

August 19, 2025

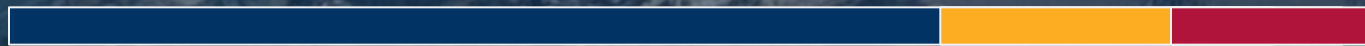


Cal OES
GOVERNOR'S OFFICE
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California Wildfire Mitigation Program Authority

Home Hardening Initiative



CWMPA Board of Directors Public Meeting

CWMPA Board of Directors Public Meeting

Call To Order and Roll Call

Welcome Message

Consent Agenda Items

- Approval of June 17, 2025, Meeting Minutes



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California Wildfire Mitigation Program Authority

Home Hardening Initiative



CWMPA Board of Directors Public Meeting

Discussion and Action Items

CWMP Pilot Program Update:

Cal OES Hazard Mitigation Assistance

CWMP Grant Expenditures

CWMP Engage Portal Enhancements

CWMP Content Outreach

DR4407-PJ0512 Closeout

CWMP Grant Expenditures – May 30, 2025

El Dorado County Office of Wildfire Preparedness and Resilience	El Dorado	\$	196,530
North Coast Opportunities	Lake	\$	1,964,724
San Diego County Fire Protection District	San Diego	\$	700,628
Shasta County Fire Safe Council	Shasta	\$	738,454
Shasta Valley Resource Conservation District	Siskiyou	\$	741,360
Tuolumne County Office of Emergency Services	Tuolumne	\$	96,271
CWMP TOTAL		\$	4,437,968

CWMP Engage Portal Enhancements Highlights

Homeowner Application Enhancements

- Applying takes 5 to 10 minutes
- Removed redundant and unreportable fields

Application tracking enhancements

- All data is reportable
- Increased automation
- Simpler user interface

Site Enhancements

- Completed build of site from Pre-construction to Closeout
- Sites are linked to projects

CWMP Content Outreach

Engaging home hardening projects across the state

- LA County HMGP Subapplication
- Mendocino County BRIC
- Sonoma County BRIC
- Santa Cruz County BRIC

Working to provide access to CWMP content

- Homeowner Application
- Engage Portal
- Home Assessment Application
- Framework Documents

Goals

- Help new projects avoid delays
- Work within the existing framework

DR4407-PJ0512 Closeout

- Portal Development is complete
- All other milestones are complete
- Complete Framework Appendices and final edits by End of August
- Validating project costs and compiling documentation of the scope of work for FEMA

CWMP Pilot Program Update:

CAL FIRE

Continuing to develop the Wildland Urban Interface Fire Safety Building Standards Compliance Training

Continuing to support the California Wildfire Mitigation Program with technical assistance with home hardening recommended retrofits

Collaborating and planning with IBHS for September 24, 2025, Wildfire Prepared Home Demonstration Burn

In collaboration with Los Angeles County, CAL FIRE provided the ISD Residential Wildfire Hardening Program with educational information on the NIST WUI Structure, Parcel, and Community Hazard Mitigation Methodology

San Diego County Fire Protection District in San Diego County

FEMA EHP Update -

- Submitted eight Phase II reports for “Issue Properties”, Pending FEMA Review
- Pending Record of Environmental Consideration (REC) for the additional “No-Issue” properties in the expanded area

Site-Work Updates –

- Seven Homes Complete
- Two homes in active construction
- Three homes pending Tri-party Agreements
- Three bids under review

Door Retrofit



Before: Metal door has two plastic vents:



After: Metal door retrofitted with two metal Dryer vents.

Door Retrofit



Retrofit door jam and trim a minimum of 6" vertically from ground with corrosion-resistant metal flashing.

