



# District Housing & Property Improvement Program

Item 10-1

December 5, 2023

# Item 10-1

## District Housing & Property Improvement Program

### Subject

Provide Update on the Desert Housing & Property Improvement

### Purpose

Inform Directors on Interim Housing Action Plan, Improvement Plan and evolving issues and challenges.

### Next Steps

Document Site Visit summary, identify options and opportunities, complete planning study.

## District Housing & Property Improvement Program

### Agenda

- Background
- Interim Housing Action Plan Update
  - Housing inventory
  - Project updates
- District Housing & Property Improvement Program Update
  - Community planning
- Next steps

# Location Map





## District Housing & Property Improvement Program

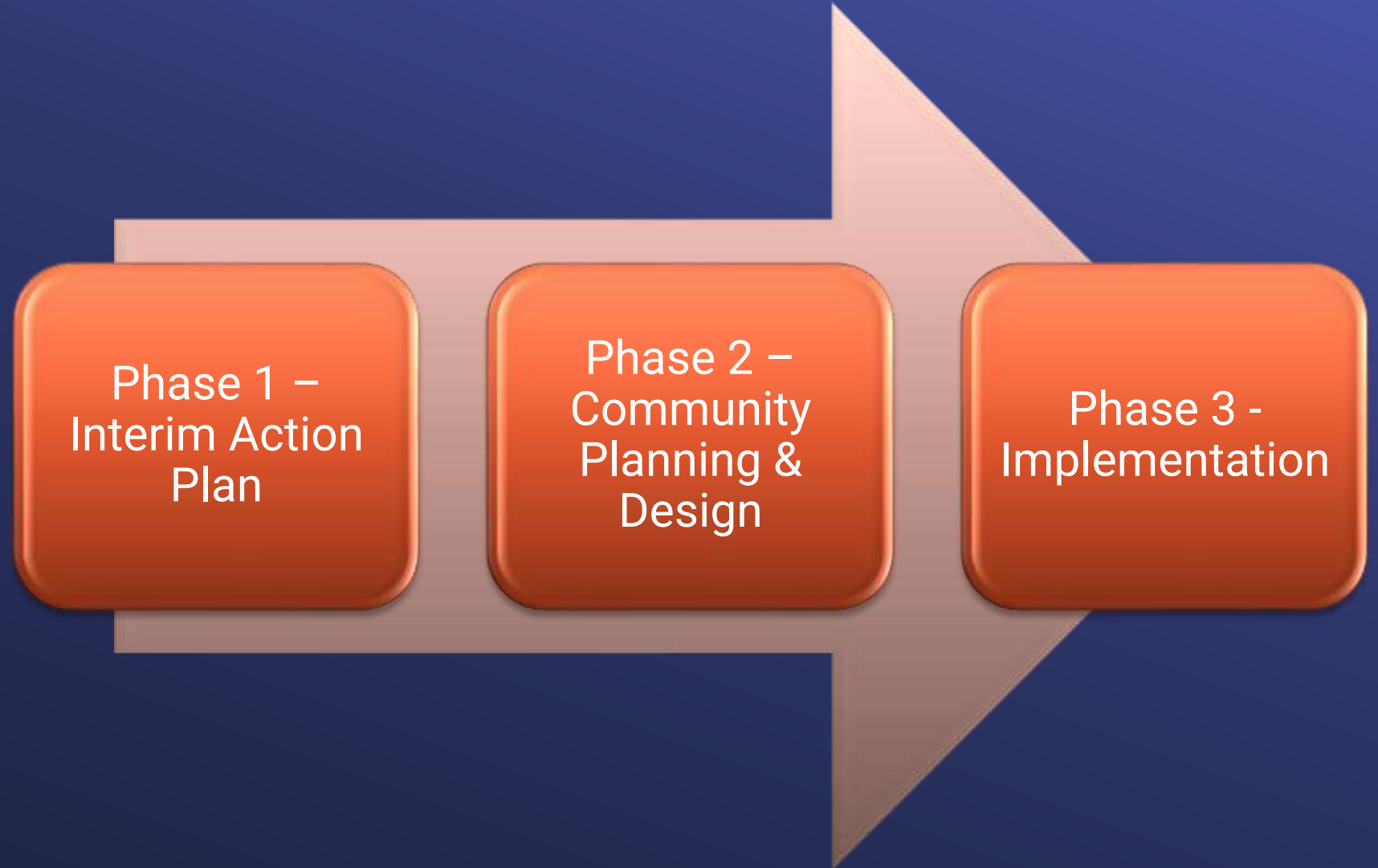


## Background

- Housing provided due to remoteness & timely response to emergencies
- Houses are aging after decades of use in harsh desert environment
- 109 total houses in CRA system
- Temporary lodging & kitchen facilities provided for short term assignments
- Preliminary design for replacement of single-family residence plans completed September 2022

