



Los Angeles



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# PROJECT RECOVERY

Rebuilding Los Angeles after the January 2025 Wildfires

Los Angeles, California | March 2025

*Project Recovery* is a living document that will be updated regularly to address new developments and issues and share the most current information about this fast-changing process.

## About

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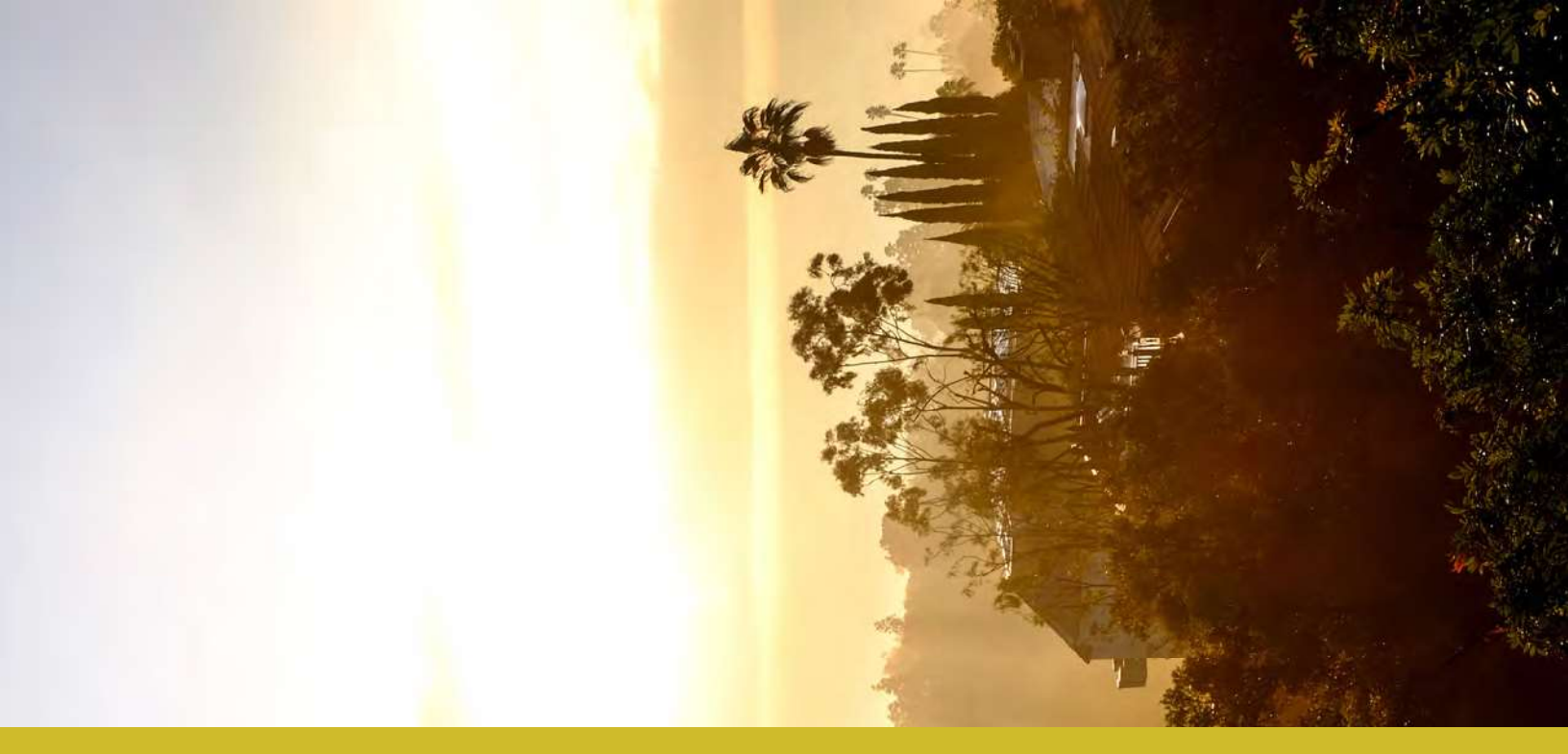
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# Introduction

January 7, 2025, is a day Angelenos will not soon forget. Wildfires erupted in the Pacific Palisades and in Eaton Canyon in Los Angeles County. Coupled with ferocious Santa Ana winds and very dry weather conditions, the fires burned out of control, destroying approximately 16,000 structures totaling some 24 million square feet and 40,000 acres of land, resulting in 29 deaths.