Garage Door Retrofit



Before: Garage door trim made of combustible material

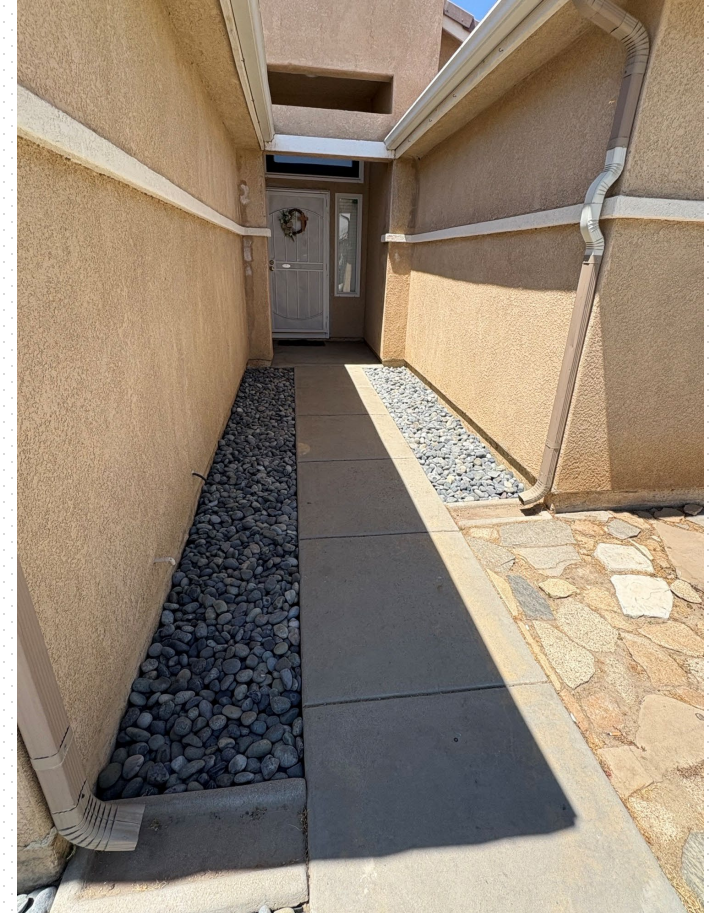
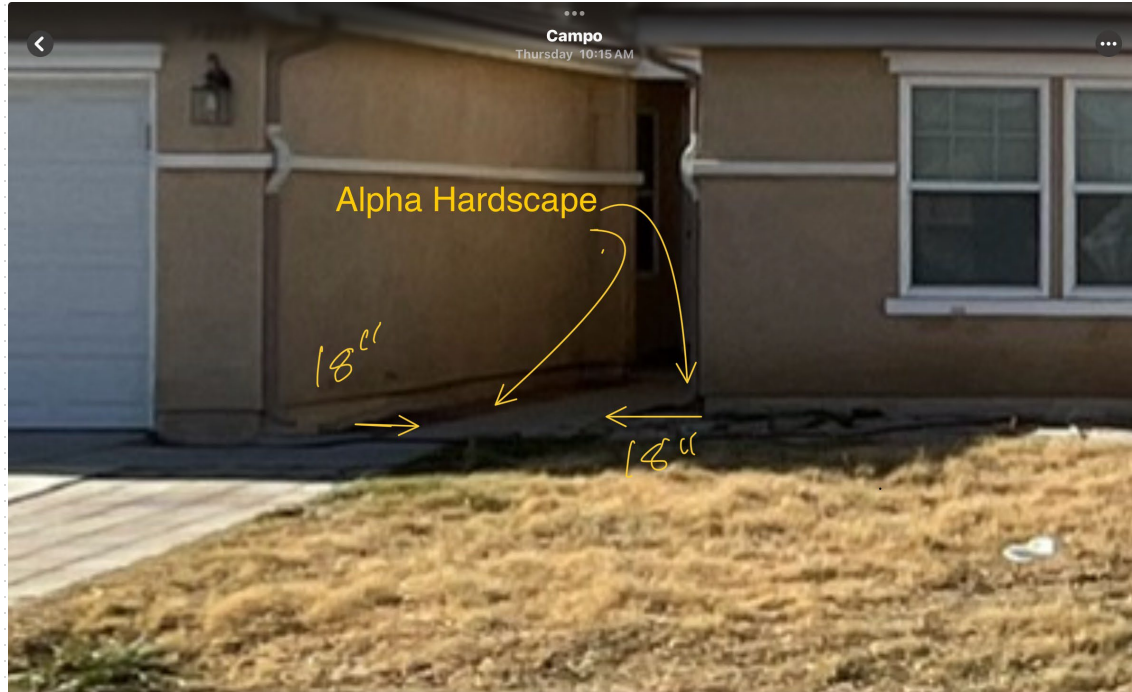


After: Garage door trim replaced with fiber cement trim and new gaskets installed.

Rescreen



Hardscaping



Alpha side Hardscape 0–5-foot zone

Propane Screen Retrofit



Vinyl Screen



Replaced with Metal Screening

Propane Screen Retrofit



Fence Retrofit



Vinyl Gate and
Fence

Replaced with Metal Gate and Fence

Garage Door Retrofit



Before: Garage door trim made of combustible material



After: Garage door trim replaced with fiber cement trim and new gaskets installed.

