



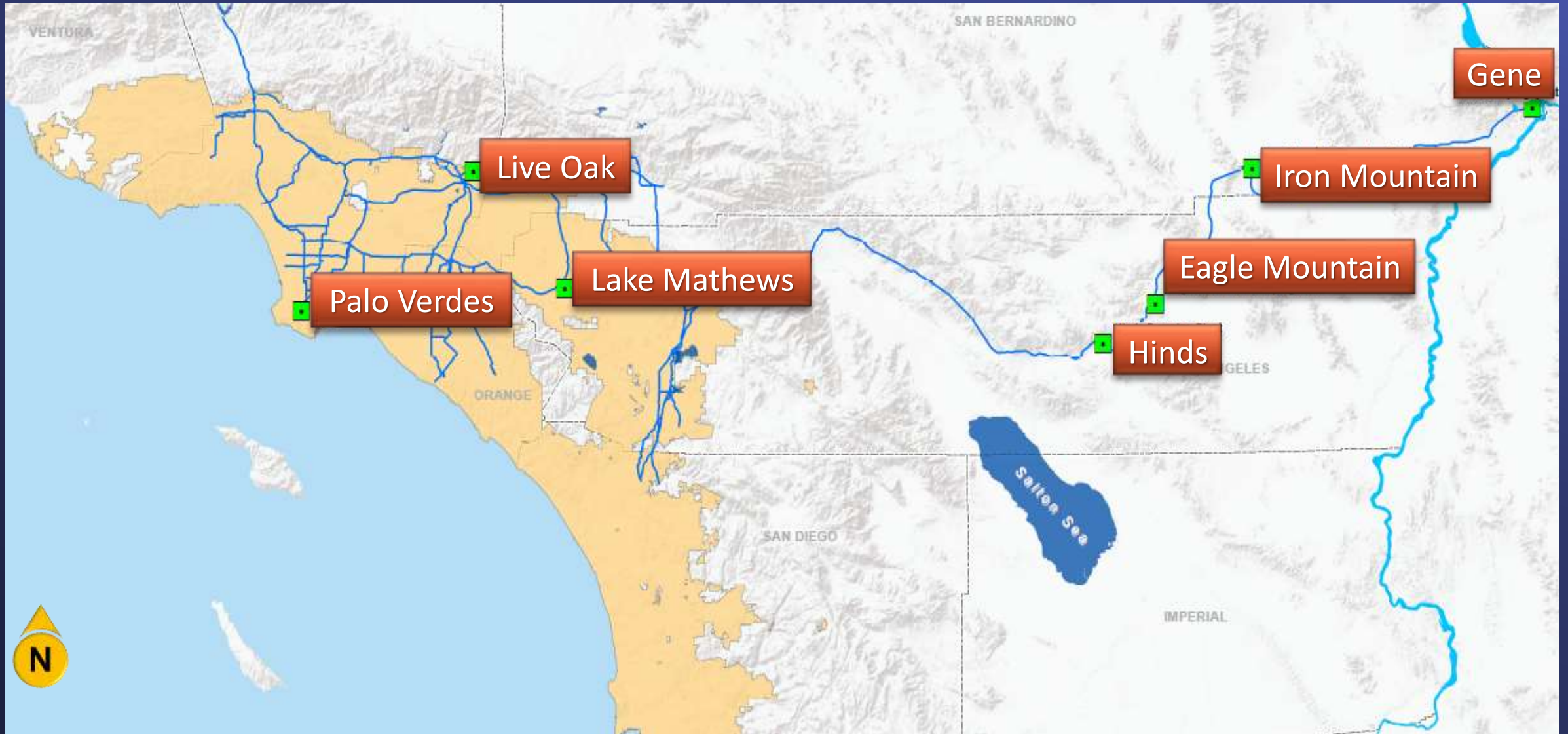
Real Property & Asset Management Committee

