

Technical Advisory Council Quarter 2 Meeting

Integrated Climate Adaptation and Resiliency Program

May 29, 2026, 9:30 am



CA Governor's Office of
**Land Use and
Climate Innovation**

Item 1 | Roll Call & Housekeeping



CT Governor's Office of
Land Use and
Climate Innovation

Zoom Support

- For virtual attendees, technical support and other questions can be asked in the Q&A function on Zoom.
- You can also reach Sam Magill by text for technical support: 831-251-4127



Agenda

1. Roll Call & Housekeeping
2. Approval of Draft Meeting Minutes
3. TAC Member Report Out
4. ICARP Programmatic Updates
5. California's Fifth Climate Change Assessment
6. Resilient CA Summit
7. General Plan Guidelines
8. Insurance Tools for Adaptation
9. Private Sector Tools for Equity
10. Subcommittee Report Out and Next Steps
11. General Public Comment
12. Closing & Adjourn



Item 2 | Approval of Draft Meeting Minutes



CT Governor's Office of
Land Use and
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Item 2 | Public Comment



CT Governor's Office of
Land Use and
Climate Innovation

ACTION

Approve the meeting minutes from the ICARP Technical Advisory Council 1st Quarter Meeting on March 6, 2026.



Item 3 | TAC Member Report Out



CA Governor's Office of
Land Use and
Climate Innovation

Welcome New TAC Members!



Chuck Striplen

Resource Legacy Fund
and Sonoma County
Planning Commission



Bennae Calac

California Native
American Heritage
Commission



Jasneet Sharma

San Mateo County



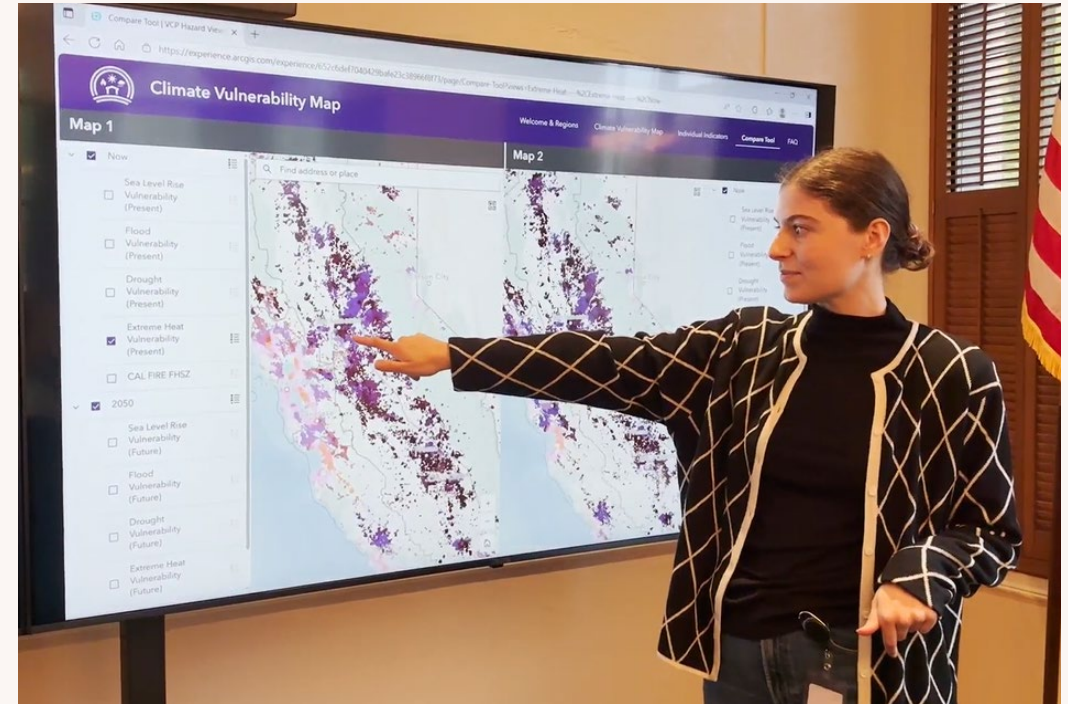
Item 4 | ICARP Programmatic Updates



CA Governor's Office of
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Updates

- Staff released a new feature for the VCP – a Report Generator that creates a PDF document to quickly summarize climate vulnerability at various scales.
- With CNRA, LCI published a guide for program administrators on how the VCP can be used to identify populations most vulnerable to climate change, and what is required to count for the Climate Bond's 40% requirement.
- The pilot Climate Ready Cohort has completed the 6-month climate vulnerability assessment curriculum.

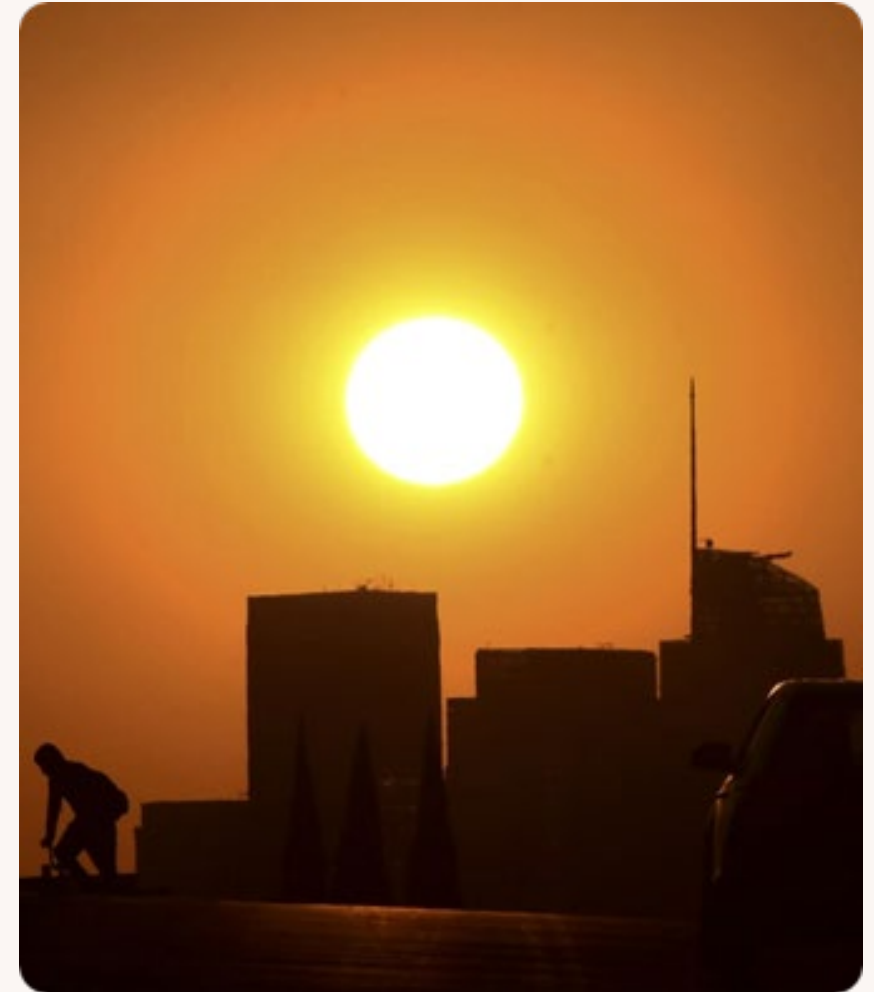


Presentation of the Vulnerable Communities Platform.



Updates

- LCI, CNRA, and agency partners have been finalizing California's Extreme Heat Action Plan. The draft was shared with agency partners on April 27 for final feedback and then was shared with the GO for final approval.
- A first draft of Round 2 grant guidelines Extreme Heat and Community Resilience Grant were released for public comment earlier this year and are being updated based on feedback. Round 2 will launch this summer, with applications due in fall and awards by January 2027.



Updates

- Staff continue to finalize Adaptation Planning Grant Program case studies to post on the Adaptation Clearinghouse lessons learned, best practices, and key outcomes from Round 1 grantees.
- Regional Resilience Grant Program grantee, the California Water Institute at CSU, Fresno, presented at the San Joaquin Valley Catalyst Convening hosted by SGC and LCI in April. The grantee shared their project to turn flood risk into water resilience in a 4-county region.



Item 4 | Discussion



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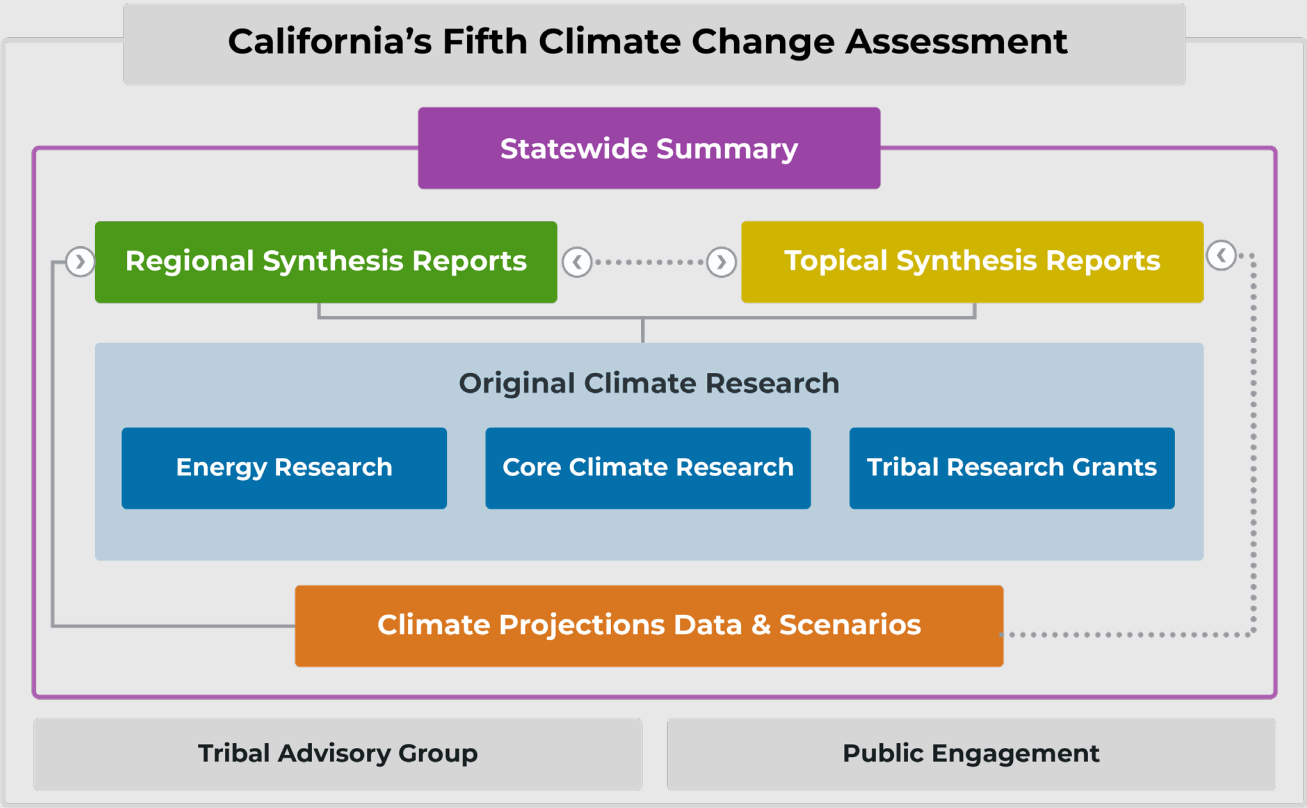
Item 5 | California's Fifth Climate Change Assessment



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California's Fifth Climate Change Assessment

Research and tools that report the impacts of climate change to understand risks to vulnerable communities and inform adaptation.



A Snapshot

Scoping
2022 - 2023

Gap
Analysis

Regional
Workshops

Development
2024 - 2025

Diverse
Author
Teams

Public
Engagement

Expert
Review

Dissemination
2026

Education

Storytelling

Resilient
California
Summit



Fifth Assessment 2026 Rollout Timeline

Publishing Fifth Assessment Reports

May

June

July

August

September

October

November

December

Climate Projections
Event (May 26)

RCS Call for
Session
Proposals
and Posters

RCS Early
Bird
Registration

Tribal Gathering
(Oct 19)

Resilient CA Summit
(Oct 20-22)

Sign up for our mailing list!



....the potential fiscal and economic impacts of [climate change] in California.” (SB 1320)

- Climate Impacts to the Economy
 - Coordinating Lead Authors Gordon McCord and Teevrat Garg, and Project Manager **McKenna Maxwell** (UC San Diego)
- Climate Adaptation Finance
 - Co-coordinating Lead Authors Deborah Halberstadt, Kara Voss, and **Holly Vuong** (California Department of Insurance)





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CLIMATE CHANGE
ASSESSMENT

Climate Impacts to the Economy:

The Role of Adaptation in Responding to Climate Changes

Integrated Climate Adaptation and Resiliency Program Technical Advisory Council

May 29, 2026 Quarterly Meeting



UC San Diego

SCHOOL OF GLOBAL POLICY AND STRATEGY

Climate Impacts to the Economy



CALIFORNIA'S FIFTH
**CLIMATE CHANGE
ASSESSMENT**

Report Contents

Social Systems

- Health
- Labor
- Education
- Government Operations

Built Systems

- Real Estate & Property Insurance
- Energy
- Transportation
- Water

Natural Systems

- Agriculture
- Aquaculture & Fisheries
- Forestry Economy
- Tourism & Recreation

Economy Wide Impacts



Ken James / CA DWR
2023 Winter Storm: Downed Trees Capital Mall

Climate Impacts to the Economy



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How Adaptation is addressed in the report

Health

AC, behavioral adaptations, cool roofs, urban canopy expansion, healthcare

Government

Upgrading infrastructure, planning for climate risks in municipal credit and borrowing

Transportation

Upgrades to stormwater systems, storm surge protections, safety plans

Labor

Adjusted work schedules for outdoor workers, workplace safety measures

Real Estate

Property Insurance, wildfire risk mitigation/home hardening, coastal protections

Water

Investments to meet water demand under drought, groundwater management

Education

Facility-level cooling and ventilation, schedule changes, emergency plans

Energy

Grid hardening, public safety power shut offs, efficiency upgrades, load shifting

Agriculture

recognition that high-value, water-intensive crops in dry regions is maladaptive

Adaptation



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Adaptation reduces harm from climate exposure through behavioral, technological, infrastructural, and institutional change.

- **Adaptation pathways:** The broader set of strategies used over time to manage risk as climate impacts evolve
- **Adaptation effectiveness:** How much does each option actually reduce harm or vulnerability?
- **Cost-effectiveness:** Which option generates the greatest protection per dollar spent?
- **Who pays:** Private vs. public financing of adaptation

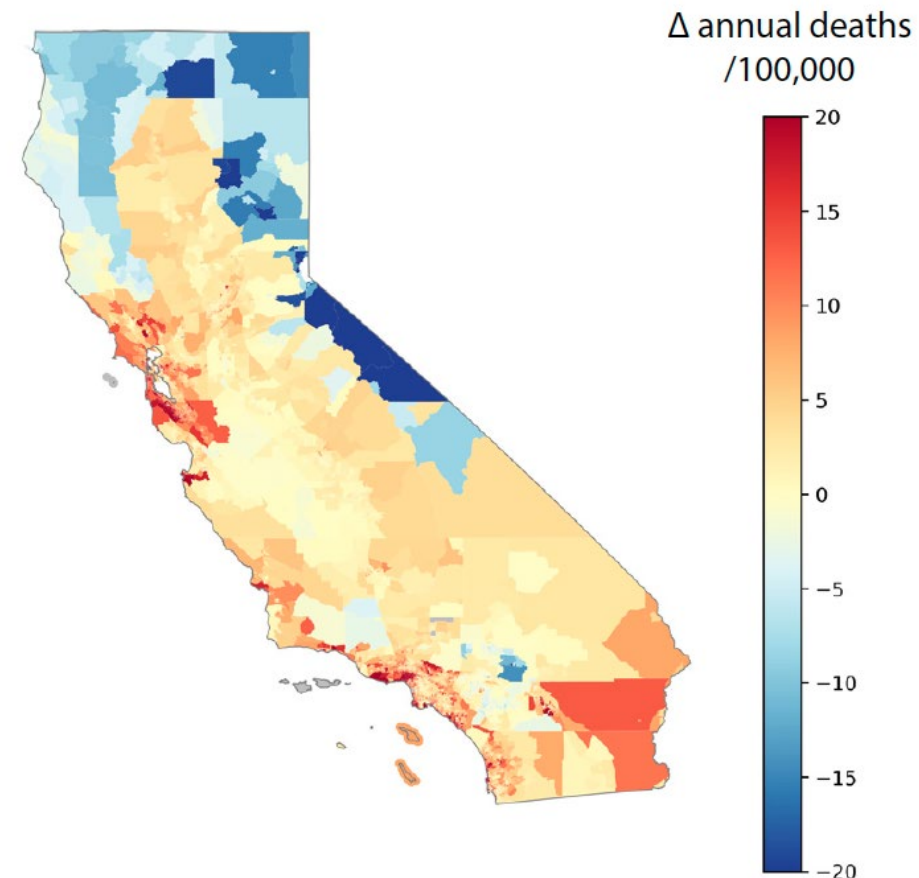
Heat's Impact on Health



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- By 2050, under a RCP 4.5, extreme heat could contribute to an additional 15–20 deaths per 100,000 residents in densely populated coastal cities and inland desert regions (Carleton et al., 2022).
- **Extreme heat events are projected to become more frequent and prolonged:** In the Central Valley, heat events that historically lasted 2 to 3 days could extend to 2 weeks by 2050 (LAO, 2022).
- **Cold-related mortalities are projected to decline over time.** Many areas in Northern California may see mortality risk decrease, due to milder winters.

