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Bill Allen

President & CEO, LAEDC

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Lisa Cagnolatti

Senior Vice President of Customer Service, Southern California Edison

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Opening Plenary

Stephen Cheung (Moderator)

COO,
LAEDC

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Economic Forecast

Opening Plenary

Stephen Cheung (Moderator)
COO,
LAEDC

Mary Leslie
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Los Angeles
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Dr. Manuel Pastor
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Research Institute

Tunua Thrash-Ntuk
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Business Recovery

Kelly LoBianco (Moderator)

Executive Director, Economic and Workforce Development, Los Angeles County

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Business Recovery

Rudy Espinoza
Executive Director,
Inclusive Action
for the City

Angela Gibson-Shaw
President,
Greater Los Angeles
African American
Chamber of
Commerce

Bob Machuca
District Director of
Business Assistance,
Los Angeles County
Economic Development
Corporation

Lilly Rocha
CEO,
Latino Restaurant
Association

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Housing Affordability

Effie Turnbull Sanders
(Moderator)

Vice President of Civic Engagement and Economic Partnerships, University of Southern California

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Housing Affordability

Jennifer Hark Dietz
CEO,
People Assisting the Homeless (PATH)

Sasha Kergan
Deputy Secretary of Housing,
California State's Business, Consumer Services, and Housing Agency

Heidi Marston
Executive Director,
Los Angeles Homeless Services Authority

Kim McKay
Executive Vice President,
BRIDGE Housing

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Broadband Deployment & Adoption

Gabe Middleton (Moderator)

CEO,
Human-I-T

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Broadband Deployment & Adoption

Keri Askew Bailey
Group Vice President of State Government Affairs, West Region, Charter Communications

Efrain Escobedo
Vice President of Public Policy and Civic Engagement, California Community Foundation

Selwyn Hollins
Director of the Internal Services Department, Los Angeles County

Rebecca Kauma
Economic & Digital Inclusion Officer, City of Long Beach

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Cleantech Infrastructure

Danny Kim (Moderator)

Partner,
Nixon Peabody LLP

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Cleantech Infrastructure

Zanku Armenian
Director of Public Affairs,
Southern California
Edison

Joseph Avila
Director of Public Affairs,
Southern California
Gas Company

Michelle Kinman
SVP of Market
Transformation,
Los Angeles
Cleantech Incubator

Julia Thayne DeMordaunt
Principal of Urban
Transformation,
RMI

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City Talks

Jessica Ku Kim

Vice President of Economic and Workforce Development, LAEDC

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Broadband Deployment & Adoption

Jesse Mays

Assistant City Manager,
City of Culver City

City of Culver City

Jesse Mays, Assistant City Manager
LAEDC'S 88 Cities Summit
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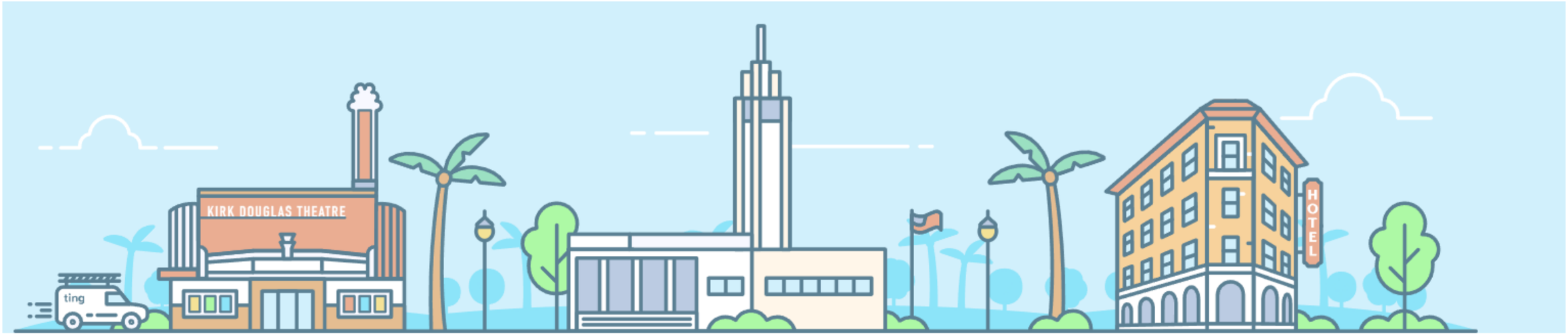

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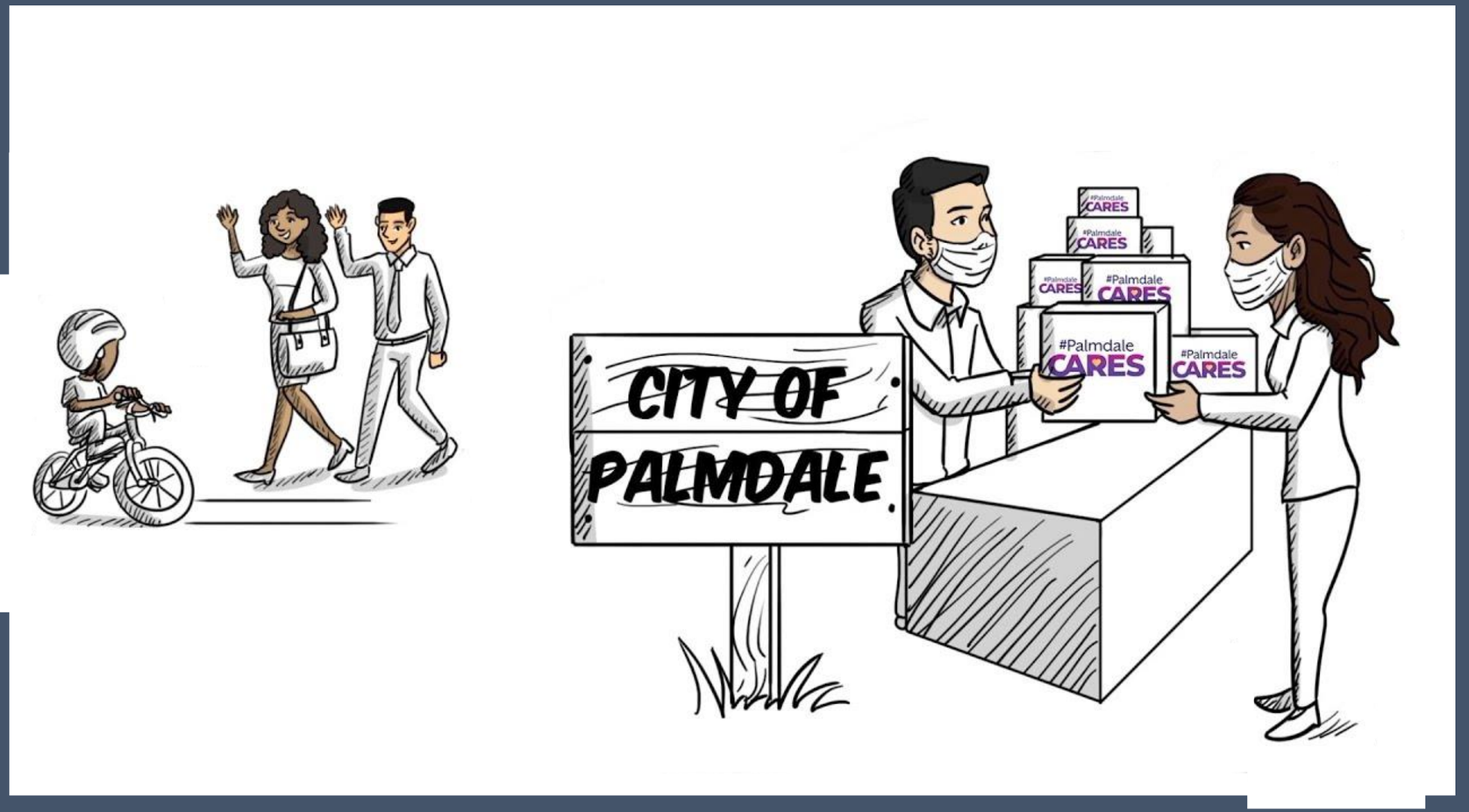
Business Recovery

Luis Garibay

Economic Development Manager, City of Palmdale

CITY OF PALMDALE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Business Partnerships

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ANTELOPE VALLEY MALL

CIVILIAN-MILITARY SUPPORT GROUP
EDWARDS AIR FORCE BASE

ANTELOPE VALLEY
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PALMDALE
AUTO MALL

A.V. HISPANIC CHAMBER OF COMMERCE
CAMARA HISPANA DE COMERCIO

ANTELOPE VALLEY BLACK
CHAMBER OF
COMMERCE

America's JobCenter
of California℠

AVEDGE

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AMERICA'S
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CALIFORNIA

Community Partnerships

AV FOOD CREW
Est. 2020
Supporting AV's Restaurants

PAUL GEORGE
FOUNDATION

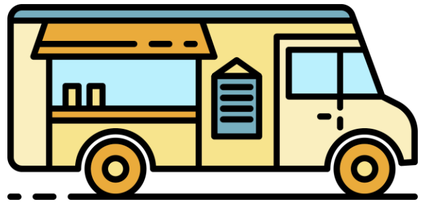
EL PUEBLO AL PUEBLO
SALVA

Back to Business

Public Art Collaboration

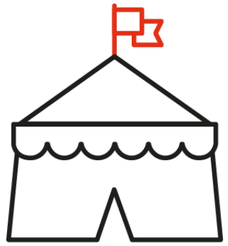
Palmdale Auto Mall

Public Art Collaboration



Food Trucks

Mobile Vendors



Special Events

Land Use & Zoning

Parking Counts

Infill Projects

Mixed Use

Workforce Needs

FOOD INDUSTRY JOB FAIR

Wednesday, April 14 from 9 a.m. to 12 p.m.

Poncitlán Square • 38315 9th St. East, Palmdale

Local Restaurants looking to fill over 50 positions

Positions include:

- Shift Manager
- Line Cook/Prep Cook
- Server
- Host
- Busser
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- and more...

