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

Integrated Climate Adaptation and Resiliency Program (ICARP)

Technical Advisory Committee (TAC)

May 29, 2026

SUMMARY

TAC Members Present:

- Abby Edwards, LCI
- Jacob Alvarez[1], City of Coachella
- Alex Ghenis, Accessible Climate Strategies
- Kim Clark, Southern California Association of Governments
- Daniel Woo, California Department of Public Health (CDPH)[2]
- Clare Winterton, The Solutions Project[3]
- John Wentworth, Town of Mammoth Lakes
- Maegan Cowan, Pacific Gas and Electric (PG&E)[4]
- Nayamin Martinez, Central California Environmental Justice Network
- Melissa Boudrye, California Office of Emergency Services (OES)[5]
- Molly Oshun, Sonoma County Water Agency
- Jenn Phillips, California Natural Resources Agency (CNRA)[6]
- Virginia Jameson, California Department of Food and Agriculture (CDFA)
- Denise Kadara, Allensworth Progressive Association
- Enrique Huerta, Climate Resolve[7]
- Michelle Passero, The Nature Conservancy (TNC)
- Chuck Striplen, Sonoma County Planning Commission/Resources Legacy Fund
- Jasneet Sharma, County of San Mateo

TAC Members Absent:

- Sarah Izant, California Environnemental Protection Agency (CalEPA)
- David Loya, City of Arcata
- Roberto Carlos Torres, City and County of San Francisco
- Julia Kingsley, California State Transportation Agency (CalSTA)
- Bennae Calac, Onoo Po Strategies

Roll Call & Housekeeping

Sam Magill, Sacramento State University College of Continuing Education, discussed meeting logistics for in person and online attendees. Sierra Woodruff, LCI conducted a roll call. With 16 members present at the time of roll call, a quorum was reached, and the meeting was called to order.

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[1] Participated remotely; location publicly accessible in compliance with the Bagley Keene Open Meetings Act
[2] Alternate for Linda Helland, CDPH
[3] Alternate for Gloria Walton, The Solutions Project
[4] Alternate for Nathan Bengsston, PG&E
[5] Alternate for Robyn Fennig, OES
[6] Alternate for Amanda Hansen, CNRA (NOTE: Hansen joined the meeting at 11:51am)
[7] Alternate for Jonathan Parfrey, Climate Resolve. Participated remotely; location publicly accessibly in compliance with the Bagley Keene Open Meetings Act.

Abby Edwards, TAC Chair, reviewed the agenda. Edwards noted in 2026, the TAC is focused on adaptation funding and finance.

Approval of Draft Meeting Minutes

Edwards led discussion and approval of the March 6, 2026, TAC meeting minutes. After a brief introduction, the following conversation was recorded:

- No comments recorded

Public Comment

None.

Denise Kadara made a motion to approve the March 6, 2026, meeting minutes. John Wentword seconded. With 17 ayes, 0 notes, and 1 abstention, the minutes were approved.

Aye: Abby Edwards, Jacob Alvarez, Meagan Cowan, Kim Clark, Molly Oshun, Alex Ghenis, Jenn Phillips, Virginia Jameson, Denise Kadara, Nayamin Martinez, Melissa Boudrye, Michelle Passero, Daniel Woo, Clare Winterton, John Wentworth, Chuck Striplen, Jasneet Sharma

No: None.

Abstain: Enrique Huerta

TAC Member Report Out

Edwards introduced new members of the TAC. Chuck Striplen, Resources Legacy Fund and Jasneet Sharma, County of San Mateo, were recently appointed to the TAC and provided introductions. Bennae Calac, Onoo Po Strategies, was also appointed but was unable to attend the meeting.

Following new member introductions, Denise Kadara reported the Allensworth Community Plan was recently approved by the Tulare County Planning Commission and Tulare County Board of Supervisors.

Following member report outs, Edwards expressed a desire for TAC members to host future meetings in their cities or areas; interested members were encouraged to reach out to staff.

ICARP Programmatic Updates

Edwards introduced LCI Executive Fellow Sara Yen to provide ICARP Programmatic Updates.