# Phased Approach

## District Housing & Property Improvement Program



# Housing Summary

Pumping Plant	Current Houses	Scheduled Demo	Remaining Houses	New Manufactured Houses*	Refurbishment Complete*	Refurbishment (In-progress)	Refurbishment (Future)
Intake	5	5	0	0	0	0	0
Gene	43	10	33	2	16	4	12
Iron Mtn.	31	3	28	4	14	2	8
Eagle Mtn.	17	1	16	2	6	1	7
Hinds	13	0	13	3	5	1	4
<b>TOTALS</b>	<b>109</b>	<b>19</b>	<b>90</b>	<b>11</b>	<b>40</b>	<b>8</b>	<b>31</b>

\* 51 of 90 houses complete (56% complete)

## District Housing & Property Improvement Program

### Phase 1 - Interim Action Plan (IAP)

- Background
  - Address State Audit
  - Ensure clean & safe housing
  - Implement near-term actions to improve conditions
    - Housing
    - Recreational



## District Housing & Property Improvement Program



New Carport – Gene Pumping Plant

## Interim Action Plan - Housing Projects

- Completed (11 of 22 Housing Projects)
  - Carport installations (37)
  - Installation of vending machines (8)
  - Stand-alone freezers (80)
  - Electrical Load Center upgrades (35)
  - General Clean-up of Villages
  - Stock common items
  - Additional automatic emergency defibrillators (AEDs)
  - Establish regular office hours for property management
  - Secure drop boxes for packages (4)
  - New fire extinguishers
  - Repaired paving at Hinds Village

## District Housing & Property Improvement Program

### Housing Projects (Cont'd)

- In Progress (Anticipated completion: June 2024)
  - Houses currently being refurbished (6)
  - Installation of AC units & insulation for garages (37)
  - Fencing to improve privacy
  - Backyard shade structures (80)
  - Improved map boards to facilitate EMS response
  - Refrigerator magnet emergency instructions

## District Housing & Property Improvement Program



Resurfaced Tennis Court – Iron Mtn.

## Recreational Enhancements

- Completed (6 of 11 Recreation Projects)
  - Pool upgrades at Eagle & Iron Mtn.
  - New patio furniture & umbrellas at pools
  - Wellness center at Iron Mtn.
  - Resurfaced sports courts at all villages
  - Pool maintenance backup
  - Routine playground safety inspection

## District Housing & Property Improvement Program

### Recreational Enhancements (Cont'd)

- In Progress (Anticipated completion: May 2024)
  - Shade structures for playgrounds
  - Archery ranges
  - Vegetable gardens
  - Gene Village community center



# Housing Enhancements



Electrical Upgrades



New Freezers

December 5, 2023



Shade Structures (Backyards)

Special Board of Directors



Air Conditioning Upgrades  
(Garages)



Vending Machines

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## District Housing & Property Improvement Program

### Phase 2 - Community Planning Effort

- What will the next 75 years of living & working in the remote villages & pumping plants look like
- Metropolitan strategy to attract, recruit & retain current & future generation of Desert employees



Iron Mtn. Kitchen & Lodge



## District Housing & Property Improvement Program



## Community Planner Update

- Community Planning Team selected July 2023
  - Develop multiple long-term sustainable & resilient options
  - Determine strategy, approach & cost
- Planning team conducted site interviews
  - 4 site visits
  - 15 hours of community/employee interviews
  - 40+ employees & family members interviewed
  - 130+ topics discussed
- Site visits summary documentation being compiled

# Common Themes Among Villages

Lifestyle/ Culture	Housing	Amenities	Public Safety	Education
<ul style="list-style-type: none"><li>• Sense of pride &amp; ownership (Camaraderie among staff)</li><li>• Quiet small-town feel</li><li>• Sense of security within village</li></ul>	<ul style="list-style-type: none"><li>• Single family home (3bd/2ba) w/detached garage</li><li>• Privacy fencing</li><li>• Shade structures &amp; storage space</li></ul>	<ul style="list-style-type: none"><li>• Indoor amenities</li><li>• Multi-purpose facility (Separation between residents &amp; visitors)</li><li>• Upgraded pool, shade structures &amp; wi-fi</li></ul>	<ul style="list-style-type: none"><li>• Emergency response time (No EMS training)</li><li>• Limited or no medical services nearby</li></ul>	<ul style="list-style-type: none"><li>• Limited access to education</li></ul>

