

February 1, 2024

Legal@FixTheCity.org

Subject: California Public Records Act Request No. R23-328 – Records Regarding Project Powerhouse as Further Detailed in the Request

This letter is in response to your California Public Records Act (CPRA) request received on September 11, 2023, seeking records from the Los Angeles Department of Water and Power (LADWP) on the above subject.

LADWP has completed its search for records, and the following records are now available for your review:

- PowerPoint of LADWP Response to Emergency Declaration on Homelessness

Please note that records are being provided on a rolling basis as documents are collected and reviewed. Although this date may change, the LADWP intends to make additional records available by March 8, 2024.

Please contact the LADWP CPRA Clearinghouse at cpra@ladwp.com or (213) 367-4440 to schedule a record viewing session for records now available for review. There is no fee if you wish only to review the records. During the review session, you may indicate which records, if any, you wish to have duplicated. In accordance with the Los Angeles Administrative Code, the fee for this duplication service is 10 cents per page for standard 8.5x11-inch or 8.5x14-inch white paper with black ink and 25 cents per 11x17-inch white paper with black ink. Duplication of non-standard items may require additional time. You can request to have these non-standard items mailed at the time your duplication request is placed. Payment, which is due at the time of the duplication request, must be in exact cash or check made payable to the Los Angeles Department of Water and Power.

If you have any additional requests for records, you are encouraged to submit an LADWP CPRA Request. Submitting your request on the form helps clarify the records being sought and assists in preparing a response to you. The LADWP CPRA request form is available at ladwp.com (*click on About Us / Finances and Reports / Reports – where you will find a link to the Public Records Form*), or through the CPRA Clearinghouse at cpra@ladwp.com or (213) 367-4440.

From: [Abdelshehid, Emil](#)
To: [Ha, Albert](#)
Subject: Fwd: [EXTERNAL.] Project Powerhouse
Date: Friday, August 18, 2023 2:16:59 PM
Attachments: [image001.png](#)
[image003.jpg](#)

Please send the AH100 webinar link to the emails below and to Kelli Bernard.

From: "Kelli Bernard" <kelli@lh-pa.com>
Subject: [EXTERNAL.] Project Powerhouse
Date: 18 August 2023 14:13
To: [REDACTED]

I see all the work that's already being done and thank you for the part you play!

Please invite the following people:

sean@abramsoninvestors.com
jessica@cypressequity.com
mvelayos@parkvelayos.com
mworkman@LPC.com
bruce@cypressequity.com

Have a good weekend.
Kelli

Kelli Bernard | Managing Partner, Los Angeles | [LIGHTHOUSE PUBLIC AFFAIRS](#)
MAIN (415) 364-0000 | **MOBILE** (323) 806-2867
[Subscribe to The Daily Briefing](#)

From: Abdelshehid, Emil [REDACTED]
Sent: Friday, August 18, 2023 2:02 PM
To: Kelli Bernard <kelli@lh-pa.com>
Subject: RE: [EXTERNAL.] Project Powerhouse

** External Sender **

Thanks Kelli. Now its time to implement and deal with it.

Send me the email addresses for your clients and we will send them a registration link. I will have you added as well.

Thank You,



Emil Abdelshehid | Assistant Director
Los Angeles Department of Water and Power
Power New Business and Electrification Division

Electric Service Requirements: www.ladwp.com/codes
How to apply for Encroachment Permits: [Encroachment Permits](#)
Check electric service installations online at: <https://wmis.powersystem.ladwp.com/>
You can always [Find the Right Person](#) at LADWP: <https://www.ladwp.com/findtherightperson>

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If you have a question or comment regarding the level of customer service you are receiving, please send an email to PowerCustomerFeedback@ladwp.com

From: Kelli Bernard <kelli@lh-pa.com>
Sent: Friday, August 18, 2023 1:58 PM
To: Abdelshehid, Emil <[REDACTED]>
Subject: [EXTERNAL] Project Powerhouse

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Emil,
I was out of the country this week, so I missed the Special LADWP Board meeting but just watched. Congratulations on a great presentation and the board's approval. In your presentation you mentioned the quarterly workshops and the next one being September 6th. How can I get an invitation so that I may attend and share with my clients?

Again, congratulations.

Thank you,
Kelli

Kelli Bernard | Managing Partner, Los Angeles | **LIGHTHOUSE PUBLIC AFFAIRS**
MAIN (415) 364-0000 | **MOBILE** (323) 806-2867
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From: [Nino, George](#)
To: [Maldonado, Marco](#); [Bergman, Jeffrey](#); [Morris, Rodolfo](#)
Subject: Mayor's Executive Directive 1
Date: Tuesday, December 20, 2022 8:01:40 AM
Attachments: [ED 1 - Expiration of Permits and Clearances for Temporary Shelters and Affordable Housing Types.pdf](#)
[inased01.png](#)
[inased03.jpg](#)


Hello Gentlemen,

FYI, attached is a copy of approved ED-1 from Mayor Bass.

Internal DWP and PNBE discussions are planned to determine the specific changes to how we handle the affected projects.

More to follow as these evolve.

Thank you.

1. **George P. Nino | Manager**
Service Planning and Customer Support Subsection
Los Angeles Department of Water and Power
Power New Business and Electrification Division


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KAREN BASS
MAYOR

EXECUTIVE DIRECTIVE NO. 1

Issue Date: December 16, 2022

Subject: Expedition of Permits and Clearances for Temporary Shelters and Affordable Housing Types

INTRODUCTION

To aid in swiftly sheltering people who are unhoused in the City of Los Angeles, and by virtue of the authority vested in me as Mayor of the City of Los Angeles under Section 231(i) of the Los Angeles City Charter and the provisions of Section 8.29 of the Los Angeles Administrative Code, I hereby declare the following order to be necessary for the protection of life and property and I hereby order, effective immediately, that:

1. Applications for 100% affordable housing projects, or for Shelter as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC) (hereinafter referred to as Shelter), shall be, and hereby are deemed exempt from discretionary review processes otherwise required by either the zoning provisions of Chapter 1 of the LAMC or other Project Review including Site Plan Review as described in LAMC Section 16.05 and LAMC Section 13B.2.4, as long as such plans do not require any zoning change, variance, or General Plan amendment. All City departments are directed to process all plans for such 100 percent affordable housing projects or Shelter using the streamlined ministerial review process currently used for projects eligible under Government Code section 65913.4, State Density Bonus law.
2. An application for the development of a 100 percent affordable housing project or Shelter may use the density permitted for that site either by the applicable zoning or the General Plan Land Use Designation, consistent with state law. In addition, a project may utilize the State Density Bonus and LAMC bonuses,

incentives, waivers and concessions if such are in compliance with the applicable requirements.

3. I further direct all applicable City Departments to process clearances and utility releases related to building permit applications, certificates of occupancy, or temporary certificates of occupancy within 5 business days for 100 percent affordable housing projects and within 2 business days for Shelters.

4. I further direct all applicable City Departments to conduct and conclude all reviews and inspections required for 100 percent affordable housing projects or Shelters and to issue all appropriate approvals for such projects or Shelters within 60 days following the submission of the completed application. City Departments shall provide the applicant with all required changes or amendments on or before the 30th day following the submission of a completed application for such projects. To the extent practicable, all required reviews and approvals shall be conducted simultaneously, not sequentially, by all City departments so as to meet the 30 day and 60 day periods specified for such projects in this paragraph.

5. I hereby direct the Los Angeles Housing Department (LAHD) to coordinate with the Los Angeles City Controller to track and process all affordable housing projects and expedite payments thereon. LAHD shall track each pending pay application, initial submittal date, approval date, reasons for rejection or modification of submitted payment applications, and issuance of payment, and shall provide reports to the Mayor on all such payments at least monthly with the goal of expediting payments due for affordable housing projects.

6. I hereby direct that all protocols set by the Los Angeles County Coordinated Entry System as they apply within the City of Los Angeles be expanded, changed, or suspended, as allowed by federal law. Rules, guidelines and regulations will be developed to expedite the placement of unhoused neighbors into housing in the City of Los Angeles.

7. I hereby direct all City departments to prioritize and streamline compliance with the provisions of the Building Homes and Jobs Act – Government Code section 27388.1 in order to maximize the City's eligibility for state and federal funds to support the development of emergency shelters, transitional housing, and supportive housing. The City shall seek to comply with or otherwise meet all criteria specified under all applicable state and federal laws that provide for increased resources, funding, access or allowance for temporary or affordable housing.

8. Effective February 28, 2023, in accordance with the end of the State of California COVID-19 emergency, I hereby rescind the Public Order Under City of Los Angeles Emergency Authority issued on January 28, 2022 (January 28, 2022 Order). Notwithstanding this action, all entitlements already approved and still

valid as of this date, or approved during the effective period of the January 28, 2022 Order, shall remain valid for the extended time period(s) as if such January 28, 2022 Order were still in effect with respect to such entitlements. Furthermore, local decision-makers, including the Director of Planning and the Chief Zoning Administrator, are authorized to continue to hold all required public hearings under the Los Angeles Municipal Code in a manner consistent with the Governor's Executive Order N-29-20, and any subsequent orders or published guidance pertaining to local legislative bodies.

9. The City Planning and Housing Departments shall issue guidelines as necessary to implement the provisions of this Executive Directive.

Executed this 16th day of December, 2022.



KAREN BASS
Mayor

From: [Ramallo, Joseph](#)
To: [Cynthia McCahn-Hilli](#)
Cc: [Yancy, Winifred](#); [Abdelshehid, Emli](#); [Cheng, Ellen](#)
Subject: Project PowerHouse Accomplishments
Date: Thursday, June 8, 2023 5:05:05 PM
Attachments: [PPH Data TPs 06-08-23 updated FINAL 682023.docx](#)

Please see attached. Also sending to Mayor's team now.

Joe

LADWP's Project PowerHouse Accomplishments

June 8, 2023

BY THE NUMBERS:

- Since the launch of the Mayor's Executive Directive 1 (ED1) in December 2022, LADWP has received over 190 new 100% affordable housing project applications for electric service, with about 50 of those coming in after the launch of LADWP's Project PowerHouse initiative in March 2023. This is compared to 19 100% affordable housing projects received by LADWP for the period of January 1 to June 8, 2022.
- 22 projects since the launch of the Mayor's Executive Directive 1 have already been placed into service and benefited from the expedited approval timeline of Project PowerHouse. These projects provided 1088 new 100% Affordable or Permanent Supportive Housing units.
- In total, LADWP has cut the development review, engineering, and construction timeline by 86%. On average, the design phase for completed projects has taken only 40 days and construction, 30 days.
- Since March 2023, there are approximately 14 projects, with many more in the queue, that will benefit from LADWP covering costs of public right-of-way power infrastructure upgrades under Project PowerHouse. The estimated savings to these projects is approximately \$10.2 million. In all, 145 projects are currently in the expedited design and construction phases.
- Project PowerHouse has demonstrated that, by working very closely with motivated developers on tight timelines, the preliminary, design, and construction phases of affordable housing project development can be dramatically reduced.
- LADWP's expedited timelines for eligible projects has not negatively impacted the development timelines for non-affordable housing developments due to the creation of teams specifically dedicated to handle qualifying projects.
- In addition to qualified projects approved by the Planning Department and Mayor's Office, LADWP has identified 30 additional ED 1 projects that are being designed using the commitments set forth in the Project PowerHouse Initiative.
- Learn more about Project PowerHouse [here](#).

###

From: [Yancy, Winifred](#)
To: [Abdelshehid, Emil](#); [Ramallo, Joseph](#); [Luis Gutierrez](#); [Cheng, Ellen](#)
Subject: Re: [EXTERNAL] Fwd: Project Powerhouse update
Date: Thursday, September 7, 2023 11:26:43 AM
Attachments: [image003.jpg](#)

Thank you

From: "Abdelshehid, Emil" [REDACTED]
Subject: [EXTERNAL] Fwd: Project Powerhouse update
Date: 07 September 2023 10:35
To: "Ramallo, Joseph" [REDACTED] "Luis Gutierrez"
[REDACTED] "Cheng, Ellen" [REDACTED]
Cc: "Yancy, Winifred" [REDACTED]

I am taking a look now.

