for review to the Engineering, Operations, and Technology Committee on July 8, 2024. In November 2024, the Board approved an agreement amendment for design and architectural services related to the District Housing and Property Improvements Program. Phase 3 will include the construction of kitchens, recreational amenities, lodging, and new housing units in a manner that is consistent with the Community Planner's final report.

Finally, a work order summary is provided with this update to reflect the status of maintenance activities in the desert villages for this reporting period.

#### Purpose

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Informational

#### Detailed Report

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##### Desert Housing Improvement Program

The District Housing Improvement Program consists of three phases:

**Phase 1:** Desert Housing and Recreation Interim Action Plan—In September 2022, a Housing and Recreation Committee 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 DHRIAP. The DHRIAP focuses resources on making near-term improvements in the four villages. To date, the DHRIAP consists of 38 projects. Twenty-one of 24 projects focused on improving housing are complete. Crews are continuing work to renovate and refurbish seven houses needed for new incoming employees. As of Q3, FY 24/25, 62 of the 88 houses needed for employee housing are either new (11) or refurbished (51). Eight houses have been identified as surplus and are scheduled for demolition. Nine of the 14 projects to improve existing recreation facilities are now complete.

Date of Report: July 8, 2025

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As of June 2025, a total of \$11.6 million has been expended to address immediate needs and resident requests, which reflected the initial scope of work for this project. Since the DHRIAP project was initiated in 2022, additional improvement items have been identified by the management/resident oversight team. Examples of these additional improvements include the renovation and refurbishment of six additional 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. Additionally, in September 2024, the Board approved a construction contract for roof replacement at 14 houses and the demolition of eight houses that have been deemed surplus. In February 2025, the Board awarded a construction contract for the installation of perimeter fencing at 68 houses and three playground areas, including the addition of sunshade structures at three playground areas within four Colorado River Aqueduct pumping plant villages. To complete these additional projects, the DHRIAP project budget has been increased by \$5.5 million to a new total of \$15.5 million. Sufficient funds are available within the Desert Housing Improvement Program capital investment plan budget.

### Phase 2: Community Planning

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 who 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. In November 2024, the Board approved an agreement amendment for design and architectural services for Stage 1 improvements of the District Housing and Property Improvements Program.

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

### DHRIAP Project Highlights



Estimated Completion:  
October 2025

### Interim Action Plan Projects – In Progress



Community Gardens



Eagle Mountain Recreation Expansion

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Eagle Mountain Domestic Water Chiller  
(Start-up and commissioning are in progress)



Backyard Fencing

### Interim Action Plan Projects – Completed June 2025



Before  
Demolition of eight surplus houses



After  
Demolition of eight surplus houses



14 Roof Replacements



14 Roof Replacements

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### Work Order Summary

Work Orders
Q4 2025 (April – June) Total: 72

The total count of work orders generated within this reporting period was 72. The team completed (52) of these work orders (72%) in the reporting period, including (30) resident requests, (15) preventative maintenance work orders, and (7) GM work orders. The backlog of work orders for this period is 20 (27 %), including 4 resident requests, 11 housing improvement work orders, and five preventative maintenance work orders.