Human Mortality Impacts, Change in Annual Deaths per 100,000 Population



Carleton et al., 2022: Climate Vulnerability Metric

Identifying Highest Adaptation Needs



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Vulnerability to heat-related health impacts arises from 3 components:

1. **Exposure** to high temperatures
2. **Sensitivity** to heat
3. **Adaptive capacity** to cope with or respond to heat stress

Targeted adaptation investments will have the greatest impact where extreme heat exposure and barriers to adaptation overlap.

- **Fresno, San Bernardino, Riverside, and Bakersfield** represent the highest-impact investment targets today (Gabbe and Pierce, 2020).
- However, coastal and cooler regions are an *emerging priority* for AC investments due to the lack of AC adoption and increasingly warmer temperatures.

Adaptations to Heat



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Household-scale adaptations:

- **Air conditioning has sharply reduced heat-related mortality risk.** Since the 1960s, the spread of residential air-conditioning ownership in the U.S. has been associated with a 10% reduction in heat-related mortality risk (Barreca et al., 2016).
- **Behavioral adaptations:** hydration, seeking shade, cool showers, wearing light clothing, eating cold foods, avoiding hot cooking/appliances, and checking on neighbors.

Neighborhood-scale investments

- In Los Angeles, increasing tree cover and urban reflectivity could reduce peak temperatures by 2–3°C (3.6–5.4°F) and prevent about 25% of heat-related deaths during an extreme heat event (Kalkstein et al., 2022).
 - Typical cool-roof coatings on low-slope roofs run about \$0.75–\$1.50 per square foot
 - In LA, planting and maintaining a street tree costs about \$1,900–\$2,600 per tree.

The limits of AC as adaptation



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- **Cooling raises electricity demand during heat waves:** Analysis of seven recent California extreme heat events found median household electricity consumption was 5.5% higher on days above 91°F than on 65°F days (CDI, 2024).
- **Heat waves can impose large outage-related losses:** Across those events, power outages produced an estimated \$580 million in economic losses, including \$230 million from one 2022 heat wave concentrated in commercial and industrial losses from lost productivity and foregone revenue (CDI, 2024).
- **The price of electricity is increasing:** Over the past five years, average electricity costs in California have increased far more than in any other state. A major driver is utility spending on climate-related grid repairs and risk mitigation (CEA, 2026).

**AC is highly effective for reducing heat mortality,
but its benefits depend on affordability and grid reliability.**

Heat's Impact on Learning



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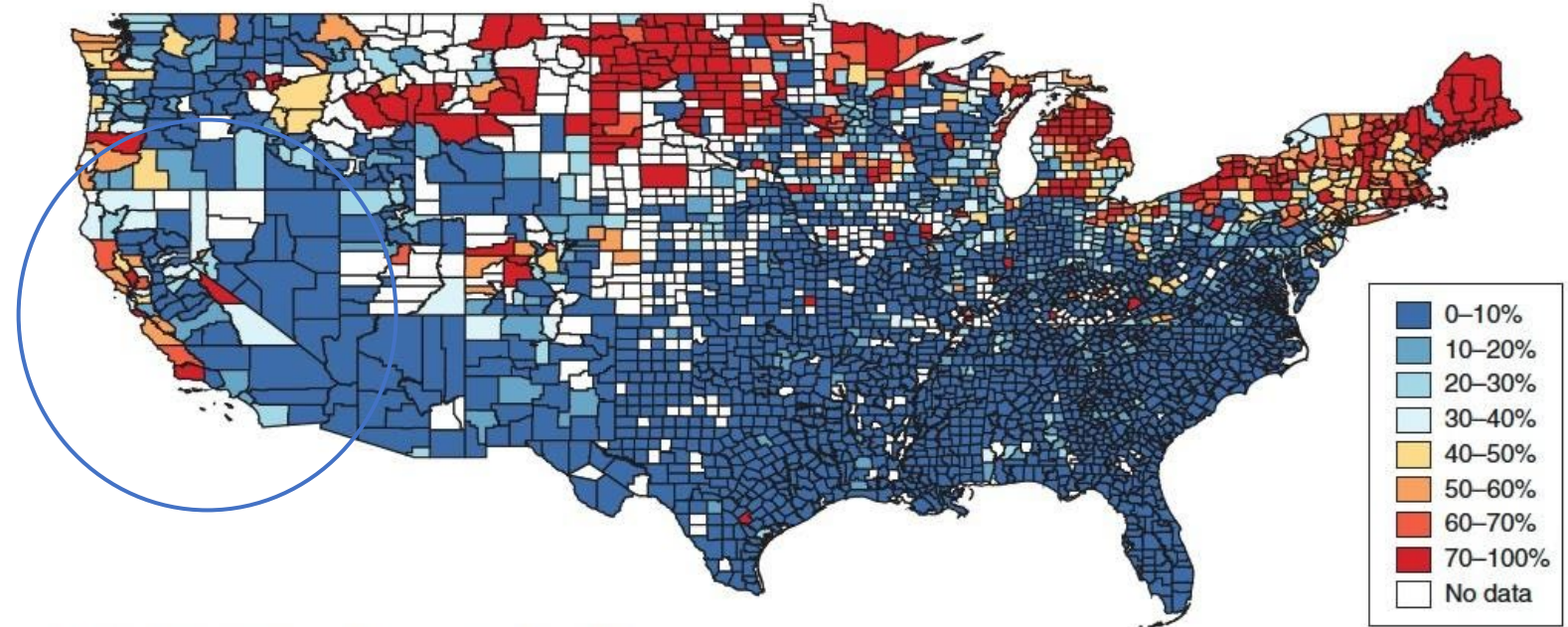
Return on Investment for In-School Air Conditioning

- Heat can impair cognitive function and student test performance
- AC in classrooms can prevent heat-related drops in test performance and can reduce the negative effect of a hot school year on learning by 70% (Park et al., 2020).
- The average school spends **~\$125** per student (for a 1,000 student school) on AC per year
- AC is an **increasingly worthwhile investment** in student's health and learning outcomes.
- AC can translate into **~\$212** per student in **recovered future earnings** per student for every 1°F increase in annual temperatures.

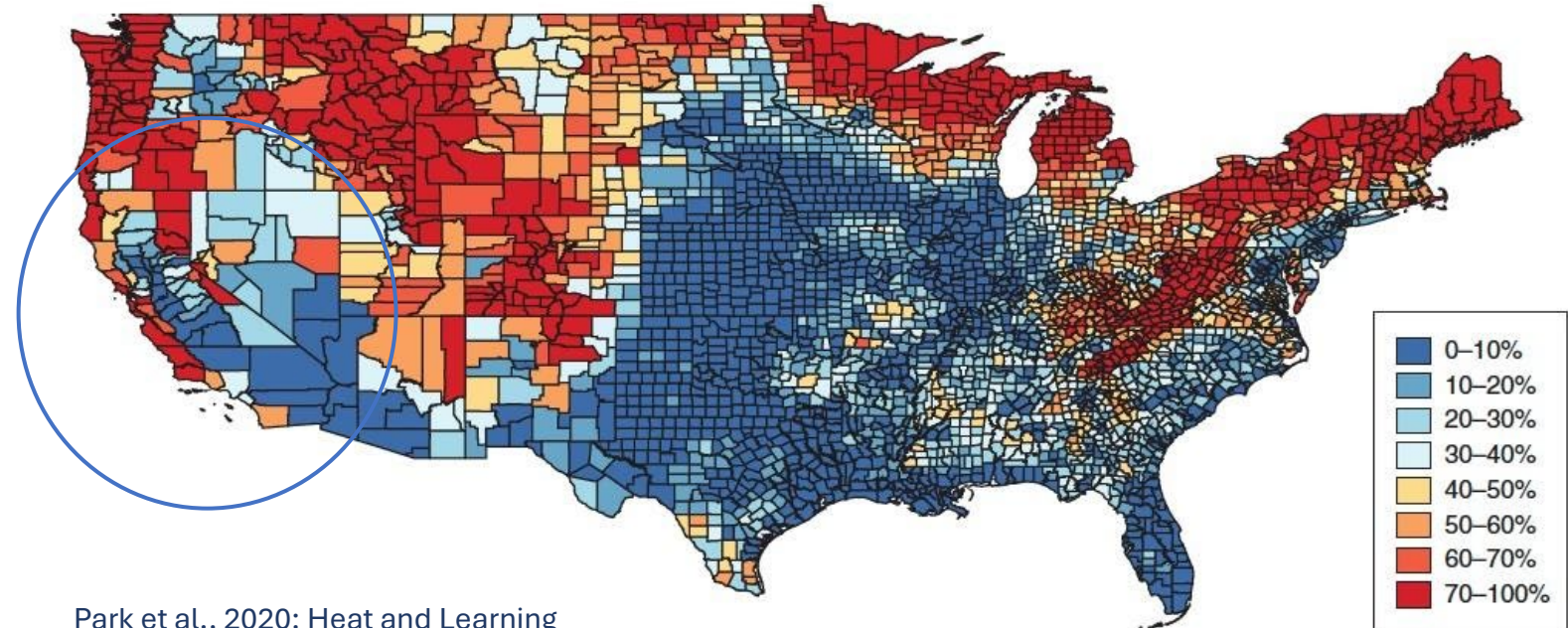
Air Conditioning Prevalence by County in Schools and Homes

- Heat-related learning losses are greater in cooler, less adapted regions.
- Coastal California has more schools and homes without AC

Panel A. Fraction of classrooms lacking AC (counselors)



Panel B. Fraction of homes lacking AC



Wildfire's Impact in California



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- **Health:** By 2050, California could experience about **5,060 additional wildfire smoke-attributable deaths** annually (Qiu et al., 2025).
- **Property:** By 2050, **~\$3-8 billion** per year in property value exposed to elevated wildfire risk annually, up from **~\$1-1.5 billion** per year in the 2000–2018 baseline (Anderegg et al., 2023).
- **Insurance:** As of March 2026, the California FAIR Plan covers approximately 685,000 policies totaling about **\$750 billion** in insured exposure, up from **\$50 billion** in exposure in 2018 (CFP, 2026).
- **Energy:** Public Safety Power Shutoffs in the 2019 wildfire season generated **~\$10 billion** in lost customer value (CCST, 2020).

Increasing Wildfire Risk to WUI



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Growth of California's Wildland-Urban Interface (WUI)

- California's WUI housing stock grew by about 40% between 1990 and 2022, rising from 3.6 million to 5.1 million units.
- Around 70% of the largest wildfires in California in the past decade originated from within 1 kilometer (0.62 miles) from the edges of the WUI

Regions with Highest Growth in Wildfire Risk since 1990

- The Sacramento Valley experienced an 770% increase
- The San Joaquin and North Coast divisions each experienced a 440% increase in wildfire risk



Ken James / CA DWR
Smoke Plume from 2018 Camp Fire

Home Hardening against Wildfire



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Wildfire Adaptation Costs for Homes in the WUI

- **Low-cost actions:** clearing gutters, roofs, decks, and vegetation to maintain defensible space
- **Targeted mid-cost upgrades:** installing of ember-resistant vents, metal flashing under decks, replacing bark mulch with noncombustible gravel mulch (average costs \$10,000-\$15,000)
- **Comprehensive retrofits:** Upgrading the roof to fire-resistant materials, enclosing open eaves and soffits, installing ignition-resistant siding such as stucco or fiber cement, replacing single-pane windows with dual-pane (costs \$50,000+)

Home hardening costs less than rebuilding, but for many homeowners it remains unaffordable without financing support.



Cal FIRE / 2025 Eaton Fire

Home Hardening against Wildfire



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Wildfire Adaptation Cost-Effectiveness

Study of 47,742 homes across 5 major California fires using CalFIRE DINS data (Zamanialaei et al., 2025):

- **Scenario 1:** Home Hardening only → 25% home survival rate
- **Scenario 2:** Home Hardening with clearing Zone 0 (0–5 feet) → 40% home survival rate
- **Scenario 3:** Home Hardening with clearing Zone 0 + Zone 1 (5–30 feet), → 48% home survival rate

Another study finds that **home hardening generates economic returns** (Earth Economics, 2025):

- each \$1 invested in retrofitting homes returns about \$1.70 in statewide economic activity.
- **Moderate statewide hardening would be a major but tractable investment:** moderately hardening at-risk homes could cost \$16 - \$20 billion - far less than the estimated losses of \$76 - \$131 billion from the 2025 Palisades and Eaton fires.

Thank you



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For more information on the Fifth Assessment visit
lci.ca.gov/climate/icarp/climate-assessment/
and subscribe for email updates

Climate Impacts to the Economy Team

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Ken James / CA DWR

2023 Winter Storms: Folsom Dam Spillway



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Questions?

References



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ASSESSMENT

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California's Fifth Climate Assessment Adaptation Finance

ICARP Technical Advisory Council Meeting

May 29, 2026

Holly Vuong, Phd

California Department of Insurance

Core Team

- Holly Vuong, California Department of Insurance
- Kara Voss, California Department of Insurance
- Deborah Halberstadt, California Department of Insurance
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- Megan Kelso, UC Santa Cruz
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- Morgan Richmond, CPI
- Emilie Mazzacurati, Tailwind Climate
- Francis Bouchard, Duke University
- Raghuveer Vinukollu, MunichRe

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- Michael Solomon, CPI
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- Heidi Waite, Ocean Science Trust
- Rabab Charafeddine, California Department of Insurance
- Sarah Atkinson, SPUR
- Sarah Conway, Independent Contractor
- Don Hankins, CSU Chico
- Zach Knight, Blue Forest
- Keoni Lee, Hawai'i Investment Ready
- Ocean Science Trust
- The Nature Conservancy
- Sierra Nevada Conservancy

Adaptation Finance report led by California Dept of Insurance

- Insurance can play a growing role in funding and financing climate adaptation
- Healthy insurance market relies on risk reduction and adaptation
- Insurance Commissioner Lara focused on driving innovative insurance solutions for climate risks
- Innovative insurance tools can catalyze and accelerate adaptation financing
- Collective financial actions is key to achieving ambitious and transformative adaptation finance



Why adaptation finance?



- Adaptation is fundamental to the wellbeing of society, economy, and environment
- Adaptation finance
 - lags other climate-related funding
 - precarious in a changing political landscape
 - increasingly critical to reducing risks posed by a changing climate
- Innovations in adaptation finance are occurring – we need to amplify their impacts

Adaptation Finance

Climate Adaptation Finance: financial flows that support adaptation and resilience activities, including activities that seek to prevent harm, reduce or transfer risk, recover from impacts, or promote economic, social and natural ecosystems' co-benefits, across all sectors. Adaptation finance includes a wide range of capital flows from both public and private capital in developing countries and industrialized economies.