Thank You,



Emil Abdelshehid | Assistant Director
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

Electric Service Requirements: www.ladwp.com/codes
How to apply for Encroachment Permits: [Encroachment Permits](#)
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From: Ramallo, Joseph [REDACTED]
Sent: Thursday, September 7, 2023 10:31 AM
To: Luis Gutierrez [REDACTED] Abdelshehid, Emil [REDACTED]
Cheng, Ellen [REDACTED]
Cc: Yancy, Winifred <Winifred.Yancy@ladwp.com>
Subject: RE: [EXTERNAL] Fwd: Project Powerhouse update

Good to hear from you, Luis.

The numbers on that slide are from the power system team (Winnie and Emil). I've added Winnie

here for awareness in case she sees this before Emil does. We have figures in comms from a couple of weeks ago. However, Windie and Emil would have the most current info.

Joe

From: Luis Gutierrez [REDACTED]
Sent: Thursday, September 7, 2023 10:17 AM
To: Abdelshehid, Emil [REDACTED] Ramallo, Joseph [REDACTED]
Cheng, Ellen [REDACTED]
Subject: [EXTERNAL] Fwd: Project Powerhouse update

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Hi Emil, Joe, and Ellen!

Can you please help with Deputy Mayor Hornstock's request (below)?

FYI - I'm reaching out to you specifically based on a similar request Doug Tripp made earlier this year and it looks like you were the folks that offered the info the Deputy Mayor needed. If there's someone else from DWP who you think I should reach out to, please let me know!

And thanks in advance for your help!

----- Forwarded message -----

From: Jenna Hornstock [REDACTED]
Date: Thu, Sep 7, 2023 at 9:52 AM
Subject: Project Powerhouse update
To: Luis Gutierrez [REDACTED]
Cc: Nancy Sutley [REDACTED] Azeen Khanmalek [REDACTED]

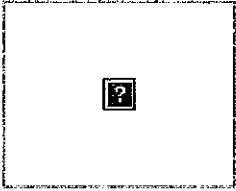
Hi Luis - can you get us data to update slide 27 on this ppt:

[REDACTED]

this is kind of urgent, we are sitting with the Mayor today to prep for a press meeting next Friday and she wants to see numbers ASAP. Hopefully by Monday.

thanks,
Jenna

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Jenna Hornstock (she/her)
Deputy Mayor of Housing
Office of Mayor Karen Bass
[Sign up for updates from the Mayor here](#)

From: Nino, George
To: Ha, Albert; Morse, Sirlord; Abelsbehd, Emil
Subject: RE: [EXTERNAL] Re: LADWP Project PowerHouse 100% Affordable Housing Design Process Webinar - [REGISTRATION REQUIRED]
Date: Wednesday, August 30, 2023 11:28:42 AM
Attachments: images01.jpg
images02.jpg
images03.jpg
images04.jpg

Hello Emil,

Do you have any concerns about sharing a AH100 Workshop recording with other AH City Departments (CAO Office)?
Thank you.

I. **George P. Nino | Manager**
Service Planning and Customer Support Subsection
Los Angeles Department of Water and Power
Power New Business and Electrification Division

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How to apply for Encroachment Permits: [Encroachment Permits](#)
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From: Ha, Albert
Sent: Wednesday, August 30, 2023 8:13 AM
To: Nino, George; Morse, Sirlord
Subject: FW: [EXTERNAL] Re: LADWP Project PowerHouse 100% Affordable Housing Design Process Webinar - [REGISTRATION REQUIRED]

Hi George & Sirlord,

The AHLU team is asking if we can provide them the webinar recording afterwards.
Would this be possible?

I told them the webinar recording will not be available to the public at this time, but since they are AHLU, would we be able to make an exception?
I can figure out a way to send them the file (cloud link or USB pickup).

Thank you,

Albert Ha, P.E. | Electrical Engineering Associate III
Metro East Service Planning – Affordable Housing Task Force
Los Angeles Department of Water and Power
Power New Business and Electrification Division
Phone (213) 867-6427

Electric Service Requirements: www.ladwp.com/bodas
How to apply for Encroachment Permits: [Encroachment Permits](#)
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You can always Find the Right Person at LADWP: https://www.ladwp.com/ladwp/locateweway_external/its-easy-to-own

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From: Andre Perry
Sent: Wednesday, August 30, 2023 7:45 AM
To: Ha, Albert
Cc: Melra Sanchez; Noah Fleishman
Subject: Re: [EXTERNAL] Re: LADWP Project PowerHouse 100% Affordable Housing Design Process Webinar - [REGISTRATION REQUIRED]

Hi Albert,

We're not looking for the recording of the webinar for the public, just for our AHLU team.

Can you make the webinar video available for us only?

Kindest regards,

Andre Perry

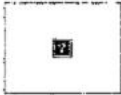
Affordable Housing Liaison Unit (AHLU)
City of Los Angeles | Office of the City Administrative Officer (CAO)
City Hall East, 200 N. Main Street, RM 1500, Los Angeles, CA 90012

On Wed, Aug 30, 2023 at 6:52 AM Ha, Albert <[REDACTED]> wrote:

Hi Maira,

Unfortunately, the recording of this webinar will not be available to the public at this time. I can share the slides after the webinar with all who registered.

Thank you,



Albert Ha, P.E. | Electrical Engineering Associate III
Metro East Service Planning – Affordable Housing Task Force
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

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From: Maira Sanchez <[REDACTED]>

Sent: Tuesday, August 29, 2023 3:58 PM

To: Noah Fleishman <[REDACTED]>

Cc: Ha, Albert <[REDACTED]> CAQ-AHLU@lacity.org

Subject: Re: [EXTERNAL] Re: LADWP Project Power-house 100% Affordable Housing Design Process Webinar - [REGISTRATION REQUIRED]

Hi Albert,

Just following up on the training. We have mandatory training on the day of the webinar and would like to know if the LADWP webinar will be recorded.

Thank you,

Maira

On Wed, Aug 16, 2023 at 9:39 AM Noah Fleishman <[REDACTED]> wrote:

As we work with developers and their utility contractors, we will be sure to share this with them.

The attendee list is attached.

All the best,

Noah Fleishman

Senior Project Coordinator

Affordable Housing Liaison Unit (AHLU)

City of Los Angeles | Office of the City Administrative Officer (CAO)

City Hall East, 200 N. Main Street, Suite 1500, Los Angeles, CA 90012

C: [REDACTED] E: [REDACTED]

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On Wed, Aug 16, 2023 at 9:05 AM Ha, Albert <[REDACTED]> wrote:

Hi Noah,

Yes we can forward the invite to them as well.

Feel free to share the registration link with anyone who may be interested.

Thank you,



Albert Ha, P.E. | Electrical Engineering Associate III
Metro East Service Planning – Affordable Housing Task Force
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

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From: Noah Fleishman [REDACTED]
Sent: Wednesday, August 16, 2023 8:56 AM
To: Ha, Albert [REDACTED]
Cc: [REDACTED]
Subject: [EXTERNAL] Re: LADWP Project PowerHouse 100% Affordable Housing Design Process Webinar - [REGISTRATION REQUIRED]

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Hi Albert,

Great presentation by Emil at yesterday's DWP Commission Board meeting.

If you would like, we have a list of all the names and emails of people who registered for the Executive Directive No. 1 webinar on July 27th.

Would you like that list to distribute this invitation to?

All the best,

Noah Fleishman
Senior Project Coordinator
Affordable Housing Liaison Unit (AHLU)
City of Los Angeles | Office of the City Administrative Officer (CAO)
City Hall East, 200 N. Main Street, Suite 1500, Los Angeles, CA 90012
[REDACTED]

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On Wed, Aug 16, 2023 at 8:37 AM Ha, Albert [REDACTED] wrote:

Good Morning,

You are cordially invited to attend LADWP's Project PowerHouse 100% Affordable Housing Design Process Webinar on 9/6/23.

Please see below for details and registration link. Please feel free to share this link with anyone who may be interested.

Webinar topic:
LADWP Project PowerHouse 100% Affordable Housing Design Process Webinar - [REGISTRATION REQUIRED]

Date and time:
Wednesday, September 6, 2023 9:30 AM | (UTC-07:00) Pacific Time (US & Canada)

Register link:
<https://ladwp.webex.com/web/lnk/register/t62c1814ccc93d85af781ea2844b>

Details:
This webinar is intended for building professionals working with LADWP to complete 100% affordable housing development projects. We will review the latest programs, resources, and customer service improvements to help your team plan, construct, and connect your next building project.

Some agenda topics include:

- REAL ESTATE AND ENCROACHMENT APPLICATIONS
- SERVICE PLANNING AND NEW BUSINESS
- OVERHEAD DISTRIBUTION DESIGN
- VOLTAGE DETERMINATION PROCESS
- 34.5KV AND 4.8KV LINE EXTENSIONS
- OVERHEAD TO UNDERGROUND CONVERSIONS
- CUSTOMER AND LADWP COMMUNICATIONS
- WATER DISTRIBUTION AND WATER BUSINESS ARRANGEMENTS

This workshop will be conducted by members of our engineering, management, and Developer Liaison Divisions.

Thank you,



Albert Ha, P.E. | Electrical Engineering Associate III
Metro East Service Planning - Affordable Housing Task Force
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

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--
Maira Sanchez
Principal Project Coordinator
Affordable Housing Liaison Unit (AHLU)
City of Los Angeles | Office of the City Administrative Officer (CAO)
City Hall East, 200 N. Main Street, RM 1500, Los Angeles, CA 90012

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From: Tucker, Carol L.
To: Abdelshehid, Emil
Cc: Yancy, Winifred
Subject: RE: Powerhouse story for Contact
Date: Wednesday, August 16, 2023 10:19:45 AM
Attachments: [Image001.png](#)
[Image002.jpg](#)

Great, thanks Emil!

From: Abdelshehid, Emil [REDACTED]
Sent: Wednesday, August 16, 2023 9:37 AM
To: Tucker, Carol L. [REDACTED]
Cc: Yancy, Winifred [REDACTED]
Subject: RE: Powerhouse story for Contact

Good Morning Carol,

I don't think we need to modify anything other than the numbers. The numbers you have in your email are accurate as of now.

Thank You,

Emil Abdelshehid | Assistant Director
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

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From: Tucker, Carol L. [REDACTED]
Sent: Tuesday, August 15, 2023 12:27 PM
To: Abdelshehid, Emil [REDACTED]
Cc: Yancy, Winifred [REDACTED]
Subject: FW: Powerhouse story for Contact

Hi Emil

Can you let me know if this story needs any updates based on today's Board action?

I can update the below from 25 to 29 and 1,438 to 1,849. Are there other changes to the PPH

program?

Thanks!

As of July 1st, LADWP completed 25 projects, providing 1,438 new affordable or permanent supportive housing for low-income L.A. residents.

From: Tucker, Carol L.

Sent: Wednesday, July 26, 2023 3:00 PM

To: Abdelshehd, Emil [REDACTED] Yancy, Winifred

Cc: Figueroa, Michelle [REDACTED]

Subject: Powerhouse story for Contact

Hi Emil,

Can you review by COB today? I revised the quote based on the Board President's remarks this morning and cleaned up some of the text.

I also revised Windie's quote.

Windie, please feel free to adjust your quote, pasted below. Thanks both of you! Carol

"This program is where the rubber meets the road. We are rising to the challenge and helping reduce homelessness in Los Angeles. We're significantly reducing the timelines for getting new and converted 100% affordable housing wired to the grid, and doing so at no extra cost to housing builders or residents," said Winifred Yancy, Director of LADWP Power New Business and Electrification.

From: Nino, George
To: Maldonado, Marco; Bergman, Jeffrey; Monroy, Rodolfo
Cc: Nino, George
Subject: RE: AH100 Projects
Date: Friday, February 3, 2023 11:01:09 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image007.jpg](#)
[image008.jpg](#)

Complete project ownership, including thru construction phase.
Please see below proposal, and feel free to provide me with any comments:

Effective Feb 1, 2023, all Service Planning customer submitted projects which are designated as AH100 projects by the Mayor's office will be handled by the dedicated staff of the AH100 Task Force, not Service Planning.

*This includes complete project ownership from project submittals and review, design, and construction coordination.
All communications with customer representatives will also be handled by the AH100 Task Force Team.*

This change in project assignments is in direct response to the Emergency measures being taken to ensure that LADWP meets the Mayor's Executive Directive 1 regarding Affordable Housing. Service Planning staff will be able to focus on all other ongoing non-AH100 projects, which will minimize impacts to these projects.

AH100 projects submitted to the CSD group may be handled in a different manner.

If needed, AH100 project assignments may be revisited at a later date if AH100 Task Force resources become strained.

Thank you.