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- 1-year experience
- ServSafe Certification
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- Punctual/Reliable
- Must be able to work weekends

Positions located in:

- Palmdale
- Other locations throughout the AV

Register on Eventbrite to attend:

restaurant_work.eventbrite.com

For more information, contact

David Santamaria • 661-208-4954 • dsantamaria@jvs-socal.org

This opportunity is 50% funded by the Employment and Training Administration of the U.S. Department of Labor as a part of an award totaling $1,000,000, and 50% with funds from a State of California grant. Workforce Development, Aging & Community Services (WDACS) and Los Angeles County America's Job Center of California are equal opportunity employers/programs. Auxiliary aids and services are available upon request to individuals with disabilities. The TTY phone number is 661-951-1695 (Lancaster) and 661-208-4484 (Palmdale). Please contact staff 72 hours in advance.

Equal Opportunity Employer/Program.

Targeted Hiring Fairs

Workforce Training

ANTELOPE VALLEY COLLEGE

Infrastructure

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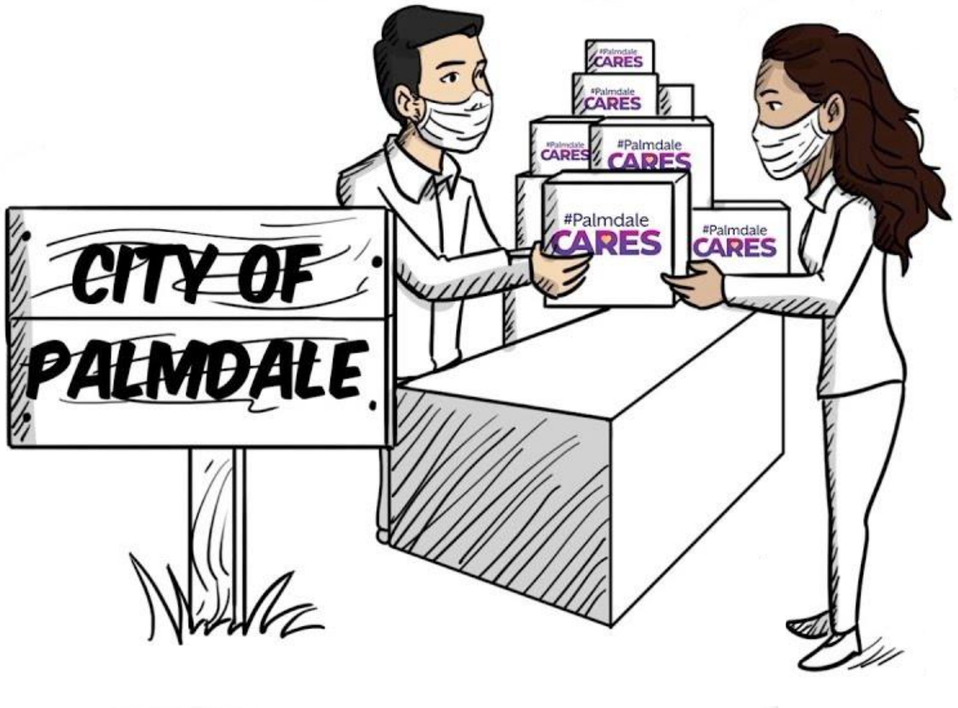
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Housing Affordability

Alma Martinez

City Manager,
City of El Monte

CITY OF EL MONTE: AFFORDABLE HOUSING PROJECTS

CITY OF EL MONTE: THE FRIENDLY CITY

- Located approximately **12 miles east of downtown Los Angeles**, El Monte is a hub in the San Gabriel Valley and is the 9th largest city (out of 88) in Los Angeles County with a population of approximately 110,000.
- Land uses within its 10 square mile area are 58% residential, 18% office/retail and 10% industrial. El Monte is also ethnically diverse with 63.3% Hispanic, 30.7% Asian and 3.7% non-Hispanic White.
- **El Monte has one of the largest unhoused population in the San Gabriel Valley.** The 2020 Homeless Count conducted by the Los Angeles Homeless Services Authority (LAHSA) reported 433 homeless individuals in the City.

CITY OF EL MONTE: HOUSING PROJECTS

Over the past 8 years, over 1,200 housing units have been built in El Monte, with 32% of them being affordable units (400 units).

1. 133-room Homekey Project
2. 106-unit Cesar Chavez Project
3. 18-room Life Ark Project

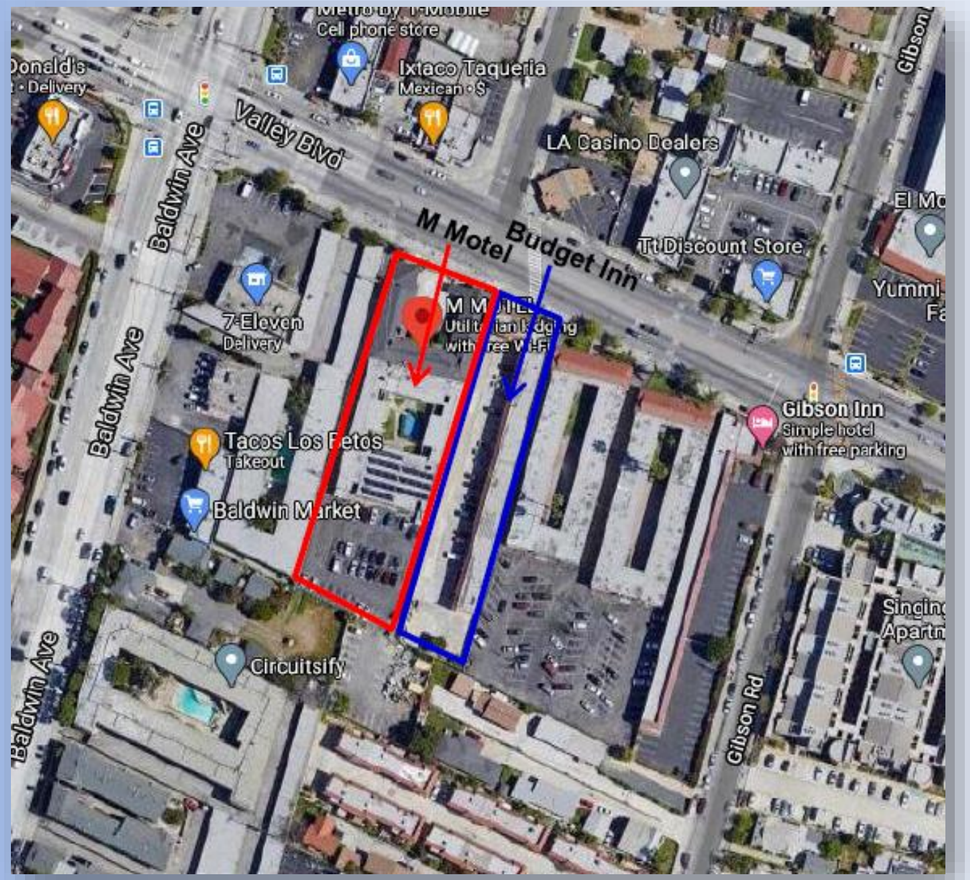
1

EL MONTE HOMEKEY

- **Building on the success of the Project Roomkey Program**, in July 2020, the California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability for the Homekey Program.
- **Homekey is the next phase in the State's response** to protecting Californians experiencing homelessness who are at a high risk for serious illness and were impacted by COVID-19.
- **The maximum Homekey funding allocation** with no match is $100,000 per unit, and a separate 24-month operating subsidy in an amount not to exceed $1,000/month per unit. Funding requests over $100,000 per unit will require a 50% match by the Grantee.

EL MONTE HOMEKEY

EL MONTE HOMEKEY APPLICATION



- City received **$5.67M of HUD Emergency Solutions Grant (ESG) Coronavirus (CV) funding** for homeless prevention, street outreach, rapid rehousing and emergency shelter.
- City and Avant Garde, Inc. **submitted an application for the 93-room M Motel and the 40-room Budget Inn.** Both hotels are adjacent to each other at Valley Blvd./Baldwin Ave. and were under the same ownership.
- **November 2020, El Monte was awarded Homekey funding totaling $17.71M.** Funds used to acquire and rehab motel properties. Funding for operations was provided via Philanthropic Funds from Kaiser Permanente.

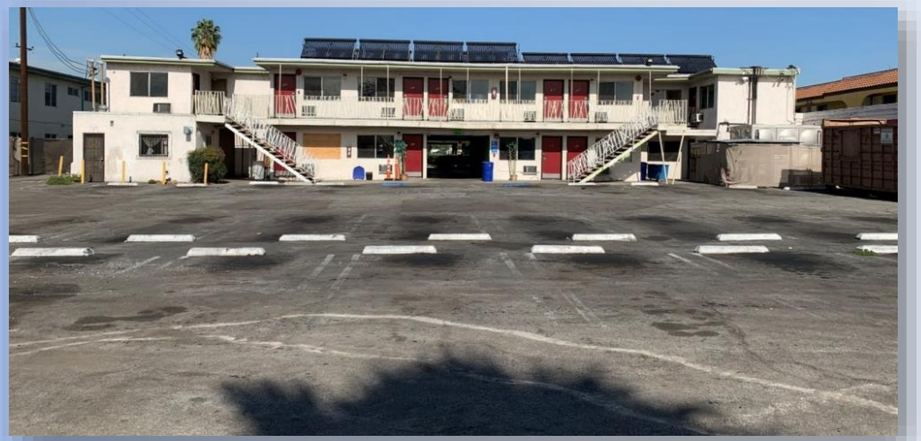
HOMEKEY SITE #1: BUDGET INN

- 30,000 sf (0.68 acre) site.
- 16,200 sf two-story building constructed in 1984.
- 40 guest rooms.
- Manager’s unit for case management offices.

HOMEKEY SITE #1: BUDGET INN

Opportunity to repurpose blighted buildings with high crime activities and clean up the neighborhood.

HOMEKEY SITE #2: M MOTEL



- 50,000 sf (1.15 acre) site.
- 28,100 sf two-story building constructed in 1964.
- Large courtyard and rear usable space.