Garage Door Retrofit



Address Numbers



Air Conditioner Hose Retrofit



Deck/Attachments Retrofits



Before Photo of combustible deck boards and pergola



After with non-combustible Fire-X rated treated lumber, fiber cement to close off steps and metal Pergola.

Retrofits



Before: Crawlspace door had combustible material along with Water Heater made out of combustible material



After: crawlspace cover made of fiber cement board and Water Heater door made from fiber cement door with a vent that has 1/8-inch mesh.

Retrofits



Before Belly Band was made with combustible material.



After: Replaced Belly Band with fiber cement board around entire house 6 inches up along installing 1/8-inch mesh under vents.

CWMP Pilot Program Update:

Shasta Valley Resource Conservation District in Siskiyou County

Site Work Updates – Batch One – 8 Homes

- All site work is complete

Site Work Updates – Batch Two – 7 Homes

- All site work is complete

Site Work Updates – Batch Three – 11 Homes

- Four complete, site work continues on the remaining sites in the batch

Site Work Updates – Batch Four – 9 Homes

- Prepping to start work

Site Work Updates – Batch Five

Prepping to go out for quotes

CWMP Pilot Program Update:

Shasta Valley Resource Conservation District in Siskiyou County



CWMP Pilot Program Update: Shasta Valley Resource Conservation District in Siskiyou County



Shasta County Fire Safe Council in Shasta County

Site Work

- 6 Homes have been completed
- 9 Homes in active construction, 3 sites to be awarded at the end of August
- 15 Dspace projects have been completed
 - 10 Sites with Dspace in progress

Staff

- Hired a Project Coordinator with a construction and forestry background to oversee Dspace implementation, Supervise contractors in the field, assist with closeout process
- Hired a Part-Time Project Assistant to handle admin, scheduling, agreements, homeowner communication and SME coordination.

Project Area

- Door-to-door outreach and visible project activity has driven strong local interest
 - Increased use of paper applications, mailing copies to interested homeowners

CWMP Pilot Program Update: Shasta County Fire Safe Council in Shasta County



Replaced stairs and railing



Hardscaping

CWMP Pilot Program Update: Shasta County Fire Safe Council in Shasta County



New deck with all non-combustible material

CWMP Pilot Program Update: Shasta County Fire Safe Council in Shasta County



2' lower wall retrofit

CWMP Pilot Program Update:

North Coast Opportunities in Lake County

Site Work

- 28 Homes have been completed
- 8 SOW in progress
- 6 homes recently started bid process
- 7 homes in active construction

Staff

- Project Manager, Construction Coordinator, Administrative Employee
- 3 Full Time Assessors
- Holding interviews to hire 2 additional assessors

Project Area

- Held a community meeting on July 11th to discuss home hardening with the public
- Community interest continues to grow, new contractors are attending walkthroughs
- "Lake Fire" August 8th, Near project area, 401 acres burned, 2 structures lost

CWMP Pilot Program Update: North Coast Opportunities in Lake County



CWMP Pilot Program Update:
North Coast Opportunities in Lake County



Hardie trim fence



Retaining Wall

CWMP Pilot Program Update: North Coast Opportunities in Lake County



CWMP Pilot Program Update: North Coast Opportunities in Lake County



Tuolumne County Office of Emergency Services

EHP Update

- There are no “no-issue” properties in the project area at this time.

Staff

- One full time analyst has been hired.
- Hired a Program Manager, started work July 1, 2025.
- Have completed project training and can now view submitted applications.

Community Outreach

- CWMP, SPU and CAL FIRE will be in attendance for the upcoming town hall meeting on August 26, 2025.

Project Area

- Two homes in the project area were burned in the Evergreen 2 Fire on June 8, 2025.

CWMP Pilot Program Update:

El Dorado County Office of Wildfire Preparedness and Resilience

EHP Update

- 74 No Issue Properties

Program Documents

- Continuing to work on drafts of the Master Agreement, Right of Entry and Tri-Party Agreement

Staff

- RFP for construction manager has been posted and closes on 8/29/2025
- CWMP Staff are coordinating a home assessor training session with CAL FIRE for October.