# District Housing and Recreation Management

Item 6a

July 12, 2022

# District Housing Locations



# District Housing Management Plan

## Roles & Responsibilities

### Water System Operations

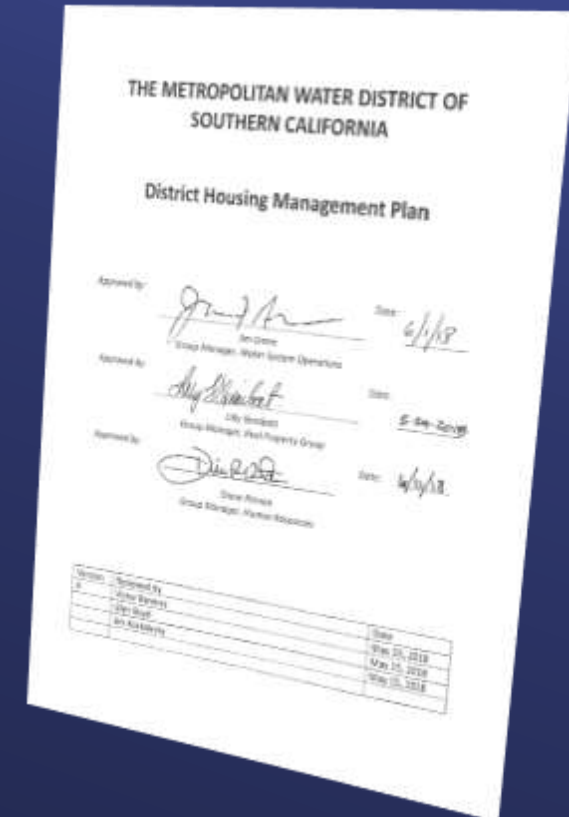
- Determine business needs criteria for housing
- Retain inspection trip support, lodging and food services
- Retain all site utility and road infrastructure maintenance responsibilities

### Real Property

- Inventory and housing assignment
- Develop housing rental agreement
- Housing maintenance management

### Human Resources

- Provide recruitment data
- Negotiate appropriate documents




# Desert Recreation Management Transition Plan

What have we  
done since the  
last time we  
reported?

April 2022

Goal : To maintain, manage and protect District recreation assets & establish standards and facility use processes

- Conducted site assessments
- Identified all recreational assets
- Developed responsibility Matrix for WSO & RPG



THE METROPOLITAN WATER DISTRICT OF  
SOUTHERN CALIFORNIA

Desert Recreation Management  
Transition Plan

Approved by: Brent Yarnaselli Date: 4/12/2022  
Brent Yarnaselli  
Group Manager, Water System Operations

Approved by: Lilly Shrubert Date: 4/6/2022  
Lilly Shrubert  
Group Manager, Real Property Group

Version	Reviewed by	Date
0	Victor Ramirez	January 26, 2022
	Octavia Tucker	March 1, 2022
	Gene Pichilis	March 27, 2022
	Justin Davis	March 27, 2022
	Scott McMullen	March 27, 2022