LCI released a new feature for the VCP in April 2026 called the Report Generator. This tool creates a PDF summarizing a community's vulnerability data by block group, census tract, ZIP code, and city, town, or unincorporated area. Grant applicants can use these reports to demonstrate their community's vulnerability to climate impacts supported by specific data. In addition, LCI and CNRA launched a story map to provide guidance for program administrators on how to use the VCP for the 2024 Climate Bond (Proposition 4). 40% of Proposition 4 funds must go to disadvantaged and severely disadvantaged communities (DAC/SDAC); the VCP can be used to identify vulnerable populations to meet this requirement. Finally, a pilot group of 15 community organizations, Tribes, and local governments were convened to test the VCP and develop vulnerability assessments for their communities. Lessons learned from this Climate Ready Cohort will be published as case studies on the VCP website.

Yen then discussed the Extreme Heat Action Plan (EHAP) and Extreme Heat and Community Resilience Grant Program. EHAP is a statewide roadmap across 60 agencies on how to prepare for and respond to heat risk and is currently under review by the Governor's Office. The Extreme Heat and Community Resilience Grant Program currently funds 45 on the ground solutions in communities for $32 million, including solar-powered cooling, heat resilient parks, and local heat action plans. A second round of grants will be launched this summer, with awards expected in January 2027.

Finally, Yen delivered updates on the Adaptation Planning Grant Program (APGP) and Regional Resilience Grant Program (RRGP). APGP is complete; staff are currently developing "lessons learned" for upload to the state Adaptation Clearinghouse. The Clearinghouse serves as California's database for local, regional, and statewide climate adaptation planning resources. RRGP grantees are also actively sharing their projects, including a recent presentation by the California Water Institute at CSU Fresno on its strategies to turn flood risk into water supply resilience in a 4-county region.

Discussion

Edwards led a discussion session with TAC members on the updates provided above. The input and questions received are as follows; chair/staff responses are provided below as sub-bullets:

- Nayamin Martinez asked what type of evaluations have been conducted to determine the impact of completed grants.
    - Edwards responded LCI worked with the Center for Law, Energy, and the Environment at UC Berkeley to evaluate APGP and RRGP. Reports on both are available for distribution;.
- Molly Oshun noted recently released Proposition 4 guidelines for the Department of Water Resources (DWR) do not link to the VCP and asked how it can be used for grant awards moving forward.
    - Edwards responded the VCP does appear on CNRA's website as one of many tools for use in grant application preparation.
    - Jenn Phillips, CNRA, offered to follow up with DWR for more information and opportunities for incorporating the VCP.
- Jasneet Sharma asked how the Climate Ready Cohort is encouraging collaboration between community-based organizations and local jurisdictions.
    - Yen responded cohort members have provided significant feedback on how to make the VCP more user-friendly.
- John Wentworth noted as federal grants are increasingly reduced, more of the burden will fall on local governments and the state, particularly in areas with a significant amount of federal land.
- Michelle Passero asked if VCP has any intentional interaction with CalEnviroScreen, or if both platforms are running on separate but parallel tracks.
    - Edwards responded the VCP and CalEnviroScreen seek to answer different questions: the VCP focuses on the vulnerability of communities from climate hazards, while CalEnviroScreen looks at pollution-related issues. The VCP *does* include a feature that allows users to compare different environmental tools and see where there may be an overlap in results.
- Enrique Huerta asked if plans exist to incorporate the EHAP into CNRA's Climate Adaptation Strategy.
    - Phillips responded the Adaptation Strategy does include results from the 2022 EHAP and will incorporate or link to the updated 2026 EHAP. More could be done to highlight the importance of the EHAP; Phillips offered to follow up with Enrique for more discussion on how best to incorporate this information.