In the wake of this horrific event, Angelenos—whether neighbors or strangers—sprang into action.

The business and real estate communities also mobilized quickly. Within a week, the Urban Land Institute Los Angeles District Council members came together to see how they could help. A week later they teamed up with the UCLA Ziman Center for Real Estate and the USC Lusk Center for Real Estate to create a response plan of action. They quickly assembled nine teams of experts to both identify roadblocks to recovery and propose realistic expedited solutions for each roadblock.

These volunteers immediately set to work, drawing in additional experts from all over the region, state, and country. Working with purpose and diligence, each group proposed a series of recommendations and ways in which they could be implemented. This collaboration reflects a shared commitment to restore what was lost and where possible to seize this moment as an opportunity to build back better.

The magnitude of this crisis requires novel solutions and mobilization resources from a

broad range of stakeholders in unprecedented ways. A key pillar of the rebuilding effort is the partnership between various community stakeholders including the private and public sectors, nonprofits, community organizations, and more.

To that end, the teams produced this report covering eight aspects of the rebuilding effort, presenting recommendations that aim to foster local community and government collaboration and support that would result in building back better, faster, and cost effectively. Each report makes a series of actionable recommendations for the City and County of Los Angeles. Below is a summary of some of the most significant recommendations to be considered.

## Key Takeaways for Greater Los Angeles from the ULI Advisory Services Program

### 1. Prioritize restoration of critical infrastructure:

- Assess and restore water delivery systems, power grids, and emergency communications as top priorities.
- Implement temporary water and power solutions (such as mobile generators and water tanks) for areas awaiting complete restoration.

### 2. Develop and enforce emergency fire-safe rebuilding standards:

- Implement defensible space regulations requiring fire-resistant landscaping, ember-resistant vents, and noncombustible roofing materials.

- Adopt fire-resilient building codes for rebuilding, including retrofitting undamaged structures to improve fire resistance.
- Explore partnerships with experts in the nonprofit and/or private sector to assist in the development of fire-resilient building codes.

## 3. Community Engagement and Equity

- **Inclusive community engagement:** It is crucial to ensure that all residents, including displaced persons, renters, and marginalized groups, have representation in decision-making processes.
- **Grassroots and social capital networks:** To enhance outreach, leverage existing community networks and digital communication platforms like Neighborhood Liaisons and Nextdoor.
- **Equity-centered approaches:** Recovery efforts should address historic disinvestment and ensure equitable access to recovery resources.

## Hazardous Materials and Debris Management, Removal, and Disposal, and Process for Property Owners' Safe Return

1. **Confirmation sampling:** After debris removal (whether performed by the Army Corps of Engineers or private contractors), soil samples should be collected to confirm that hazardous materials have been fully removed from the affected sites. The samples should be submitted to an independent laboratory for

analysis. If hazardous materials remain in the soil, additional soil should be removed from the site until the soil is established to be free of hazardous materials resulting from the fire.

**2. Consistency in standards:** Consultants and contractors, whether engaged by the Army Corps of Engineers or by private parties, should follow the same protocols for debris removal. For example, it is the team's understanding that waivers of certain requirements of AQMD Rule 1403 relating to asbestos removal have been provided to contractors engaged by the Army Corps of Engineers. These same waivers should be extended to privately engaged contractors as well.

**3. Certificate of completion:** The soil sampling results should be reviewed for each property to ensure they meet accepted standards and a certificate of completion should be issued by a state or local environmental agency to document that the standards have been met. The certificate of completion should connect to the building permit file for each property as a permanent record.

### **Implementing a Building Permit "Self-Certification" Program**

**1. Building permit self-certification:** Develop a building permit self-certification program for eligible projects, including single-family residences, accessory dwelling units, multifamily, mixed-use, and small commercial projects, whereby licensed architects, engineers, and design professionals can "self-certify" building plans and specifications as compliant with objective building code requirements

and standards, including zoning, grading, fire, green building, Americans with Disabilities Act, structural, mechanical, electrical and plumbing clearances, and a dedicated inspection unit.

**2. Facilitate 30-day expedited departmental approvals and clearances:** Develop a program to eliminate sequential departmental reviews by multiple departments and replace with a program that will consolidate all departmental reviews under a single project permit coordinator who is responsible for coordinating all departmental permit reviews, clearances, and signoffs, to ensure permit review and permit issuance within 30 days of submittal of a building permit application.