1. **George P. Nino | Manager**
Service Planning and Customer Support Subsection
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

Electric Service Requirements: www.ladwp.com/codes
How to apply for Encroachment Permits: [Encroachment Permits](#)
Check electric service installations online at: <https://wms.powersystem.ladwp.com/>
You can always Find the Right Person at LADWP: <https://www.ladwp.com/findtherightperson>

Virtual Inspections are now available. Contact your ESR for details.

If you have a question or comment regarding the level of customer service you are receiving, please send an email to PowerCustomerFeedback@ladwp.com

From: Maldonado, Marco [REDACTED]
Sent: Friday, February 3, 2023 10:56 AM
To: Nino, George [REDACTED]; Bergman, Jeffrey [REDACTED]; Monroy, Rodolfo [REDACTED]
Subject: RE: AH100 Projects

George

To clarify, this means that the project will be owned until it is constructed by a different engineer? Or is the goal to focus on the preliminary review and commitment drawing by the new task force.

Thank you

Marco Maldonado, MSEE PE | District Engineer
Metro West Service Planning
Los Angeles Department of Water and Power
Power New Business Development and Technology Applications Division
[REDACTED]

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If you have a question or comment regarding the level of customer service you are receiving, please send an email to ENBDTACustomerFeedback@ladwp.com

From: Nino, George [REDACTED]
Sent: Friday, February 3, 2023 10:45 AM
To: Maldonado, Marco [REDACTED]; Bergman, Jeffrey [REDACTED]; Monroy, Rodolfo [REDACTED]
Cc: Nino, George [REDACTED]
Subject: RE: AH100 Projects

Thank you.

I am ready to agree to this, but it sounds too good to be true for Service Planning.

Do any of you see any problems with allowing these AH100 projects to be handled by others?
Please let me know before I agree to this.

AH100 projects will include expedited timelines, including quicker reviews upon submittal as well as 60 days to complete the commitment package after Task 14 is completed.

Thank you.

2. **George P. Nino | Manager**
Service Planning and Customer Support Subsection
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

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From: Maldonado, Marco [REDACTED]
Sent: Friday, February 3, 2023 10:42 AM
To: Nino, George [REDACTED]; Bergman, Jeffrey [REDACTED]; Monroy, Rodolfo [REDACTED]
Subject: RE: AH100 Projects

George

Thank you for the latest updates.

Marco Maldonado, MSEE PE | District Engineer
Metro West Service Planning
Los Angeles Department of Water and Power
Power New Business Development and Technology Applications Division
[REDACTED]

Electric Service Requirements: www.ladwp.com/codes
How to apply for Encroachment Permits: [Encroachment Permits](#)
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You can always [Find the Right Person](#) at LADWP: www.ladwp.com/findtherightperson

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If you have a question or comment regarding the level of customer services you are receiving, please send an email to PNBOTACustomerFeedback@ladwp.com

From: Nino, George [REDACTED]
Sent: Friday, February 3, 2023 10:03 AM
To: Maldonado, Marco [REDACTED]; Bergman, Jeffrey [REDACTED]; Monroy, Rodolfo [REDACTED]
Cc: Nino, George [REDACTED]
Subject: AH100 Projects

Gentlemen,

As of yesterday, it became very clear that the vast majority of A100 projects are being submitted in specific areas of the City, thereby affecting a very few of our staff.

Today, I have been working to develop a process on how best to distribute these projects evenly across ALL of our engineers in ALL of our three Service Districts.

This proposed plan may now be obsolete, as I have just heard that all of these AH100 projects may be assigned to be owned, managed, and designed by staff within the AH100 Task Force.

I am discussing with Emil and Linh, so more details to follow shortly.

Thank you.

3. **George P. Nino | Manager**
Service Planning and Customer Support Subsection
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

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How to apply for Encroachment Permits: [Encroachment Permits](#)
Check electric service installations online at: <https://wms.powersystem.ladwp.com/>
You can always [Find the Right Person](#) at LADWP: <https://www.ladwp.com/findtherightperson>

Virtual Inspections are now available. Contact your ESR for details.

If you have a question or comment regarding the level of customer service you are receiving, please send an email to PowerCustomerFeedback@ladwp.com

From: [Noriega, Javier](#)
To: [Nino, George](#); [Doan, Thieu Linh](#); [Chang, Stanley](#); [Mercado, Edgar](#); [Chang, Richard C.](#); [Estrada, Oscar](#); [Cortez, John Paul](#); [Wu, Crystal](#); naushin.kamal@lacity.org
Cc: [Ting, Louis](#); [Hills, Jason](#); [Abdelshahid, Emil](#); [Habib, Paul](#); [Perez, Adriana](#); [Viramontes, Rafael](#); crystal.lee@lacity.org; [King, Bart](#); [Dunn, Charles](#); [Tran, Du](#); [Campbell, Fraser](#); ted.allen@lacity.org; [Zabukovec, Vincent](#)
Subject: RE: BOE & LADWP Executive Permit Coordination Meeting
Date: Monday, March 20, 2023 4:11:58 PM
Attachments: [image001.jpg](#)

DWP team,

Please continue to email Naushin Kamal from BOE to prioritize 100% Affordable Housing (AH100) U-Permits. BOE is working on adding a 100% Affordable Housing tag to the U-Permit application that should be available very soon. However, the tag will only be available for new U-Permits.

Naushin: Please add anything I might have missed.

Thank you!

Javier Noriega
Power System Engineering Division
Distribution Engineering Section
Manager of Inter-Agency Initiatives

[REDACTED]



-----Original Appointment-----

From: Noriega, Javier
Sent: Tuesday, September 7, 2021 11:55 AM
To: Noriega, Javier; King, Bart; Dunn, Charles; Tran, Du; Campbell, Fraser; Bray, Jeff; Farraj, Sager; Bullum, Steve [REDACTED]
Cc: Siewert, David; Brown, Kevin; Campos, Lorenzo; Ting, Louis; Habib, Paul; Wilbur, Brian; Sigala, Patricia; Polson, Elma D. [REDACTED]; Perez, Adriana; [REDACTED] Rodriguez Jr., Walter; Viramontes, Rafael; Bautista, Alvin; [REDACTED]
Subject: BOE & LADWP Executive Permit Coordination Meeting
When: Monday, March 20, 2023 3:00 PM-4:00 PM (UTC-08:00) Pacific Time (US & Canada).
Where: WebEx

Monthly BOE and LADWP Executive Permit Coordination meeting.

Thank you,

Javier Noriega
Power Engineering & Technical Services Division
Distribution Engineering Section
Manager of Inter-Agency Initiatives

[LADWP-BUG-SIGNATURE-BLOCK]

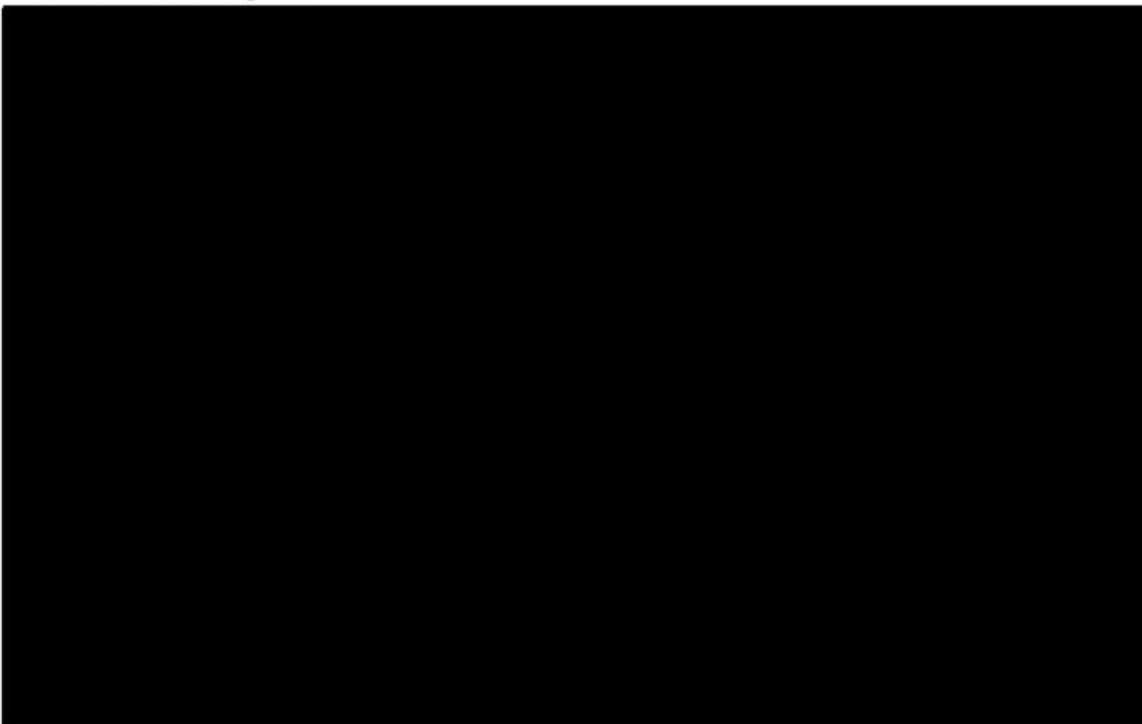
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Revised Rule 15-E Section I.1

Change Management

October 1, 2023, Rev.3

Executive Summary

The Los Angeles Department of Water and Power (LADWP) has made construction more affordable and equitable for customers requiring electric distribution underground line extensions by sharing the cost of the line extension with others benefiting from the infrastructure now and in the future. In general, the cost of handholes, vaults, and maintenance holes will be shared by approximately three to six customers depending on the size of the structure and voltage. Additionally, the cost for conduit installation will be shared for duct banks that are beneficial to multiple customers. The LADWP may also share the cost of conduits for operational needs.

Project PowerHouse costs for electric distribution extensions and customer station design projects have been absorbed by LADWP since the Board of LADWP action on March 14, 2023. The changes for Project PowerHouse and the cost share for the electric Distribution line extensions have been codified in the revised rule 15-E , Distribution System Extensions, section I.1, Electric Distribution System Extensions, of the Rules Governing Water and Electric Service (Rule) for the LADWP.

The annual financial impact on the LADWP will be tracked and reported annually to the Board of LADWP and included with the preliminary and final LADWP budgets transmitted to the Los Angeles City Council.

Background

The revised Rule was approved on August 15, 2023, by the Board of Water and Power Commissioners. The Rule change encourages economic development and load growth by implementing incentives for customers by sharing the costs for certain infrastructure installations when required for customer-initiated projects. These installations include conduits and structures for underground distribution line extensions in public property. Now customers are only responsible for the cost of such conduits and structures that are required to provide the customers' electric service.

The rule change applies only to underground line extensions, as overhead line extensions are installed less often and allow service credits to be used for the entire work required.

The new Rule may support future Power System growth, support the resiliency of the electric grid, and will relieve some of the cost burden for customers with line extensions.

Change Definition

Comparison

Previous Rule
Customer-initiated projects pay 100 percent of conduits and structures in public property

New Rule
Customer-initiated projects share the costs with the Department and future customer public property infrastructure

Customer Financial Impact for the Customer Initiating the Distribution Line Extension (Excluding Fees Assessed by Other Agencies)
Customers may save 83% for 4.8kV single-span projects with 120/240V service from off-site
Customers may save 66% for 4.8kV and 34.5kV single-span projects

A dedicated team will perform the analysis for each project and track costs. Additionally, information technology staff will assist by managing the technology application and infrastructure.

Previous Rule

Conduit and structures for underground extensions in public property will be installed by the Department at the Customer's expense. The Customer shall pay an amount equal to the Department's cost estimate prior to any work being undertaken by the Department.

Where mutually agreed upon by the Department and the Applicant, the Conduit and related structures for an underground extension may be installed by the Applicant in accordance with the Department's design, specifications, and requirements.

Upon acceptance by the Department, ownership of such facilities shall be deemed transferred to the Department. No credit or obligation on the part of the Department will be provided to the Applicant for additional Conduit or Substructures required for future system needs. Cable in underground extensions in public property will be installed, owned, and maintained by the Department provided the Applicant pays in advance a nonrefundable sum equal to the estimated difference between the cost of the Cable extension and the allowance calculated under Section J below.