Other definitions

Finance – process of obtaining money or capital for purposes of paying for an asset or service and generally requires repayment with interest

Funding – capital available and provided to pay for or offset the cost of an asset or service, generally for a specific purpose and generally not required to be repaid

Blended finance – use of public or philanthropic funds to leverage or lower the risks of an asset or service which helps catalyze private investment

Systems capital – way of envisioning how capital can be better aligned with the interconnected nature of the world around us and the systems that shape our quality of life and sustain all living things (Hannant et al., 2022)

Central concepts driving report



Systems level adaptation financing structures and mechanisms can amplify positive impacts, including short and long-term financial and non-financial benefits



Adaptation finance can powerfully leverage existing financial markets, but it must go beyond traditional markets in valuing non-financial benefits and integrating non-financial systems



Tracking innovative or early examples of adaptation finance structures and their outcomes can help California learn what is replicable, scalable, and works for our people, geography, resources, and economy



Systems capital approach to protection

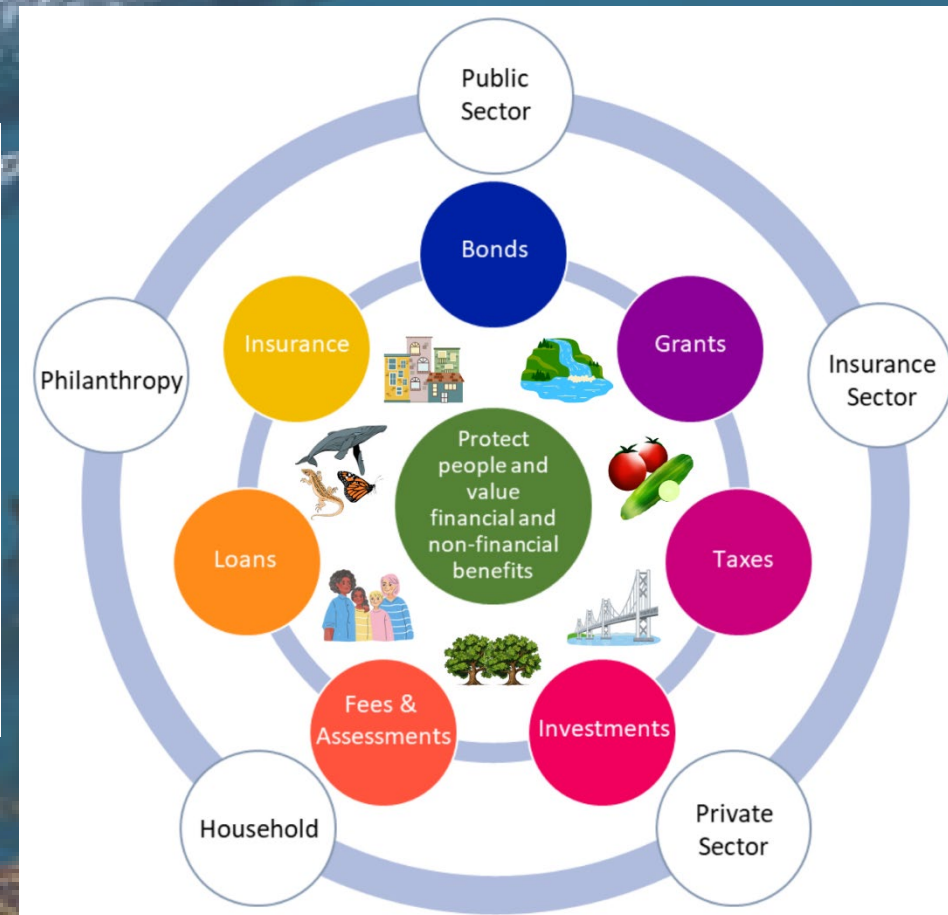
The Adaptation Finance Capital Stack

Philanthropic capital	Philanthropic capital supports systemic change, capacity building, community rights, and is deployed to leverage and attract public and private capital.
Household Spend	Local community groups and households are informed, empowered, and resourced to finance adaptive measures of their choice.
Private capital	Corporates invest in the resilience of their workforce, their supply chain and their operations, and that of the communities where they operate. Impact capital is available to finance investments in adaptation projects and technological innovation.
Insurance	Insurance is used to its fullest extent to derisk, reduce physical risk and transfer risk in developing countries and emerging markets to protect communities and support financial stability.
Public Sector Finance	National, state and local governments account for climate risk in all relevant programs and policies, and fund adaptation priorities identified in adaptation plans.

Source: Adaptation Finance: A Primer for Practitioners – February 2025

Tailwind
FUTURES

HERA



Mechanisms and examples of adaptation finance

Bonds
Debt finance tool used by state and local government to fund capital projects and public services
Examples General obligation Green bonds

Grants
Funding tool used for disbursing money – generally from governments
Examples Wildfire resilience Coastal flooding and shoreline restoration

Taxes
Tool used to raise funds by government to support improvements or projects
Examples Parcel or other tax Mello-Roos



Investments
Funds are invested by organizations to facilitate products or outcomes
Examples Direct investments Incentives Voluntary carbon markets

Fees & Assessments
Used by local or state government to raise funds to pay for services, infrastructure, etc.
Examples Property-related fee Developer impact fee Cap & Invest

Loans
Common approach to disburse funds by multiple actors; generally requires repayment with interest
Examples Revolving loan funds Prgm related investments Blended finance structures

Insurance
Risk transfer mechanism where policyholders pay a premium and can access funds following claims
Examples Indemnity Parametric Cat bonds

Key elements of the report

- California faces multiple perils and adaptation is critical
- Financing adaptation requires many actors and innovative options
- Describe existing resources and challenges in tracking adaptation finance and funding in California
- Catalogue common and novel financial mechanisms via actors who raise and disburse adaptation finance and funding
- 19 case studies showcasing innovative financing mechanisms
- Describe role of blended finance to catalyze funds
- Outline how adaptation finance and funding landscape will need to evolve to address systemic risks, support long term climate resilience, and achieve equitable outcomes while protecting people and nature

Case study examples

Valuing flood reduction benefits of marsh restoration in the San Francisco Bay

Location: San Mateo County, CA

Background: Researchers at UC Santa Cruz performed a high-resolution study to quantify the social and economic flood risk reduction benefits of salt marsh restoration currently and with climate-driven changes in storms and sea levels as a nature-based flood defense for the bay side of San Mateo County.

Economic benefits: Marsh restoration decreases flooding but stronger effects on flood depths than flood extent.

Risk reduction with marsh restoration	Benefits under current conditions	Benefits under 0.5m SLR
7,200 acres of marsh restoration countywide	\$21M+	\$106M
36.3 acres near SFO	\$350,000/acre	\$3.75M/acre

Key challenges and opportunities for CA: This study focused on a single site and county but has the potential to be applied to diverse array of communities in estuaries in California and worldwide. Quantifying nature-based solution benefits allows for greater opportunities to incorporate them into a holistic set of climate resilience investments.

Case study examples

Parametric micro insurance for workers in heatwaves: rapid payout and financial empowerment via business interruption insurance

Location: India (Gujarat, Rajasthan, Maharashtra), and Los Angeles, California (planned work)

Financial structure and collaborators: Collaboration between Self-Employed Women's Association and partners, including Arsht-Rock and Climate Resilience for All, developed a parametric micro-insurance product designed to protect women in India's informal work sector. Women pay a small annual premium, and a fixed payout is triggered when a pre-defined heat index is exceeded for two consecutive days. Supported by philanthropy and expanded to reach 50,000 women with support from other SwissRe, ICICI Lombard, and Blue Marble

Mechanism for resilience: Leverages risk transfer to benefit women workers who rely on daily income and are highly vulnerable to health and financial impacts of extreme heat. Parametric insurance triggers rapid payouts.

Implementation/project status: Policy piloted in 2023 and expanded in 2024 with multiple payouts triggered.

Challenges and opportunities in CA: Knowledge and experience from the program in India motivated a new "south-north" pilot initiative to bring a parametric heat insurance, direct cash support, and resilience to heat-exposed sidewalk vendors in Los Angeles. Partners include: California Department of Insurance, Inclusive Action for the City (a Community Development Finance Institution), Climate Resilience for All, SwissRe, and the Robert Wood Johnson Foundation.

Case study examples

Debt-based infrastructure investment – IBank climate investment

Location: California, State-wide

Financial structure and collaborators: The California Infrastructure and Economic Development Bank (IBank) is a state-owned and operated financial institution that aids development and financing of infrastructure projects in California. IBank launched the Climate Catalyst Revolving Loan Fund to accelerate deployment of climate solutions through flexible, low-cost credit and credit enhancements to public and private applicants. In September 2024, IBank made its first Climate Catalyst Fund investment through \$25 million committed to the California Wildfire Innovation Fund, managed by Blue Forest, in partnership with CSAA Insurance Group (AAA).

Mechanism for resilience: Debt-based infrastructure investment can enable financing of large-scale resilient infrastructure at generally lower cost of capital than equity. This model is useful when there are long-term predictable potential cashflows from investments (e.g. utility revenues).

Implementation/project status: Climate Catalyst Revolving Loan Fund is currently open to applicants focused on three sectors central to California's mitigation and resilience goals: forest biomass management and utilization, clean energy transmission, and climate-smart agriculture.

Key challenges and opportunities for California: IBank is well situated in the California capital market structure to provide catalytic investment. A challenge of this model for climate resilient infrastructure investment is that much of this pipeline does not generate direct revenue, making the debt repayment model more challenging.

Case study examples

Sierra Institute high road to tribal forest restoration and stewardship

Location: California, State-wide

Financial structure and collaborators: The Sierra Institute was awarded \$1M in 2021 through the California Workforce Development Board's High Road Training (H RTP) Partnerships grant, followed by \$7.5M in 2024, to build and expand, respectively, a partnership between Tribes, nonprofits, and regional employers to increase employment opportunities and build capacity for Tribal forest restoration crews. H RTP grant programs focus on building sustainable partnerships to enhance workforce development to support communities most impacted by climate change. H RTP is funded by several state funding sources, including the Greenhouse Gas Reduction Fund and General Fund.

Mechanism for resilience: This project builds tribal capacity to develop and run forest restoration crews and provides training for diversified job types in the industry.

Implementation/project status: Since 2021, over 700 individuals from more than 25 tribes have been trained. Over 800 acres treated with Tribal restoration crews.

Key challenges and opportunities for California: Investing in individuals and building capacity to prevent, respond, and recover from wildfire is a high priority for Tribes, especially for communities in rural forested areas of the state which have faced historic injustices and lack of investment in economic and workforce development creating gaps in economic vitality and community well-being. Challenge: returns on ecosystem investments are hard to measure and require long-term thinking.

Report aspiration

- **Practitioners, including planners and community leaders:** funding and financing adaptation projects take on different forms; look for mechanisms that work best for your projects
- **Policy and decision-makers:** help close adaptation funding & finance gaps; project outcomes should seek to improve financial and non-financial benefits
- **General public:** understand the level and direction of innovation in adaptation finance in California
- **Philanthropists/Capital funders:** inspire additional funding and investment in adaptation; innovative adaptation finance requires participation from across the financial actors – no one sector can do it alone
- **Financial sectors, including insurance and banking:** invest in adaptation, not just recovery; Investing in adaptation not only benefits communities, businesses, and ecosystems, it ultimately benefits the larger economy





CALIFORNIA'S FIFTH
CLIMATE CHANGE
ASSESSMENT

Questions?

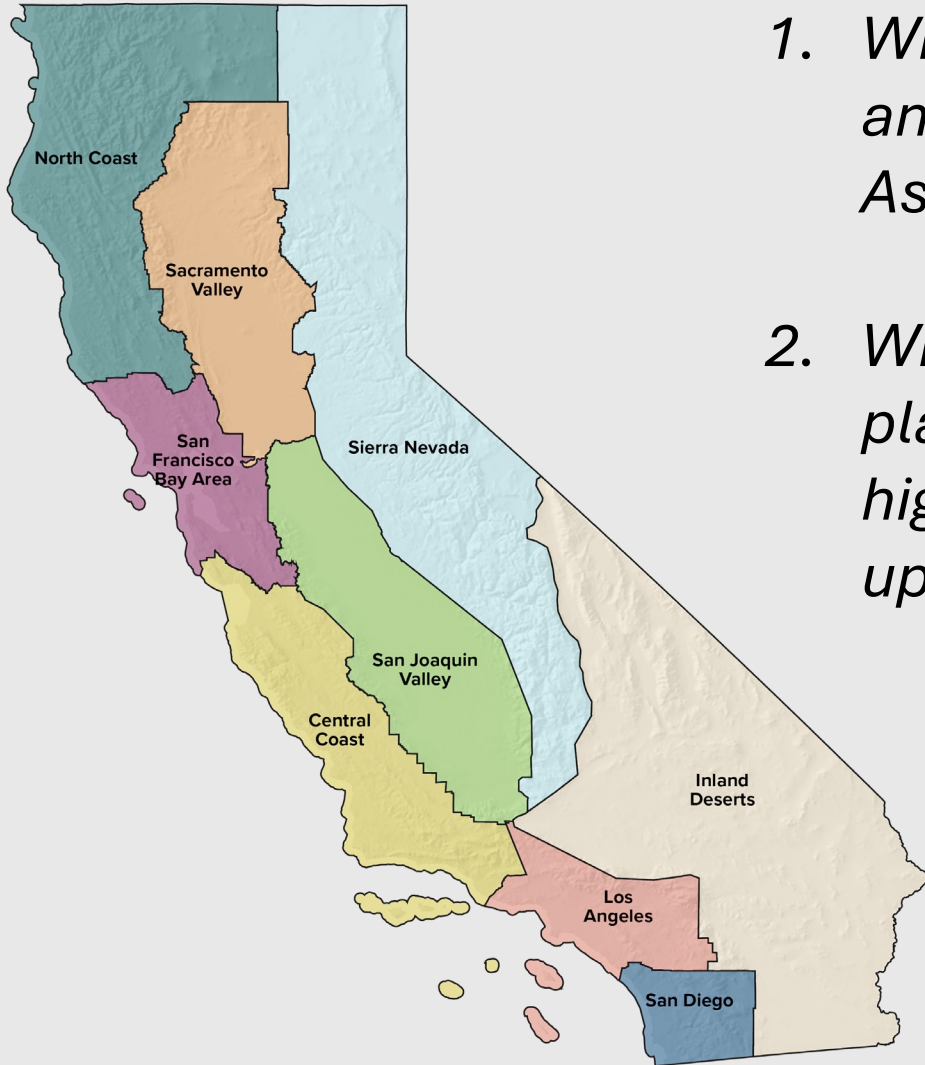
Looking Ahead

- Informing State efforts with cutting-edge research
- Storytelling to reach broader audiences
- Education to build the capacity of future leaders
- Ongoing partnerships with University of California (UC) and California State University (CSU) systems to fill research gaps and reach all corners of the state



Discussion Questions

1. *What forms of outreach would help broad and diverse audiences access and use the Assessment's key findings?*
2. *What engagement opportunities do you have planned in the coming year that could highlight the Fifth Assessment's findings or upcoming engagement events?*



Item 5 | Discussion



CA Governor's Office of
Land Use and
Climate Innovation

Item 6 | Resilient CA Summit



CA Governor's Office of
Land Use and
Climate Innovation



CALIFORNIA'S FIFTH
**CLIMATE CHANGE
ASSESSMENT**



Art Activations



Resilient California Summit

Explore * Imagine * Catalyze



Interactive Sessions



Keynotes and Plenaries



**Original Research
Poster Sessions**

Program at a Glance

Day 1: Explore

7:45 AM - START

Open Time/Registration

Welcome Plenary #1

Networking/Transition

Breakouts #1

Lunch

Networking/Transition

Breakouts #2

Networking/Transition

Breakouts #3

Networking/Transition

Welcome Reception #1

7:30 PM - END

Day 2: Imagine

7:45 AM - START

Arrival/Breakfast

Plenary #2

Networking/Transition

Breakouts #4

Lunch

Networking/Transition

Breakouts #5

Networking/Transition

Poster / Booth Sessions

Plenary #3

Reception #2

7:30 PM - END

Day 3: Catalyze

7:45 AM - START

Arrival/Breakfast

Plenary #4

Networking/Transition

Breakouts #6

Networking/Transition

Lunch

Breakouts #7

Networking/Transition

Closing Plenary #5

3:30 PM - END

Key Dates



Discussion Questions

- What kind of takeaways are you hoping to see come from the Resilient California Summit?
- Are there specific actions, case studies, implementation strategies or voices you think should be highlighted?