Community Outreach

- Attended a stakeholder meeting on June 26, 2025, to identify long term, landscape wide wildfire resilience across the entire Weber Creek project area. CWMP, SPU and CAL FIRE were in attendance.
- CWMP, SPU and CAL FIRE will be attendance for their upcoming town hall meeting on September 8, 2025.

CWMP Authority - Executive Director Report

- CWMP Monthly Status Report
- Support to Local and State Wildfire Home Hardening Efforts
 - Ventura Regional Fire Safe Council
 - Oregon State Fire Marshals Office
 - Altadena damaged and undamaged homes retrofits
 - LA County Incidents: Historic Structures Hardening Guidance
 - LA County Incidents: Recovery Support Strategy or Rebuild Support Strategy Rebuild & Long-Term Recovery Task Force - County/State/Fed
 - U.S. Department of Energy's Natural Hazards Program
- Program Update Presentation to Lake County Board of Supervisors
- General Liability Insurance Acquisition
- Updated State Controller's Office Annual Financial Transactions Report

CWMP Authority - Executive Director Report

Assembly Bill No. 38: Prescribed Disclosure Notice

- This bill, on or after January 1, 2021, would require the seller of any real property located in a high or very high fire hazard severity zone to provide a prescribed disclosure notice to the buyer, if the home was constructed before January 1, 2020, of information relating to fire hardening improvements on the property and a list of specified features that may make the home vulnerable to wildfire and flying embers and which features, if any, that exist on the home of which the seller is aware.
- **The bill, on or after July 1, 2025,** would require the disclosure notice to also include the State Fire Marshal's list of low-cost retrofits. The bill would also require a seller who has obtained a specified final inspection report to provide to the buyer a copy of that report or information on where a copy may be obtained.
- [Bill Text - AB-38 Fire safety: low-cost retrofits: regional capacity review: wildfire mitigation.](#)