New Rule

Conduit and structures for underground extensions in public property will be installed by the Department at the Customer's expense. The Customer shall pay an amount equal to the Department's actual cost for such Conduit and structures required to provide the Customer's electric service. Total actual costs, as calculated by the Department, will be shared among all identified customers, present and future, that will benefit from such Conduit and structures, as well as with the Department if the Department reserves some of the Conduit and structures for its own needs. For Conduit and structures that are required for the exclusive use by a Customer, with no identified benefit to future customers or the Department, the Customer will be responsible for 100 percent of the actual costs. The Customer shall pay its share of the estimated cost prior to any work being undertaken by the Department. However, the Department shall bear the Customer's share of costs for Conduit and structures for underground extensions in public property for any project that is designated by the Mayor's office as a 100 percent affordable or supportive housing project and newly submitted during the existence of a local emergency due to homelessness declared by the Mayor.

Where mutually agreed upon by the Department and the Applicant, the Conduit and related structures for an underground extension may be installed by the Applicant in accordance with the Department's design, specifications, and requirements. Installation shall not commence until the Department provides the design, specifications, and requirements to the Customer. Upon acceptance by the Department, ownership of such facilities shall be deemed transferred to the Department.

When an Applicant elects to have the underground extension work in public property performed by a third-party contractor, the Department will reimburse the Applicant for the costs applicable to the identified customers, present and future, that will benefit from the underground line extension in public property and the costs applicable to the Department if the Department reserves some of the Conduit and structures for its own needs. These identified customers, present and future, in turn will pay the Department for their share of the actual costs once new or upgraded electric services are requested. Aside from the underground line extension itself, subject to advance approval by the Department, the Applicant will receive credit for off-site or extra facilities for future system needs installed by the Applicant's contractor which are not reasonably related to the Applicant's electric service. All credits will be based on the Department's estimate of standard costs and will be applied after the facilities are accepted. Credits will be deducted from the Department's charges for the project, and any remaining credit will be reimbursed by the Department to the Applicant.

No reimbursements will be made in excess of Applicant's actual cost less any allowances and/or later than 12 months after the Department's inspection completion and acceptance of the installed facilities.

Cable in underground extensions in public property will be installed, owned, and maintained by the Department provided the Applicant pays in advance a nonrefundable sum equal to the estimated difference between the cost of the Cable extension and the allowance calculated under Section J below.

New Rule Summary

1. The cost will be shared with all identified customers and with LADWP, present and future, benefiting from such conduits and structures.
2. The customer will be responsible for 100 percent of the actual costs for the conduits and structures that are required with no identified benefit to future customers.
3. The LADWP shall bear the customer's share of costs for conduits and structures for underground extensions in public property for projects designated by the Mayor's office as a 100 percent affordable or supportive housing project during the existence of a local emergency due to homelessness declared by the Mayor.
4. The LADWP will reimburse the Applicant for the costs beyond their share when built by the customer on public and private property.
5. The applicant will receive credit for off-site conduits or extra facilities for future system needs installed by the applicant's contractor which are not reasonably related to the applicant's electric service.
6. Credits will be deducted from the LADWP's charges for the project, and any remaining credit will be reimbursed by the LADWP to the applicant.
7. No reimbursements will be made if the reimbursement request is later than 12 months after the LADWP's inspection completion and acceptance of the installed facilities.

Guidelines

- As of March 14, 2023, the LADWP will bear the cost of 100 percent affordable and supportive housing projects line extensions in public property and customer stations. However, cost share will apply to these projects and future customers will pay their cost share to connect to the infrastructure.
- The revised rule will be effective for new projects initiated after September 1, 2023.
- 100 percent Affordable and Supportive Housing projects with line extensions submitted after September 1, 2023 will be cost shared with future customers
- Customers with line extensions submitting requests for electric service before September 1, 2023, will not be reimbursed for fees paid or construction costs.
- The rule change will not impact overhead line extensions.
- 100 percent of overhead to underground conversions with or without a line extension will be paid by the customer requesting the conversion.
- Extra conduits will be allocated for future customers but LADWP could use the conduits if needed.
- The reimbursement process will be similar to the Project PowerHouse reimbursements but the customer will only be reimbursed for costs beyond their share.
- LADWP will continue to use the current A2B letter.

Cost Calculations

- The line extension will be divided into sections and the average cost per section will be used to determine future customer or LADWP shared cost.
- The allowable number of customer feeds per structure will be determined by the size of the LADWP structures on the approved Los Angeles Department of Bureau of Engineering list. The number of customers per structure for 120/240V, 4.8kV, and 34.5kV is shown below and additional structures can be added to the list as needed. Additionally, zoning and field conditions may change the number of future customers.

Substructure Type	Substructure Size (Inner Dimension)	34.5kV Allowable Customer Feeds	4.8kV Allowable Customer Feeds	Secondary/Service Allowable Customer Feeds
H202	8' x 16'	3	34.5kV (1) & 4.8kV (3)	6
H210	6' x 18'	3	34.5kV (1) & 4.8kV (3)	6
H222	8' x 16'			6
H172	8' x 14'	3		6
G284	6' x 10'			4
G286	4' X 6'-6"			6
E459	3' x 5'		3	6

- All actual non-construction, engineering and drafting, hours will be added to the design estimate, billed to the customer, and shared with future customers if applicable.
- The customers' shared costs will not be adjusted for inflation or interest.
- New extensions do not financially contribute to the previous extension.
- Residential tract line extensions built by a single customer will be paid for by the customer except when neighboring properties owned by third parties are in the route of the line extension.
- Cable calculations for line extensions remain unchanged and customers will continue to receive line extension credits for cable and equipment.
- Temporary services with line extensions will be paid by the customer requesting the work. LADWP can evaluate if some of the cost should be allocated to the permanent service and other properties on a case-by-case basis.
- Customers requesting additional structures or conduits in the public property will be responsible for costs beyond the normal route or the least cost method of service.
- The customer initiating the line extension will continue to pay for:
 - Other required agency costs (LABOE, LADOT, Caltrans, etc.) such as Permit, Street Damage restoration, Inspection, and other fees

- Preparation and approval of Traffic Control Plans
- Preparation and approval of Shoring and Plating Plans
- LADWP or other utility relocations
- The LADWP inspection costs since the customer elected to build the infrastructure on public property

New Workflow

Click on the attach file to view the workflow



Visio-Revised Rule
15E Workflow 2023C

Sponsors

Name	Title	Organization
Cynthia McClain-Hill	President	Los Angeles Board of Water and Power
Winifred Yancy	Director	Power New Business and Electrification
Emil Abdelshehid	Assistant Director	Power New Business and Electrification

Implementation Team

Name	Title	Organization
George Nino	Power Engineering Manager	Power New Business and Electrification
Sirlord Morse	Power Engineering Manager	
Marco Maldonado	Power Engineering Manager	
Daniel Rostom	Electrical Engineering Associate III	
Stanley Chang	Electrical Engineering Associate III	
Vahe Boyajian	Electrical Engineering Associate III	
Adin Vargas	Electrical Engineering Associate III	
Sebastian Antoon	Electrical Engineering Associate II	
Ryan Daly	Electrical Engineering Associate II	
Vincent Zabukovec	Power Engineering Manager	Distribution System Engineering
Tesfaye Zeleke	Power Engineering Manager	
Charles Dunn	Civil Engineer	
Edgar Mercado	Civil Engineer	
Marnelli Batra	Electrical Engineer	
Christopher Bautista	Electrical Engineer	
Spencer Wright	Electrical Engineering Associate III	Enterprise GIS
Yousun Chung	Senior System Analyst II	
Palak Parwal	Information Systems Supervisor	

Yamen Nanne	Power Engineering Manager	Distribution System Development
Peter Liang	Electrical Engineer	
Peter Kim	Electrical Engineer	Power System Technology Applications
Samson Tafesse	Electrical Engineering Associate III	

Many other employees will or have contributed to implementing the organizational change. Their suggestions and participation are appreciated.

Implementation Plan

Internal Documents, Tracking, and Training

The following documents, procedures, and tracking system will be created for internal stakeholders

- Department correspondence
- Workflow with roles and responsibilities
- Calculation procedure and examples
- Revision to the Service Planning Manual
- Revised distribution system conduit design standards if necessary
- GIS Line Extension Charge Management and reports
- PowerPoint presentation slides
- Training documents

Customer Content

The following information will be created to communicate with customers.

- Customer fact sheet and or frequently asked questions
- Email campaign to customers
- Consult with the Communications organization to propose other communication opportunities

Stakeholder Communication

The rule change will be communicated to the following internal and external stakeholders

- New Business and Distribution Engineering
- Premier and Major Accounts
- Quarterly webinar attendees
- Elected Officials
- American Institute of Architects
- Developer Community

Implementation Schedule

The change management project will finish one year after the change was implemented. However, the process, workflow, and tracking will be woven into the design process.

Milestones	Dates
Project PowerHouse 100 Percent Affordable Housing Design Process Webinar	9/6/2023
Change Management Plan	9/11/2023
Change Management Roles and Responsibilities	9/12/2023
Power Service Planning Design Webinar with Line Extension Rule	9/14/2023
Communicate the Policy and Procedures with Internal Stakeholders	9/21/2023
Temporary Line Extension Tracking Tool in Excel	9/25/2023
Complete GIS Line Extension Tracking and Reporting	October – November 2023
Complete Customer Communication Campaign	December 2023
Report to the Board of Water and Power	January 2024
Transmit Report to City Council	June 2024
Change Management Project Completion	8/30/2024

Tracking and Reporting

GIS Underground Line Extension Charge Management

This new rule requires new calculations, tracking, and monitoring, unlike anything New Business or Distribution Engineering has previously undertaken. An effective tracking system will ensure the Department does not incorrectly charge future customers or mismanage documentation. Strict oversight and document management are required.

GIS High-level Requirements

Req. No.	Requirement Description	Details	Requirement Use Case
1	Display PNBE projects on the GIS map	WMIS work request types CCFIT, CCPV, CCEST, CCTR, CCCSD, NBCD, MHPEU, MHPEO, and NBEV, NBU1, NBU2, NBU3, NBO1, NBO2, and NBO3	Displaying all of the engineering jobs will assist with the coordination of line extensions between groups and projects.
2	PNBE project pop-ups	WMIS Project No., WMIS Work Request No., WMIS Work Request Status, WMIS Work Request Name, WMIS, Work request Owner, WMIS,	This information is needed to determine information about active projects in the area and the project status.

		Work Request Last Update, WMIS Work Request Task 145 for (NBU1, NBU2, NBU3, NBO1, NBO2, NBO3, NBCD)	
3	Power GIS Utility Map Services	Subtransmission, Distribution, Poles, and Underground Structures	Line extensions involve underground infrastructure and the existing system is needed. The other information can assist with the determination of future customers on the 4.8kV and 34.5kV systems.
4	Imagery for LA and OV	Provide the most recent imagery available	This information is valuable to confirm the project location, adjacent properties, and future structure location. The layer should be turned off by default.
5	Add future conduits and structures on the map to document new line extensions and cost share opportunities.	The cost for future customers will be tied to the handhole, vault, or maintenance hole. The structure should be highlighted in red if cost share is required to connect.	New conduits and structures will not be on system maps for several months or years because of a records backlog. This feature must be available to identify underground infrastructure installed requiring a shared cost.
6	Structure pop-ups	<ul style="list-style-type: none"> • Facility address • Facility identification • Facility standard • Proposed Line Extension date • Construction work package date • Construction completion date • Construction cost • <u>See related projects</u> (link and open new browser page) 	This is needed to provide basic information regarding the structure and about the other projects with cost share infrastructure
	Attachments or links to file location	Add multiple attachments/links per line extension	Drawings, calculation documentation, reimbursements, construction work packages, and other documents must be attached to document the work completed and the cost.
8	User Data Entry Requirements	<ul style="list-style-type: none"> • Facility address • Facility identification • Facility standard 	Required data to manage the workflow and reporting.

		<ul style="list-style-type: none"> Proposed Line Extension date Construction work package date Construction completion date Construction cost The user name who entered the record <p>Provide the ability to add the below information for each project.</p> <ul style="list-style-type: none"> Project address Project number Work request number Estimated total line extension cost share excluding conduits only for customer benefit Actual total line extension cost share excluding conduits only for customer benefit Project type EV charger quantity Residential unit quantity Project PowerHouse unit quantity The user name who entered the record 	
9	Printing	Print the data entered as a PDF with a map of the area.	The PDF will be sent to the engineer requesting the evaluation.
10	Parcel	Addresses and APN	Assist with identifying project location on the map
11	Rule 15 Section I.1 Annual Reporting	Provide the previous fiscal year's annual total and the running total of the current fiscal year for the Department cost for line extensions and the related amount of contributions by customers. List all the	The Department is required to report the audited total direct and indirect costs borne by the Department under Rule 15 Section I.1.