Item 6 | Discussion



CA Governor's Office of
Land Use and
Climate Innovation

LUNCH BREAK

Meeting will resume at 1:00 pm



*CA Governor's Office of
Land Use and
Climate Innovation*

Item 7 | General Plan Guidelines



CA Governor's Office of
Land Use and
Climate Innovation

Planning Guidelines Update

Q2 ICARP TAC Meeting
May 29, 2026



CA Governor's Office of
Land Use and
Climate Innovation

Agenda

- Team Introduction & Overview
- General Plan Guidelines Update
- Tribal Consultation Guidelines Update
- Questions & Discussion

Team Introduction & Overview



CA Governor's Office of
Land Use and
Climate Innovation

LCI Team

- Patricia Kennedy, Manager, Policy Unit
- Lawrence Grodeska, Bioregional Planning Specialist
- Brandon Harrell, Climate & Equity Planning Specialist
- Nils Jepson, Associate Planner
- Allison Kirste, Assistant Planner
- Araiya Shah, CivicSpark Fellow

LCI Policy Unit

Planning

- General Plan Guidelines
- Tribal Consultation Guidelines and Advisory Groups
- Specific Plan Guidelines
- Bioregional Planning

CEQA Policy

- CEQA Implementation Guidelines & TA's
- Judicial Streamlining
- VMT Mitigation Bank
- Supported by Data and Operations Unit

Policy Innovation

- Statewide Goal Framework
- Housing Innovation
- Alternative Finance
- Suburban Regeneration



LCI Planning Guidelines Update Overview



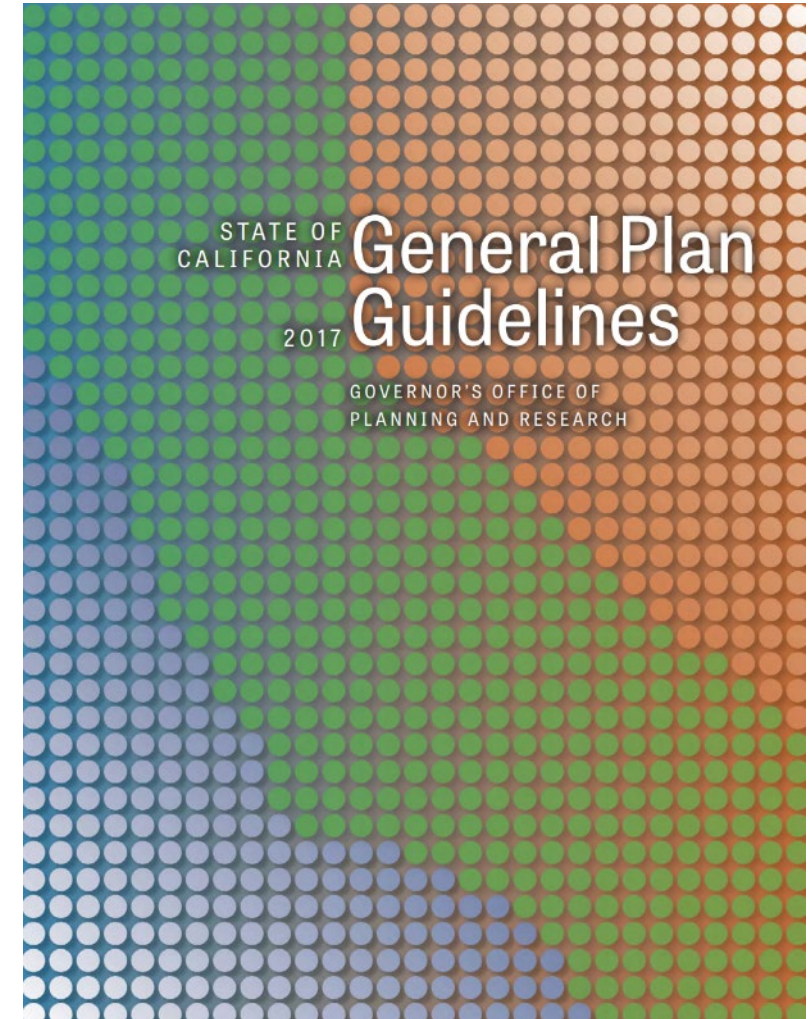
CA Governor's Office of
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Climate Innovation

Project Components

The Planning Guidelines Update includes comprehensive updates to the following documents:

- **General Plan Guidelines** – Target: **Fall 2027**
- **Specific Plan Guidelines** – Target: **Fall 2027**
- **Tribal Consultation Guidance** – engagement and formal Tribal consultation underway

Updated guidelines will be available in the form of an interactive project website



General Plan Overview

- Long-term policy document to **guide future actions**
- Enables the community to come together to develop a **shared vision** for the next 25-30 years
- Preserves and enhances **community strengths**
- Addresses **topics of concern**

WHAT IS A GENERAL PLAN?

A General Plan is like a road map for the future of Ventura



1



General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



4

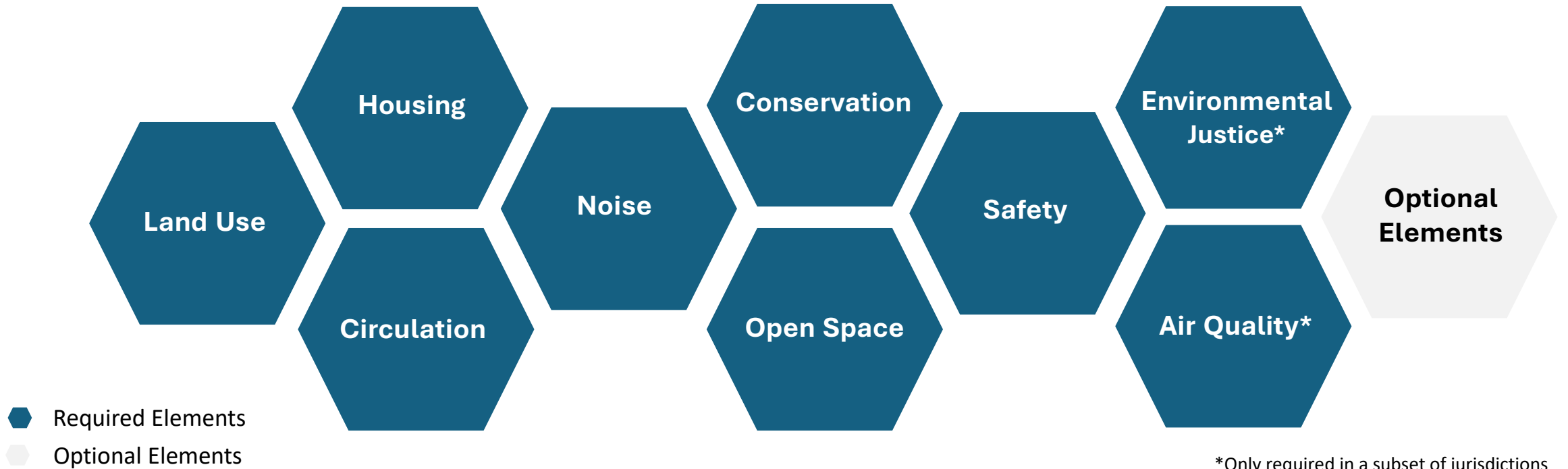
5

The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.



General Plan Structure

General plans are blueprints for meeting communities' long-term visions for the future.



Specific Plan Overview

- A comprehensive planning and zoning tool for a small area
- Establishes the vision and guiding principles
- Defines policy and development standards
- Strong focus on implementation
 - Regulations
 - Infrastructure needs
 - Costs



Why is LCI updating the Planning Guidelines?

- Documents are out of date; do not include 250+ new State laws
- Organization, presentation and usability/accessibility can be improved
- Legal requirements are not explicitly identified
- Focused on large jurisdictions and not reflective of California's diversity
- Lack of tools, data, methodologies and other “nuts and bolts” of planning
- Lack of detailed implementation strategies
- Insufficient information on critical themes such as Tribal Knowledge, equity, health, and climate change

General Plan Guidelines Topics

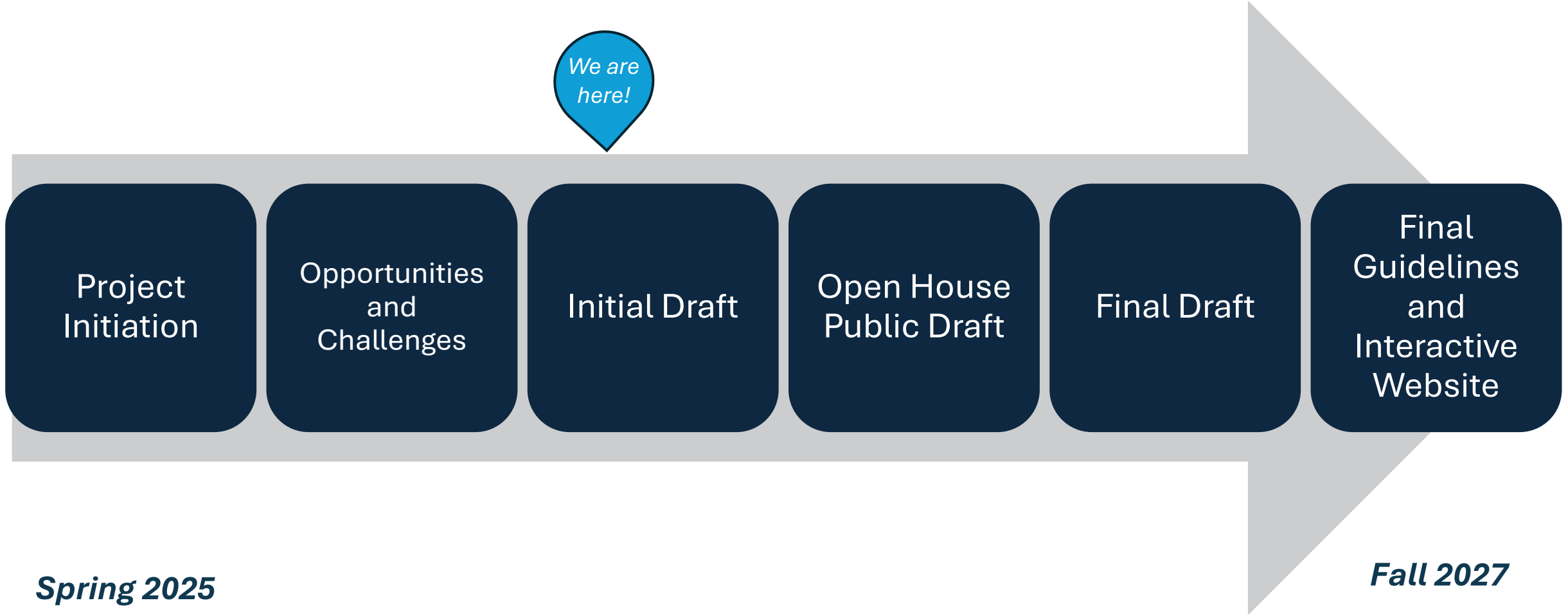
- 9 Required Elements
- Additional Topics/Elements
 - Historic, Cultural and Tribal Resources
 - Water
 - Economic Development
 - Urban Design and Placemaking
 - Working Lands



Planning Guidelines Core Planning Principles

- **Community Engagement** - Position as a foundational principle, consolidate best practices, and tailor strategies for engaging diverse and priority communities.
- **Equity & Health** - Consistently integrate across all elements with clear definitions, data tools, and actionable policies.
- **Climate** - Treat as a cross-cutting issue (instead of a single chapter) with callouts and best practices linking climate to all General Plan elements.
- **Indigenous Knowledges**
 - Elevate Indigenous knowledge and stewardship practices in a way that values local tribal communities, honors knowledge, and respects reciprocity.
 - Provide guidance on Tribal consultation and co-stewardship opportunities within land use and climate strategies.

LCI Planning Guidelines Timeline



Spring 2025

Fall 2027

Engagement Activities

- Project Launch Workshops *(complete!)*
- Informal Listening Sessions *(complete!)*
- Topic-specific Advisory Groups *(meeting 2 complete!)*
- In-person and virtual workshops *(round 1 complete!)*
- Online surveys and feedback forms
- Tribal Consultation and Tribal Community engagement
- Environmental Justice Community engagement
- State Interagency Advisory Group *(3 meetings complete!)*
- California APA Conference (2025 and 2026)

Tribal Consultation Guidelines Update



CA Governor's Office of
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SB 18 and the State's Role

Purpose of Tribal Consultation

- Government-to-government process ensuring Tribes have a meaningful role in local land use decisions
- Supports partnerships that help local governments understand, avoid, and respectfully plan around Tribal cultural resources
- Required under SB 18 (2004)

SB 18 Overview

- Requires consultation with Tribes during General Plan updates
- Applies to land use decisions involving sacred sites and cultural resources
- Supported by state-developed Tribal Consultation Guidelines (last updated 2005)

LCI's Role

- Not a regulatory agency
- Provides guidance, tools, and technical assistance to help Tribes and agencies meet consultation obligations
- Updates Guidelines as needed and aligns training with legal requirements and best practices



What do we hope to achieve?

- Useable guidance rooted in the law AND best practices for meaningful, early, and often Tribal engagement, emphasizing relationship building
- Upholding Executive Order B-10-11: meaningful, early and timely consultation
- Centering Native voices in all of the Guidelines' updates
- Honoring cultural knowledge, Tribal sovereignty, and lived expertise
- Developing tools and trainings for local jurisdictions and Tribes to better meet these goals

****These are not an update to the law and will need to follow the law as currently written at time of publication****

Relationship to Planning Guidance

- SB 18 sets the consultation requirement and the guidelines give practical direction

Tribal Consultation Guidelines (SB 18)

General Plan Guidelines

- Shows where consultation fits into long-range planning

- Translates that into more detailed, place-based planning

Specific Plan Guidelines



Planning Tribal Advisory Group

Purpose

- Advises the State of California during the PGU process
- Not a replacement for consultation – instead, supports culturally grounded planning guidance

Participation

- Both federally and non-federally recognized Tribes
- Tribal leaders and representatives, THPOs, TEK practitioners, and more
- Experience working and consulting with local jurisdictions
- 18-month commitment of monthly meetings

Reciprocity

- Compensation mechanisms still being formalized
- High priority that members are compensated for their time and expertise
- LCI will maintain transparency and timely communication



Questions



CA Governor's Office of
Land Use and
Climate Innovation

Questions

1. In what ways have the PGU Core Planning Principles (Climate, Equity & Health, Indigenous Knowledge, and Community Engagement) been applied? Can you think of case studies that demonstrate how each principle has influenced planning decisions/outcomes?
2. How can state planning guidance better talk to the unique challenges rural planners face?
3. The Planning Guidelines Update team is prioritizing a “how-to” approach, where users can easily find guidance on how to meet state requirements while still prioritizing local needs. What other examples come to mind for successful guidance that balance state priorities and local conditions?
4. The General Plan Guidelines will emphasize different vertical (state and regional) and horizontal (local) plan alignment and consistency opportunities. From your position on the TAC, what are challenges you see when it comes to aligning different plans and what are innovative opportunities to ensure consistency?

Contacts

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CA Governor's Office of
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Thank you!



CA Governor's Office of
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Climate Innovation

Item 7 | Discussion



CA Governor's Office of
Land Use and
Climate Innovation

Item 8 | Insurance Tools for Adaptation



CT Governor's Office of
Land Use and
Climate Innovation



UC Berkeley Center for Law, Energy
& the Environment

Scaling Wildfire Resilience Insurance That Rewards Risk Reduction

ICARP TAC Meeting
May 29, 2026

Deborah Glaser
Disaster Resilience Project Director
The Nature Conservancy



Ecological Forestry: Reduces Risk of Severe Wildfires



Ecological Forestry: Reduces Risk of Severe Wildfires



California's Growing Insurance Challenge



State Farm stops home insurance sales in California, citing wildfire risks

By Ramishah Maruf, CNN
Updated 3:35 PM EDT, Sun May 28, 2023



The New York Times

Allstate Is No Longer Offering New Policies in California

Like State Farm, which announced a similar move last week, Allstate cited worsening climate conditions that had made doing business there difficult.



The Problem: Risk Reduction \neq Insurance Pricing and Underwriting

- Forest treatment is resulting in reduced risk, but it's not reflected in pricing and underwriting
- There is no incentive signal
 - No premium benefit
 - No coverage improvement
 - No market reward

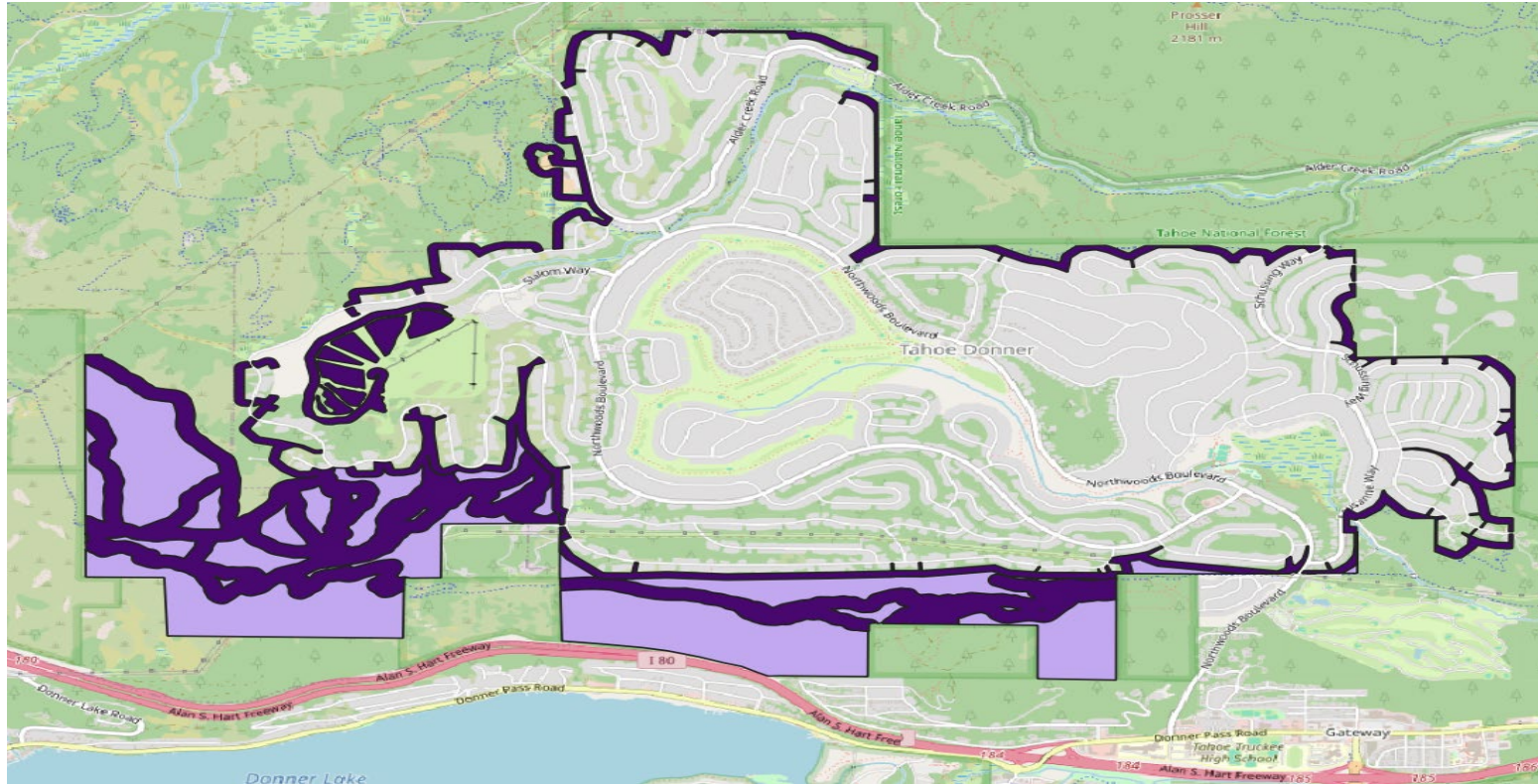


Tahoe Donner: First Placement of Insurance Accounting for Forest Treatment

- \$2.5 Million in coverage
- Tahoe Donner Community (HOA)
 - 6500 homes
 - 7500 mostly forested acres
 - Forest Treatment
- 1345 forested acres insured
 - Low vs High value acreage
- Parametric Insurance
- Trigger: Acres Burned
- Low vs. High Severity Payout