- Martinez expressed a desire for Round 2 of the Extreme Heat grants to eliminate the requirement for applicants to have another public entity as co-applicant. Many DAC/SDACs and unincorporated communities do not have the support of their county supervisors.
- Sharma asked how the EHAP incorporates and applies to local or regional areas (similar to local hazard mitigation plans) and suggested the next iteration could include appendices by region to show more specific implementation steps.
  - Edwards responded LCI has funded 30 local extreme heat action plans. In many cases, these local plans took the structure of the EHAP and applied it to specific local conditions.
  - Phillips concurred the EHAP is designed to be a flexible roadmap for local jurisdictions to develop their own strategies. OES, LCI, and CNRA are also collaborating on the Adaptation Planning Guide as a more specific strategy for the design of local adaptation measures within existing planning efforts.
- Kadara stressed the importance of making all adaptation tools available and accessible to vulnerable communities most directly impacted by climate hazards, including small unincorporated communities that may be overlooked by larger efforts at the county level.

California's Fifth Climate Change Assessment

Elea Becker Lowe, LCI, led a presentation of California's Fifth Climate Change Assessment (Assessment). The Assessment is a collection of 70 reports in all and serves as a schematic for building the scientific foundation for understanding climate-related vulnerability throughout California. It was developed with input from hundreds of individuals, many communities, and a newly appointed Tribal Advisory Group to develop original climate research while uplifting local vulnerabilities and priorities. Final outcomes of the Assessment are expected in October 2026.

After the opening comments, McKenna Maxwell, UC San Diego, provided a presentation on the report "Climate Impacts to the Economy" with a focus on health, education, and real estate. For each area of focus, the report considers the overall effectiveness of adaptation (how much hazards or harm are reduced by adaptive measures), the cost effectiveness of adaptation (quantifying which adaptations per dollar spent), and who pays for adaptive measures. Each focus area is discussed below:

- Health impacts: Extreme heat events are expected to last longer at higher temperatures in the near future (by 2050). Young children, seniors, and those with chronic conditions are expected to be the most vulnerable to extreme heat. Targeted adaptation investments will have the greatest impact where extreme heat exposure and barriers to adaptation overlap (such as lack of adequate cooling infrastructure). Research shows the areas most at risk include Fresno, San Bernardino, Riverside Counties and the Bakersfield areas. At the same time, historically cooler regions such as the Bay Area do not have adequate AC adoption in a hotter climate. While AC is a proven cooling technology, lower cost measures such as urban canopy expansion and increasing reflectivity can have significant positive impacts as well.
- Education: Heat events can impair cognitive function and negatively impact student performance. Investment in AC for schools, particularly in historically cooler areas with less heat-related adaptation measures in place, can have a significant positive impact on student health and performance.
- Real estate: Wildfire has profound impacts on health and the economy, particularly on real estate. By 2050, as much as $8 billion per year in property values could be exposed to wildfire risk. Insurance exposure is also expected to increase by more than an order of magnitude ($50 billion in 2018 compared to $750 billion now). Understanding how wildfire risk is changing and where the hotspots are can help inform adaptation actions. Low-cost options such as maintaining defensible space, mid

cost actions like upgrading to ember-resistant vents, and higher cost alternatives like complete home hardening can have significant impacts. The Assessment finds that each dollar invested in retrofitting homes returns about $1.70 in statewide economic activity.

Following the presentation, the following discussion was recorded:

- Kadara asked if any measures are being taken to protect electrical grids during extreme heat events.
    - McKenna responded this section of the report focuses primarily on protecting assets during extreme heat events and wildfire. Some utilities are increasing the use of sensors on utility towers to shut off power during public safety emergencies (i.e., extreme heat plus high-wind events) to prevent wildfires. These are low-cost actions that can have significant benefits.
- Wentworth asked if human migration (from hotter to cooler areas) is addressed in the Assessment.
    - Becker Lowe responded the Assessment does not prescribe any policy actions but instead presents an analysis on what/where the greatest risks and vulnerabilities exist. One section of the overall Assessment does focus specifically on human migration.
- Martinez asked if the Assessment has data on the number of households with/without cooling systems in the Fresno area.
    - Maxwell responded the report includes information on cooling systems at the census tract level.
- Martinez asked if an analysis exists of populations such as outdoor workers and the cost-effectiveness of protective measures to reduce exposure to extreme heat.
    - Maxwell responded the report does include a chapter on labor generally and agricultural workers specifically. Solutions such as a modification of working hours but more significant protections would require legislation or employer policy changes.
- Martinez asked if a combined analysis of wildfire smoke + extreme heat has been conducted. Fresno often experiences both high amounts of wildfire smoke and extreme heat at the same time.
    - Maxwell said the report does discuss co-occurring threats such as extreme heat events during wildfire events.
- Passero asked if the Assessment discusses greenhouse gas mitigation in conjunction with other threats (extreme heat, wildfires, etc.)?
- Maxwell answered instead of focusing on mitigation, the report looks at a literature review of the economic damages from greenhouse gas emissions, and what the research shows as proven, cost-effective adaptations. Alex Ghenis asked how the Assessment looks at overlapping strategies for things like urban cooling (i.e., increasing AC prevalence, urban greening, locating housing near transit hubs, etc.) for potential policy interventions (as opposed to prescriptive measures) to address multiple challenges simultaneously.
    - Maxwell noted many of these types of actions would be done at the local level. The report is focused on statewide impacts and developing large-scale strategies, but ultimately dedicated funding will be required for statewide interventions.
- Winterton noted the increase in very large data centers for AI have/will put significant pressure on power grids and water supplies and suggested the Assessment could look at these impacts.
- Daniel Woo noted the Assessment will include a chapter on solutions for reducing greenhouse gas emissions that also have health benefits.
- Kim Clark commented the Assessment does a good job of describing cost-effectiveness for various strategies. Funding is a significant hurdle for local jurisdictions; the Assessment could provide guidance on how its findings can be applied to the local level since many investments will be context-specific.

- Huerta stressed the importance of low emission solutions such as increasing reflectivity/coating roadways and pavement with cooling surfaces.
- Jacob Alvarez noted fulfillment centers for online retailers can be extremely hot and impact worker health and safety.
- Boudrye noted OES will incorporate elements of the Assessment into the upcoming statewide hazard mitigation plan and asked if the Assessment looks at lessons learned globally from other communities with similar climates.

Following Maxwell's presentation, Holly Vuong, California Department of Insurance (CDI) presented the Adaptation Finance Report in the Assessment. CDI led report development and recognizes that insurance is an increasingly important system for funding and financing climate adaptation in California, from reducing health risks (health insurance) to developing innovative insurance tools to catalyze and accelerate adaptation financing (property insurance). As natural catastrophic disasters increase in frequency and intensity, adaptation is critical for the well-being of society, the economy, and the environment.

Adaptation finance has lagged behind other climate funding such as carbon emissions investments, but innovations are occurring. The report lays out research on and options to increase adaptation finance through public investment and private capital through three central concepts:

- Systems level adaptation financing can amplify positive impacts;
- Adaptation finance can leverage existing financial markets but must go beyond traditional mechanisms to look at non-financial systems as well;
- Tracking innovative or early examples of adaptation finance structures can help California what is replicable and scalable across California.

The report also lays out potential funding sources (i.e., public sector, private capital, philanthropic spending, etc.) and financing mechanisms (i.e., public bonds, private investment, loans, etc.) to increase adaptation finance options. Key conclusions/elements of the report include:

- California faces multiple perils and adaptation is critical
- Financing adaptation requires many actors and innovative options
- Describes existing resources and challenges in tracking adaptation finance and funding in California
- Catalogues common and novel financial mechanisms via actors who raise and disburse adaptation finance and funding
- 19 case studies showcasing innovative financing mechanisms
- Describes role of blended finance to catalyze funds
- Outlines 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.

Vuong closed by reviewing select case studies in the report to showcase the benefits of adaptation investment such as marsh restoration, insurance options for workers in heatwaves and public loans to increase adaptation infrastructure investments.

Following the presentation, the following discussion was recorded:

- Ghenis asked if the report speaks to zoning and construction requirements to spur more private investment in mitigation and adaptation.
    - Vuong responded the report does speak to this issue: one example is incentivizing building outside of known hazard areas.

