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Honorable Members of the City Council  
City of Los Angeles  
c/o City Clerk  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

**COUNCIL TRANSMITTAL: REPORT BACK ON PROGRAM ENHANCEMENTS TO THE GATEWAY-TO-GREEN (G2G) PROGRAM THROUGH THE SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP) AND COLLABORATION WITH LADWP**

**SUMMARY**

The General Manager of the Los Angeles Housing Department (LAHD) respectfully submits this report in response to a motion introduced by Councilmembers Paul Krekorian, Nury Martinez, Mitch O'Farrell, Nithya Raman and Kevin De Leon (C.F. No. 21-1464) which instructs LAHD to report on opportunities to identify voluntary water conservation, energy efficiency, and renewable energy recommendations in the Systematic Code Enforcement Program (SCEP) as an added service to building owners and tenants.

This report provides an overview of the Gateway-to-Green (G2G) program, a component of the SCEP, and describes collaboration efforts between LAHD and LADWP to increase voluntary participation and strengthen awareness of the energy and water conservation programs offered by LADWP for multifamily property owners and residents, and describe strategies to share information about common measures and opportunities to partner with the Los Angeles Department of Water and Power (LADWP) to reduce costs.

LAHD and LADWP will establish a collaborative partnership and commitment through a Memorandum of Understanding in order to effectuate the recommended enhancements for the Gateway-to-Green program described in this report.

**RECOMMENDATIONS**

The General Manager of LAHD respectfully requests that the Mayor and Council:

RECEIVE and FILE this report back since it is provided for informational purposes only.

**BACKGROUND**

As City residents face drought and climate disruptions that have and will require alterations to our day-to-day use, increasing energy and water conservation, efficiency, and reuse are key to improving the City's sustainability. The City continues to encourage energy and water conservation and promotes energy and water efficiency through incentives and rebate programs.

LADWP has been working on ways to increase the City's and water conservation efforts and comply with the state's requirements for water use reduction. The LADWP offers programs that provide customers with rebates for water-saving measures are valuable tools for promoting conservation.

The Gateway-to-Green program provides a value-added enhancement to LADWP's energy and water conservation efforts as well as to the LAHD's mandated routine periodic inspections (SCEP) of Los Angeles's multi-family residential inventory, composed of approximately 100,000 properties with over 800,000 rental units. During these inspections, LAHD staff meet property owners/managers, developers and the residents of the multi-family housing inventory. These stakeholders have built relationships with LAHD due to SCEP's credibility and are subscribers to LAHD's communication channels.

### **Gateway-to-Green Program**

In 2014, the Los Angeles Housing Department established the Gateway-to-Green (G2G) program to help multi-family rental property owners save money, water, and energy. The initial G2G program received funding support through the Energy Efficiency and Conservation Block Grant Program (EECBG).

As part of the G2G program implementation, the LAHD's Systematic Code Enforcement Program developed and integrated an Energy and Water Efficiency Survey into all routine inspections LAHD staff were trained to identify efficiency rating factors by utilizing a specially developed survey in the course of their routine inspections. Through these efforts, LAHD inspectors became city-wide "conservation ambassadors," for the multifamily housing sector. Subsequent to inspections, property owners were provided a targeted report that provided information on available rebate and incentive programs regarding systemic building infrastructure changes that were easily attained by owners and brought the best conservation potential. Additionally, residents were provided information regarding habitual changes that could be made to reduce their energy and water usages, thus lowering monthly utility expenses for both residents and landlords.

The G2G program was designed to streamline efforts for conservation by providing LADWP staff a dataset of properties with conservation potential. In 2019, during the 4th cycle of the SCEP inspections, a large dataset of survey details was shared with LADWP conservation managers for targeted marketing purposes.

### **Gateway-to-Green Program Enhancements**

In response to the Council motion, LAHD met with LADWP's Efficiency Solutions management to revise and reinvigorate the Gateway-to- Green program. The revamped Gateway to Green questions would be further targeted to specific programs for both residents and property owners. The targeted programs include, but are not limited to, the following:

- Air conditioning
- Central boiler system
- Refrigerator replacement
- Toilet replacement
- Turf replacement
- Laundry facilities

- Exterior lighting
- Multi-family solar

LAHD and LADWP's creation of additional direct digital marketing/newsletters, social media posts, along with the LAHD Inspector's property assessments, will enhance the success of the next phase of Gateway-to-Green program by focusing on water conservation and renewable energy integration.

The following are initiatives identified for further opportunity and the proposed expansion of tools in the G2G program.

#### *Programming and Software*

LAHD will design and develop a flexible G2G survey tool, within LAHD's existing proprietary inspection software that can be modified as conservation programs evolve. These enhancements will include a revised survey, mutual development of marketing materials in digital and hard copy format, and data sharing processes, which include report automation.

#### *Metrics and Tracking*

LAHD in collaboration with LADWP will establish new performance metrics that will allow for continuous tracking and the implementation of developing conservation solutions to ensure successful program management.

#### *Data Sharing*

LAHD and the LADWP staff are mutually committed to quarterly data sharing. LAHD and LADWP will strive to target specific incentive programs LADWP offers that best fit the multi-family residential customer and LADWP current goals and objectives. The Departments agree to review the survey on a regular basis to ensure the program stays current with the overall conservation goals of the State, County, and City. By increasing the frequency of data sharing, the Departments will be capable of effectively measuring benefits. This frequency can be reassessed at any time to best serve the participants.

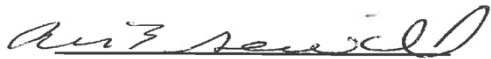
#### *Memorandum of Understanding (MOU) Partnership*

LAHD and LADWP will enter into a MOU, which will represent the mutually agreed upon shared financial responsibilities and services to be provided by both parties. Through the MOU, LADWP will support and assume shared financial responsibility with LAHD for the Phase II G2G enhancements in the amount of \$130,000.00.

### **FISCAL IMPACT**

There is no impact to the General Fund through the actions recommended in this report.

Approved By:

A handwritten signature in black ink, appearing to read "Ann Sewill". The signature is fluid and cursive, with a prominent loop at the end.

ANN SEWILL  
General Manager  
Los Angeles Housing Department