Tahoe Donner Community: 13445 Acres Insured



Light purple=\$2500/acre Dark Purple =\$4500/acre

Forest Treatment: Price 39% Lower & Deductible 84 %Lower

Parameter	Not accounting for fuel reduction	Accounting for fuel reduction (Quote)
Deductible (each-and-every loss)	USD 62,464	USD 10,000 (-84%)
Limit	USD 2.5m	USD 2.5m
Gross premium (incl. brokerage)	USD 90,000	USD 55,000 (-39%)

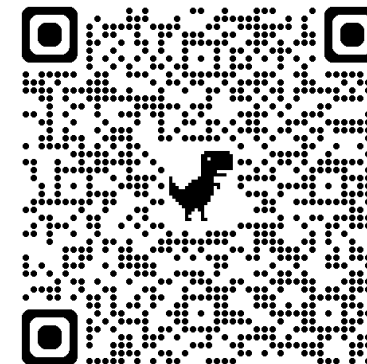
Technical Report on Analytics Used to Underwrite and Price Insurance



Risk Analytics Accounting for Forest Treatment

Risk Reduction From Forest Management Accounted For in First-Of-Its-Kind Wildfire Resilience Insurance: A Technical Report on the Analytics Used to Price and Underwrite Insurance in California

<https://www.law.berkeley.edu/research/clee/research/climate/climate-risk-initiative/wildfire-resilience-insurance-policy/>



David Williams¹, Dave Jones², Kristen Wilson³, Jason Hadjuk⁴, Charlotte Stanley³, Claire Wilkinson¹.

¹WTW, ²U.C. Berkeley Center for Law, Energy & the Environment, ³The Nature Conservancy, ⁴The Tahoe Donner Association.

From Pilot to Scale

This is repeatable: more communities, more policies, more insurers.

Prove → Scale → Systematize



Thank you!

Deborah Glaser

deborah.glaser@tnc.org

www.nature.org

The Nature
Conservancy



RISKY BUSINESS

Why insurance sucks, and how we fix it





Total insured losses from Palisades/Eaton
(current):

\$50B

The Modeling Disconnect

Forest-Scale Models

Mature frameworks exist for large-scale wildland fuels. These are excellent for landscape ecology but irrelevant for individual property underwriting.

Parcel-Level Gaps

Lack of neighbor-to-neighbor and property-level frameworks. This is the "blind spot" where underwriting actually happens, leading to defensive pricing.

THE WILDFIRE & INSURANCE CRISIS

A Systemic Market Failure Threatening Western Communities

The Escalating Risk

Wildfire risk is escalating across the West, specifically threatening:

Topanga Canyon & Santa Clara

Grass Valley & Sierra Nevada

Lake Tahoe Basin

Malibu & Pacific Palisades (CA)

Paradise & Butte County (CA)

Ashland & Southern Oregon (OR)

PRESSURE ON

Civic Leaders

Fire Districts

Property Owners

The Insurance Gap

The industry bottleneck creates a Cascading Vicious Cycle

Skyrocketing Premiums

Financial burden & policy cancellations

Reduced Property Value

Unmortgageable homes & sales frozen

Funding Constraints

Owners can't afford mitigation costs

Increased Risk Profile

Lack of prevention increases danger

The Modeling Challenge

Forest-Scale Exists

Models for wildland fuels reduction in forests are mature.

Parcel-Level Missing

Lack of frameworks at neighborhood/parcel levels where underwriting happens.

Incentive Gap

Owners need tangible ROI to invest.

BurnBot's Solution

Bridging the gap by linking parcel-level mitigation directly to quantifiable insurance value.

HOW WE WORK:



We take
UNDER-INSURED
COMMERCIAL PROPERTY

WE ELIMINATE
BRUSH/FUEL WITH
ROBOTS AND HARDEN
And reduce the probability
of burning by +30%

COLLECT + GATHER
+ PRICE ALL INFO
WITH AI

PROVIDE A 30% DISCOUNT
FOR MITIGATING RISK

Self-Sustaining Resilience Cycle



From Grant-Dependent to Self-Sustaining

The greatest challenge is not the initial investment but sustaining maintenance over time. This model creates a financial feedback loop where insurance savings fund ongoing resilience.

- 1 Selected supplier executes fuels treatment on priority acres
- 2 RockRose validates & models parcel-level risk reduction
- 3 Carriers recognize mitigation with premium discounts
- 4 Portion of savings reinvested in maintenance treatments
- 5 Retreatment at 30% cost sustains the protection cycle

ROCKROSE: OUTSIDE-IN IMPLEMENTATION

Strategic Deployment Order for Maximum Impact

Sequential Phasing

1

Landscape Halo

MACRO / COMMUNITY LEVEL

- Community-scale fuel treatments reducing ambient risk
- Shaded fuel breaks & fire corridors for suppression
- Creates the foundational "Halo of Safety"

2

Commercial Properties

LARGE TRACTS OF MITIGATION

- Strategic interruption points to break fuel continuity
- Access corridors for emergency vehicle deployment
- Leverages large fuels treatments & defensible space projects

3

Residential Parcels

INDIVIDUAL CONSIDERATIONS

- 0-10ft defensible space & home hardening
- Individual risk reduction for specific structures
- Effective ONLY because previous layers exist

CRITICAL INSIGHT

Comprehensive risk reduction requires this exact sequence — it is physically impossible to achieve community safety by starting with individual homes. We must build from the outside in.

McCloud Case Study Overview

170 Village Blvd, Incline Village, NV 89451

COMPLETED "HALO OF PROTECTION"

COMMUNITY SCALE

96 Buildings & 215 Units

LAND AREA

27.5 Acres

TOTAL INSURABLE VALUE

\$111M

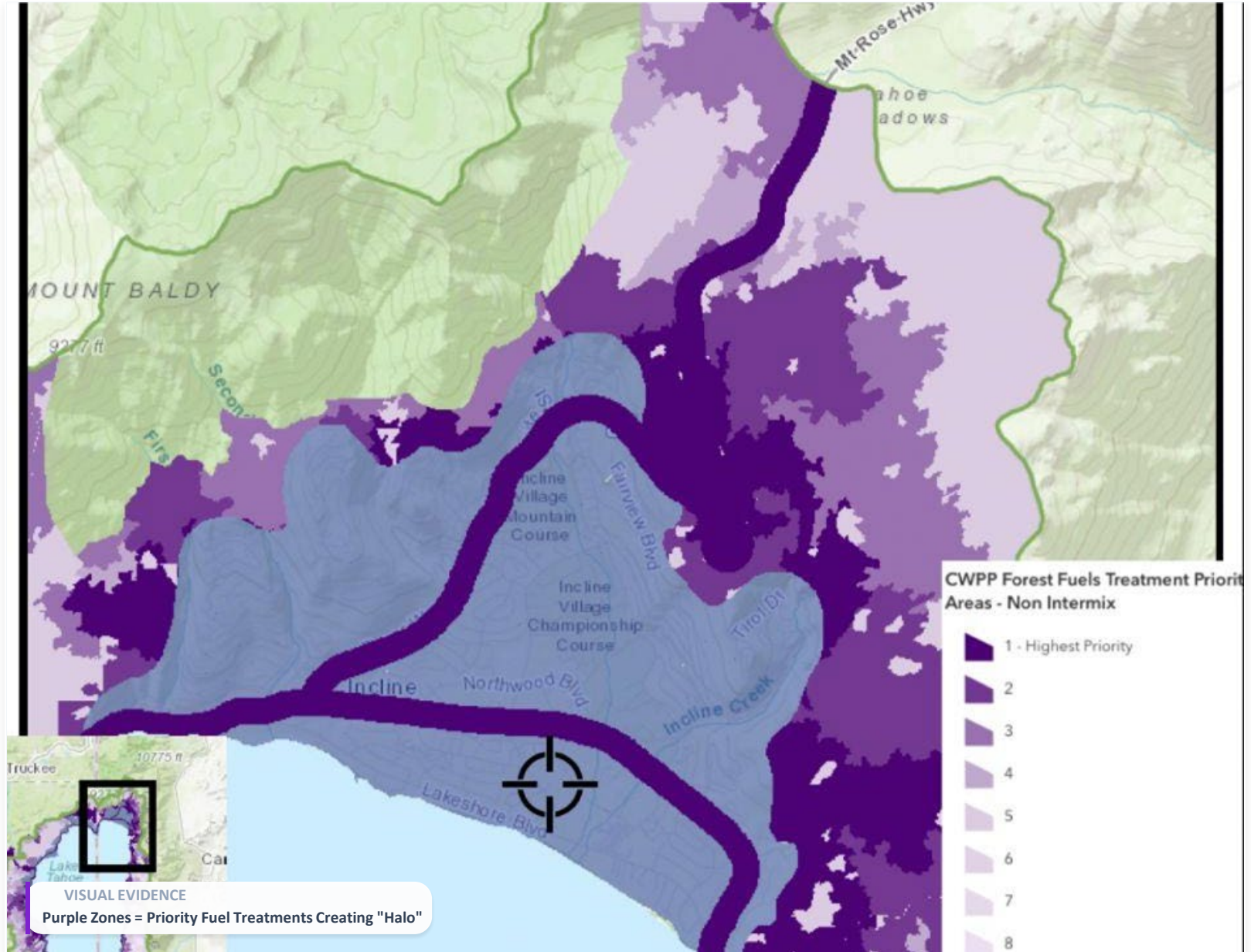
The Challenge

Despite significant investment, annual premiums reached \$1.3M in 2025 with zero credit for mitigation efforts. Legacy models failed completely.

The Solution

Rockrose Risk deployed data-driven underwriting combined with the completed "Halo of Protection" landscape treatment data translating a more accurate risk profile and assessment..at mid-term 2025.

TRANSLATES MITIGATION INTO ACTUARIAL VALUE



McCloud Insurance Outcomes

Rockrose Risk Program - Measurable 30% Premium Reduction

Annual Premium



Before Program

\$1.3M+

After Program

\$913K

Total Annual Savings

\$446,000+

30% Reduction

Financial Impact



Mitigation Reinvestment

\$120,000

Deductibles

Reduced

Coverage Expansion

Earthquake & Flood

Expected Renewal Impact

10-25% Additional

5-Year Projected Investment in Mitigation & Fuels Treatments



\$780,000

Resilience Credits Funding 50%

Residence in Half Moon Bay, CA



Before



After

\$4m TIV, 18-acre residence on the FAIR plan with a 3-acre fuel break as a buffer for structure in direction of dominant winds.

Homeowners Association in Placerville, CA



\$10m TIV HOA with a 10-acre fire buffer "virtually eliminates" fire risk, while creating a shelter island for fire crews.

Commercial Winery in Sonoma, CA

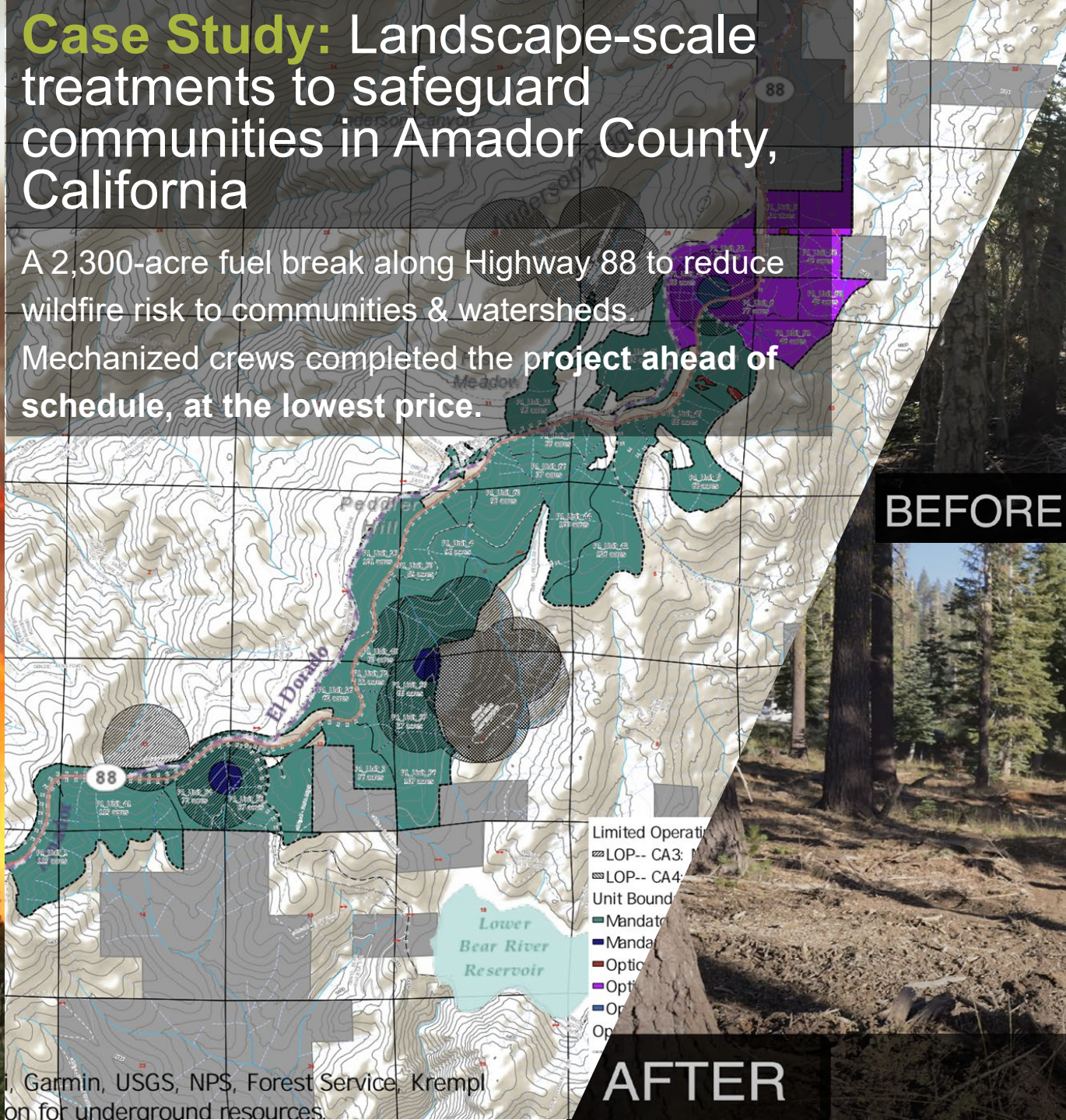


\$20m TIV winery with a 95-acre treatment that removed fire debris and create a buffer around the property



Case Study: Landscape-scale treatments to safeguard communities in Amador County, California

A 2,300-acre fuel break along Highway 88 to reduce wildfire risk to communities & watersheds. Mechanized crews completed the project ahead of schedule, at the lowest price.



BEFORE



AFTER


Garmin, USGS, NPS, Forest Service, Krempel
on for underground resources.



Rockrose Risk's Scoring Matrix

Understanding How BurnBot Impacts Broader Environment Risk

 [METHODOLOGY OVERVIEW](#)

CATEGORY NAME	WEIGHT	ASSESSMENT CRITERIA	BURNBOT IMPLEMENTATION IMPACT
 Fire Environment (Landscape Scale)	20%	Point source ignitions • Large fire history • Seasonal exposure	HIGH Creates landscape halo, reduces exposure area, fire behavior & flame length.
 Structure Assessment	20%	Roof • Walls • Eaves • Windows • Vents • Attachments	NONE Outside BurnBot scope (Hardening)
 Defensible Space (Vegetation)	20%	Zone 1 (0-5ft) • Zone 2 (5-30ft) • Zone 3 (30-100ft)	HIGH Sequential clearing enables total zone effectiveness.
 Firefighter Safety	20%	Access/Egress • Hydrants • Fire Station Proximity	MOD Improves access corridors & visibility.
 Site-Scale Hazards	20%	Structure setbacks • Adjacent fuels • Combustibles	HIGH Removes hazard materials & adjacent fuels.