- Maegan Cowan asked if the report discusses public-private partnerships.
  - Vuong said the report does speak to these partnerships.
- Martinez encouraged the report team to work with other agencies such as the Department of Industrial Relations on issues related to farmworker safety.
- Wentworth asked if the report revealed any new tools for adaptation finance.
  - Vuong responded the report does discuss blending existing finance tools in innovative ways. Other tools like catastrophe bonds haven't been used extensively in the past but are rapidly emerging.
- Chuck Striplen noted Tribes and indigenous groups such as the Tribal Ecosystem Restoration Alliance in Clear Lake have been successful in securing public and private financing for rural indigenous workforce training for adaptation-related work. Canada also worked with 22 First Nations peoples to develop the Project Finance for Permanence, a $375 million investment for indigenous conservation efforts.
- Boudrye stressed the importance of workforce development for long-term local support of adaptation efforts.
- Ghenis suggested the California Foundation for Independent Living Centers should be contact for outreach to the disability community.
- Sharma asked how local jurisdictions and organizations can pilot different adaptation financing tools. Sharma also suggested local and regional [climate change] collaboratives should be contacted for distributing the report and represent a significant density of public institutions, community organizations, and nonprofits.
- Alvarez suggested outreach should include a yearly roundtable with [county] CBOs; they serve as trusted messengers to the community.

Resilient California Summit

Edwards presented on the upcoming Resilient California Summit, hosted by LCI, UC Davis, CNRA, Climate Resolve and Farallon Strategies on October 20-22 in Sacramento. The Summit serves as the formal rollout of the Assessment and an opportunity to explore many programs and activities focused on resilience and adaptation. LCI and the Summit partners will conduct outreach to get session proposal, posters, and art in June. Edwards encouraged TAC members to consider what takeaways they would like from the Summit, and whether specific actions, case studies, or implementation strategies should be highlighted during the event.

General Plan Guidelines

Edwards opened the item by noting LCI is currently updating California's General Plan Guidelines, SB18 Tribal Consultation Guidelines, and Specific Plan Guidelines. Combined, the effort is referred to as the Planning Guideline Update (Update) and will continue through 2027. Patricia Kennedy, Nils Jepson and Lawrence Grokeska, LCI, provided the presentation.

Grodeska began the presentation by noting that every city and county in California is required to have a general plan. California's General Plan Guidelines were last updated in 2017; Specific Plan Guidelines in 2005, and Tribal Consultation Guidelines in 2001. The purpose of each document is as follows:

- General Plans: Serve as long-term policy documents to guide future efforts and planning at the county level. All plans must address land use, housing, circulation/transportation, mobility, noise, conservation, open space, and safety. DACs and SDACs must include environmental justice elements as well.

- Specific Plans: Serve as subsets to the General Plan and focus on comprehensive planning and zoning manuals for smaller areas within counties (neighborhoods or regions in a city such as “downtown cores). These plans get into more detail than General Plans on implementation, funding, and infrastructure needs within the identified area.
- Tribal Consultation: Formal government-to-government consultation between local jurisdictions and Tribes in the relevant area is required for all action on both General and Specific Plan updates under SB18.

Jepson explained the Update is needed to address common Genera/Specific Plan issues such as:

- 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

Kennedy closed the presentation by reviewing the Tribal Consultation Guidelines update process. Consultation is intended to ensure Tribes have a meaningful role in local planning processes, support partnerships to help governments understand Tribal cultural resources, understand Tribal priorities, and determine how they may impact local communities. LCI’s Tribal Advisory Group is actively engaging with California Tribes with a series of roundtables planned in summer 2026. Nominations to the Tribal Advisory Group are currently open and ongoing.

After the presentation, the following discussion was recorded:

- Huerta noted in Los Angeles, local staff face capacity constraints and have limited data access, creating a disconnect between community needs and policy goals. Huerta asked how the Update will bridge this gap.
    - Kennedy acknowledged this potential disconnect, noting that over 250 laws have been passed in the last 10 years impacting General Plans. The Update seeks to provide templates and tools to make the General Plan process more accessible and consistent. Jepson added the Update will include a guide on how to meet statutory requirements.
- Oshun asked if the Update will include guidance on building in or zoning for areas in high hazard areas such as flood zones.
- Passero noted the Department of Conservation developed a tool to help counties integrate climate resilience and adaptation measure into different land management/land use policies.
- Boudrye suggested the Update should support communities by framing the resources requirements needed for planning updates in a way they can understand statutory requirements and large-scale best practices for long-term resilience.
- Striplen expressed appreciation for the specific work with Tribes. Sonoma will be the first county in California to have a full Tribal element in its General Plan.
- Ghenis noted California is aggressively encouraging the development and enforcement of regional housing needs assessments and suggested the Update could also encourage climate impact assessments to better understand where housing can should be built.
- Kadara encouraged LCI to conduct targeted outreach to youth organizations to include younger generations in the Update process.