		<p>projects and attachments related attachments.</p> <ul style="list-style-type: none"> • Lifetime customer contributions for underground distribution line extensions for conduits and structures • Lifetime Department and future customer underground distribution line extension investment for conduits and structures • Lifetime number of line extension projects • Lifetime Department investment for Project PowerHouse • Lifetime quantity of installed electric vehicle chargers included with the extension • Lifetime quantity of residential units benefiting from the rule • Lifetime quantity of 100% affordable and supportive housing units benefiting from the rule 	
12	Dashboard		<p>The dashboard is needed to communicate the Department's quantitative investment and the benefit to the community</p>
13	Searching	<p>Address APN Facility identification</p>	<p>Searches are required to navigate to locations in GIS</p>

14	Measurement tools	Standard GIS measurement tools	These tools are needed to place new structures in the approximate location.
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Detailed software and hardware requirements will be developed with the Enterprise GIS organization.

Proof of Concept

Click on the attached document and follow the instructions



Reporting

Routine reporting was adopted to bring full transparency to the costs of these rule changes.

1. **By January 31 each year**, the management shall report in writing to the Board in an agenda item the audited direct and indirect costs of the PowerHouse resolution costs borne by the Department under Rule 15 Section I.1 in the prior fiscal year ended the previous June 30, and separately identify those direct and indirect costs incurred for projects designated by the Mayor's office. A WMIS report has been created to track project PowerHouse costs.
2. **Within the draft resolution approving transmittal of the Preliminary DWP Budget to the City Council each year**, the Department shall include a paragraph that identifies the audited total direct and indirect costs borne by the Department under Rule 15 Section I.1 in the prior fiscal year ended the previous June 30, and separately identify those direct and indirect costs incurred for projects designated by the Mayor's office.
3. **Within the draft resolution approving transmittal of the Final DWP Budget to the City Council each year**, the Department shall include a paragraph that identifies: a) the total estimated utility users tax in the upcoming fiscal year, b) the total audited direct and indirect costs incurred for projects in Rule 15 Section I.1 for projects designated by the Mayor's office in the preceding year, as disclosed by January 31st and in the Preliminary Budget, c) whether or not the DWP is requesting those identified costs be rebated to the DWP from the utility users tax or other available City or outside sources in the upcoming year, and the reasons why such a return of that amount of funding is or is not being sought. The report will likely be provided by the Financial Services Organization with the data from WMIS and the GIS Line Extension Charge Management.

A dashboard will be developed with the below data.

- Customer contributions for underground distribution line extensions for conduits and structures
- The LADWP and future customer underground distribution line extension investment for conduits and structures
- The LADWP investment for Project PowerHouse

- Quantity of proposed or installed electric vehicle chargers benefiting from the Rule
- Quantity of residential units benefiting from the Rule
- Quantity of 100 percent affordable and supportive housing units benefiting from the Rule

Quantify Gaps and Understand Resistance

The change management team will meet at least monthly to review Department employee resistance and knowledge gaps in the new workflow by reviewing charges and tracking data. The change management team will determine the cause of resistance, develop plans to address these causes, and distribute information to the Department's employees to manage resistance.

Workflow Improvement

The internal workflow, monitoring, and data analysis may need to be modified after implementation. The change management team will meet at least monthly until August 2024, to determine if improvements are needed and propose adjustments in the project closure documents. A subsequent project may need to be created if the changes are substantial.

From: Yancy, Winifred
To: Hong, Deborah; Abdelshehid, Emil
Cc: Spicer, Stephanie
Subject: RE: Sat 9/9 MOU meeting speaker request abt Project PowerHouse
Date: Wednesday, September 6, 2023 12:06:42 PM
Attachments: [image003.png](#)
[image004.png](#)
[image009.png](#)
[image001.jpg](#)
[image002.jpg](#)

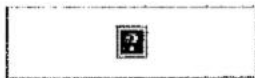
Thank you

Thank you,
Winifred J. Yancy, P.E., MBA
Director, Power New Business & Electrification Division
Los Angeles Department of Water and Power
[REDACTED]

Electric Service Requirements: www.ladwp.com/codes
How to apply for Encroachment Permits: [Encroachment Permits](#)
Check electric service installations online at: <https://wmis.powersystem.ladwp.com/>
You can always [Find the Right Person](#) at LADWP: <https://www.ladwp.com/findtherightperson>

Virtual Inspections are now available. Contact your ESR for details.

If you have a question or comment regarding the level of customer service you are receiving, please send an email to PowerCustomerFeedback@ladwp.com



From: Hong, Deborah [REDACTED]
Sent: Wednesday, September 6, 2023 11:14 AM
To: Abdelshehid, Emil [REDACTED]; Yancy, Winifred [REDACTED]
Cc: Spicer, Stephanie [REDACTED]
Subject: RE: Sat 9/9 MOU meeting speaker request abt Project PowerHouse

Wonderful! Thank you so much. I will send you the meeting invite.

Windie, I will send you the invite as well as an FYI.

From: Abdelshehid, Emil [REDACTED]
Sent: Wednesday, September 6, 2023 11:13 AM
To: Hong, Deborah [REDACTED]; Yancy, Winifred [REDACTED]
Cc: Spicer, Stephanie [REDACTED]
Subject: RE: Sat 9/9 MOU meeting speaker request abt Project PowerHouse

Yes, that should work. I can attend.

Thank You,

Emil Abdelshehid | Assistant Director
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

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From: Hong, Deborah [REDACTED]
Sent: Wednesday, September 6, 2023 11:12 AM
To: Abdelshehid, Emil [REDACTED] Yancy, Winifred [REDACTED]
Cc: Spicer, Stephanie [REDACTED]
Subject: RE: Sat 9/9 MOU meeting speaker request abt Project PowerHouse

Hi Emil – Yes! This is virtual. SLTRP will go first from around 8:40am – 9:30am, then Project PowerHouse will go on from 9:30am – 9:45am. Does that work?

From: Abdelshehid, Emil [REDACTED]
Sent: Wednesday, September 6, 2023 11:07 AM
To: Hong, Deborah [REDACTED] Yancy, Winifred [REDACTED]
Cc: Spicer, Stephanie [REDACTED]
Subject: RE: Sat 9/9 MOU meeting speaker request abt Project PowerHouse

Hi Deborah,

Just to confirm, this is a virtual meeting?

Thank You,

Emil Abdelshehid | Assistant Director
Los Angeles Department of Water and Power
Power New Business and Electrification Division
[REDACTED]

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From: Hong, Deborah [REDACTED]
Sent: Wednesday, September 6, 2023 10:23 AM
To: Yancy, Winifred [REDACTED] Abdelshehid, Emil
[REDACTED]
Cc: Spicer, Stephanie [REDACTED]
Subject: Sat 9/9 MOU meeting speaker request abt Project PowerHouse

Hi Windie and Emil,

I am sorry for the late notice but we received a request that the DWP-NC MOU and Advocacy Committee would like to hear about Project PowerHouse at their meeting this Sat 9/9. The meeting is from 8:30am – 10am and the allotted time is 10 min + 5 min for Q&A. The meeting is virtual and I will send you the link.

The Committee represents the Neighborhood Council system in the city and there will be about 12-20 members of the public on the call, plus the Ratepayer Advocate's office. At this Sat's meeting, RPA will present their analysis of SLTRP for about 1 hour. Nermina and Jay Lim will be on the call to answer questions. For the balance of the meeting, we would like for your group to discuss Project PowerHouse.

Below is the original request from Jack Humphreville, the facilitator of the meeting. Community Relations will respond to his comments about Greene Park and air conditioners separately. We would like for your group to explain how Project PowerHouse works and how we are helping address the homelessness crisis and respond to the Mayor's ED.

Please confirm availability and let me know if you have any questions. Thank you!

Jack Humphreville request: Is DWP funding projects that are not in the Ratepayers best interests. We discussed the Silver Lake Reservoir. But what about Greene Park, Operation PowerHouse, and air conditioners. How do these fit in with Lifeline and Low Income programs?

Deborah Hong
Senior Public Relations Specialist
Communications and Corporate Strategy



Fix The City
Page 2
February 1, 2024

If you have any questions regarding your records request, you may reach the CPRA Clearinghouse at the contact information listed above.

Sincerely,

CPRA Clearinghouse

Electric Underground Distribution Line Extensions Customer Facts Sheet

Summary:

The Los Angeles Department of Water and Power's (LADWP) Rules Governing Water and Electric Service have been modified to change the way customers are charged for an underground distribution line extension in public property. Per the new rule 15-E section I.1, underground distribution line extension costs for conduits and substructures in public property will be shared between all identified customers, present and future, that will benefit from such conduits and structures for projects submitted to the LADWP on or after September 1, 2023. Customers requesting underground distribution line extensions in public property will be required to pay the portion of the costs the LADWP determines their project is responsible for both new and existing infrastructure installed under this new rule. Finally, future customers will pay their share of the infrastructure built for projects designated by the Mayor's office as 100 percent affordable or supportive housing and newly submitted during the existence of a local emergency due to homelessness declared by the Mayor.

Frequently Asked Questions:

1. What is an underground distribution line extension and how much will I have to pay?

An underground distribution line extension involves the installation of conduits, substructures, cables, and electrical equipment from existing and new infrastructure in public property. The underground distribution line extension costs for conduits and substructures only in public property will vary and be shared between your new project as well as identified present and future customers. The LADWP will complete the cost estimate based on the new rule and will provide the final cost after the distribution line extension design has been completed.

2. Will I be reimbursed for the construction cost benefiting future customers or the LADWP if my contractor builds the conduits and structures in public property?

Yes. The LADWP will reimburse the customer when the customer's contractor builds the underground distribution line extension infrastructure in public property after construction is completed and inspected by the LADWP and the Los Angeles Department of Public Works. The reimbursement will only include the amount of the construction work shared by future customers or the LADWP. Please contact the LADWP engineer assigned to your project for details.

3. What infrastructure costs are shared with future customers and the LADWP?

Design and construction costs for conduits and substructures in public property will be shared. Other costs related to the underground distribution line extension will be the responsibility of

the customer initiating the underground distribution line extension, including conduits in a separate trench terminating at the customer's property, and the LADWP inspection fees if applicable. Additionally, fees issued by other agencies include but are not limited to; the Los Angeles Department of Public Works, inspection, permit, street damage restoration fees, the Los Angeles Department of Transportation fees, regulatory agencies fees, telecommunication, gas, the LADWP water, and other foreign utility relocation costs, and the Los Angeles County or state agency costs. Finally, the cost to design and approval of traffic control and shoring plans if required is the responsibility of the customer initiating the underground distribution line extension.

4. What portion of the cost is the LADWP responsible for?

The LADWP is responsible for portions of the conduits reserved for the LADWP beyond the minimum portion of the conduits to provide electricity and reliability to the customers served.

5. Will the new rule change increase the timeline to complete an underground distribution line extension?

No. The new rule will not impact the underground distribution line extension schedule discussed with the lead engineer. The LADWP continuously monitors and seeks to improve the customer experience.

6. Why do I have to pay so much to connect to the existing infrastructure in front of my property?

The cost to connect to existing infrastructure is much less than the total cost for an underground distribution line extension. New underground distribution line extensions built under the new rule, identify existing and future customer that will benefit from the installed underground distribution line extension and charges each cost a portion of the total cost.