**3. Implement digital and emerging artificial intelligence technologies:** Implement and adopt newly emerging, state-of-the-art digital technologies, digital tools, and artificial intelligence to implement a single, uniform digital application for all project submittals for permit self-certification. The emerging digital technology can be used by project permit coordinators for consolidating all departmental reviews, clearances, and signoffs at on-site permitting centers. This digital technology can also include mobile features and applications to assist the dedicated inspection unit conducting on-site building inspections.

### **Labor and Supply Chain Challenges**

**1. Create onsite rebuilding logistics centers for each wildfire area capable of:**

- Processing up to 250 to 350 permits per month for each wildfire area within 30 days of applications

- Providing logistics planning and management of peak concurrent construction activity of 1,000 to 2,000 residences per wildfire area and 30,000 to 40,000 workers (addressing worker parking, housing and services, construction deliveries, haul routes, staging of materials, and work hours)
- Providing inspector offices and inspection scheduling services
- Coordinating utility services and infrastructure with residential construction to expedite new home construction

**2. Use existing infrastructure for construction logistical needs:** Secure and manage the use of existing facilities, infrastructure, vacant lots, and parking facilities to provide for temporary worker housing sites, construction parking, and material staging hubs.

**3. Resolve the infrastructure scope as soon as possible:** Coordination of the infrastructure work is critical to the planning of the residential rebuilding logistics. Ideally, new infrastructure work would not delay the expeditious rebuilding of the residential structures.

### **Strategies to Stabilize California's Property Insurance Market and Rebuild Resilient Communities**

**1. Legislation for insurer underwriting models and consistent fire-hardening requirements:**

- a. **Mandate risk-based insurer underwriting models:** To align insurance pricing

with wildfire mitigation efforts, the state must establish a comprehensive framework that requires insurers to factor in home hardening, defensible space, and community-wide mitigation efforts when setting rates or renewing policies in their underwriting models. Premium discounts should be standardized and consistently applied to property owners who invest in fire hardening and defensible space mitigation measures for existing and new buildings. In addition, the Insurance Commissioner should mandate transparency in underwriting models, compelling insurers to disclose how mitigation efforts influence rates. Furthermore, insurers must reassess premiums based on verified mitigation upgrades during policy renewals to ensure that property owners who actively reduce wildfire risk are rewarded with lower premiums and better coverage options.

- b. Bridge the gap in fire-hardening building codes to reduce risk:** There is a growing risk gap in the fire-hardening building codes for “new builds versus existing builds,” leaving communities more vulnerable to wildfires and contributing to insurance instability. New builds in fire-prone areas must follow Chapter 7A fire-resistant standards, while existing buildings are only encouraged—but not required—to upgrade. The lack of mandated retrofits and delayed enforcement of the Zone 0 (Ember-Resistant Zone) requirement allow wildfire

risks to persist. Fire hardening is also expensive, and there is some financial assistance offered. The FAIR Plan and some private insurers provide incentives or premium discounts for upgrades, but these programs are inconsistent, limited, and often insufficient. FAIR Plan discounts are minimal, coverage is costly and restricted, and eligibility criteria can be difficult to meet, limiting access for many homeowners. To close this gap, the state should enforce fire-hardening for existing buildings, strengthen defensible space regulations, and expand financial assistance to make retrofitting more accessible. Without action, communities will continue to face increased fire hazards, rising insurance costs, and long-term instability.

**2. Expand insurance market competition and facilitate support for the uninsured/underinsured:**

To enhance competition and ensure fair pricing, insurers should use advanced risk models that account for location, construction, and mitigation measures. A public/private reinsurance program must be established to encourage insurers to re-enter high-risk areas, supported by global reinsurers, tax incentives, and premium subsidies. The Insurance Commissioner must guarantee adequate capitalization, clear policies, and reinsurance to cover major losses. In addition, sliding-scale premiums for lower-income homeowners should be offered by both private insurers and the FAIR Plan, along with mandatory replacement cost disclosures during policy renewals. This

reinsurance program would alleviate the state’s financial burden by sharing risk with private insurers, incentivize mitigation through premium discounts, and expand coverage (fire, flood, earthquake). In contrast, the FAIR Plan fails to provide these benefits, offering limited coverage, no mitigation incentives, and it is facing solvency challenges due to the reliance on state funding.