PROPERTY NEGOTIATIONS & PURCHASE

ASKING PRICE – $17.5M

Budget Inn

- Appraised Value: $5.0M
- Purchase Price: $4.0M
- Closing Date: December 15, 2020

M Motel

- Appraised Value: $11.0M
- Purchase Price: $11.0M
- Closing Date: December 15, 2020

Summary

- Total Appraised Value: $16.0M
- Purchase Price: $15.0M

CHALLENGES: HOMELESSNESS

- With 133 beds, Homekey will provide **housing for up to 30% of the City's homeless population** (433 individuals).
- Budget Inn will operate as an **emergency shelter** in perpetuity due to ESG-CV funding.
- M Motel will operate as **temporary housing for homeless families** for 5 years and will transition to permanent supportive housing.
- Tenants have to be entered into the LA County Coordinated Entry System (CES) and will be available for all San Gabriel Valley Service Planning Area cities.
- Budget Inn will **prioritize transition age youth (TAYs)** and the M Motel **will house families.**

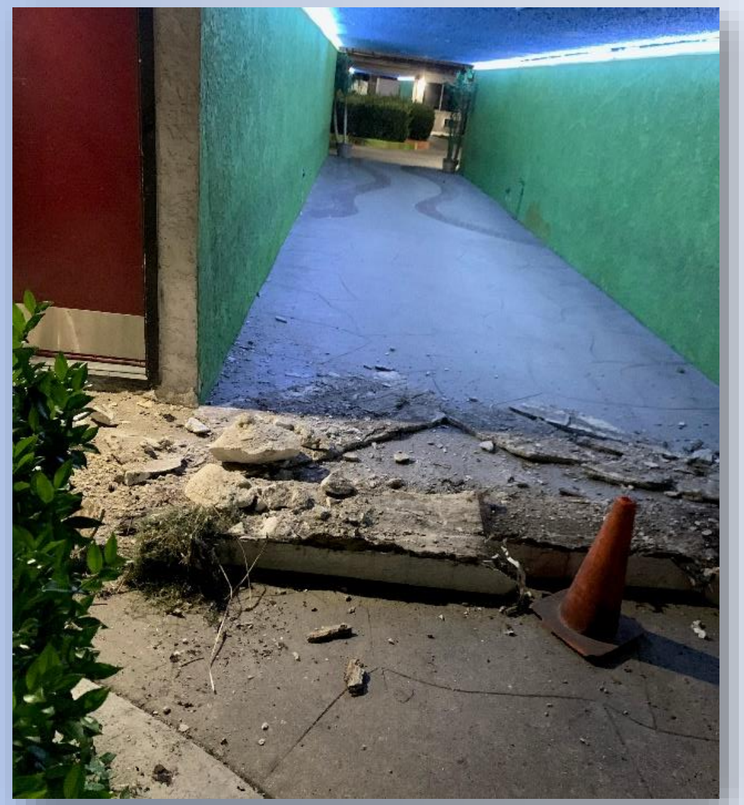
CHALLENGES: RELOCATION NEEDS

- Upon taking ownership of the buildings, the City discovered that **11 households were utilizing the motels as long-term housing.**
- City had to provide property management services and 24-hour security for the households.
- **City was responsible for relocating the households** before the sites could be occupied.
- City utilized Overland Pacific & Cutler to **develop a relocation plan** and assist with **relocation benefits**.
- Relocation plan had to be approved by HCD and the City Council.
- **Relocation took 6 months; City paid $350,000 in relocation benefits.**

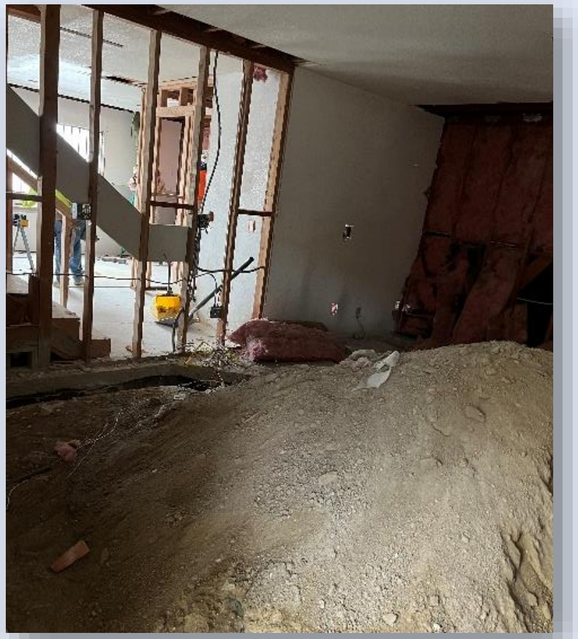
CHALLENGES: RENOVATIONS

- **City discovered significant Building and Fire code violations** and structural damages that were not identified in HCD's presale inspection.
- **M Motel had to be red-tagged** due to structural failure.
- **Renovations:**
  - Structural repairs
  - Roof replacement
  - Mold abatement
  - Asbestos abatement
  - Electrical re-wiring
  - Plumbing re-piping
  - Termite abatement
  - ADA compliance
  - HVAC replacement
  - Security system

CHALLENGES: RENOVATIONS



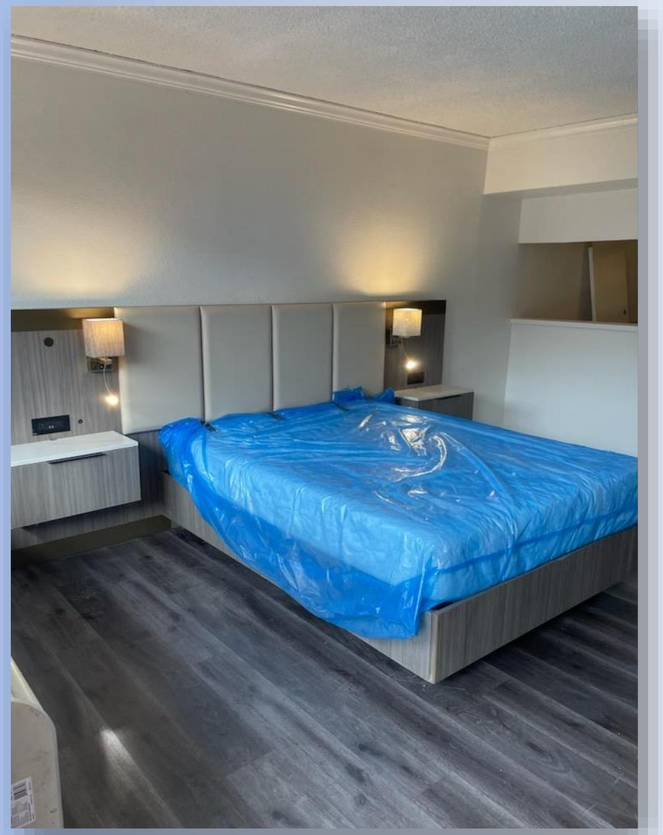
- **Challenges:** Material costs increase and supply shortages due to covid have resulted in increased costs and significant construction delays.



CHALLENGES: OCCUPANCY REQUIREMENTS

- HCD's funding agreement requires the City comply with the **50% occupancy rate by December 31, 2021.**
- Due to ongoing renovation at the Budget Inn, the City had to house homeless individuals at the M Motel site.
- In order to achieve this milestone, **staff identified 39 rooms that could be quicky renovated for temporary occupancy** until the M Motel undergoes full renovations.
- A very aggressive schedule was implemented that included the **employment of City Public Works Department staff** to complete the basic room renovations necessary for occupancy.

TEMPORARY ROOM RENOVATIONS



PARTNERSHIPS: SUPPORT SERVICES

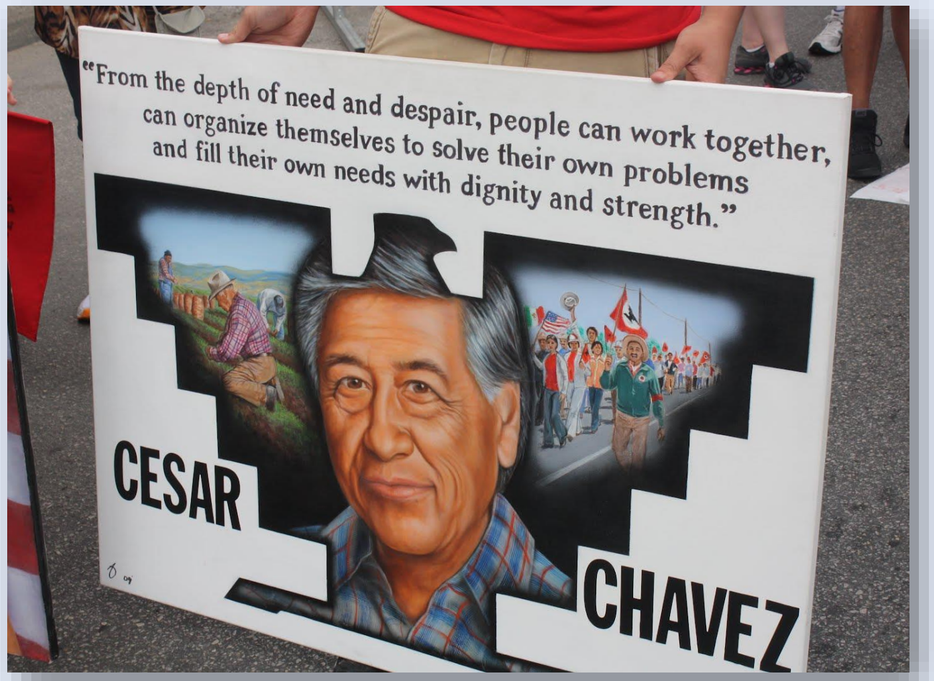
- **Union Station Homeless Services** provides homeless resources through the City's Homeless Access Center funded by Measure H.
- Union Station provides **onsite wraparound supportive services** at the M Motel for the temporary emergency shelter of the 39 rooms.
- The temporary shelter will close in Summer 2022. In the Fall 2022, the M Motel will undergo full renovations.
- **ACCOMPLISHMENT – 44 homeless individuals moved into the M Motel on January 26, 2022 in compliance with HCD!**
- The City was granted an extension for the M Motel due to the significant renovation requirements.

