

BB

ENERGY & ENVIRONMENT

PLANNING & LAND USE MANAGEMENT

MOTION

Los Angeles is in a severe housing shortage. In response, the City has updated Community Plans, expanded Transit Oriented Communities policies, implemented the Citywide Housing Incentive Program, and taken other actions to allow more housing, particularly multi-family housing, near jobs and transit. At the same time, State legislation, including SB 79 and other transit-oriented housing measures, is further increasing allowable residential density across major corridors.

Zoning capacity alone does not produce housing. In order for these policies to succeed, the City's infrastructure—like the electrical distribution system operated by the Los Angeles Department of Water and Power (LADWP), must be prepared to support larger multi-family buildings, electrification, heat pumps, and electric vehicle charging infrastructure.

If electrical circuits are at or near capacity, or if required upgrades are costly and time-consuming, housing production can be delayed or rendered financially infeasible. To meet our housing goals, infrastructure upgrades must occur proactively and in parallel with upzoning; not reactively on a project-by-project basis.

The City should ensure that LADWP's capital planning, distribution upgrades, and interconnection processes are aligned with areas targeted for higher-density housing, and that timelines for electrical service are predictable, transparent, and efficient.

I THEREFORE MOVE that the Los Angeles Department of Water and Power (LADWP), in coordination with the Department of City Planning (DCP), the Department of Building and Safety (LADBS), and the City Administrative Officer (CAO), report back within 90 days on the following:

1. A summary of areas that have recently been upzoned or are anticipated to experience significant increases in allowable residential density through Community Plan updates, SB 79 implementation, Transit Oriented Communities, CHIP, and related policies.
2. An assessment of LADWP's current electrical distribution capacity in those areas, including:
  - Current circuit and substation loading levels;
  - Areas projected to require upgrades to accommodate anticipated multi-family buildout;
  - Planned or scheduled capital improvements in those areas.
3. An evaluation of how long it currently takes to provide new or upgraded electrical service for multi-family residential projects, including:
  - Average timelines for interconnection and required upgrades;
  - Factors contributing to delays;
  - Opportunities to streamline or standardize processes.

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4. An analysis of the typical costs associated with electrical system upgrades for higher-density residential projects, including:
  - Costs borne by developers on a project-specific basis;
  - System-wide investments planned by LADWP to support housing growth;
  - Potential financing mechanisms or cost-sharing models that could reduce upfront barriers to housing production.
5. Recommendations for proactively aligning LADWP infrastructure investment planning with areas targeted for housing growth, including:
  - Whether a “housing priority infrastructure program” should be established to accelerate upgrades in high-opportunity, transit-rich areas;
  - Whether the City should develop a public infrastructure readiness map to increase transparency and predictability for housing development;
  - Policy changes that would reduce electrical capacity constraints as a barrier to multi-family housing.

I FURTHER MOVE that the report identifies strategies to accelerate infrastructure delivery in order to ensure that utility capacity does not become a bottleneck to achieving the City’s housing, climate, and equity goals.

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