 **TOTAL IMPACT ANALYSIS** **BurnBot Addresses 60-80% of Total Risk Through Landscape-First Implementation**

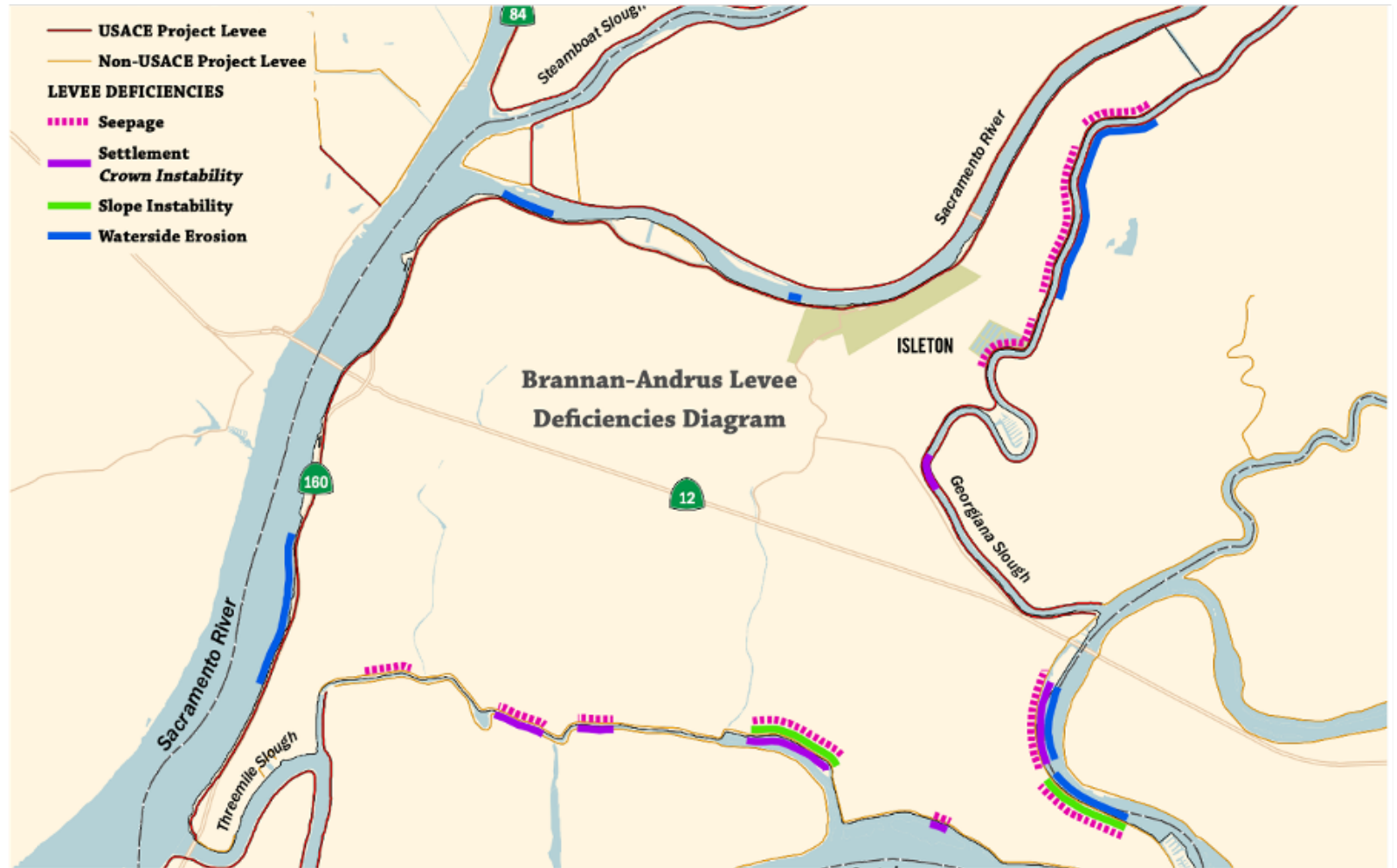
 Proprietary to Rockrose Risk  Created with Jensen Hughes

Disaster Risk Financing

Opportunities to break down silos



Isleton faces flood threats from multiple sources.



National Flood Hazard Layer FIRMette



121°36'42"W 38°9'56"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2024 at 10:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

The entire town is within a FEMA Special Flood Hazard Area (SFHA).

If any island levee were to fail, floodwater would inundate the city and its wastewater treatment ponds to depths up to eight feet.

Results, Lessons Learned, and Future Directions

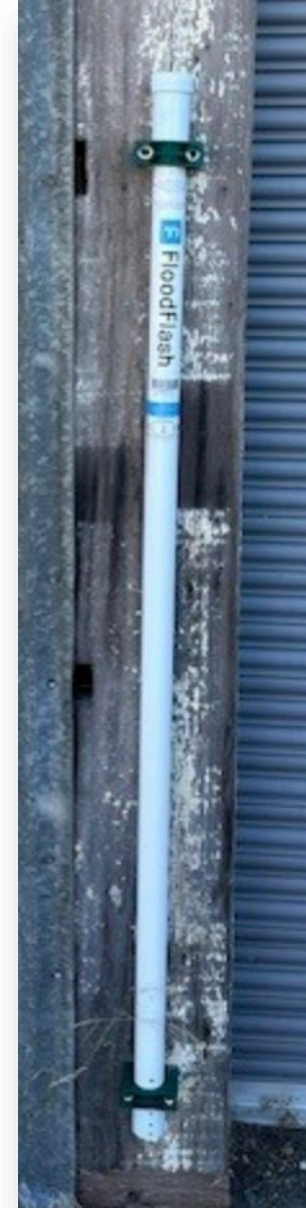
Program Outcomes

With a \$100,000 grant from the Department of Water Resources, the GHAD negotiated a \$2.5 M parametric insurance policy with Flood Flash.

As sensor was installed on a building at the wastewater pumping station.

A levee failure will trigger the sensor and a payment, providing funding for the most immediate needs.


The long-term goal is to establish a program that can be used to meet the deductible of an insurance policy, making flood insurance more affordable.



Parametric Insurance Basics



Parametric insurance provides a policy that pays out a pre-defined amount based on a pre-agreed trigger. For community flood risk, this has several advantages over traditional insurance.



Clear trigger for coverage




Independently verified



Pre-agreed limits



No claims process or coverage dispute



Fast payout

Program Outcomes

Flood Insurance should be treated like community life insurance.

Low-probability/High-consequence events need to be treated differently from High-probability/Low-consequence events.

Cities, especially small cities, do not have the resources to manage flood risk.

Many cities are often overwhelmed by day-to-day activities, making it difficult to consider complicated, long-term planning.



Program Outcomes

Flood Insurance is a "Goldilocks Arrangement"

The use of insurance as a flood recovery tool is a "Goldilocks Arrangement".

We have a replicable and scalable solution for even the most flood-prone areas.



Conclusion

Local Collaboration

Isleton's program highlights the importance of local collaboration in managing flood risks effectively.

Tailored Insurance Products

Customized insurance solutions meet the specific needs of vulnerable flood-prone communities.

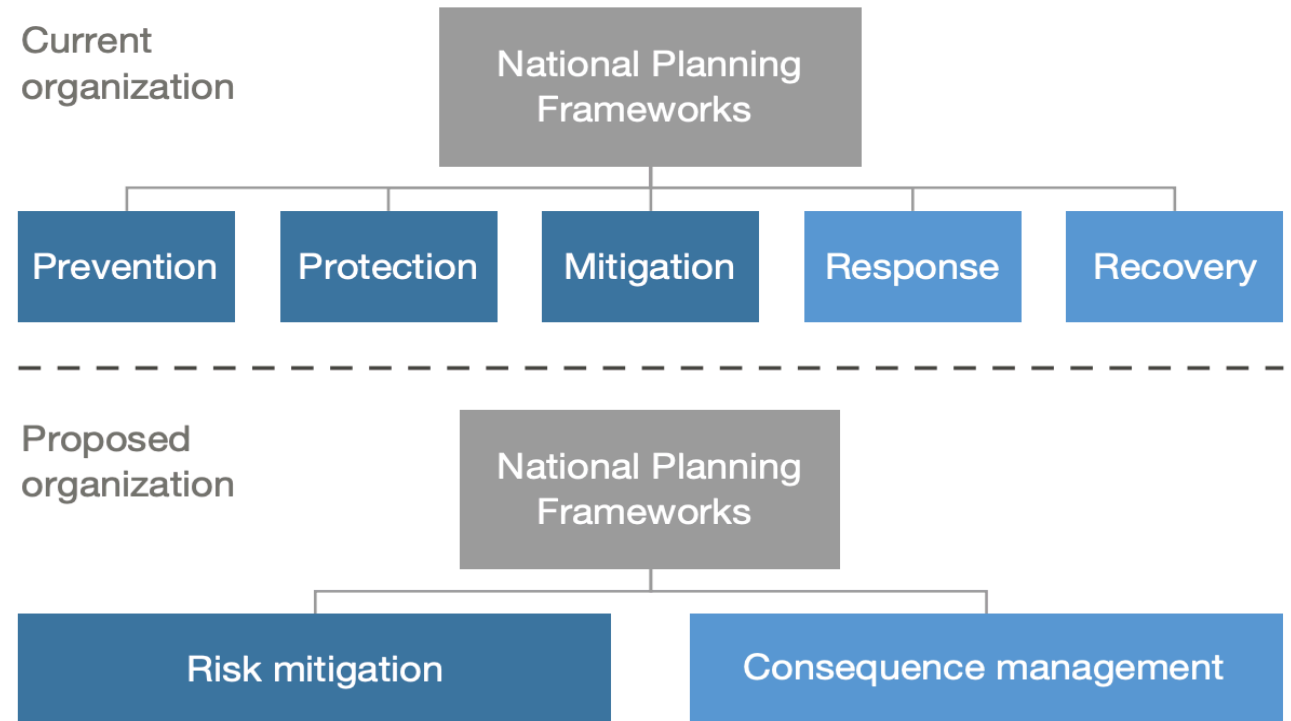
Inclusive Participation

Inclusive participation ensures all community members have a voice in flood resilience strategies.

Enhancing Flood Resilience

The Isleton model provides valuable lessons for improving flood resilience in vulnerable areas.

Proposed Consolidation of the National Planning Frameworks



Source: https://www.rand.org/pubs/research_reports/RRA1440-5.html

Traditional Approaches and Principles

Structural Flood Control

Traditional management relies on levees and dams to physically prevent floodwaters from spreading.

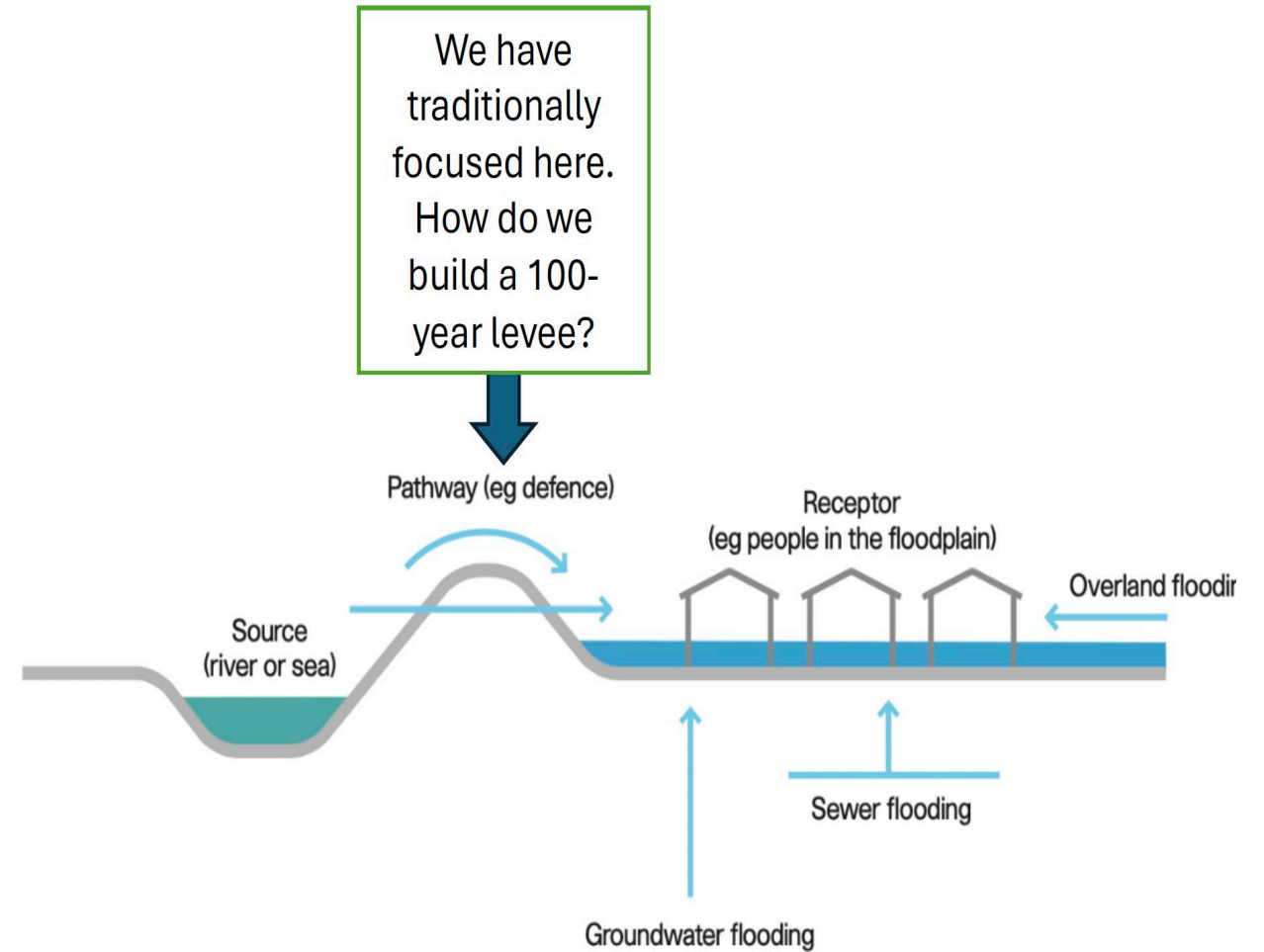
Zoning Regulations

Floodplain zoning restricts land use in flood-prone areas to reduce flood damage risks.

Floodplain Mapping

Mapping floodplains helps identify high-risk zones and supports informed management decisions.

Traditional Flood Management Paradigm



Modern Risk Management Approaches and Principles

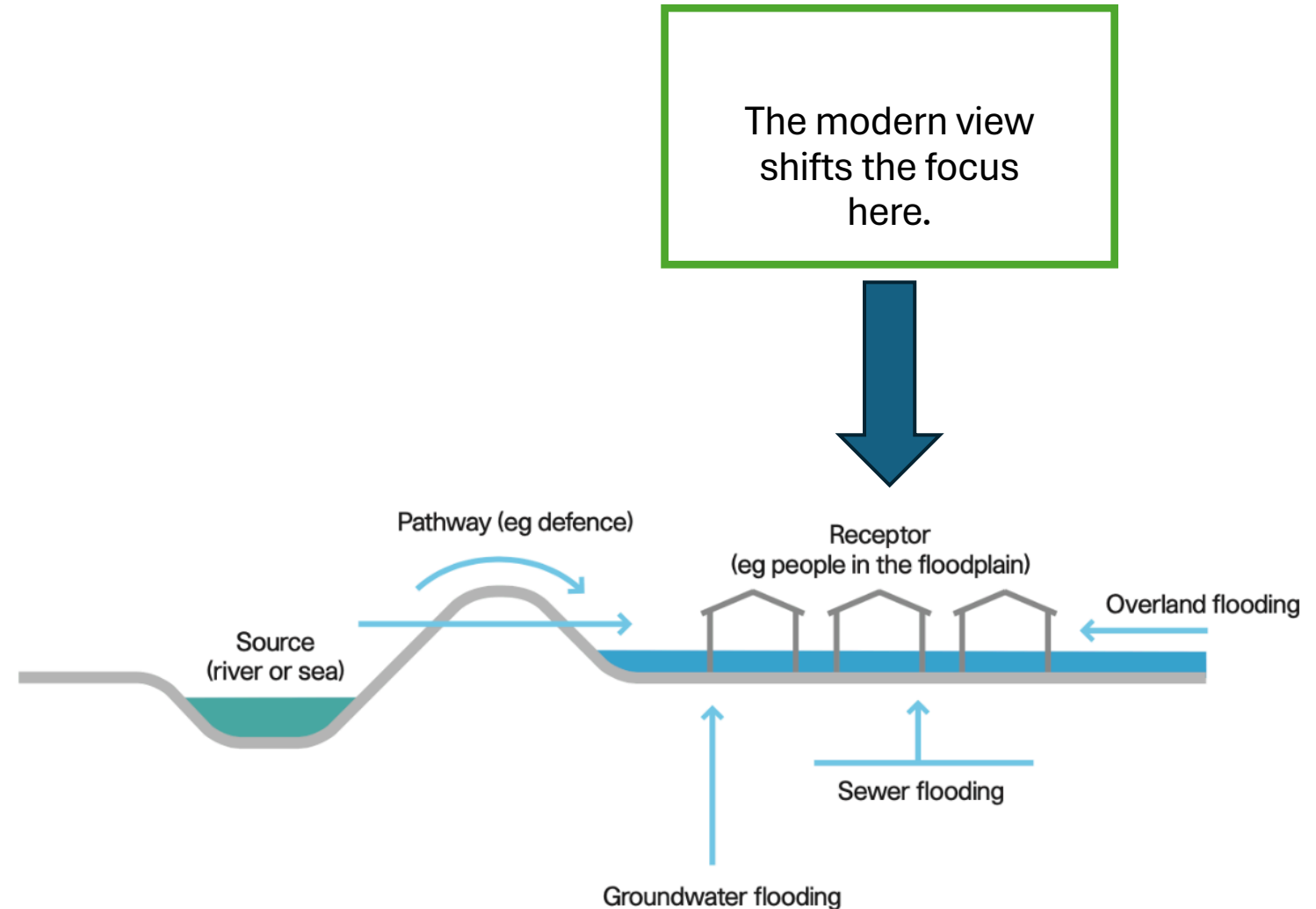
Residual risk management becomes the focus.