ADDITIONAL FUNDING SOURCES

- Due to the unexpected renovations required, **the City had to seek additional funding sources.**
- In October 2021, HCD awarded the City additional CDBG-CV funding totaling $6.6M.
- In December 2021, the **El Monte City Council approved an allocation of $5.1M in ARPA funds** for renovations and operations.
- The City is working with LA County Homeless Initiative to provide subsidy for the operations of the M Motel for family homeless housing starting in Fiscal Year 2022.
- Lessons learned: **due diligence, thorough site inspections, property management, onsite security needs, relocation needs & budget/sources of funds.**

2 CESAR CHAVEZ HOUSING PROJECT

- The City partnered with the Cesar Chavez Foundation on a two-phase **affordable TOD housing project** adjacent to the El Monte Metrolink Station.



CESAR CHAVEZ: PROJECT SITE

- **Parcel #1 has an area of 29,750 sf** and was previously occupied by the City's Trolley Bus Station.
- **Parcel #2 was made up of 2 parcels with a combined area of 27,880 sf.** The northern parcel was previously occupied by a vacant two-story office building. The southern parcel was owned by the City and vacant.
- **The Trolley Station was relocated** to a temporary facility across the street.

CESAR CHAVEZ: PREVIOUS USES

El Monte Trolley Station

Private-Owned Parcel

City owned vacant parcel

CESAR CHAVEZ: PROJECT SUMMARY

- **Parcel #1:**
  - 58,559 sf, four-story building.
  - 53 units (27 for Veterans and 25 for families).
- **Parcel #2:**
  - 55,760 sf, four-story building.
  - 53 units (all families).
  - 2 shared parking vehicles spaces.
- **Open Space:**
  - Central courtyards with tot-lots, raised vegetable garden, exercise area, dog enclosure and picnic seating.

CESAR CHAVEZ: CITY APPROVALS

- **The City Planning Commission approved** Phase #1 in May 2019 and Phase #2 in June 2020.
- In June 2019, **the City Council approved:**
  - Temporary relocation of the Trolley Station and submittals to “Metro” for Proposition A & C Returns.
  - Development and Affordable Rental Housing Loan Agreements (DDAs) for Veterans and families.
  - 4%/9% tax credit allocations.
- **Phase #1 will be complete in June 2022. Phase #2 in Winter 2023.**

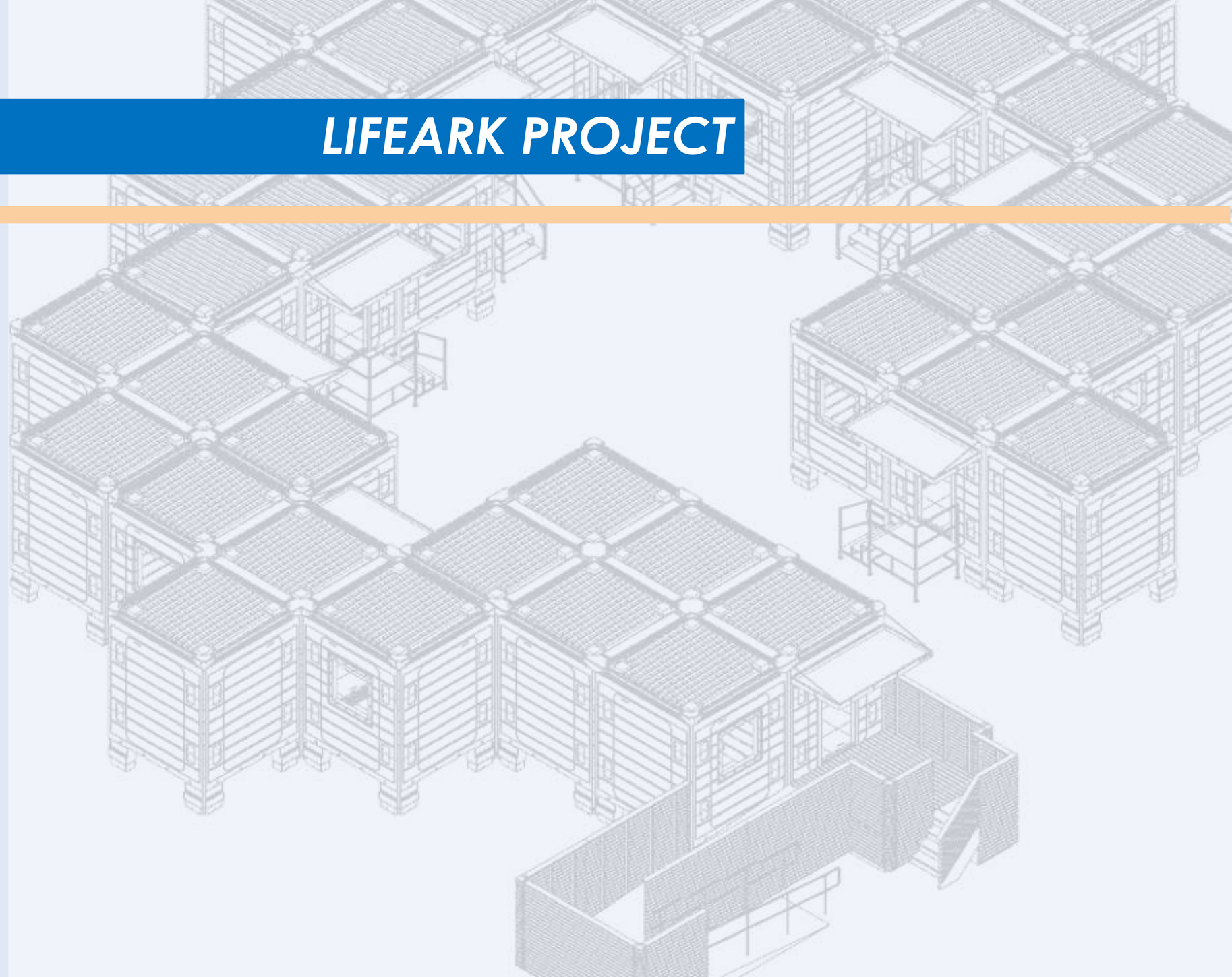
CESAR CHAVEZ: PROJECT FUNDING

- CCF was awarded $6.75M in **Mental Health Housing Program (MHHP)** funds targeting Homeless Veterans.
- CCF received 27 **Veterans Affairs Supportive Housing Project-Based Vouchers (PBVASH)** funds.
- CCF utilized **CA Tax Allocation Credit Committee's (TCAC)** the 4%/9% Hybrid Capital Structure.
- Phase #1: Received $2.5M in HOME funds.
- Phase #2: Received $500K in HOME funds.

3

LIFEARK PROJECT

- In 2018, LifeArk approached the City with an innovative housing project – using modular construction techniques.



LIFEARK MISSION

- 1.6 billion people live in floating slums or substandard housing globally and **100 million are homeless.**
- **82.4 million people worldwide have been forcibly displaced** as of 2020 as a result of persecution, conflict and human rights violations.
- Displaced persons spend more than 16 years living as refugees in temporary shelters.
- Extreme weather events resulted in **15,000 deaths and economic loss of $170 billion in 2020.**

Makoko Slum on Water- Lagos, Nigeria- The Guardian

Mhttps://www.npr.org/2020/03/26/820999217

DADAAB. Image via Shutterstock/ By hikrcn

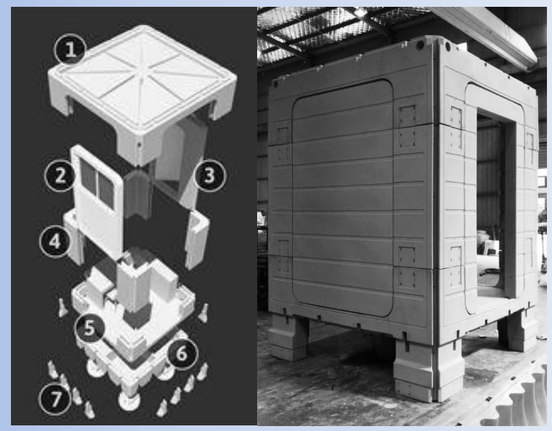
MOGADISHU,SOMALIA-APRIL 30, 2013. Image via Shutterstock/ By Sadik Gulec

PRE-FAB/MODULAR HOUSING AS A SOLUTION

- In November 2021, City of Los Angeles adopted a blueprint to **develop 500,000 new housing units by 2029.**
- In February 2022, the City of El Monte adopted its **housing element for 8,500 new housing units by 2029.**
- **Modular construction can save up to 20% in costs -** if done right.
- **Construction time schedule can be reduced 20-50%** due to repeated designs and manufacturing in controlled factory environment - but access to labor remains a major hurdle.

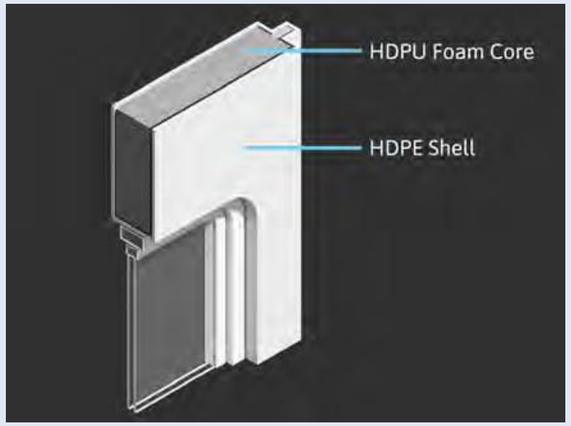
A UNIQUE DESIGN, MATERIALS & MANUFACTURING

LifeArk innovations can lead the path to a **new normal** in the construction industry



DESIGN

- Kit-of-parts with Lego-like simplicity allows easy assembly and transportation.
- Moment frame design strengthens structural integrity.



MATERIALS

- HDPE with foam insulation creates strength and natural buoyancy.
- Pioneering use of plastic as load-bearing material in construction.