Declaration of Local Emergency

WHEREAS, Section 231(i) of the Los Angeles City Charter and Ch. 3, Section 8.27 of the Los Angeles Administrative Code provide that the Mayor of the City of Los Angeles has the authority to declare the existence of a local emergency as a result of any occurrence which, by reason of its magnitude, is or is likely to become beyond the control of the normal services, personnel, equipment, and facilities of the regularly constituted branches and departments of City government; and

WHEREAS, the City of Los Angeles has at any given time approximately 41,980 people experiencing homelessness Citywide; and

WHEREAS, the number of unhoused people in the City of Los Angeles has increased dramatically in recent years, nearly doubling in the past decade, with the number of unhoused families increasing by 238 percent since 2007; and

WHEREAS, the City of Los Angeles represents 9.6 percent of the State of California's population but 25 percent of the State's unsheltered population, and the City represents only 1.2 percent of the total United States population but 7.2 percent of the United States population of people experiencing homelessness; and

WHEREAS, as a percentage of its population, the number of unsheltered people in the City of Los Angeles is approximately 18 times higher than the number in New York City and 14 times higher than the number in Chicago; and

WHEREAS, there are more people currently experiencing homelessness in the City of Los Angeles than were displaced by Hurricane Harvey in Houston (30,000) or the 1994 Northridge Earthquake (20,000); and

WHEREAS, homelessness has disproportionately impacted Black, Indigenous and Immigrant Angelenos. Black people comprise only 8 percent of the population of the City of Los Angeles but, in the most recent homelessness count, accounted for 33 percent or more of people experiencing homelessness; and

WHEREAS, homelessness has increased dramatically and disproportionately among Hispanic and Latino Angelenos during the COVID-19 pandemic. The share of the population of people experiencing homelessness who are Hispanic or Latino increased by 30 percent between 2020 and 2022 and now constitute 42 percent of unhoused individuals. Black and Brown Angelenos comprise 75 percent of people experiencing homelessness; and

WHEREAS, the homelessness crisis has had unacceptable consequences for Angelenos, including a significant death toll that has rapidly increased since the start of the COVID-19 pandemic. The Los Angeles County Department of Public Health has reported an average of over 5 deaths per day of unhoused persons as of March 2021, a 200 percent increase in the death rate of persons experiencing homelessness over the past decade and a 56 percent increase over just one year prior; and

WHEREAS, women now comprise about a third of people experiencing homelessness and at least 60 percent of those women have experienced violence, and more than a third of LGBTQ+ women experiencing homelessness have experienced sexual assault; and

WHEREAS, a disproportionate share of youth experiencing homeless identify as LGBTQ+ and lack adequate access to resources; and

WHEREAS, the murder rate for people experiencing homeless is at the highest recorded levels, and increased by 47 percent in 2021 alone; and

WHEREAS, severe overcrowding in Los Angeles has also led to increased deaths from COVID-19. In neighborhoods with 40 percent overcrowding as compared to a national average of 3 percent, residents are 11 times more likely to die because of COVID-19; and

WHEREAS, shelter and housing is particularly important during these coming winter months when people experiencing homelessness in the City are likely to face heightened exposure and dangers from living outdoors, and heightened dangers from the combination of COVID-19, flu outbreak and respiratory syncytial virus (RSV). It is projected that the City will face an acute shortage of winter homeless shelters through March 2023, with fewer than half the number of shelter sites available as in the winter of 2021-2022 and nearly two-thirds fewer shelter beds; and

WHEREAS, the City's eviction moratorium, which has protected many Angelenos from falling into homelessness, ends concurrently with the end of the City's State of Local Emergency regarding the COVID-19 pandemic on February 1, 2023; and

WHEREAS, the State of California's COVID-19 State of Emergency, which has provided resources to keep many Angelenos from falling into homelessness, ends in February of 2023, thus requiring immediate action in order to create replacement and additional housing and shelter, and in order to support the necessary infrastructure and laws required to protect and provide that shelter and housing; and

WHEREAS, people experiencing homelessness suffer disproportionately from mental and physical health ailments, the treatment of which has strained the City's ability to provide appropriate shelter and housing and which require assistance from the County Health Department to provide the necessary public services. Specifically, it is estimated that 47 percent of unsheltered people in the City of Los Angeles are affected by a health condition, 46 percent are affected by substance abuse, 34 percent are affected by a serious mental illness, 29 percent are affected by physical disabilities, 17 percent are affected by post-traumatic stress disorder, 7 percent are affected by developmental disabilities, and 6 percent are affected by traumatic brain injuries. Recent studies differ on the exact percentages but dramatic increases over time are prevalent in all of the data. The prevalence of extreme need significantly stress the City's public services; and

WHEREAS, notwithstanding that the State of California has enacted a CARE Court to address the crisis of untreated mental illness, the beds and necessary access to acute and subacute care is in development and steps must be taken in the interim to provide increased access to care; and

WHEREAS, the homelessness crisis has strained the City's public safety resources. Among other things, occurrences of fires related to homelessness have nearly tripled between 2018 and 2021, averaging 24 fires a day in the first quarter of 2021, and now constitute a majority of all fires to which the Los Angeles Fire Department responds; and

WHEREAS, paramedic calls to address the crisis on our streets and in our other public spaces are increasing at alarming rates and unhoused residents are 19 times more likely to require an emergency room transport by paramedics than housed residents; and

WHEREAS, the homelessness crisis confronting Los Angeles has grown both incrementally and exponentially, leading to death, illness, and deplorable living conditions even worse than those that created emergencies due to persistent and worsening conditions from prison overcrowding, deterioration in water quality, or fire risk due to climate change; and

WHEREAS, the conditions in December 2022 are even more dire than when Mayor Bradley declared a local emergency due to the upcoming winter weather and its effects on the people experiencing homelessness in 1987; and

WHEREAS, the displacement of the number of people living on the streets of the City of Los Angeles today is a daily recurring emergency, empowering the Mayor to declare a state of emergency, no less than if the emergency was caused by an earthquake, fire, or flood; and

WHEREAS, the City's ability to mobilize local resources, coordinate interagency response, accelerate procurement of housing units, use mutual aid, and seek assistance and potential reimbursement by the State and Federal governments will be critical to successfully responding to this homelessness crisis; and

WHEREAS, during the pendency of the existence of a local emergency, the Los Angeles City Council shall retain its full authority to consider a variety of City ordinances to codify the measures necessary to address this homelessness crisis; and

WHEREAS, during the COVID-19 pandemic the City Council created the COVID-19 Homelessness Roadmap and committed the funding and resources needed to produce 6700 housing options in 18 months; and

WHEREAS, the City currently has 14,475 interim housing beds and the City Council continues to prioritize the building of interim and permanent supporting housing and yet need outpaces demand; and

WHEREAS, the City projects it will soon have a total of 12,908 supportive and affordable units, of which 3,861 have been completed already, 5,171 are currently under construction, and 3,876 are in pre-development; and

WHEREAS, notwithstanding that Council has been and is acting with urgency, including implementing a roadmap to house thousands of Angelenos and building an unprecedented number of supportive housing units and shelters, an emergency declaration is necessary to mobilize resources, save lives, and provide for the public health, welfare, and safety of all; and

WHEREAS, the City of Los Angeles has responded to the rapid increase in its homeless population with unprecedented investments into homelessness solutions, including a nearly \$1.2 billion commitment in the 2022-2023 City budget for the construction of thousands of units of supportive housing, the expansion of bridge housing, and the hiring of professionals to address the homelessness crisis and, notwithstanding these efforts, the number of those experiencing homelessness in the City continues to increase and outstrip the resources and services that the City has provided; and

WHEREAS, the magnitude of loss of life, the persistent and disproportionate impact of the COVID-19 pandemic, and the persistent discriminatory impacts of a lack of housing warrant and necessitate that I declare the existence of a local emergency; and

WHEREAS, the benefits of this emergency declaration, coupled with past and future actions by the Los Angeles City Council to address the homelessness crisis, will help ensure that this local emergency will be of a temporary nature;

NOW, THEREFORE, I thereby declare the existence of a local emergency and direct all Divisions of the Emergency Operations Organization (EOO) and all other City Departments to take necessary steps for the protection of life, health and safety in the City of Los Angeles.

I REQUEST, that the City Council adopt resolutions pursuant to the Los Angeles Administrative Code Sections 10.1.1, 10.2.1, 10.5(a)(8), and 10.5.5 to expedite the procurement and contracting process for materials, equipment, and services necessary to respond rapidly to the homelessness crisis.

I DIRECT that, as Director of the EOO, I shall coordinate Citywide planning and response with respect to unsheltered individuals in conjunction with the City Administrative Officer, Los Angeles Homeless Services Authority, Los Angeles City Housing Department, Los Angeles City Planning Department and any and all necessary departments and agencies.

I FURTHER DIRECT that the City coordinate its efforts to address this declared emergency with the County of Los Angeles, the State of California, and the federal government.

I FURTHER DIRECT, that the continuing state of emergency shall be regularly evaluated, in coordination with City Council, by reference to key performance indicators of progress in addressing the emergency, including, but not limited to:

- Decrease in the number and size of encampments;
- Regulatory relief from other jurisdictions and within Los Angeles City agencies to create flexibility to address the crisis;
- Relaxation in the restraints that limit the ability of the City's proprietary departments to create flexibility to address the crisis;
- Increased housing placements;
- Increased starts on new affordable housing options;
- An increase in temporary and permanent housing units;

- Increased outside aid through access to mental health and substance use beds;
- A decrease in the number of persons being evicted from existing housing units;
- A decrease in the number of persons falling into homelessness.

I FURTHER DIRECT that this Emergency Declaration sunset in six months subject to being renewed. The setting of a specific time frame allows for actions to be taken to make permanent, necessary structural changes.

I FURTHER DIRECT that all relevant City departments and agencies compile and deliver to the Mayor information about the specific and necessary resources and support that the City should request from Los Angeles County, the State of California and the Federal government to address this crisis.

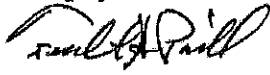
I THEREFORE DIRECT that the Declaration of Local Emergency shall take effect immediately and that notice shall be given of said Declaration through the most feasible means.

REPORT FROM

OFFICE OF PUBLIC ACCOUNTABILITY

Date: August 15, 2023

To: The Board of Water and Power Commissioners

From: Frederick H. Pickel, Ph.D., Executive Director/Ratepayer Advocate,
Office of Public Accountability (OPA) 

Subject: OPA Report on Board Agenda of August 15, 2023, Item I.2 and L.14
Project PowerHouse Updates and Amendment of Rule No. 15, of the
Rules Governing Water and Electric Service

RECOMMENDATION:

OPA supports approval of item L.14, but respectfully recommends routine reporting to bring full transparency to the costs of these rule changes. The Board very rarely changes the Rules Governing Water and Electric Service, and therefore the institutional custom to supervise and evaluate rule changes is not well established.

The following draft resolution paragraphs could improve public disclosure of the funding involved in this impactful and important rule change. The third paragraph would encourage future Boards to regularly consider reimbursement from available tax revenues or other funding sources, in the event the current estimates grow larger than today's estimates, or sustain over longer time periods.

1. **By January 31 each year, the management shall report in writing to the Board in an agenda item the audited direct and indirect costs of the Powerhouse resolution costs borne by the Department under Rule 15 Section I.1 in the prior fiscal year ended the previous June 30, and separately identify those direct and indirect costs incurred for projects designated by the Mayor's office;**
2. **Within the draft resolution approving transmittal of the Preliminary DWP Budget to the City Council each year, the Department shall include a paragraph that identifies the audited total direct and indirect costs borne by the Department under Rule 15 Section I.1 in the prior fiscal year ended the previous June 30, and separately identify those direct and indirect costs incurred for projects designated by the Mayor's office.**

3. **Within the draft resolution approving transmittal of the Final DWP Budget to the City Council each year**, the Department shall include a paragraph that identifies: a) the total estimated utility users tax in the upcoming fiscal year, b) the total audited direct and indirect costs incurred for projects in Rule 15 Section I.1 for projects designated by the Mayor's office in the preceding year, as disclosed by January 31st and in the Preliminary Budget, c) whether or not the DWP is requesting those identified costs be rebated to the DWP from the utility users tax or other available City or outside sources in the upcoming year, and the reasons why such a return of that amount of funding is or is not being sought.

cc: The Honorable Karen Bass, Mayor
Martin L. Adams, General Manager & Chief Engineer, Department of Water and Power



KAREN BASS
MAYOR

EXECUTIVE DIRECTIVE NO. 1

Issue Date: December 16, 2022

Subject: Expedition of Permits and Clearances for Temporary Shelters and Affordable Housing Types

INTRODUCTION

To aid in swiftly sheltering people who are unhoused in the City of Los Angeles, and by virtue of the authority vested in me as Mayor of the City of Los Angeles under Section 231(j) of the Los Angeles City Charter and the provisions of Section 8.29 of the Los Angeles Administrative Code, I hereby declare the following order to be necessary for the protection of life and property and I hereby order, effective immediately, that:

1. Applications for 100% affordable housing projects, or for Shelter as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC) (hereinafter referred to as Shelter), shall be, and hereby are deemed exempt from discretionary review processes otherwise required by either the zoning provisions of Chapter 1 of the LAMC or other Project Review including Site Plan Review as described in LAMC Section 16.05 and LAMC Section 13B.2.4, as long as such plans do not require any zoning change, variance, or General Plan amendment. All City departments are directed to process all plans for such 100 percent affordable housing projects or Shelter using the streamlined ministerial review process currently used for projects eligible under Government Code section 65913.4, State Density Bonus law.
2. An application for the development of a 100 percent affordable housing project or Shelter may use the density permitted for that site either by the applicable zoning or the General Plan Land Use Designation, consistent with state law. In addition, a project may utilize the State Density Bonus and LAMC bonuses,

incentives, waivers and concessions if such are in compliance with the applicable requirements.