**3. Forest management and wildfire mitigation:**

To reduce wildfire risk and restore forest health, California must expand forest management programs, secure sustainable funding, and streamline regulations, addressing challenges such as budget cuts, staffing shortages, and complex regulatory barriers. This includes proactive treatments, addressing staffing needs, and removing barriers to expedite mitigation efforts. To change the status quo, the state needs to increase funding, address staffing gaps, and streamline processes, including exemptions for small-scale fuel reduction. The current Forest Resilience Bond (FRB) program also needs to be broadened to address funding limitations and expand implementation statewide. While executive orders have been implemented in recent months, they are temporary measures. Permanent reforms are needed to provide sustained funding, more staffing, regulatory reforms to the California Environmental Quality Act (CEQA), and public/private partnerships for large-scale fire breaks and landscape projects. These actions are necessary for a proactive and long-term approach to reduce wildfire risk and stabilize the insurance market.

Overall, California must proactively reduce risk, improve public safety, and allow insurers to use a risk-based pricing structure to stay solvent to encourage insurers to remain in the market. This will increase competition, expand coverage offerings, and ultimately improve affordability for homeowners and businesses. The state must maintain consistent wildfire mitigation and forest management efforts to ensure long-term resilience in high-risk areas. These efforts require collaboration with key stakeholders in both the public and private sectors, including fire departments and the State Fire Marshal. The only way to achieve a competitive, stable, and resilient insurance market in California is through a comprehensive, long-term strategy that effectively reduces risk and restores market confidence.

### Vertical Rebuilding after the Wildfires

To facilitate the vertical rebuilding of physical commercial, residential, and community facilities, as quickly and as effectively as possible, and to enable the recovery of the communities and the lives so severely disrupted and devastated by the fires, establish community rebuilding authorities (CRAs) for each of the fire areas.

These CRAs will act as the general managers, empowered to plan and implement the rebuilding and recovery efforts, with oversight from independent governance boards but with complete operational autonomy and authority. The authorities should follow the following mandates:

**1. Resource center:** Establish a nonprofit rebuilding resource center where property owners, residents, nonprofit organizations, and businesses in the rebuilding and recovery process can seek reliable information about the rebuilding process, as well as financial and insurance counseling and advocacy support for property owners.

**2. Financial assistance fund:** Establish a financial assistance fund and provide a framework and direct the efforts of existing funds already raised by multiple charitable efforts and for government assistance programs to help property owners cover the gap between the cost to rebuild and the financial resources they have.

**3. Insurance fund:** Establish an insurance fund to secure insurance coverage for the rebuilt communities, including a one-stop-shop insurance center to assist property owners in securing insurance for their rebuilding effort.

**4. Capital control:** Establish a financing authority to arrange and implement the investment of the capital required to rebuild and recover, from infrastructure rebuilding to construction funding to mortgage financing.

**5. Insurance:** Establish an insurance fund to secure insurance coverage for the rebuilt communities.

**6. Planning center:** Establish a privately operated dedicated planning approval, permitting, inspection, and certification center under one roof and allow self-certification to shorten the approval and inspection cycle time

with appropriate government oversight and supervision.

**7. Builders Alliance:** Create a Builders Alliance to offer turnkey rebuilding solutions to property owners who prefer not to hire an architect, find a contractor, and undertake the rebuilding on their own.

Given the unique characteristics of the fire areas, each CRA will be separate in order to focus on the regional nuances. However, wherever joint efforts will enhance efficiency (such as financing, insurance, philanthropic funds, etc.), cross-coordination will be implemented.

### Financial Strategies for Rebuilding Infrastructure, Homes, and Communities

**1. Implement a comprehensive and integrated approach to financial alternatives for rebuilding:** Given the magnitude of the losses and the financing required to rebuild, seek alternatives that combine various financial strategies that maximize the available funding sources from public, private, and philanthropic sources. Coordinate stakeholder mortgage providers in establishing programs for mortgage forbearance, develop programs for incremental mortgage structures that allow borrowers to retain existing attractive mortgages, while supplementing with additional funds needed to close the gap required to make decisions related to rebuilding. Multiple state housing laws enacted over the past five years can create value based on density bonuses and accelerated approvals including flexibility on certain development approval conditions, which could



help with the gap between people's resources after insurance and the cost of rebuilding.