MANUFACTURING

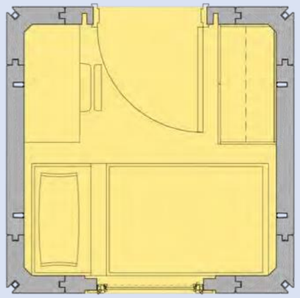
- Rotomolding makes mass production possible at low capital investment - easily scalable.
- Common plastic processing technology but never used for housing construction.

LIFEARK HOUSING TYPES

SHELTER

65 SF

- SINGLE MODULE UNIT
- POWER/LIGHT/FAN
- BED+DESK+CLOSET

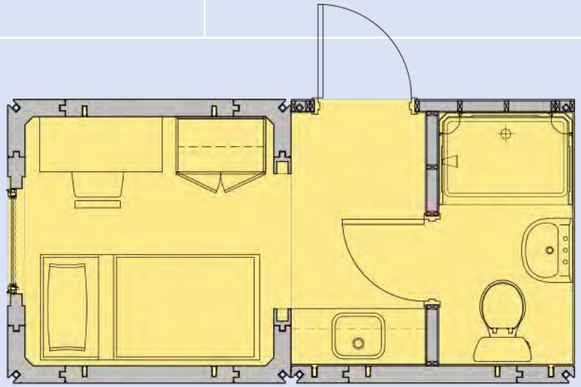


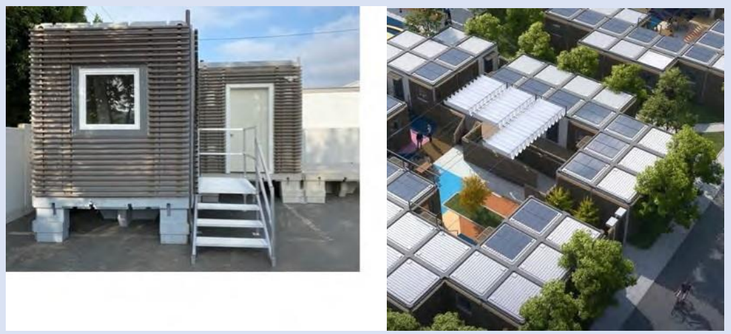
$10,000/unit

INTERIM

130 SF

- DOUBLE MODULE UNIT
- INDIVIDUAL BEDROOM +
- BATHROOM/KITCHENETTE
- FULL MEP SYSTEM
- FIRE SPRINKLER





$25,000/unit

PERMANENT

300 SF*

*layout below shows 4 units

- SINGLE FAMILY
- MULTI FAMILY
- ONE OR MULTI-STORY
- FULLY FINISHED
- FULL MEP SYSTEM
- FIRE SPRINKLER

$95,000/unit

PROGRESS FROM CONCEPT TO REALITY

Since the inception of the initial design in 2017, LifeArk has successfully passed rigorous certification requirements to build the first-of-its-kind homeless housing project in El Monte.

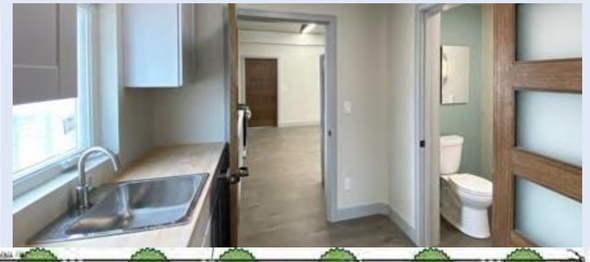
2017
DESIGN
CONCEPT

FACTORY
PROTOTYPE

2021
PROOF-OF-CONCEPT

LIFEARK EL MONTE DEVELOPMENT

- **LA County Housing Innovation Challenge award-winning project.**
- 14,805 sf lot, developed with 3 buildings and 18 units for formerly homeless individuals.
- **$190k per unit, compared to $597k per unit cost** of homeless housing building with LA City's Proposition HHH funding.
- **$3.6 million total project cost**.
- Entitlements approved by City in Sept. 2019 and occupied in April 2022. **Services provided by Union Station.**



18 rooms on a 0.34-acre site = 53 units per acre

TIME LAPSE CONSTRUCTION VIDEO

CONTACT INFORMATION

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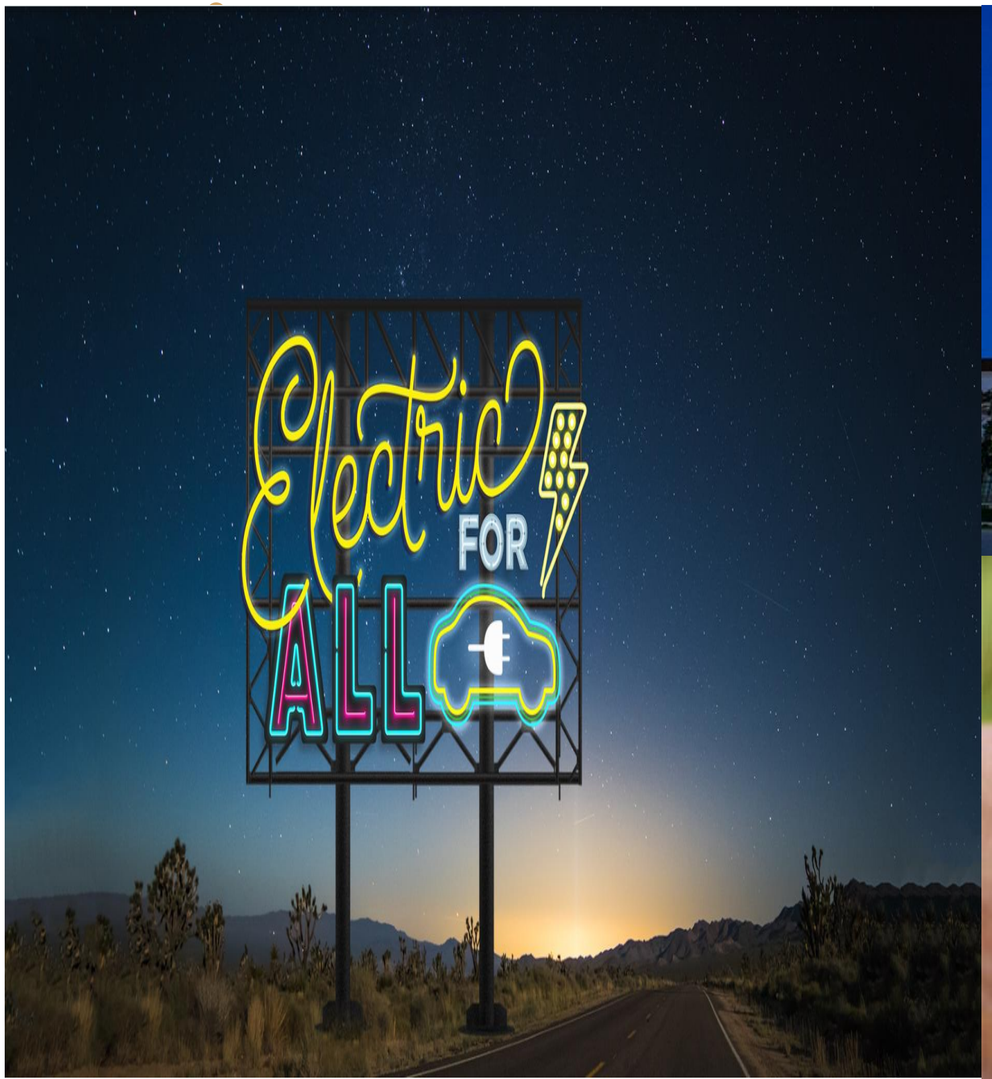
Cleantech Infrastructure