# Unique Themes Among Villages

Intake	Gene	Iron Mtn.	Eagle Mtn.	Hinds
<ul style="list-style-type: none"> <li>• Consider housing to meet “15-minute” response time</li> <li>• Nearby water activities</li> </ul>	<ul style="list-style-type: none"> <li>• Amenities separated from village</li> <li>• Nearby water activities</li> <li>• Trend towards housing occupied during work shifts</li> </ul>	<ul style="list-style-type: none"> <li>• Most remote village creates challenges for personal resources (food, fuel, schooling &amp; commute)</li> <li>• Improved amenities package</li> </ul>	<ul style="list-style-type: none"> <li>• Availability of schooling in close-proximity (Grades K-8)</li> <li>• Commercial kitchen not in-service</li> </ul>	<ul style="list-style-type: none"> <li>• Strong sense of community</li> <li>• No accommodations for visitors</li> </ul>

## District Housing & Property Improvement Program



## Key Takeaways

- Villages create sense of community, safety & pride
- Employees appreciate ability to go “home” at end of shift
- Many prefer single family homes
  - Open to alternative housing options
- Limited access to emergency services, schools, & markets
- Improve shade & landscaping
- Improve & expanded amenities
- Shared amenities between resident employees & visitors not preferred

# Housing Concepts Reviewed



SINGLE FAMILY DETACHED  
WITH 2 CAR GARAGE  
3BD/2BA or 2BD/2BA



SINGLE FAMILY ATTACHED (ROW HOME)  
WITH 2 CAR GARAGE  
2BD/1BA



BARNDOMINIUM  
POLE BARN HOME WITH LARGE GARAGE



CASITA (DETACHED)  
1BD/1BA



SINGLE FAMILY ATTACHED (PAIRED HOME)  
2BD/2BA



CONDOMINIUM  
MULTI-FAMILY HOUSING WITH INDIVIDUAL  
FRONT DOOR

MOTEL/LODGE  
STUDIO OR 1BD WITH KITCHEN SUITE



LARGE GARAGE WITH RV PORTS  
USE OF PERSONAL RV'S FOR HOUSING



# Amenities Reviewed



## MULTI PURPOSE INDOOR RECREATIONAL FACILITY

BASKETBALL / SPORTS FIELDS / TRACK  
FITNESS ROOM / ENTERTAINMENT ROOM, ETC.



## INDOOR COMMUNITY WORKSPACE

SHARED AUTOMOTIVE REPAIR GARAGE  
WOODWORKING  
STORAGE FOR COMMUNITY EVENTS



## SWIMMING POOL

SHADED AND SCREENED



## SHADED MODERN EQUIPMENT PLAYGROUND



## ARCHERY RANGE



## RESIDENT GAME ROOM

SEPARATE FROM DINING HALL



## RESIDENT GYM



## GUEST GYM



## IMPROVED STREETSCAPE AND BEAUTIFICATION

TREES (PROVIDE SHADE FOR YARDS AND HOMES)  
WALKING PATHS  
COMMUNITY OPEN SPACES



## AUTOMOTIVE STORAGE

CAR PORTS AT HOUSES  
COMMON COVERED VEHICLE STORAGE FACILITY  
LARGE GARAGES (TO FIT TRUCKS)  
TWO CAR GARAGE



## COMMERCIAL KITCHEN / DINING FACILITY



## MEETING ROOM



# Options range in scale & level of effort

Option No.	Description	Location
1	Maintain 4 villages	Gene, Iron Mtn., Eagle Mtn. & Hinds
	Create extended stay housing	Intake
2	Maintain 3 villages	Eagle Mtn., Iron Mtn. & Gene
	Create extended stay housing	Intake & Hinds
3	Maintain 2 villages	Eagle Mtn. & Gene
	Create extended stay housing	Intake, Iron Mtn. & Hinds
4	Maintain 2 villages	Eagle Mtn. & Iron Mtn.
	Create extended stay housing	Intake, Gene & Hinds
5	Maintain 1 village	Eagle Mtn. or Gene or Iron Mtn.
	Create extended stay housing	All other locations
6	Create a new village	TBD
	Create extended stay housing	All 5 pumping plants
7	Create extended stay housing	All 5 pumping plants

## District Housing & Property Improvement Program

### Next Steps

- Complete site visit summary documentation
- Develop village framework of multiple options & amenities package
  - Conceptual plans & preliminary costs
- Conduct follow up meetings with employees & families to provide update on development
- Complete planning study
  - January 2024
- Conduct meeting with Executive Management to review options
- Present final findings to Board
  - First Quarter 2024