### **2. Develop innovative financial programs:**

Leverage new Tax Increment Financing (TIF) tools such as Climate Resilience Districts (CRDs) which are TIF districts that specifically fund climate adaptation and resilience projects in vulnerable communities; and Enhanced Infrastructure Financing Districts (EIFDs), TIF districts that focus on funding critical infrastructure improvements including roads, utilities, and public facilities. Install tax basis at declared disaster emergency adjusted tax value to maximize TIF yield. Further, encourage a joint venture public agency effort wherein the City, County, and possibly the State each commit a share of their future property tax increment to establish an EIFD or CRD, which will accelerate TIF capture and expand funding for rebuilding community infrastructure. Explore potential Federal and State tax-exempt bonds and lobby for preferential grant allocation to finance/fund rebuild impacted areas.

### **3. Collaborate on long-term solutions:**

Coordinating efforts between City, County, State, and Federal entities allows for the broadest and most effective financing issuance options. Combining overlapping financing options, with support from all levels of government, allows for most proceeds at the lowest available cost and longest duration of funds. Focus on sustainable rebuilding to mitigate future risks, and property subdivisions to allow for additional development density to replace impacted land

value. CRDs and EIFDs, when established by a joint effort (City, County, Special Districts), can improve eligibility for grant funding sources for infrastructure, resiliency, and housing. Use well-vetted analytical data to effectively determine the scope and extent of infrastructure impacts, assess resilience strategies and consumer impacts in determining the ultimate basket of financing options available to rebuild.

### **Rebuilding Infrastructure for Pacific Palisades and Altadena**

**1. Organization:** Create a single agency with comprehensive authority to complete all aspects of the reconstruction of the Pacific Palisades. The single agency will have full legal authority to perform all functions required to rebuild the Pacific Palisades infrastructure and will perform all permitting functions for private property (residential and commercial) and public infrastructure. The agency would also be authorized to handle all discretionary and nondiscretionary procedures and approvals for rebuilding public infrastructure and private property (including zoning and land matters, building permit issuance, etc.).

**2. Cost shortfalls:** To address any potential funding shortfalls, the city should explore a variety of financing vehicles, including city-wide bonds, Enhanced Infrastructure Financing Districts, Climate Resilience Districts, and Community Facilities Districts.

**3. Fire protection infrastructure:** The firefighting infrastructure proved inadequate to protect the Pacific Palisades. The rebuilding process presents an opportunity to improve infrastructure in the Pacific Palisades, including opportunities to (1) rebuild to "harden" the structure to improve fire resistance, (2) expand sources of water to fight fires, (3) develop emergency response plans for water and power use, and (4) develop a state-of-the-art wildfire resilience program that can be expanded to protect all of the communities living near brush, such as firefighting infrastructure, fire breaks, prescribed burning, and other brush control methods.

# Key Takeaways for Greater Los Angeles from the ULI Advisory Services Program

## Scope

This team was tasked with reviewing Advisory Services reports from ULI's various responses to disasters, synthesizing best practices from those studies, and preparing recovery options to be further evaluated and considered. The team focused on the initial assessment and education phase; in addition, it researched other natural disaster response studies and data.

## Introduction

The Urban Land Institute has a long history of bringing the finest expertise to bear on complex land use planning and development issues through its Advisory Services program. Since 1947, ULI has assembled well over 700 highly qualified multidisciplinary teams to find creative and practical solutions for land use matters.

ULI has been involved multiple times in cities and regions that have experienced fires, floods, and other large-scale disasters. Lessons learned and best practices from that work are presented here. The team drew on seven different Advisory Services panels: [Lower Manhattan, 2004](#); [New Orleans, 2005](#); [After Sandy, 2013](#); [Toa Baja, Puerto Rico, 2018](#);

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[Sonoma County, 2021; Marshall Fire Recovery, 2023; and Partnering for More Resilient and Equitable Communities, 2024.](#) Additional resources were consulted.

The information presented here is a series of emergency response actions and recovery phases.

## Emergency Response

In the aftermath of the Palisades, Altadena, and surrounding wildfires, the City and County of Los Angeles can take the following immediate actions, based on best practices from the Advisory Services reports:

### 1. Immediate Coordination and Emergency Response

- **Establish a unified emergency coordination system:** To ensure smooth communication and coordination, set up an emergency operations center with representatives from fire departments, emergency management, public works, utilities, and local nonprofits. [Completed.]
- **Use mutual aid agreements:** Implement intergovernmental agreements to access external expertise, resources, and personnel for immediate recovery efforts.
- **Debrief emergency response efforts:** Conduct after-action reviews with first responders and emergency managers to identify what went well and what needs improvement for future responses.