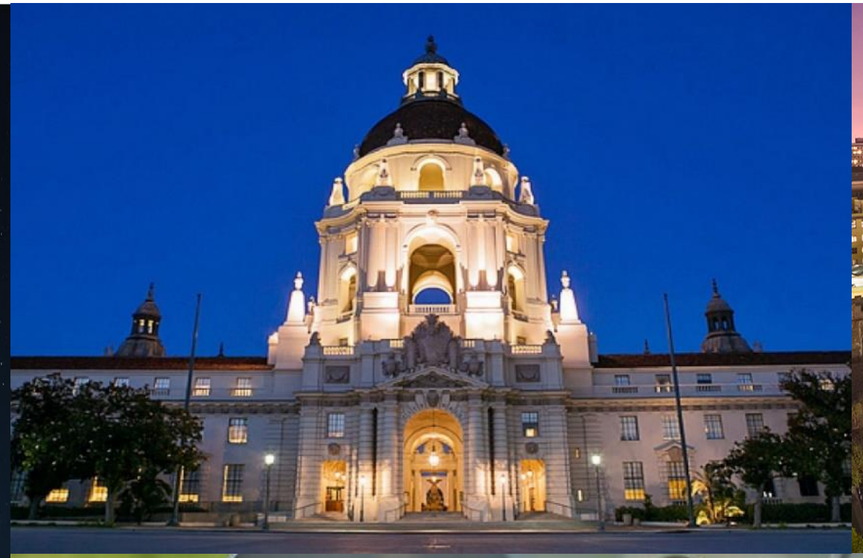
Marvin Moon

Assistant General Manager for Power Delivery, Pasadena Water & Power

Pasadena Cleantech Infrastructure

Pasadena Water and Power





Pasadena Cleantech Infrastructure

Pasadena Water and Power

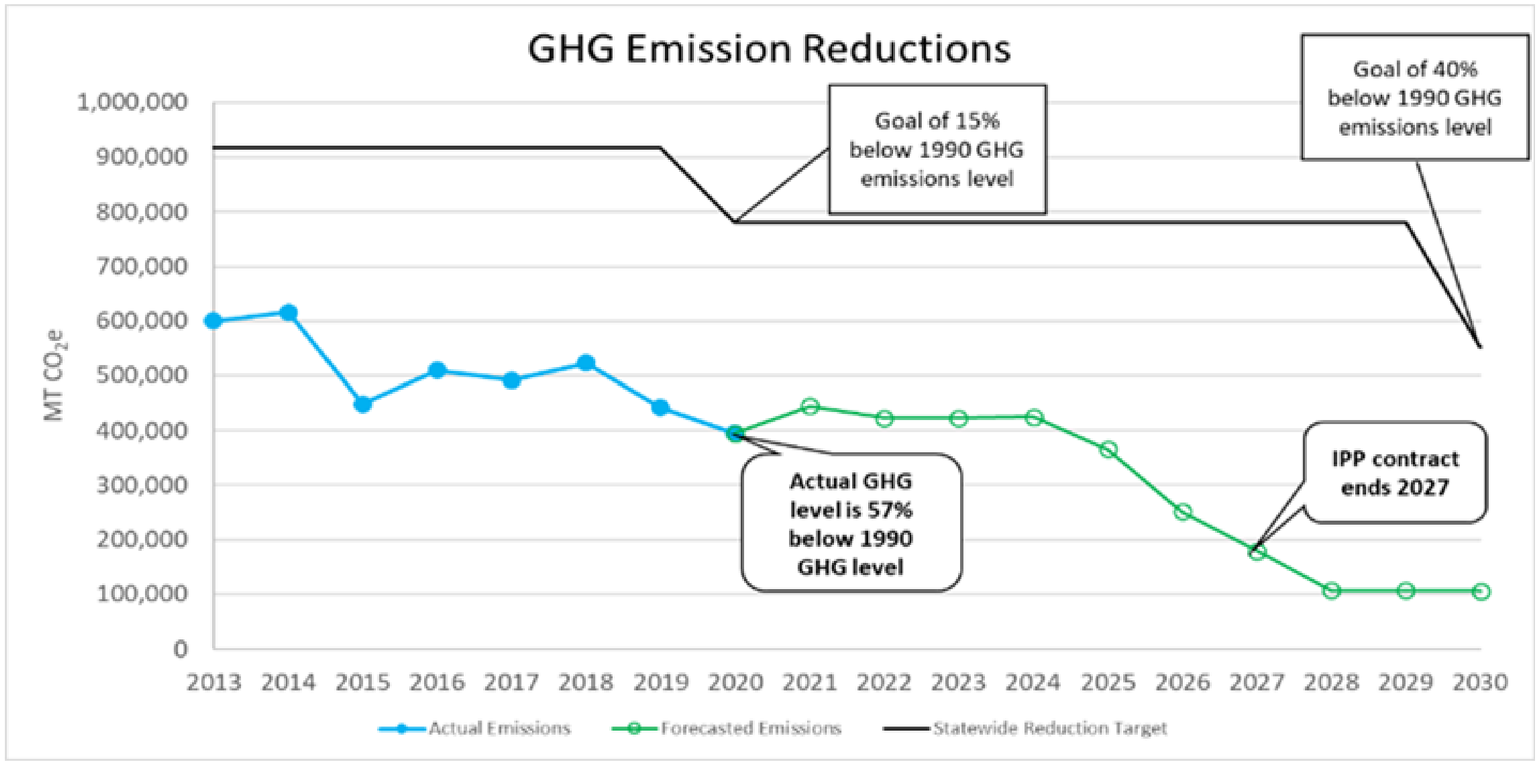
- Today's Discussion:
  - > GHG reductions of Pasadena's municipal u
  - > Building Electrification Ordinance
  - > Pasadena's EV Charging Plazas

PASADENA

PWP GHG Reductions

Pasadena Water and Power

- Pasadena Water & Power (PWP) GHG Reduction Progress:
  - > Replace Fossil Fuel contracts with Renewables
  - > Results in needing to make up "Reserve Capacity" with Energy Storage



Building Electrification

Pasadena Water and Power

- Building Electrification Ordinance
  - > Writing Building Ordinance for Multifamily New Construction
    - Next Year Single Family & ADU
    - Questions to Utilities:

      Customer Cost impact? Grid impact? GHG Difference?

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Public EV Charging Plazas: Utility Role

Pasadena Water and Power

Electric Transportation Goals:

1. Increase EV adoption
2. Provide electric “fuel” competitive with petroleum
3. Assure there is adequate EV infrastructure to support the new technology.

Figure 1. This pyramid illustrates how likely PEV drivers are to need and use each type of charging infrastructure. *Image from Argonne National Laboratory.*

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Key Points about PWP's Charging Plazas

Pasadena Water and Power

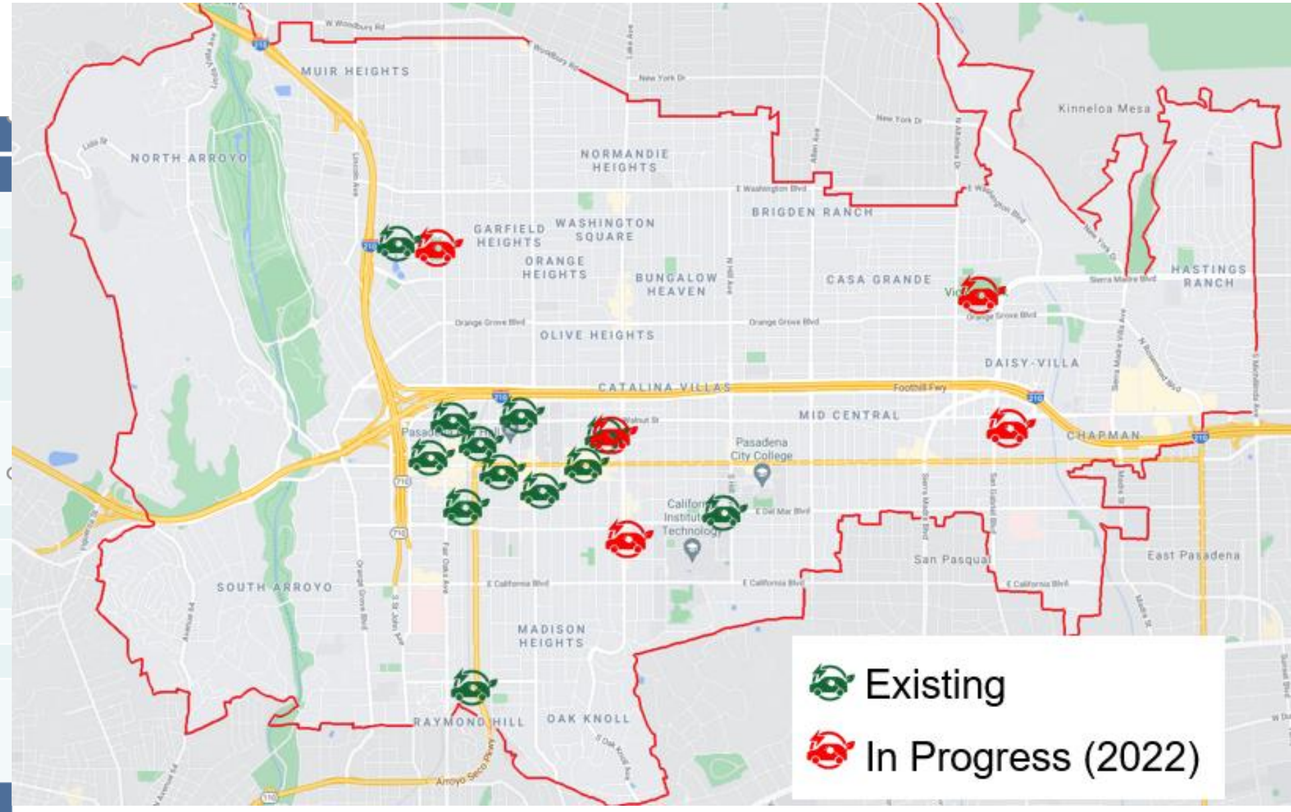
- A Charging Plaza has at least 20 chargers.
- PWP does not use Rate Payer funds.
- Major funding from Low Carbon Fuel Standard (LCFS)
- Deliver the whole package. ($, Installation, O&M)
- Partner with Others.

City Owned Chargers

Pasadena Water and Power

- 4 Large Installations Complete (3 Public)
- 3 Large Installations in Progress (All Public)
- Various Smaller Installations

LOCATION	Charging Stations		
	Total	Public	Fleet
Holly Garage	41	16	25
Los Robles Garage	10	5	5
Del Mar Garage	4	4	--
Del Mar DCFC	1	1	--
Marriot Garage	3	3	--
Schoolhouse Garage	2	2	--
Marengo Garage (Level 2)	5	5	--
Marengo Garage DCFC	20	20	--
Playhouse Garage	2	2	--
El Molino Garage	2	2	--
Delacey Garage	3	3	--
Main Library	2	2	--
City Yards (Level 2 Rear)	50	--	50
City Yards (Level 2 Front)	3	--	3
City Yards DCFC	2	--	2
Total	**150**	**65**	**85**



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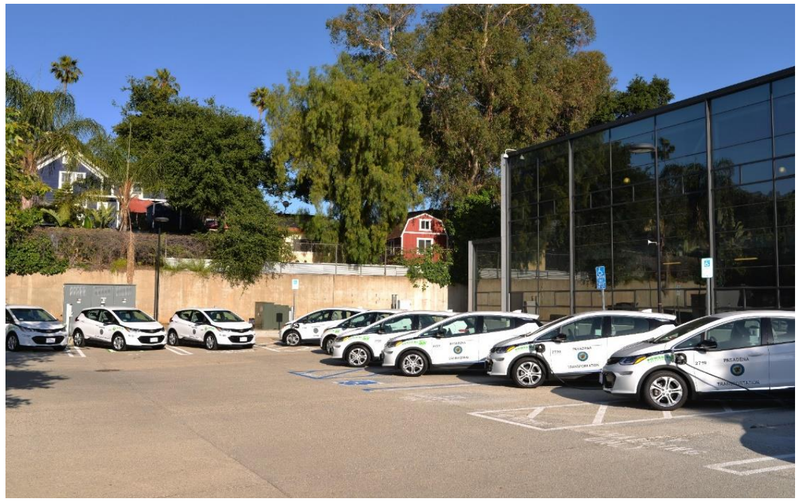
Pasadena City Yards