Introduction

JANUARY 2022

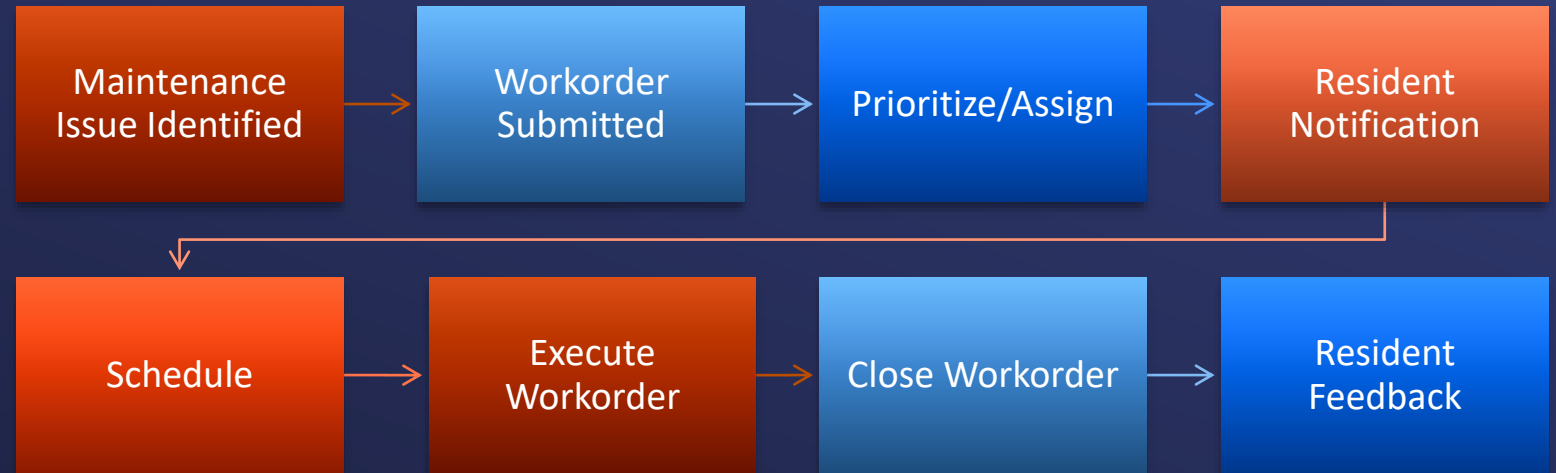


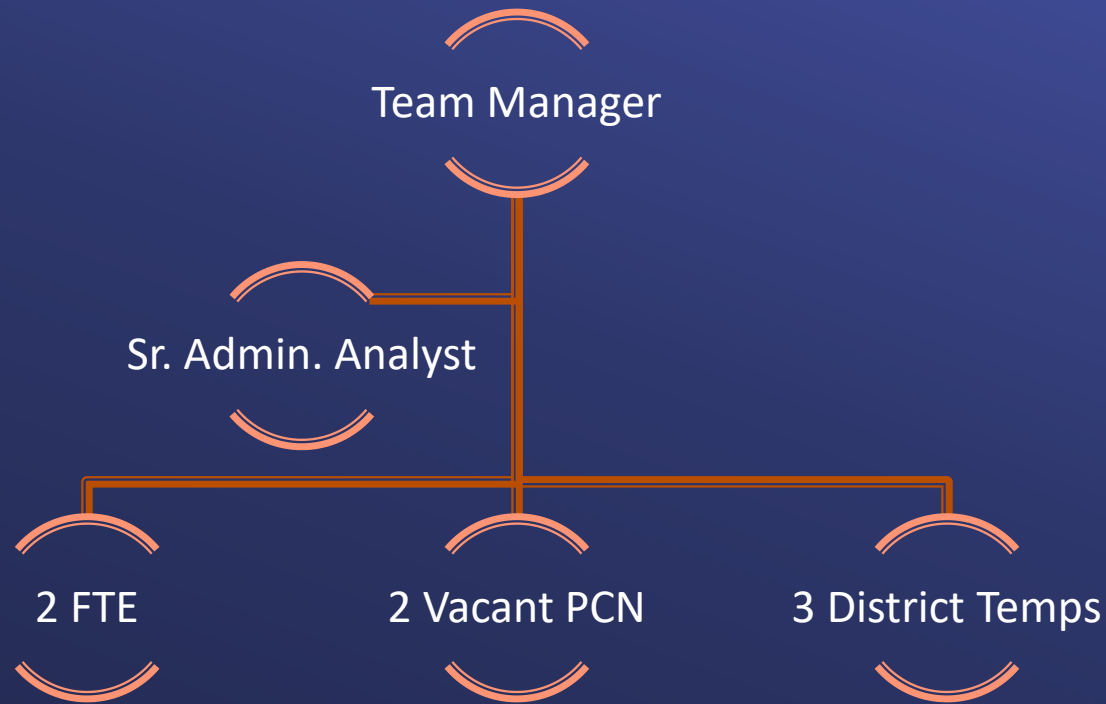
What have we  
done since the  
last time we  
reported?

May 2022

## Increased Communication Efforts

- Conducted phone service feedback session  
~37% participation
- Completed Recreation transition
- Updated workorder workflow process form to  
include priority levels in Maximo





### Work order types

Resident Requests, Preventive, Corrective/Improvements

Status	2021		2022 (thru May)	
Completed Work Orders	470	94 %	315	67 %
Work Order Backlog	27	6 %	158	33 %
TOTAL WORK ORDERS	497		473	

Dedicated Staff

Work Order Historical Progress

# Developing Standard Procedures

What have we  
done since the  
last time we  
reported?

June 2022

## House Assignments

- Partner with WSO & HR to actively monitor recruitments
- Partner with Resident to gain information on number of occupants and special conditions
- Review available inventory

## Occupancy Checklist

- |              |                    |
|--------------|--------------------|
| ✓ Electrical | ✓ General Clean up |
| ✓ Plumbing   |                    |
| ✓ Painting   |                    |
| ✓ Flooring   |                    |
| ✓ Appliances |                    |
| ✓ Counters   |                    |
| ✓ Windows    |                    |

# Conducted Townhall Meetings

What have we  
done since the  
last time we  
reported?

June 2022





What have we  
done since the  
last time we  
reported?