### 2. Immediate Support for Displaced Residents

- **Set up immediate housing assistance:**
  - Deploy emergency shelters, temporary housing (hotels, trailers), and rental assistance vouchers for displaced families. To fund these measures, the City and County of Los Angeles can use funding recently appropriated by the California State Legislature for shelters, evacuation costs, and other emergency response activities.
  - Engage Federal Emergency Management Agency (FEMA) assistance, Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) funding, and local emergency grantee funding for rental and mortgage assistance. The California Department of Housing and Community Development can assist the City and County of Los Angeles with obtaining CDBG-DR grant funds.

- **Increase housing supply:** Explore whether short-term rentals in the region can be converted to long-term housing.

- **Establish resilience hubs:** Create community resilience hubs in libraries, schools, and community centers to provide food, medical aid, mental health support, and housing assistance to displaced residents. [Completed.]

- **Deploy mobile recovery assistance:** Use mobile units to reach displaced residents without transportation and to ensure access to essential services, including mental health counseling and legal aid.

### 3. Infrastructure and Utility Restoration

- **Prioritize restoration of critical infrastructure:**
  - Assess and restore water delivery systems, power grids, and emergency communications as top priorities.
  - Implement temporary water and power solutions (such as mobile generators and water tanks) for areas awaiting complete restoration.

- **Expand redundancy in utility systems:**

- Invest in microgrids and battery storage to prevent extended outages.
- Strengthen emergency fuel reserves for fire stations, hospitals, and critical shelters.

### 4. Community Communication and Engagement

- **Expand neighborhood liaison networks:**
  - Deploy local leaders and volunteers as neighborhood liaisons to provide real-time updates, distribute resources, and assist vulnerable populations.
  - Use door-to-door outreach, text alerts, and social media to ensure all residents receive accurate information.

- **Develop a disaster response playbook:**
  - Provide clear guidelines for first responders, community leaders, and volunteers on immediate steps following wildfires.
  - Train municipal staff and community volunteers in emergency response and continuity of operations planning.
- 5. **Short-Term Financial and Economic Recovery**
  - **Leverage federal and state funding for immediate needs:**
    - Apply for [FEMA Hazard Mitigation Assistance](#), [HUD CDBG-DR funding](#), and [Small Business Administration disaster loans](#).
    - Use recently appropriated funds from the California State Legislature: \$2.5 billion is available for shelters, evacuation costs, and other necessary emergency response activities; and \$4 million is available for additional planning review and building inspection resources to expedite rebuilding.
    - Use local emergency funds to cover immediate recovery costs, including debris removal and business support.
    - Use CalHOME Disaster Assistance grants to establish loan programs to help fill funding gaps for home financing for affected homeowners.
  - **Support local businesses:**
    - Provide emergency grants and low-interest loans for local businesses affected by the fires.
    - Establish temporary business recovery centers to assist business owners with insurance claims and federal aid applications.
  - **Explore strategies to support uninsured or underinsured property owners:**
    - Partner with the state to explore the creation of new legal entities to provide insurance and other support to affected communities. The creation of new legal entities could include a joint powers authority or nonprofit organization.
- 6. **Wildfire Risk Reduction for Immediate Rebuilding**
  - **Develop and enforce emergency fire-safe rebuilding standards:**
    - Implement defensible space regulations requiring fire-resistant landscaping, ember-resistant vents, and noncombustible roofing materials.
    - Adopt fire-resilient building codes for rebuilding, including retrofitting undamaged structures to improve fire resistance.
    - Explore partnerships with experts in the nonprofit and/or private sector to assist in the development of fire-resilient building codes.
- 7. **Immediate Mental Health and Trauma Support**
  - **Set up disaster mental health services:**
    - Establish counseling centers at resilience hubs for residents experiencing trauma.
    - Deploy trained mental health professionals to affected neighborhoods and shelters.
- 8. **Immediate Policy Actions**
  - **Streamline rules and regulations for rebuilding:**
    - Simplify/streamline permitting for fire-resistant structures by waiving procedural requirements that may contribute to delays.
- **Launch immediate vegetation management efforts:**
  - Remove hazardous debris and fire-prone vegetation in public areas.
  - Provide financial incentives for homeowners to create defensible space around properties.