Pasadena Water and Power

- 50 Level 2 Chargers
- 2 DC Fast Chargers
- Fleet and Employee Use



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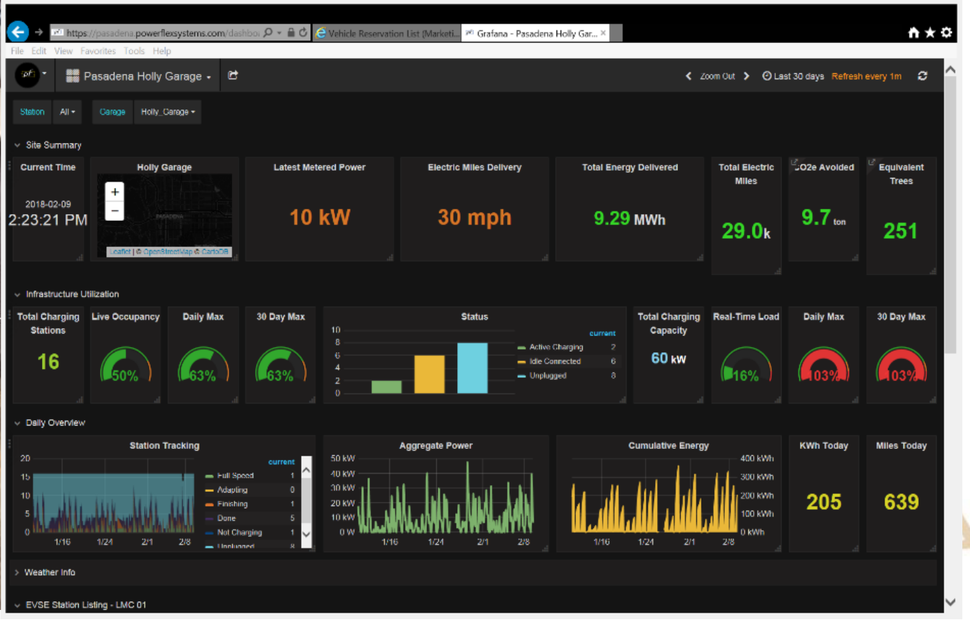
Pasadena Holly Garage

Pasadena Water and Power

- 41 Level 2 EV Chargers
- Connected to 200A 277/480V service with dynamic load sharing
- Fleet / Employee / Public Use



Marengo Charging Plaza

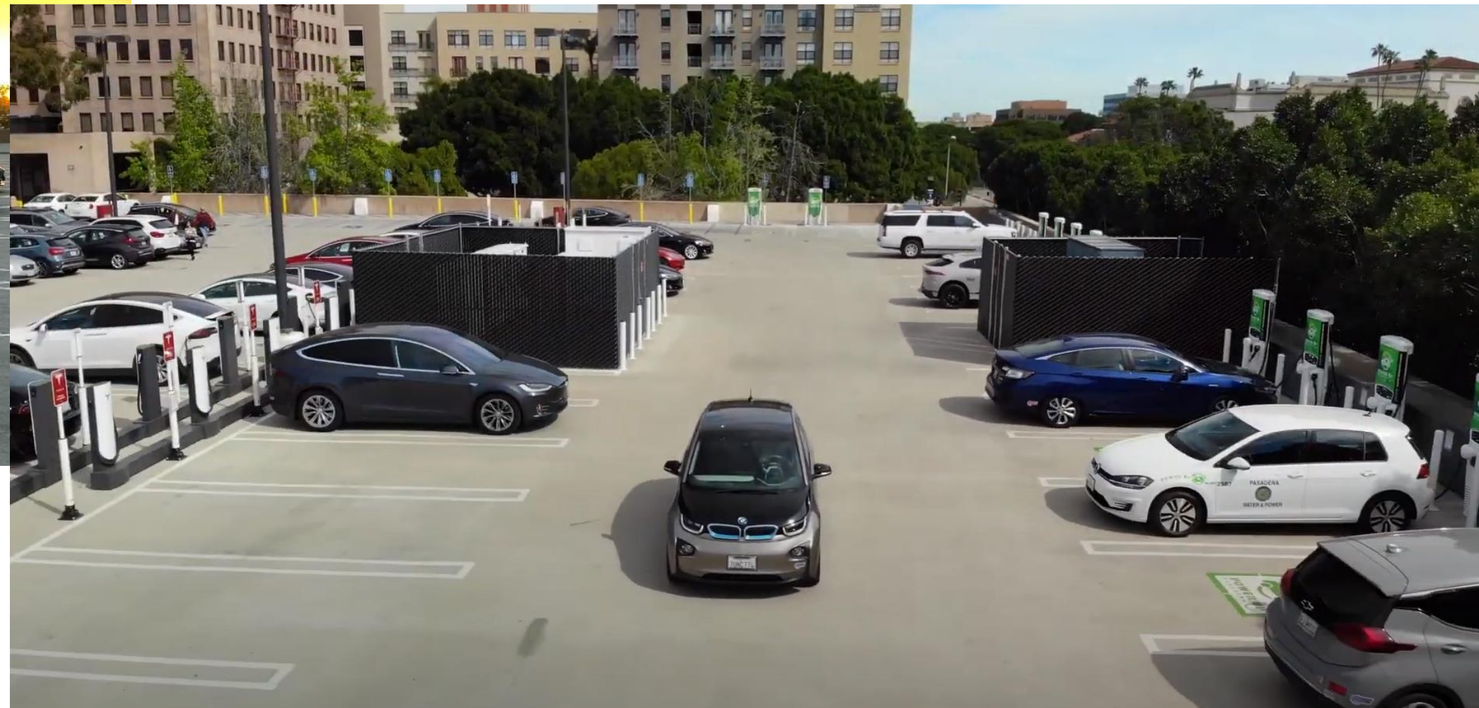
(Largest Public Fast Charging in USA!)

Pasadena Water and Power

- 44 DCFCs
- (24 Tesla+20 PWP)
- Supports all DCFC Standards

Marengo – Completed Installation

Pasadena Water and Power



Marengo – PWP Chargers

Pasadena Water and Power

Arroyo Charging Depot

Pasadena Water and Power

Arroyo Charging Depot

Pasadena Water and Power

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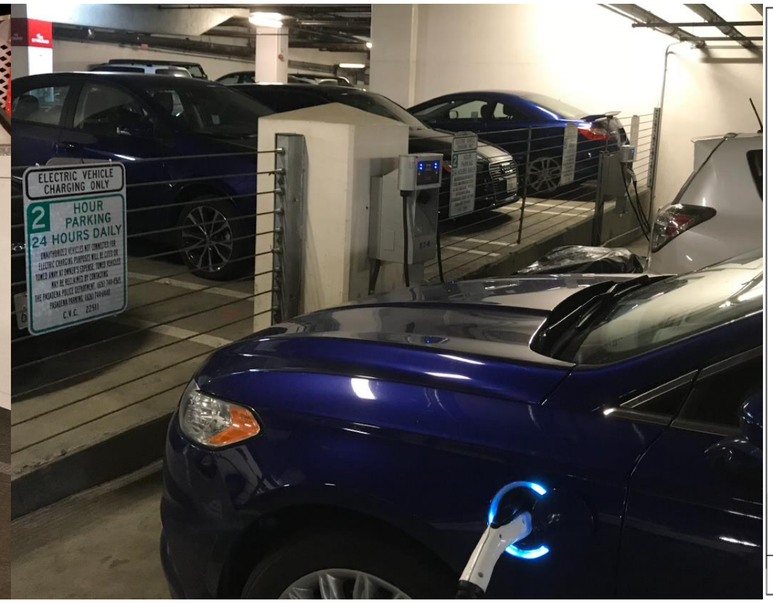
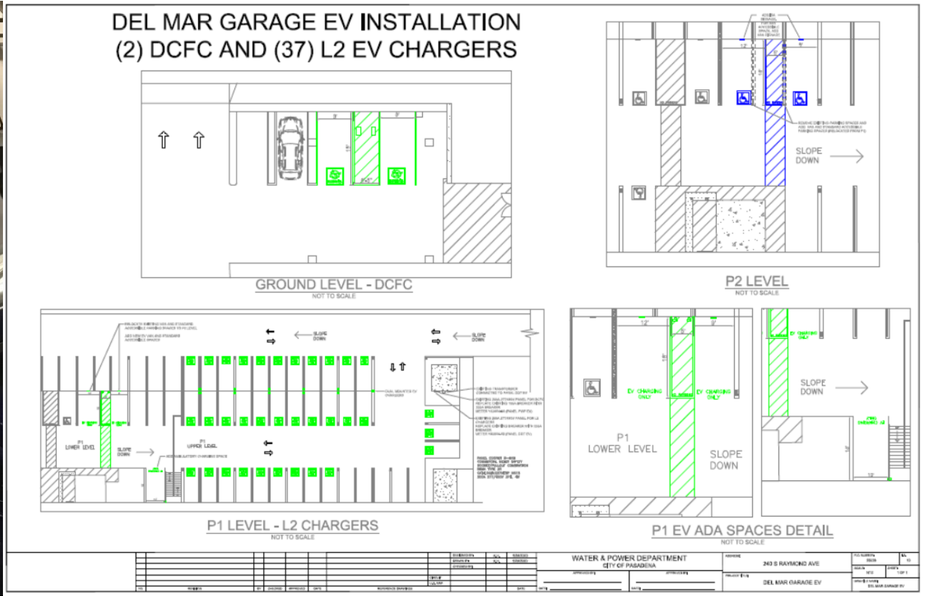
Pasadena Del Mar Garage Expansion

Pasadena Water and Power (In Construction)

- Expansion is in construction
- Existing: 1 DCFC + 4 Level 2 chargers
- New: 3 DCFC + 37 Level 2 chargers with dynamic load sharing