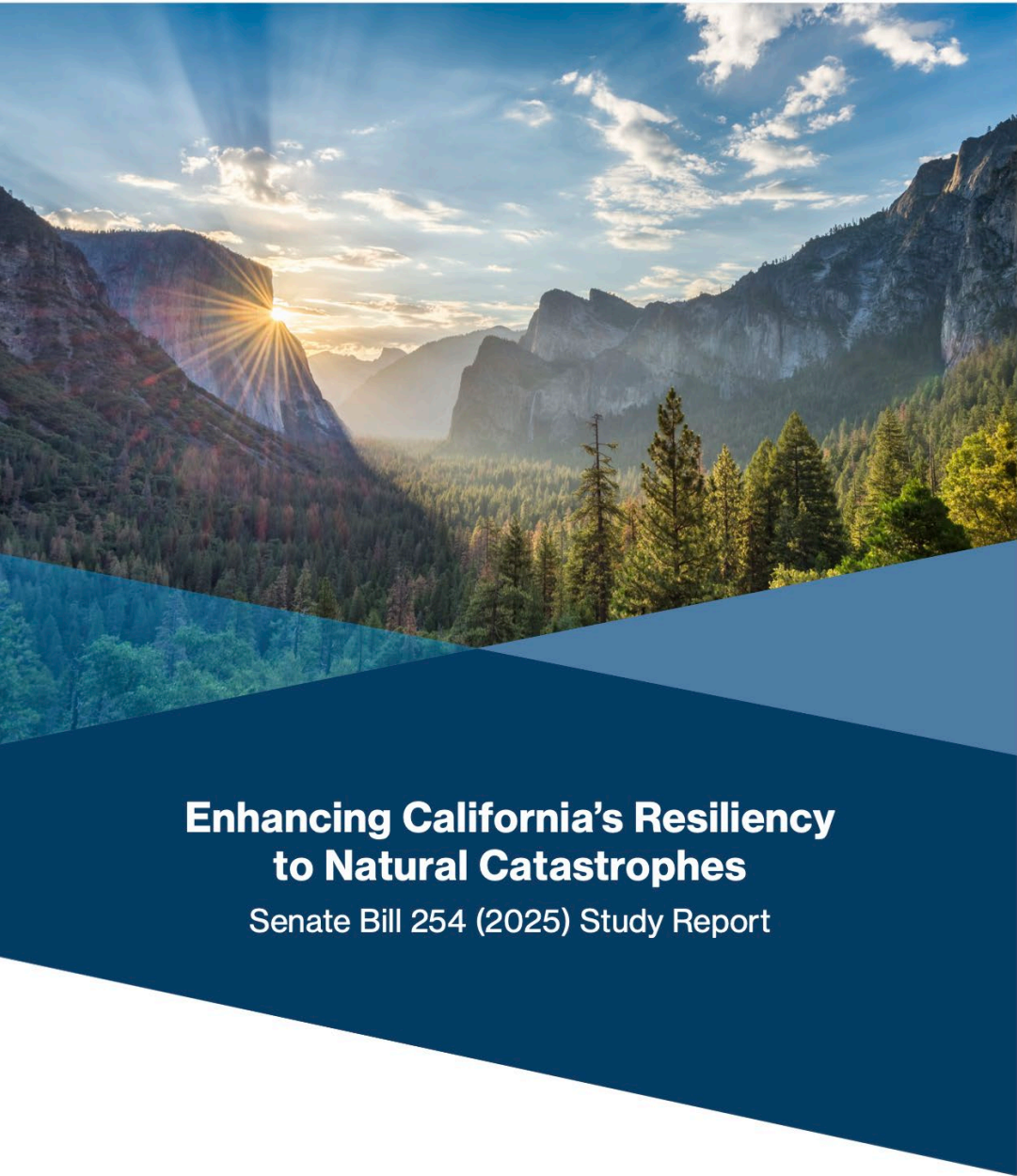
Residual risks are no-longer ignored. Who owns the risk is transparent and well-defined.

Disaster recovery is planned for.

Underserved communities receive more attention.

There is financial protection for low-income homeowners, renters, and small businesses.





**Enhancing California's Resiliency
to Natural Catastrophes**

Senate Bill 254 (2025) Study Report



April 7, 2026

Findings from SB 254 Report

- **Stimulate Community and Home Level Commitment**

**Shared Responsibility for ~~Wildfire~~
Natural Disaster Risk Reduction and
Community Resiliency**

“whole of society” collaboration

What does that look like in action?

- Form a GHAD or other governance structure focused on the management of the risk and with an insurable interest.
- Fund government entities like GHADs at the state level.
- Form partnerships with Community-Based Organizations

**Wildfire/Flood/
Heat/Earthquake
can learn from
each other, share
data, and refine
processes.**

- Develop essential data and analytical infrastructure to identify and assess ~~wildfire~~ disaster risk mitigation needs and track progress statewide.
- Adopt and implement science-informed standards and programs to guide targeted, high-impact mitigation efforts in communities across the state

Recognize that natural disasters are low-probability high consequence events

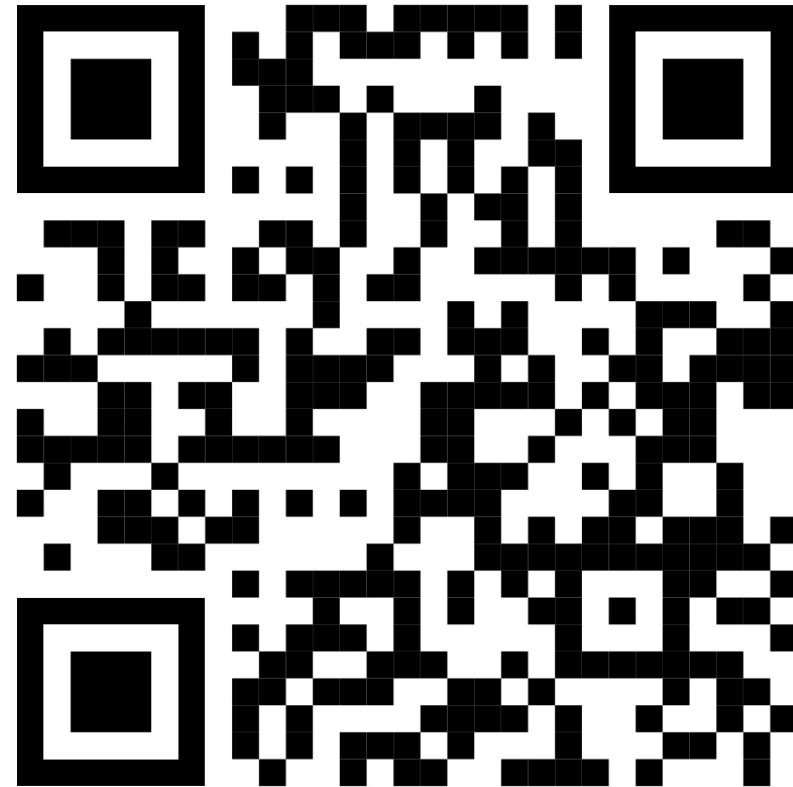
- We need to think of them the same way we think about life insurance.
- We need to provide more support for moms.
- We need to provide safe spaces for difficult conversations.
- We need to recognize the biases that prevent us from making wise decisions.

Kathleen Schaefer, Ph.D., P.E., CFM








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LinkedIn: kathyq100lady

Look for my book Flood Nation
coming next year

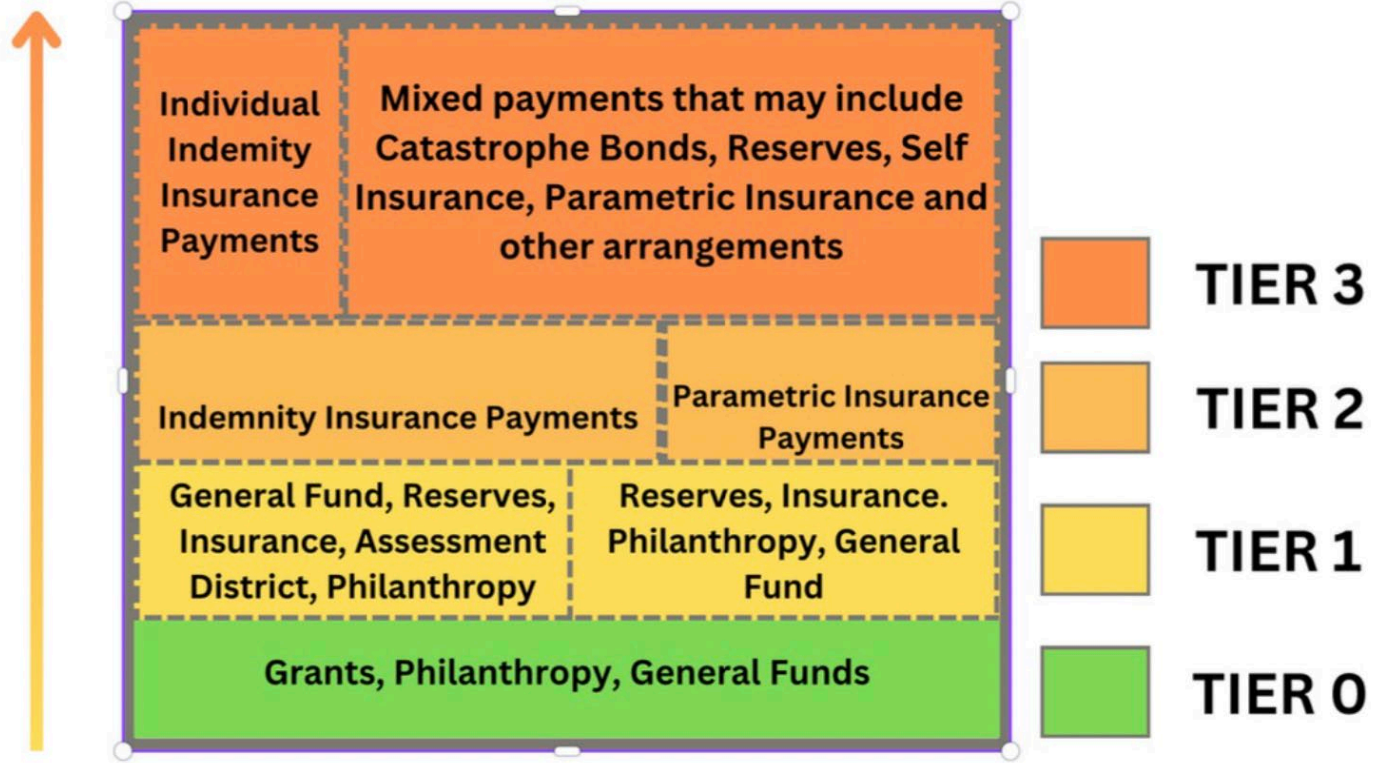


C-RISE is built on a foundation of behavioral economics research and a collaboration with industry

		Cost	Benefit	Who Pays		
				 Property Owners	 Government	 NGOs
	Tier 0 Working with Nature	???	\$\$\$ > ???		✓	✓
	Tier 1 It Takes a Village	\$50-\$250	Property owners \$5,000 - \$15,000 <hr/> Renters \$1,500 - \$5,000	✓	✓	✓
	Tier 2 Affordable Insurance	\$500-\$850	Whatever \$500 - \$850 buys \$100,000 coverage target	✓		
	Tier 3 Concierge Tier	???	Everything Else	✓	✓	✓

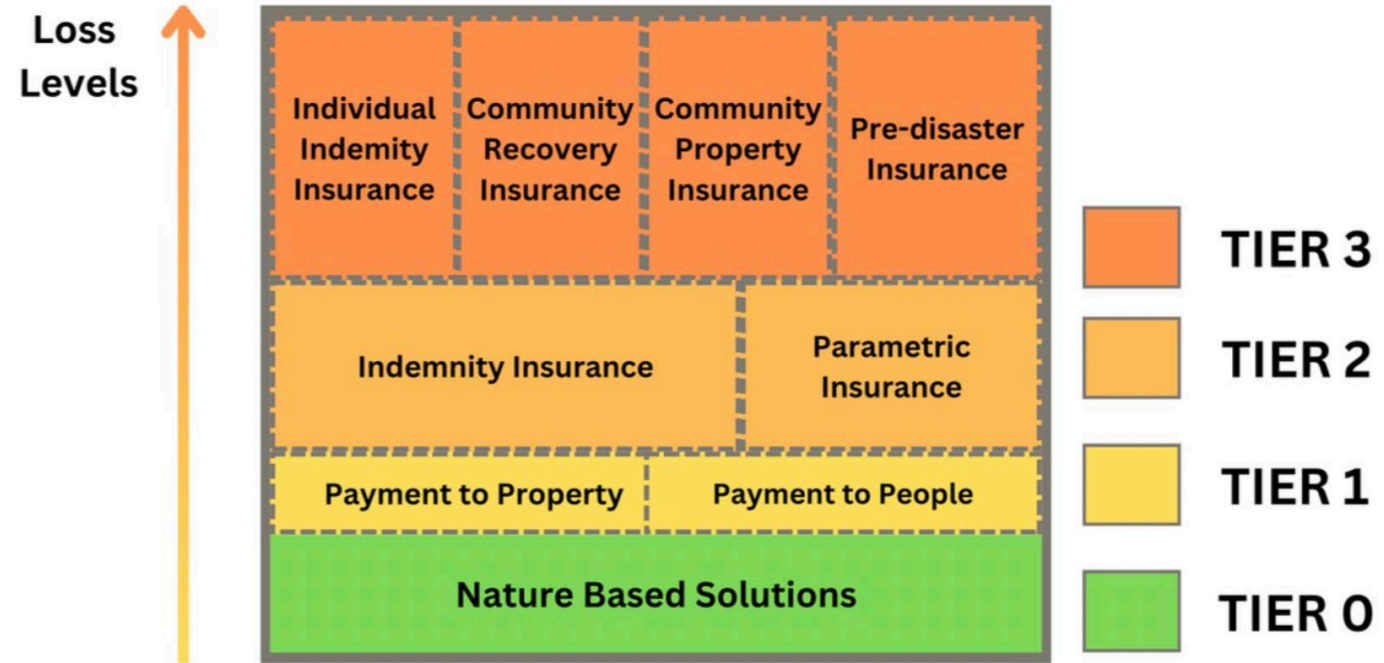
C-RISE layers the flood risk premiums

Loss
Levels



C-RISE layers the flood risk payment layers

The Payment Layers



Item 8 | Discussion



CA Governor's Office of
Land Use and
Climate Innovation

Item 9 | Private Sector Tools for Equity



CA Governor's Office of
Land Use and
Climate Innovation



Los Angeles Disaster Recovery Mortgage
ICARP TAC Presentation 5.29.2026

May 2026



Providing innovative solutions...

Lendistry Home Loans (“LHL”), a subsidiary of B.S.D. Capital, Inc. doing business as Lendistry (“Lendistry”), a **mission-based mortgage lender**, led by an established team with deep housing and mortgage experience, aims to help recovering communities access **sustainable home financing solutions**.



Leveraging Lendistry’s experience...

Lendistry is a **sustainable capital provider**, connecting small businesses to the broader capital markets via our strategic network of partners and investors. Since 2015, we have distributed **\$10.7 billion¹** of capital to small businesses of all types, including those in underserved communities.



And TCbL’s technical expertise...

The Center by Lendistry (“TCbL”) is an **independent nonprofit** 501c3 and a strategic partner to Lendistry. TCbL leverages this role to build bridges between the public and private sectors, providing technical assistance and advisory services to **help underserved communities unlock responsible capital** for wealth building and long-term stability.