3. I further direct all applicable City Departments to process clearances and utility releases related to building permit applications, certificates of occupancy, or temporary certificates of occupancy within 5 business days for 100 percent affordable housing projects and within 2 business days for Shelters.

4. I further direct all applicable City Departments to conduct and conclude all reviews and inspections required for 100 percent affordable housing projects or Shelters and to issue all appropriate approvals for such projects or Shelters within 60 days following the submission of the completed application. City Departments shall provide the applicant with all required changes or amendments on or before the 30th day following the submission of a completed application for such projects. To the extent practicable, all required reviews and approvals shall be conducted simultaneously, not sequentially, by all City departments so as to meet the 30 day and 60 day periods specified for such projects in this paragraph.

5. I hereby direct the Los Angeles Housing Department (LAHD) to coordinate with the Los Angeles City Controller to track and process all affordable housing projects and expedite payments thereon. LAHD shall track each pending pay application, initial submittal date, approval date, reasons for rejection or modification of submitted payment applications, and issuance of payment, and shall provide reports to the Mayor on all such payments at least monthly with the goal of expediting payments due for affordable housing projects.

6. I hereby direct that all protocols set by the Los Angeles County Coordinated Entry System as they apply within the City of Los Angeles be expanded, changed, or suspended, as allowed by federal law. Rules, guidelines and regulations will be developed to expedite the placement of unhoused neighbors into housing in the City of Los Angeles.

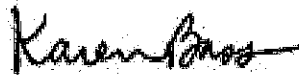
7. I hereby direct all City departments to prioritize and streamline compliance with the provisions of the Building Homes and Jobs Act – Government Code section 27388.1 in order to maximize the City's eligibility for state and federal funds to support the development of emergency shelters, transitional housing, and supportive housing. The City shall seek to comply with or otherwise meet all criteria specified under all applicable state and federal laws that provide for increased resources, funding, access or allowance for temporary or affordable housing.

8. Effective February 28, 2023, in accordance with the end of the State of California COVID-19 emergency, I hereby rescind the Public Order Under City of Los Angeles Emergency Authority issued on January 28, 2022 (January 28, 2022 Order). Notwithstanding this action, all entitlements already approved and still

valid as of this date, or approved during the effective period of the January 28, 2022 Order, shall remain valid for the extended time period(s) as if such January 28, 2022 Order were still in effect with respect to such entitlements. Furthermore, local decision-makers, including the Director of Planning and the Chief Zoning Administrator, are authorized to continue to hold all required public hearings under the Los Angeles Municipal Code in a manner consistent with the Governor's Executive Order N-29-20, and any subsequent orders or published guidance pertaining to local legislative bodies.

9. The City Planning and Housing Departments shall issue guidelines as necessary to implement the provisions of this Executive Directive.

Executed this 16th day of December, 2022.



KAREN BASS
Mayor



ERIC GARCETTI
MAYOR

EXECUTIVE DIRECTIVE NO. 30

Issue Date: April 16, 2021

Subject: Further Expediting and Expanding Affordable Housing

Our affordable housing crisis is decades in the making. Too many workers can't afford to live close to their offices. Too many households pay an inordinate portion of their incomes on rent. Too many Angelenos are being priced out of the market -- and forced to make impossible choices between a roof over their head, food on the table, and other basic necessities. Too often, this ends with our most vulnerable neighbors landing without a home, living on sidewalks, in encampments or shelters.

Our City has an immense responsibility to deploy every possible tool to make it easier and more affordable for people of all means, salaries, and backgrounds to live in Los Angeles. To that end, in 2015, Executive Directive 13, Support for Affordable Housing Development, came online, lifting up the vital role of City departments in reducing impediments to housing construction and creating more affordable homes. By focusing on the processes of Los Angeles City Planning, the Department of Building & Safety, and the Housing & Community Investment Department, insisting on collaboration between them, and prioritizing affordable housing development, we met our primary goal two years ahead of schedule: permitting 100,000 new housing units; so far, eight percent of these units are restricted as affordable to households at low-income levels.

Executive Directive 13 has been effective, but it remains insufficient. The magnitude of this problem persists, and the COVID-19 pandemic and ensuing economic crisis have only deepened this challenge. Nearly 60% of the region's households paid more than 30% of their incomes toward housing. Close to 30% spent more than half, and the strain is even more severe for very low-income households: 342,000 of these struggling families devote over 50% of their limited incomes toward housing costs.

The consequences of this crisis are profound. Workers have to find housing outside our city limits, and as a result, endure long, fatiguing commutes to work, only worsening issues of traffic, greenhouse gas emissions, and lost economic productivity. Friends move to other states and our communities lose valuable employee talent. Families have

insufficient income left for meals, transportation, childcare, and medical expenses. Our region's economic potential underperforms as dollars are spent on rent or mortgages instead of goods and services. Most heartbreaking, the crisis has pushed thousands of Angelenos into homelessness. Particularly impacted are the disabled and elderly who live from extremely limited means. Yet even people with full-time jobs and working families are finding themselves without a home due to a lack of affordable places to live in our city.

What all of this means is clear: our supply of affordable homes is not adequate. But we are not powerless to address this crisis. In fact, we have a duty to find every way possible to tackle it.

We are ready to act to further reduce impediments to residential growth, expedite the building of new and affordable homes, and incentivize innovative solutions for expanding housing choice. I am now calling on each City Department that provides development services to streamline the permitting and approval process for all housing developments; to create priority processing incentives for housing developments that include targeted levels of affordable units; and to establish procedures that permit and encourage expanded housing options.

Accordingly, I hereby direct the General Managers of the City's Development Services Departments, which include the Housing & Community Investment Department, Los Angeles City Planning, Department of Building & Safety, Department of Water & Power, Los Angeles Fire Department, Department of Transportation, and the Board of Public Works' Bureaus of Engineering, Street Lighting, Street Services, Sanitation & Environment and Contract Administration, as follows:

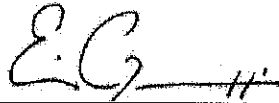
- The General Managers of the Department of Water & Power, Los Angeles Fire Department, Bureau of Engineering and LA Sanitation & Environment shall develop and implement policies to streamline processes and shall establish case management units to support all housing development activities regardless of affordability levels. Case management services shall at minimum consist of the following:
 - Provide site specific parameters and requirements
 - Provide a clear, transparent road map of the permitting process which identifies the department's permit clearances and requirements at an early stage of a project
 - Provide troubleshooting and problem-solving assistance, at the project applicant's request
 - Provide a point of contact that can answer questions and provide information throughout the permit process

- The General Managers of Los Angeles City Planning, the Department of Building & Safety, and the Housing & Community Investment Department shall continue to develop and implement policies to streamline processes and shall continue to operate case management units to support all housing development activities regardless of affordability levels.
- The General Managers shall develop and implement policies for prioritizing projects that contribute to the new construction or rehabilitation of housing developments of ten or more units that contain: at least 20% of on-site rental units that have rents restricted so as to be affordable to and occupied by low income households; or at least 30% of on-site for-sale units that have sales prices restricted so as to be affordable to and occupied by low- or moderate income households.
- The General Managers shall set for their respective Departments the following priorities and expedited processing targets for qualified affordable housing developments as compared to all other applications in the department:
 - Los Angeles City Planning shall reduce processing times for entitlement applications by 25%.
 - The Department of Building & Safety shall reduce processing times for building, electrical, plumbing, mechanical, and grading permits by 25%.
 - The Department of Water & Power shall reduce processing times for service requests and any subsequent installation of equipment by 30%.
 - The Los Angeles Fire Department shall reduce processing times for building permit clearance by 30%.
 - The Bureau of Engineering shall reduce processing times for permits by 25%.
 - The Housing & Community Investment Department shall prioritize processing times for the recording of affordability covenants.
 - The Housing & Community Investment Department shall implement technological tools to expedite clerical and administrative processes for executing and funding loans.
 - The Department of Transportation shall reduce processing times for Development Review activities and Temporary Traffic Control Plan review by 25%

- On a quarterly basis, the General Managers shall report processing times for qualified affordable housing developments as well as all projects to demonstrate progress toward expediting targets defined above. Collectively, these reports shall form a Housing Scorecard that will be available to the public on the Mayor's website. Additionally, on a quarterly basis, the General Managers of Los Angeles City Planning, the Department of Building & Safety and the Housing & Community Investment Department shall report to my office on housing and affordable housing units entitled and permitted, including affordability levels.
- The General Manager of each Development Services Department shall designate an Affordable Housing Liaison for its Department; shall notify my Office of that person's name and contact information (including when there is a subsequent personnel change or change to that person's contact information); and shall make such information publicly available to the affordable housing community.
- I hereby expand the Mayor's Affordable Housing Cabinet, which shall be comprised of the departmental Affordable Housing Liaisons, senior managers from the identified Departments, and representatives from and designated by my Office. Each General Manager shall ensure departmental Affordable Housing Liaison and senior-management representation at regular Mayor's Affordable Housing Cabinet meetings held by my Office. The Mayor's Affordable Housing Cabinet shall promote interdepartmental coordination in process streamlining and expediting project approvals for qualified affordable housing developments and shall track processing times for each administrative application process for qualified affordable housing developments.
- The Director of Planning shall evaluate barriers to alternative housing typologies, such as micro-units, SROs, adaptive reuse and shared housing, including parking, density and open space requirements, and report back to the Mayor and Affordable Housing Cabinet within three months with recommendations to both eliminate barriers and incentivize these typologies.
- The Director of Planning shall evaluate and report on opportunities for streamlining the land use entitlement process for housing projects due to amendments or updates to State housing regulations.
- The Director of Planning shall develop and implement processes to fully effectuate the streamlining provisions of Senate Bill 35 and Assembly Bill 2162
- The General Managers of the Los Angeles City Planning, Department of Building & Safety and Los Angeles Fire Department shall collectively assess locally defined codes to identify antiquated or redundant requirements that may be eliminated or adjusted in an effort to reduce building cost and speed construction, and shall report back to the Mayor and Affordable Housing Cabinet.

- The General Managers of the Housing & Community Investment Department, Department of Building & Safety and Los Angeles Fire Department shall develop clear and specific responsibilities, procedures and standards for the inspection of modular and pre-fabricated housing construction and commit to them through a Memorandum of Understanding (MOU).
- The General Managers of the Department of Recreation and Parks, Department of Water and Power, the Bureaus of the Department of Public Works, Department of General Services, Department of Transportation, and other land owning and -managing departments, in collaboration with the City Administrative Officer, shall create an inventory of underutilized or underdeveloped properties within their control and shall develop policies with all such departments to either use such parcels or to exchange them with other departments for the creation of opportunities for affordable housing development.

Executed this 16th day of April, 2021.



ERIC GARCETTI
Mayor

MOTION REGARDING EMERGENCY DECLARATION NO. 1

The number of unhoused people in the City of Los Angeles has increased dramatically over the last decade. Recent data indicates that while making up only 9.6 percent of the State's population overall, Los Angeles is home to 25 percent of the State's unsheltered population. At any given time, over 40,000 people are without shelter Citywide.

Homelessness has disproportionately impacted Black, Indigenous, and Immigrant Angelenos. African Americans who comprise 8 percent of the City's population accounted for 33 percent of the people experiencing homelessness. The share of the population of people experiencing homelessness who identify as Hispanic or LatinX increased by 30 percent between 2020 and 2022 and now constitute 42 percent of unhoused individuals. About a third of people experiencing homelessness are women and a disproportionate share of youth experiencing homelessness identify as LGBTQ+.

On December 12, 2022, Mayor Karen Bass declared a local emergency on homelessness and on December 16, 2022, issued Executive Directive No. 1 (ED 1) to activate and further engage City departments to take the steps necessary to cut red tape, mobilize resources, save lives, and provide for the public health, welfare, and safety of Los Angeles.