Insurance Tools for Adaptation

Edwards introduced a panel of presenters to discuss insurance tools for adaptation including Deborah Halberstadt, Andrew Engler, Deborah Glaser, and Kathleen Schaefer. Halberstadt explained the presentation will examine the intersection between insurance and adaptation, and how insurance can be used to incentivize climate-smart practices.

Glaser started the presentation by explaining a first-of-its-kind parametric insurance product in the Tahoe Donner neighborhood near Truckee. Increased threats from wildfire severely strain standard property insurance products, causing insurers to significantly raise rates or drop coverage altogether. While many neighborhoods like Tahoe Donner are making significant investments in forest and fuels management to reduce the risk of catastrophic wildfire, this reduction in risk is not recognized by insurers. In partnership with the UC Berkeley Center for Law, Energy, and the Environment, the Nature Conservancy worked to quantify risk reduction and develop the parametric insurance product to base rates on the risk reduction measures taken. The result was an 84% reduction in deductibles and a 39% reduction in overall premiums in Tahoe Donner. This pilot effort shows policy stabilization and rate reduction can be tied to decreasing overall risk through active fuels management.

Engler explained private insurers are generally risk averse and particularly concerned about concentrating risk in small areas. If one property conducts wildfire mitigation measures but the surrounding community doesn't, none of the properties will have very high survivability rates in the event of a wildfire. Similar to the effort in Tahoe Donner, RockRose Risk (a private insurer) worked in Incline Village in Lake Tahoe to develop fuel breaks in un/underinsured neighborhoods and used AI to develop property-specific mitigation strategies for homeowners. RockRose then offered a 30-35% discount for property owners who implemented the strategies.

A similar model has been discussed with fire chiefs in larger areas such as Topanga Canyon near Los Angeles, Berkeley, and Grass Valley. By working with larger organizations like HOAs (instead of individual homeowners), mitigation can be conducted to limit the spread of fire from the wildland urban interface (WUI) to structures, reducing the likelihood of structure-to-structure conflagration. Demonstrated success in these areas has allowed RockRose to work with 26 insurance carriers to stabilize policies and reduce rates.

Schaefer discussed the opportunity for micro parametric insurance using the Sacramento-San Joaquin Delta town of Isleton as a case study. Isleton is entirely located within the FEMA 100-year special flood hazard area. All property owners are required to carry federal flood insurance. By developing a geologic hazard abatement district, they were able to create an insurable interest that allowed Isleton to secure private $2.5 million insurance policy. If other nearby islands were brought on board, that policy could increase to $10 million.

All presenters stressed the importance of working with insurance companies on scalable solutions. Accurately calculating both overall risk and reduced risk from mitigation measures for wildfire prone areas is critical to keeping insurance policies viable. Although flooding situations like the Isleton case study are a little different, forming geological hazard abatement districts can mitigate risks and make communities more attractive to private insurers.

After the presentations, the following discussion was recorded:

- Ghenis asked if private insurers are increasing the use of products like Roundup for forest fuels management and noted these products can be damaging to the environment.

    - Glaser noted the Nature Conservancy is highly supportive of ecological forest and fuels management. Reducing or actively managing undergrowth has significant forest health benefits. Biodiversity hotspots and ecosystem services are actively mapped and incorporated into fuels management plans.
- Striplen noted traditional prescribed burning as a risk reduction technique overlooks biodiversity needs, cultural burning methods, and creating healthier, pyrodiverse landscapes.
- Sharma asked if the flood team working Isleton looked at using geologic hazard abatement districts for property buyouts in the face of rising sea levels as well as insurance, noting that many coastal communities are already red tagging properties at risk from sea level rise.
    - Shaefer responded there is likely an opportunity to do some of this, but in the Central Valley small rural towns that may be vulnerable to flooding are also vital for agricultural production. Parametric insurance payouts could be used to relocate in the event of a catastrophic flood.
- Sharma asked if the Lake Tahoe case studies in Tahoe Donner and Incline also worked with surrounding land managers, as much of the land is controlled by the federal government.
- Hansen asked if it is helpful for local [public] jurisdictions to make commitments to reducing wildfire risk to scale some of the solutions discussed in the presentation.