- Work with the governor's office and the state to temporarily relax regulatory requirements of the California Environmental Quality Act (CEQA) and the Coastal Act to expedite rebuilding. [Completed.]
- Devote additional dedicated personnel to accommodate increased volumes of permit applications.
- Explore the creation of a separate virtual permit center specifically for affected property owners navigating the rebuilding process.
- **Implement a coordinated long-term recovery plan:**
  - Establish a recovery task force to oversee immediate recovery efforts and to transition into long-term resilience planning.
  - Engage local experts in climate resilience, emergency planning, and urban development to guide policy changes.

## Recovery Phase

The City and County of Los Angeles can use the following key lessons to develop plans for recovery and resilience after the fires in Palisades, Altadena, and surrounding communities:

1. **Community Engagement and Equity**
  - **Inclusive community engagement:** It is crucial to ensure that all residents, including displaced persons, renters, and marginalized groups, have representation in decision-making processes.

- **Grassroots and social capital networks:** To enhance outreach, leverage existing community networks and digital communication platforms like Neighborhood Liaisons and Nextdoor.
- **Equity-centered approaches:** Recovery efforts should address historic disinvestment and ensure equitable access to recovery resources.

### 2. Recovery and Resilience Planning

- **Comprehensive recovery framework:** The National Disaster Recovery Framework provides a structured approach to long-term recovery, guiding jurisdictions through different phases of disaster recovery.
- **Psychological phases of recovery:** Understanding the emotional trajectory of disaster recovery (heroism, honeymoon, disillusionment, and reconstruction) can help design support systems for affected communities.
- **Retaining recovery managers:** Maintaining dedicated disaster recovery personnel for two to five years postdisaster can ensure continuity and expertise in rebuilding efforts.

### 3. Wildfire Resilience and Adaptation

- **Fire-adapted communities framework:** Adopting a systematic approach to mitigating wildfire risk through landscape management, building design, and emergency planning can enhance fire resilience.

- **Vegetation and land use management:** Adopting ordinances for vegetation management and wildfire-adaptive landscaping can reduce fire risk.
- **Wildland-urban interface (WUI) best practices:** Enforcing WUI building codes and defensible space regulations can enhance fire resilience.

### 4. Economic Resilience and Housing

- **Affordable and diverse housing:** Recovery plans should integrate mixed-use developments, infill housing, and accessory dwelling units (ADUs) to ensure a resilient housing supply.
- **Disaster-related rental vouchers:** Collaborating with county agencies to implement rental voucher programs for displaced residents can prevent displacement. FEMA also can provide temporary housing and rental subsidies for displaced residents.
- **Investment in resilience hubs:** Establishing community resilience hubs as gathering places for training, emergency response, and support services can improve long-term resilience. [Completed.]

### 5. Infrastructure and Emergency Preparedness

- **Critical infrastructure resilience:** It is essential to invest in redundant power systems, improved water delivery networks, and emergency communication protocols.

- **Mutual aid agreements:** Establishing intergovernmental agreements with nearby jurisdictions for emergency resource sharing can strengthen response capacity.
  - **Disaster playbooks and training:** Developing and institutionalizing emergency response playbooks and training programs can enhance preparedness for future disasters.
- ## 6. Funding and Financial Strategies
- **Diversified funding sources:** Using federal grants (e.g., FEMA's Hazard Mitigation Assistance, HUD's CDBG-DR), state programs, and local funding mechanisms (temporary rate increases, impact fees, and tax credits) can sustain long-term recovery efforts.
  - **Resilience bond programs:** Exploring financial tools such as resilience bonds or public/private partnerships can provide sustained investment in fire mitigation and infrastructure improvements.
- ## 7. Long-Term Planning and Climate Adaptation
- **Integrating hazard mitigation with urban planning:** Updating comprehensive plans to include wildfire risk assessments, resilience strategies, and sustainable land use practices ensures long-term safety.
  - **Future-ready workforce and economy:** Strengthening workforce development and economic resilience through climate-adapted industries and skills training can support long-term community stability.
  - **Nature-based solutions:** Incorporating green infrastructure, fire-resistant landscapes, and ecological restoration in planning can reduce wildfire risk and enhance resilience.
- By integrating these lessons into its recovery strategy, Los Angeles can build a more resilient and sustainable framework for responding to future wildfires and other climate-related disasters.