June 2022

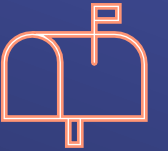
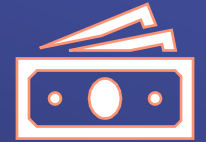
## Conducted Townhall Meetings

- Conducted listening sessions, ~70+% attendance
- Provided updates
- Distributed process and guideline documents
- Introduced Resident Portal phone app
  - Submit/track work requests
  - Contact the Real Property Manager
  - Receive communication
  - Access rental documentation



## What we heard from the Residents

- High level of concern about
  - Rental agreement process
  - Rent Payments
  - County possessory taxes and liens
  - Desire remote location pay increase
  - Centralized mail services for the Residents
- Request additional communication
  - Follow up on work requests
  - Improve communication with new residents
  - Improve communication with residents on leave



# What we heard from the Residents

## Continued

- Desired Improvements
  - Double carports for personal assets
  - Coverage for damage to personal assets
  - Fencing for pets and to define boundaries
  - Standalone freezer for food storage
  - Establish short-term rental process for friends/family



# What we heard from the Residents

## Continued

- Desired Improvements
  - Develop procedure for private/public local organizations to use recreation facilities
  - Install pool heaters for year-round use
  - Water recycling facility onsite for landscaping
  - Air conditioned/insulated garages
  - Add shade at playground and common areas





# Village Recreation Management

Condition  
Assessment



Recreation  
Survey

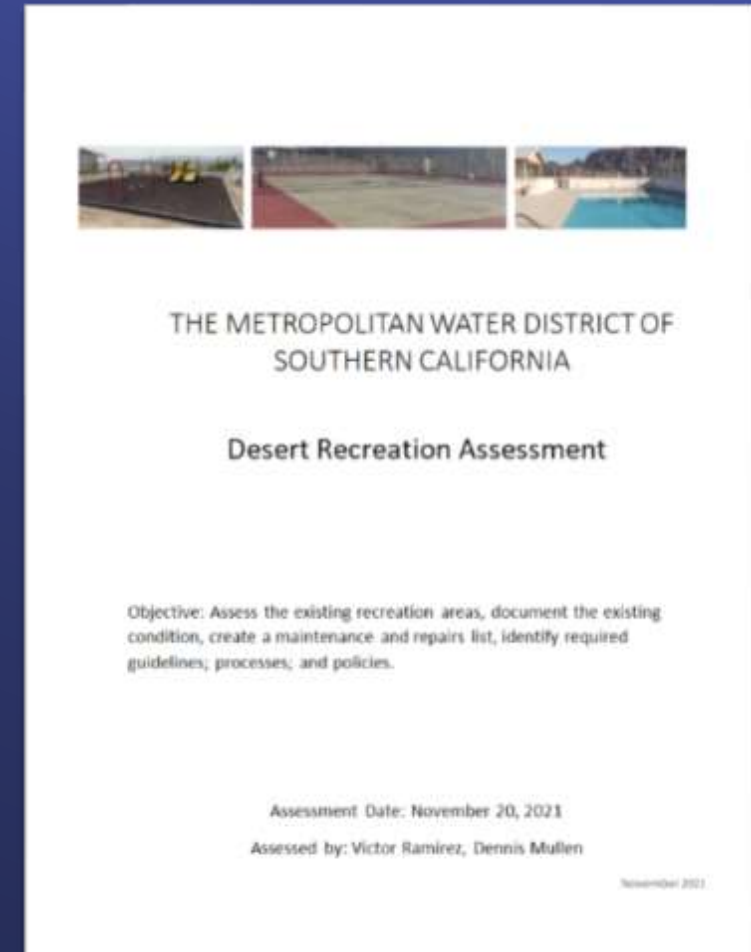


Management  
Plan



# Village Recreation Assessment

- Conducted assessment of each recreation area
- Evaluated equipment condition
- Developed a repair and maintenance plan
- Defined responsibility matrix and resource requirements



# Recreation Use Survey

March 2022

- Survey response rate: 47%
- Existing facilities are below standards
- High use areas
  - Pools, Gyms, Shooting areas
- Areas of improvement or changes
  - More shaded areas
  - Consistent maintenance
  - Re-open shooting areas
  - Resident access



# Recreation Maintenance & Improvement Efforts

On Going

- Iron Mt. Gym Relocation (Dec 2022)



- Sports Court resurfacing (Nov 2022)





Local  
Business  
Outreach

On-Going

- Housing Maintenance and Minor Construction
- Recreation Maintenance



## Next Steps

### August 2022

- Shooting Area Assessment Update

### September 2022

- District Housing Improvement Project Board Action

### October 2022

- District Housing and Recreation Management Update