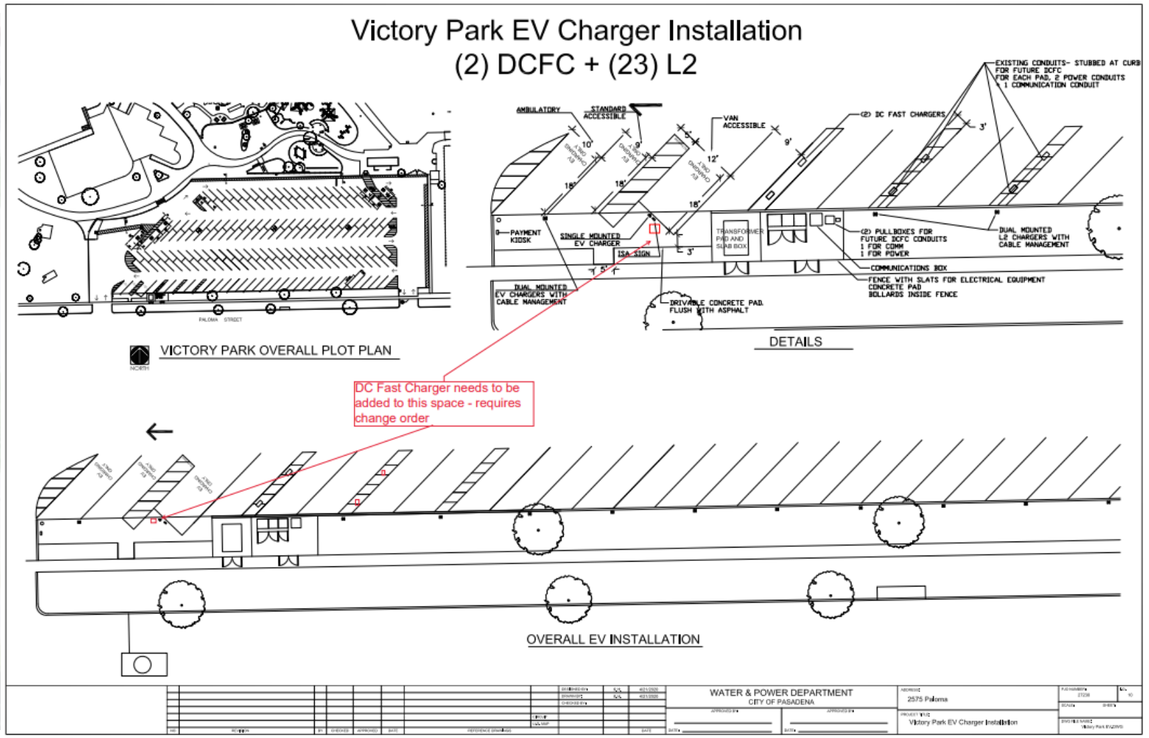


Pasadena Victory Park EV

Pasadena Water and Power

(In Plan Check)

- 23 Level 2 Chargers + 2 DCFC



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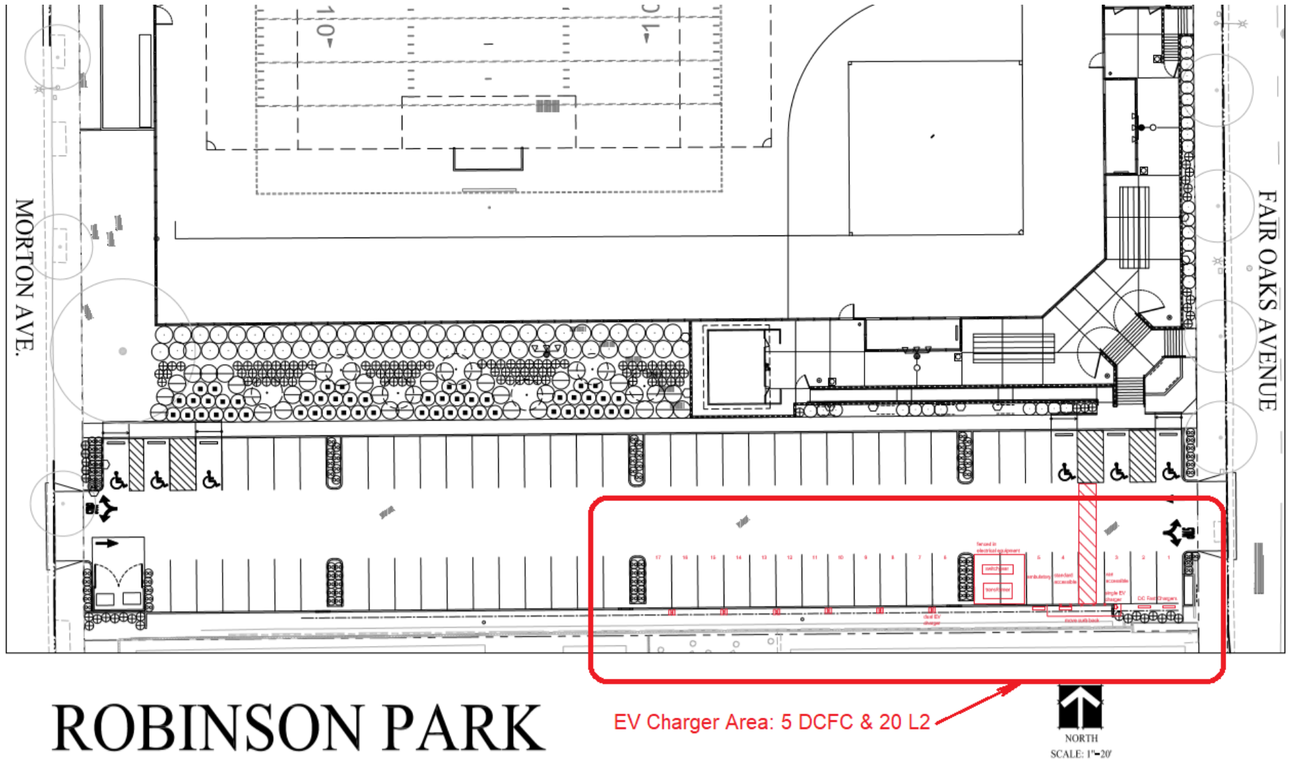
Pasadena Robinson Park EV

Pasadena Water and Power (In Plan Check)

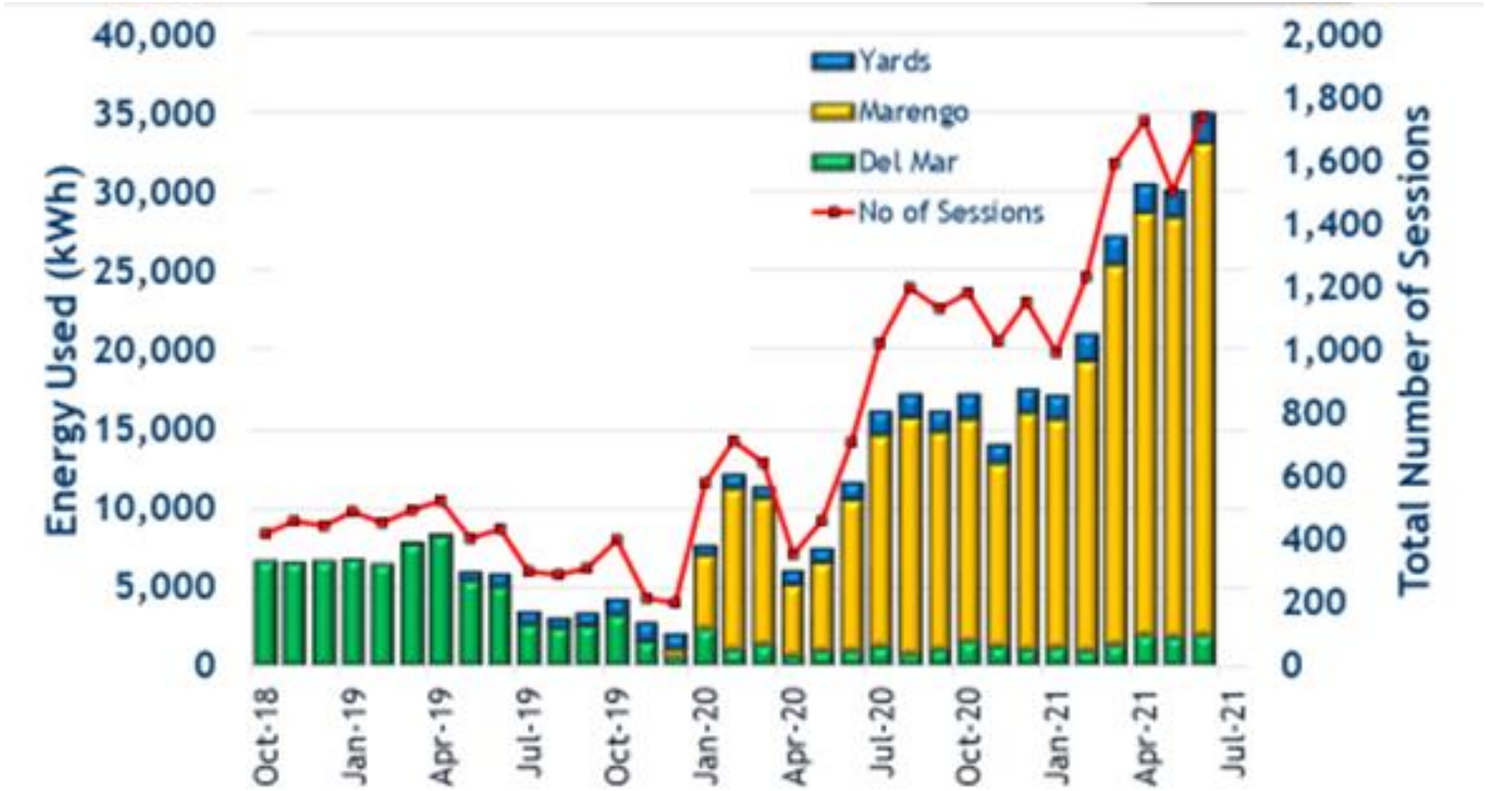
- 21 Level 2 Chargers
- 5 DCFC



PWP Charger Usage

Pasadena Water and Power

- Upward Trend
- Promote Non-Peak Usage
- Maximize LCFS Credits



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Next Step…. PWP EV Programs!

Pasadena Water and Power

Maximize Usage…

Under Considerations:

- Low Income Discounted Charging
- Customer Loyalty/Subscription/Rewards/ “All-You-Can-Charge”
- Targeted Subscriptions for Shared Mobility (Uber/Lyft)
- Targeted Subscriptions for Delivery Vans (I.e. Amazon, FedEx, etc.)

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Thank you!

Pasadena Water and Power

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