Private Sector Tools for Equity

Shalini Vajjhala, PRE Collective, provided an overview of private sector tools for equity. Vajjhala noted adaptation finance is often challenging because when successful, it means a community wasn't devastated by fire or flood or other natural disaster (i.e., avoided loss). Financing is generally connected to revenue generation and private financiers expect a return on investment in the form of loans with interest. Utilizing this type of financing can be challenging if interest rates are high, particularly for small or low income communities. Connecting all of the beneficiaries in adaptation finance (both the property owner receiving the protection as well as the financier receive the payment) is critical to ensuring products are affordable for homeowners and attractive to investors.

One example of equity-based adaptation finance is the Montgomery Green Bank in Maryland. The bank has built up a sizeable portfolio of energy efficiency and renewable energy investments, and Montgomery County recently asked them to incorporate resilience. By working with community members and groups like PRE Collective, the bank developed a resilience-dedicated fund based on lines of credit and revolving loans. By connecting with the bank, affordable housing developers, residents, and others in the community, the resilience-dedicated fund helps by providing opportunistic and strategic investments in adaptation (instead of reactive funding for post-disaster recovery efforts).

Lynn von Koch-Liebert, Lendistry, delivered a presentation on how mortgage capacity can support homeowners as they rebuild following the Los Angeles fires in 2025. In particular, they identified a gap in construction lending as a solution for property owners wishing to rebuild more resilient homes. Lendistry developed a suite of disaster recovery mortgage products designed for accessibility by property owners who may not qualify for other loans.

Theo Figurasin, Jobs to Move America (JMA), delivered a presentation on Community Benefits Agreement (CBA). CBAs are legally binding agreements between community groups and an employer designed to achieve new job standards, equity measures, and other enforceable commitments. They're intended to help ensure communities can grow in partnership with industries through long-term partnerships. Figurasin provided a case study on CBAs: BYD Coach and Bus Company, Antelope Valley. The CBA requires 40% of its workforce come from populations facing significant barriers to employment. It serves as the country's first electric bus apprenticeship and provides a commitment to provide support systems to workers to strengthen retention efforts.

After the presentations, the following discussion was recorded:

- Ghenis noted people with disabilities have very low workforce participation rates and asked if CBAs can help address this issue.
  - Figurasin responded CBAs can work with diverse groups to ensure the needs of communities are met.
- Boudrye asked if OES can work with organizations like Lendistry to leverage private funding with FEMA mitigation money.
  - Von Koch-Liebert responded partnerships are definitely possible. Lendistry can apply for grants on behalf of homeowners or provide homeowners with guidance on how to secure grant funding directly.
- Sharma asked how something like the Montgomery Green Bank could be copied or started in California.
  - Vajjhala noted the Green Bank began in 2016. Identifying the motivated borrowers and then reaching out to widening circles and local finance institutions is a good first step to identifying interests and begin community banking opportunities.

Subcommittee Report Out and Next Steps

Edwards and Wentworth provided a report out on the recently formed ICARP TAC Subcommittee. With Wentworth as chair and Boudrye as vice chair, the Subcommittee will develop a report on key TAC outcomes, priorities, and next steps. A final draft of the report is expected in November 2026 for consideration by the TAC. Following the introduction, the following conversation was recorded:

- Ghenis suggested the Subcommittee conduct a search of all TAC meeting minutes to catalog comments made by each member and do a crosswalk of the key points or themes they have brought up repeatedly.
- Passero suggested the report should outline what role the state can play in advancing TAC priorities such as private adaptation financing.

General Public Comment

No comments were recorded.

ADJOURN