

MOTION

Los Angeles continues to face a severe housing crisis, compounded by a municipal permitting process that can be fragmented across City departments, resulting in delays, inconsistent communication, and increased costs for housing developers. Developers, including those focused on producing affordable housing, have expressed particular concern regarding delays in the Los Angeles Department of Water and Power's (LADWP) process for installing and activating electrical infrastructure necessary to bring housing projects online.

Developers have reported that obtaining electrical service for projects can take 12 to 18 months, creating significant and unanticipated costs and delaying the delivery of much-needed housing. These delays may be further worsened by inconsistencies between inspection comments and previously approved engineering requirements, requiring developers to repeatedly revise plans and resubmit materials and placing an undue administrative and financial burden on project applicants.

Turnover among City staff assigned to development projects can further disrupt continuity and prolong the review process, as new staff must become familiar with the history of individual projects. Alveare, a 100 percent affordable, mixed-use, multigenerational housing development in Council District 14, has experienced this challenge, having been assigned to three different LADWP staff members during the course of its review.

On April 27, 2026, Mayor Karen Bass issued Executive Directive 19, establishing a comprehensive approach to reforming development services through improvements to technology, procedures, and customer service, with the goal of modernizing and streamlining how the City reviews and processes development applications. It is important that the City Council have access to the reports requested from LADWP under the directive so that the Council and the public can monitor progress, identify ongoing barriers, and hold City departments accountable for implementing meaningful improvements to the development process.

I THEREFORE MOVE that the City Council request the Los Angeles Department of Water and Power (LADWP) to report on the department's Energization Process Improvement, as requested by Executive Directive No. 19, including but not limited to specifics about inspection process improvements, proactive review workflows, plan to improve internal communication, and a timeline for rolling efforts out.

I FURTHER MOVE that the City Council request LADWP to report back on the total number of multifamily and mixed use electrical requests requiring new or upgraded service, including data on whether the project is 100% affordable or market-rate, ED-1 or non, service size (amps), current status and how long it has taken to bring buildings online from August 1, 2021 to present.

I FURTHER MOVE that the City Council request LADWP to report back on the total number of current vacancies, strategies to reduce turnover and incentivize retainment, and what actions the department takes to transition between employees and customers to ensure that it doesn't delay ongoing projects.

PRESENTED BY

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Councilmember, 14th District

SECONDED BY

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