The local emergency declaration coupled with ED 1 authorizes the Los Angeles Department of Water and Power (LADWP) to actively engage in reducing barriers to providing energy services to 100% Affordable Housing and Permanent Supportive Housing projects. This includes and is not limited to: reduced timelines at all stages of project review, and concurrent reviews of projects by City departments such as LADWP. Current timelines for project review and construction can take many months and current policy states that any development requiring an electric upgrade be charged for costs associated with new utility needs.

I THEREFORE MOVE, the Power System:

1. Create a task force in the Power New Business and Electrification Division, to support all 100% Affordable Housing and Permanent Supportive Housing projects as determined by eligibility guidelines set forth in the Mayor's December 16th Executive Directive No. 1.
2. Provide planning guidance through pre-development meetings for 100% Affordable and Permanent Supportive Housing projects to plan and help identify scope of work, including possible line extensions, on-site infrastructure requirements, clearances, as well as the general electric service process.

3. Reduce the preliminary project review phase to 10 days projects subject to this motion.
4. Propose process improvements/expedited timelines on specific project activities through the lifecycle of these projects.
5. Complete electrical equipment drawings for on-site equipment within 60 calendar days for Service Planning and 90 days for customer station design, once plans have been received and equipment locations have been agreed upon for all 100% Affordable and Permanent Supportive Housing projects.
6. Prioritize all Electric Service Representative inspections for projects subject to this motion.
7. Approve overtime, weekend, and holiday work to support Mayor Bass's ED 1;
8. Coordinate all 100% Affordable and Permanent Supportive Housing projects including installing meters within five business days after all meter releases have been obtained.
9. And expedite offsite/onsite LADWP construction work after Authority to Construct has been issued to the district and/or the customer station has been released for these projects.

I FURTHER MOVE that this Board Amend Rule No. 15, Part 15-E, Section I.1. and any other applicable rules of the Rules Governing Water and Electric Service in the City of Los Angeles adopted by the Board of Water and Power Commissioners (Board) under Resolution No. 56, dated September 8, 1983, and all amendments, revisions, and replacements thereof, to reflect a new formula for Power upgrade fees, including underground line extension and customer stations costs, applicable to 100% Affordable Housing and Permanent Supportive Housing projects to reflect that during the local emergency on homelessness, the LADWP shall bear the cost and perform the design and construction of underground line extensions in the public right of way required to serve 100% Affordable and Permanent Supportive Housing projects.

MAR 14 2023



Secretary



LADWP's Response to the Emergency Declaration on Homelessness

Project Power House

LADWP ED-1 Incident Command Structure

Standardized the coordination
and information sharing process

Aram Benyamin
Chief Operating Officer

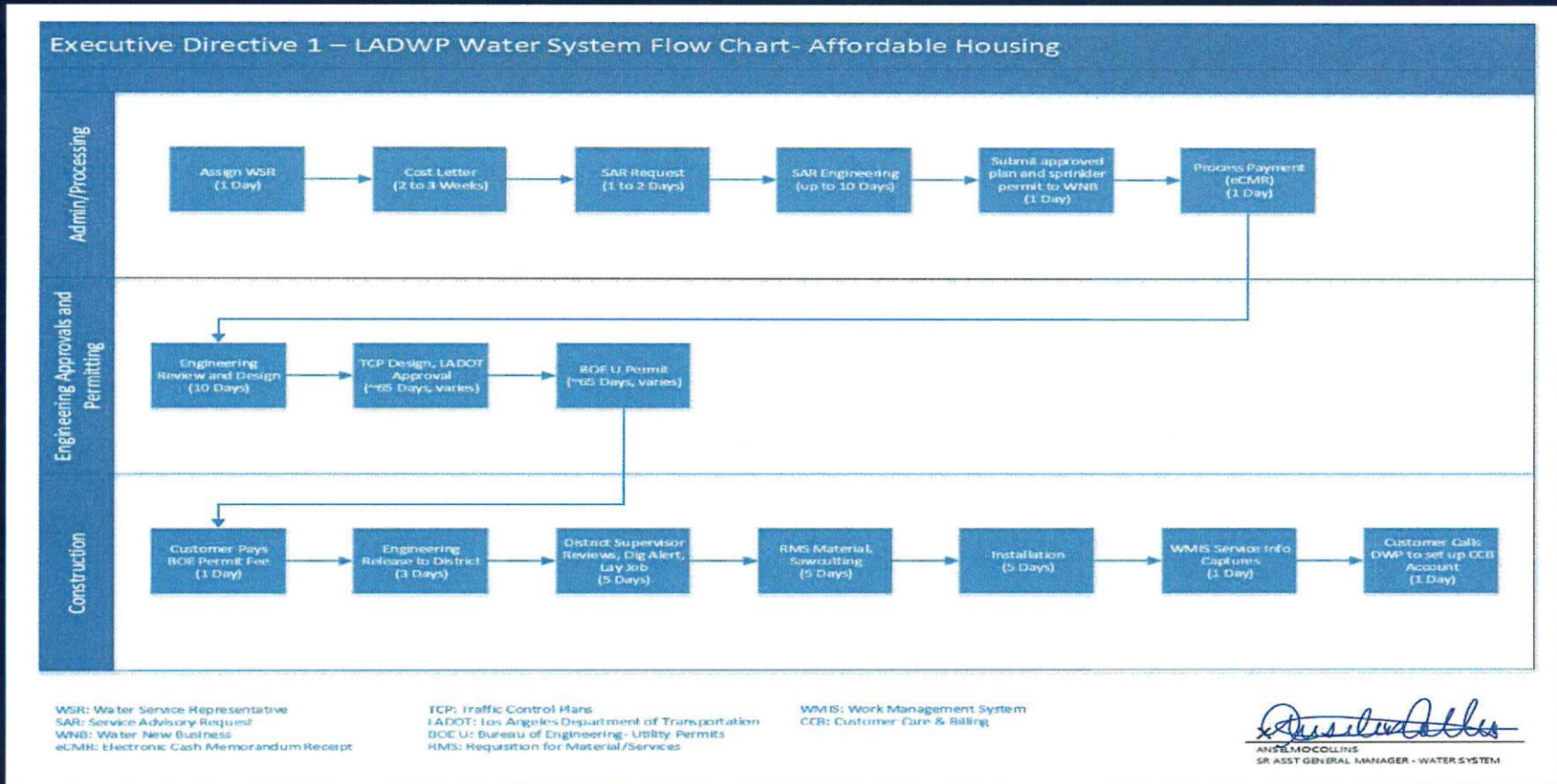
Brian Lam
Manager – Office of Emergency
Management

Power System
Emil Abdelshehid
Assistant Director – Power New
Business and Electrification

Joint System
Brian Baltazar
Emergency Preparedness
Coordinator

Water System
Ruben Rosales
Water Engineering Manager

Water System Processes for Affordable Housing Projects

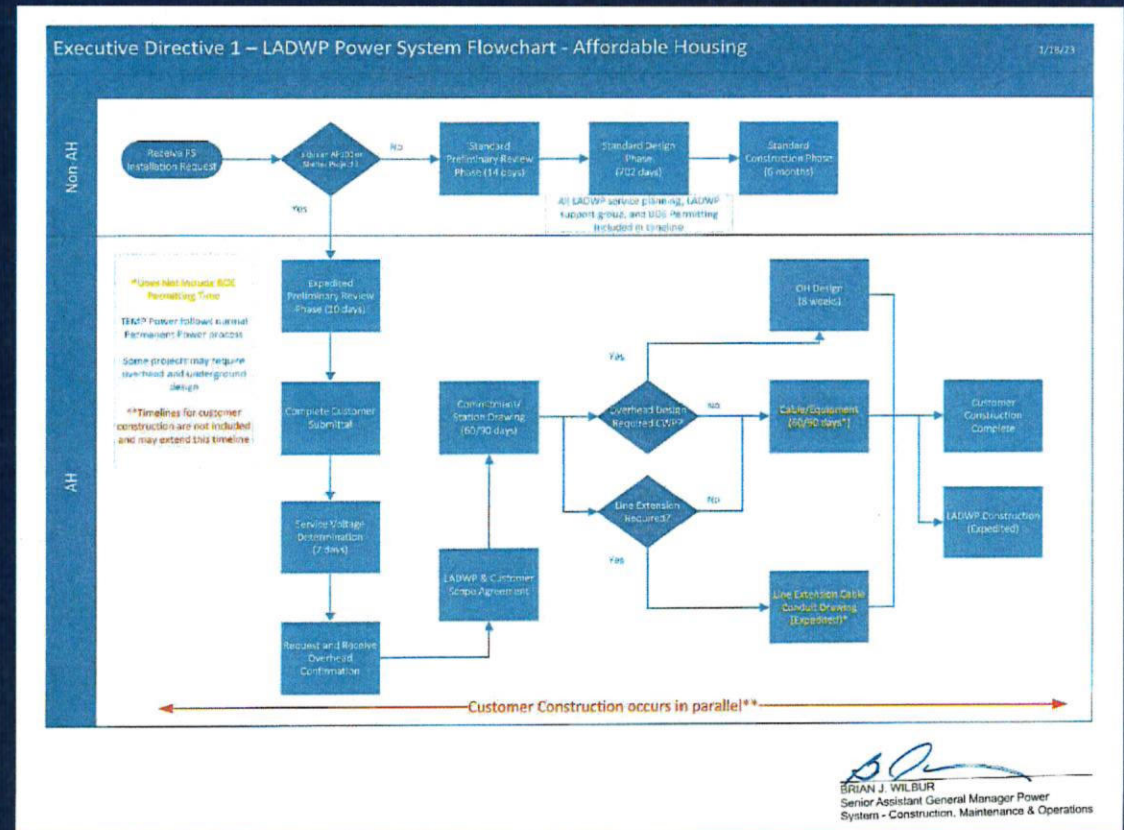


LADWP/Water System – Commitments to Support Mayor Bass' ED-1

- Prioritize and track all 100% Affordable Housing (AH) projects and Shelters within the Water System's Water Distribution New Business Unit, a One-Stop shop for new water service installations
- Provide planning guidance through pre-development meetings for 100% AH and shelters to discuss the water service installation process and help identify the scope of work including additional infrastructure requirements
- Reduce Small (2 inches and smaller) Services water installations from 90 days to 60 days from payment to completion
- Reduce Large (4 inches to 12 inches) Services water installations from 120 days to 90 days from payment to completion
- Provide free water quality testing services to evaluate the premise plumbing conditions and provide information on how to improve water quality for buildings that have been unoccupied.

Power System Processes for Affordable Housing Projects

- Unifies all parts of the value chain to understand their role in the process
- Vital for internal coordination and expediting AH100 Projects



Current AH100 List

Total AH100 Projects on Mayor's List	LADWP Received Power Requests (Submittals)	Projects in Design Phase	Projects in Construction	Total Projects with LADWP seeking Power
556	53	89	57	199

- LADWP Emergency Operations Center has been activated and in direct coordination with Mayor's office
- Official AH100 list is updated by the Mayor's Office
- List has about 556 Total Projects
- 199 are active with the Power System
- More and more projects are being added

Project Power House

- Creating a team to coordinate with all support groups (i.e. engineering, drafting, permitting and construction) and our customers
- Surgical coordination is required to execute Project Power House and other New Business projects simultaneously
- Provide dedicated knowledgeable staff to assist and guide customers prior to project submittals
- The goal is to ensure we are meeting or exceeding our commitments
- LADWP is absorbing the cost of underground line extensions in the public right away, alleviating a financial obstacle for these projects

Recurring Issues

- Customer's designing their projects before understanding their power requirements
- Customer's wanting to build to close to power lines
- Customer escalating to Mayor's office unnecessarily

Resources for Developers

- [LADWP Capacity Map](#)
- [Find the Right Person](#)
- [Electric Service Installation Status](#)
- [LADWP Encroachment](#)



Questions or Comments

Commitments

- Identifying and committing to expedite all deliverables a customers needs from LADWP
 - Line Extensions
 - New Business Design
 - Overhead Design
 - Construction

ED 1 Qualified

Project Phase	Service Planning	ED 1
Preliminary Review	10	7
Voltage Determination	10	7
Staging Area Variance	51	20
Commitment Drawing	272	60
Station Drawing	590	90
Overhead Design	131	56
Line Extension	645	180
Cable Drawing	180	20
Conduit Drawing	208	20
Meter Installation	14	5

An overview of the department's E1 efforts;
Recurring issues/mistakes that developers should avoid (ex. contacting overhead distribution design too late in the design process);
Technical resources for developers (ex. DWP's find the right person, real estate team link, distribution capacity map, etc.); and
Contact information.