Los Angeles Wildfires Household Devastation

In January 2025, wildfires struck the Pacific Palisades and Eaton Canyon communities in Los Angeles (“LA Wildfires”), destroying homes, building structures, and displacing thousands of Angelinos from their residences and creating significant financial losses for families and local businesses.



Photo: Lots demolished in anticipation of reconstruction in Altadena



Photo: January 2025 fire maps

12K+ Homes Destroyed¹ resulting in **\$75B** Total Estimated Losses¹

\$5B Estimated Shortfall of Funding to Rebuild Individual Homes,² a **\$500k-\$600k** median gap per household³

1.5 Years Later:

- **2 in 3** Survivors aren't home;³
- **2 in 5** Survivors cite out-of-pocket cost as greatest barrier to rebuilding³
- Systemic issues remain unchanged:
 - **High constructions costs** in California
 - **Un/underinsured homeowners** (insurance claim payouts uneven)
 - **Limited construction financing** (lenders exited)
 - Survivors face **loan qualification challenges**

Disaster Recovery Mortgage Solutions

WHAT we offer

LHL is launching a comprehensive construction-to-permanent disaster mortgage solution, to finance LA's recovery and future recoveries at scale.

Requires, and finances, rebuilding for resilience and insurability.

WHO we are serving

Low-to-moderate income households at risk of permanent displacement or loss of home ownership

- 8 of 10 Altadena and 9 of 10 Pacific Palisades residents remain displaced one year after the fire¹
- 44% to rebuild, conditioned on finding an affordable path¹

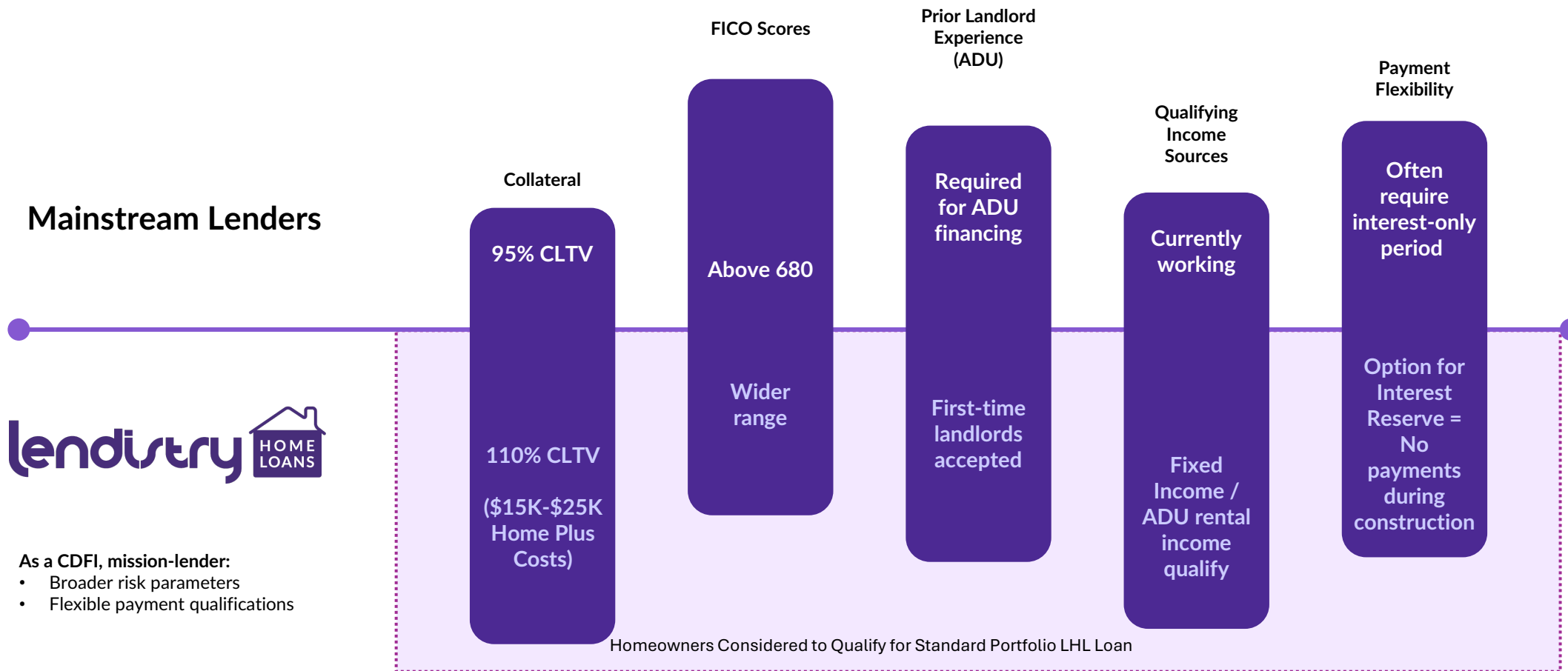
OUTCOMES

A capital solution that scales and replicates quickly

- Launch (\$23MM): 40 homes financed & rebuilt
- Pilot (\$150MM): 250 homes financed & rebuilt
- Expand +(\$250MM): 450 homes financed & rebuilt



More Qualified Homeowners Through LHL Products



LHL Disaster Recovery Mortgage Product underwriting criteria for Standard Portfolio loans solves for the challenges and financial realities households face after disasters

Products and Services to Support Recovery and Rebuild

Disaster Recovery Mortgage Products



Unique to Lendistry

Non-Conforming One-Time Close Construction-to-Permanent/Renovation

- Higher LTV thresholds
- More expansive definitions of sources of income
- Qualify new landlords for ADU and duplex builds

Conforming/Non-Conforming Silent Second Lien Loans

- Concurrent with C2P/Reno
- Addresses affordability and liquidity for homeowner
- Covers HomePlus costs

Navigation Support



Financing Options & Analysis

Construction Navigation

Pre-development Coordination

Conforming One-Time-Close Construction-to-Permanent

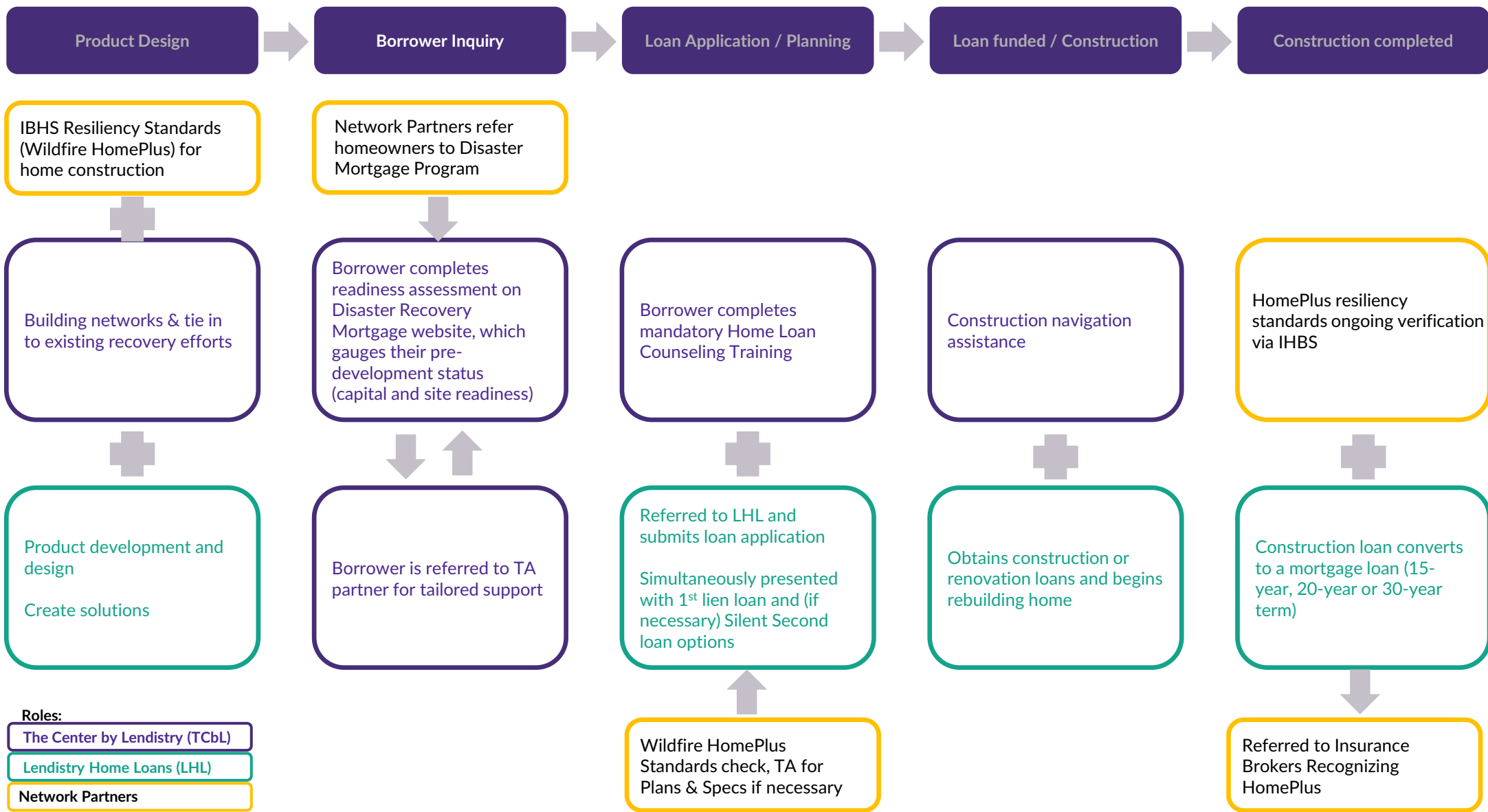
Conforming One-Time Close Renovation

Other Support (by LHL)

- Lender coordination and draw request support
- Project completion and final inspections

Homeowner Journey

Illustrative example of the journey for a borrower seeking recovery finance to complete their home rebuild. Leaning into existing networks and recovery efforts underway, Lendistry Home Loans, TCbL, and Lendistry Capital Markets all work together for the optimal borrower experience and journey.



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**JOBS
TO MOVE
AMERICA**

**PUBLIC GOODS
FOR THE MOST
PUBLIC GOOD**

**Community Benefits Agreements
(CBAs)**

May 29, 2026
Sacramento, CA

Introductions & What We Do: JMA

- Harness the power of public spending to build partnerships between clean tech manufacturing companies and the workers and communities impacted by their facilities.
- Advocate and advance equitable family-sustaining jobs, expanded access to training for historically underrepresented groups, and long-term and sustainable health, safety and environmental justice benefits for workers and their communities.

What is a Community Benefits Agreement (CBA)?

- A community benefits agreement (CBA) is a legally-binding agreement between community groups and an employer designed to achieve new jobs standards, equity measures and other enforceable commitments.
- CBAs can transform communities by building fairer local economies, holding companies accountable and advancing racial and gender equity.
- CBAs ensure a win-win-win scenario for companies, workers & communities

The concept of a true Community Benefit Agreement (CBA)

COMMUNITY (who)

- Coalitions of existing groups, or any group with legal status to bind themselves to a contract

BENEFITS (how)

- Based on community/coalition assessed needs. These can include: *targeted hire, job quality, training, worker voice, environmental justice*

AGREEMENT (what)

- A contract, can be delivered legally, includes commitments to do things or give things up
- Not a handshake agreement

Benefits of Community Benefits Agreements

- Foster *trust* and *collaboration* between project principles, community, and workers
- Promote sustainability and help to maximize the benefits to the community, workers, and their families as well as companies
- Create measurable recruitment, training, and pathways for a highly skilled and diverse workforce representative of the community
- Reduces the likelihood of turnover and promotes retention of a skilled workforce
- Create “good job” standards

What are some CBA “best practices”?

- Community coalitions negotiating with the company and employers should represent a diverse, cohesive group of community, labor, and environmental local and regional stakeholders that would be most impacted and/or benefit from the project
- Parties should set ground rules for the process, including an Memorandum of Understanding (MOU) prior to the negotiation of a CBA
- The parties should agree to a consistent and regular monitoring and reporting process to ensure compliance with agreed upon commitments
- Community and company stakeholders should agree to a legal process, including binding arbitration, to address CBA commitments when necessary

CBA Case Study: BYD Coach & Bus

WHO:

- Company: BYD Coach & Bus
- Community: Jobs to Move America, SMART Local 105, community and social service organizations

WHAT:

- An Community Benefit Agreement outlining the parties' joint commitments to invest in and support workers and local communities

WHERE:

- Lancaster, CA

What was achieved with the BYD CBA?

- Recruiting & hiring 40 percent of its workers from populations facing significant barriers to employment, including women, African Americans, justice-impacted individuals and veterans
- Implemented the country's first electric bus apprenticeship/pre-apprenticeship program.
- Commitments to provide support systems workers to strengthen retention efforts, such as providing transportation for workers who may not have access to a car.

CBA Case Study: New Flyer

WHO:

- Company: New Flyer of America, the largest bus manufacturer in North America
- Community: Alabama Coalition for Community Benefits - Jobs to Move America, labor, faith-based, community, social service and environmental organizations

WHAT:

- A multi-state Community Benefit Agreement outlining the parties' joint commitments to invest in and support workers and local communities

WHERE:

- Anniston, AL & Ontario, CA

What was achieved with the New Flyer CBA?

- 45% of new hires and 20% of promotions from historically disadvantaged groups
- Development of pre-apprenticeship program & technical training program
- Semi-annual on-site (1) independent safety training & (2) financial literacy clinic
- Hiring protections for systems-impacted people
- Increase Spanish bilingual capacity
- Supplemental worker complaint system

CBA Negotiation Process

- Research, research, research
- Identifying priorities with coalition/workers
- Education around benefits of partnership
- Clearly defined roles & responsibilities
- Regular coalition meetings to plan for negotiations
- Democratic process | arbitrator
- Creative solutions: win-win-win



CBA Implementation Structure

- Identification of responsible parties
- Tracking & reporting on goals & progress
- Regular meetings
- Joint development of training programs & assessment
- Collaboration on additional challenges and solutions



CBA Presentation Closing & Questions



**JOBS TO
MOVE AMERICA**

PUBLIC GOODS FOR THE MOST PUBLIC GOOD

Item 9 | Discussion



CA Governor's Office of
Land Use and
Climate Innovation

Item 10 | Subcommittee Report Out and Next Steps



CT Governor's Office of
Land Use and
Climate Innovation

Mandate

- Guide development of a report, prepared by ICARP staff, summarizing TAC discussions on adaptation funding and finance in 2026.



Members

- John Wentworth (Subcommittee Chair)
- Melissa Boudrye for Robyn Fennig (Vice-chair)
- Kim Clark
- Abby Edwards
- Michelle Passero
- Jonathan Parfrey



Report Goals

- Summarize TAC discussions over the course of 2026 for a broader audience.
- Capture lessons learned from ICARP. Provide thought leadership on key challenges and opportunities to advance adaptation funding and financing.
- Chart a shared roadmap for state legislature and agencies, regional, and local government



Report Audience

- Types of organizations represented on the TAC:
 - Regional and local government
 - Tribal governments and organizations
 - Community-based organizations and non-profits
 - Private sector
- State decision makers and legislator



Subcommittee Workplan

Dates	Deliverables	Meetings Agenda
April 17	Subcommittee Overview and Workplan	<ul style="list-style-type: none"> • Subcommittee overview • Define report target audience • General reflections on report/initial outline <ul style="list-style-type: none"> • Inputs to report preparation
May 15	Draft Outline Presentation for Q2 TAC meeting	<ul style="list-style-type: none"> • Review draft outline • Prepare for Q2 TAC meeting
June 12		<ul style="list-style-type: none"> • Discuss TAC input and next steps • Address issues emerging in drafting
July 10	Zero Order Draft Presentation for Q3 TAC meeting	<ul style="list-style-type: none"> • Review zero order draft • Prepare for Q3 TAC meeting
August 21		<ul style="list-style-type: none"> • Discuss TAC input and next steps • Address issues emerging in drafting
September 11	First Order Draft	<ul style="list-style-type: none"> • Review first order draft
October 9	Draft for TAC review Presentation for Q4 TAC	<ul style="list-style-type: none"> • Prepare for Q4 TAC meeting • Dissemination plan
November 13	Final draft Dissemination/Launch	<ul style="list-style-type: none"> • Review final draft



Discussion Questions

- What are the key issues or messages you would like to be elevated in the report?
 - Reflecting on the presentations at Q1 and Q2 what are the key challenges and opportunities?
 - In your own work, where has adaptation and resilience efforts been getting stuck?
 - What successful examples of adaptation funding and finance should be highlighted?
 - Are there specific sources that we should include?



Item 10 | Discussion



CA Governor's Office of
Land Use and
Climate Innovation

Item 11 | General Public Comment



CT Governor's Office of
Land Use and
Climate Innovation

Item 12 | Closing and Adjourn



CA Governor's Office of
Land Use and
Climate Innovation

Thank You for Joining!

CONTACT

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FUTURE MEETING DATES

August 7th

Newsletter and more:
lci.ca.gov/climate/icarp

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Governor's Office of Land
Use and Climate
Innovation (LCI)



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