CWMP Authority - Executive Director Report

- FEMA Award: 03/17/2023, Revised Award: 08/15/2023

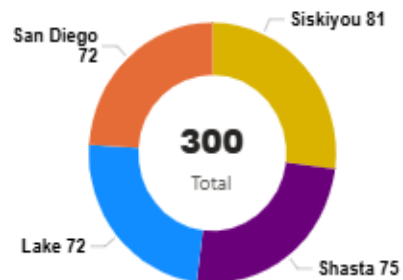


CWMP Authority - Executive Director Report

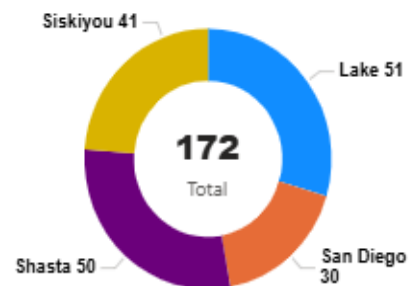
July 14, 2025

August 18, 2025

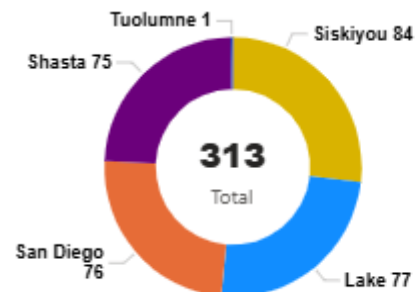
Active Applications



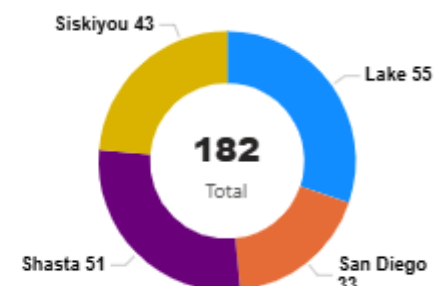
Assessments Completed



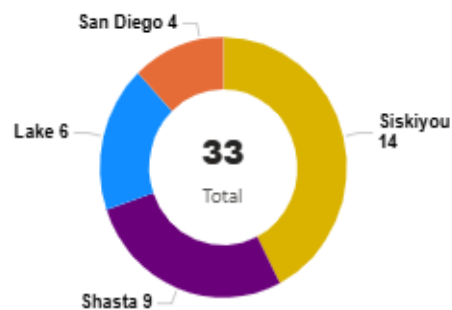
Active Applications



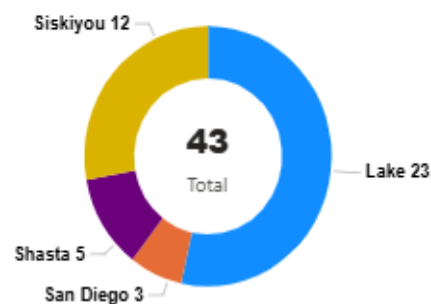
Assessments Completed



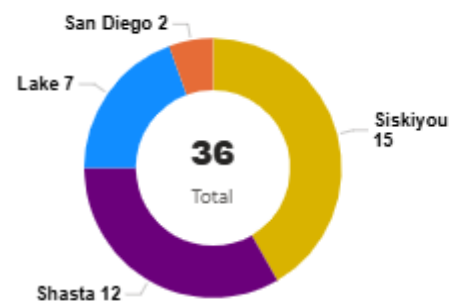
Homes in Progress



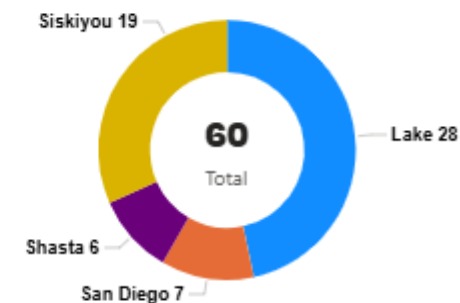
Homes Completed



Homes in Progress



Homes Completed



Shasta County Fire Safe Council

October 21, 2025



CWMP Pilot Program Next Steps

- **CWMP Funding Budget Act 2022** (AB-179) Funding \$13 Million
 - ~\$6 Million Committed to Siskiyou County for HMGP Grant ~\$24 million
 - ~\$7 Million Committed to Riverside County for HMGP Grant ~\$26 million
 - Both Projects submitted to FEMA on 11/21/2024 utilizing funding opportunity DR-4699-CA (California Severe Winter Storms, Straight-line Winds, Flooding, Landslides, and Mudslides) FEMA Review will take ~7-12 months.
 - Under CWMPA Review

SB-946, Personal Income Tax Law: Corporation Tax Law: exclusions: wildfire mitigation payments.(2023-2024)

- **Proposition 4**
 - Grants under the Home Hardening Program to retrofit, harden, or create defensible space for homes at high risk of wildfire in order to protect California communities

CWMP Pilot Program Next Steps

- **SECTION 1. Section 91510 of the Public Resources Code is amended to read:**
 - 91510. (a) Of the funds made available by Section 91500, \$135,000,000 shall be available, upon appropriation by the Legislature, to the Office of Emergency Services for a wildfire mitigation grant program. The Office of Emergency Services shall coordinate with the Department of Forestry and Fire Protection in administering these moneys. The grant program shall assist local and state agencies to leverage additional funds, including matching grants from federal agencies. Funds may be used to provide loans, rebates, direct assistance, and matching funds for projects that prevent wildfires, increase resilience, maintain existing wildfire risk reduction projects, reduce the risk of wildfires to communities, or increase home or community hardening. Projects shall benefit disadvantaged communities, severely disadvantaged communities, or vulnerable populations.

Homeowner Cost Share

Using the current California Department of Housing and Community Development (HCD) State Income Limits, each application is put into an income bracket relative to that county's Area Median Income (AMI)

Current CWMP Projects are requiring a percentage of a home's total project cost to be paid prior to site work.

Current Homeowner Cost Share:

- Up to 120% AMI – No Cost Share
- Above 120% to 200% AMI – 10% of total project cost
- Greater than 200% AMI – 25% of total project cost

Homeowner Cost Share

Based on reported data as of 08/12/2025 –

- We have 92 total projects with site work in some stage
 - 41 in progress
 - 51 completed
- 61 of the 92 are No Cost Share; ~66% (Goal is 70% or more)
- 31 of the 92 are Cost Share; ~34% (Goal is 30% or less)
- CWMP partners have taken in \$131,616.67 to date in reported homeowner cost share
- Reported total of all site work is currently \$3,554,363.64
- Reported average cost per home is currently \$38,634.39

Homeowner Cost Share

Of the 31 Cost Share homes –

- **21** homes are Over 120% to 200% AMI – 10% of total project cost
 - 6 in Lake County
 - 1 in San Diego County
 - 7 in Shasta County
 - 7 in Siskiyou County
 - Most Cost Share spent on a single home in this bracket is \$7,191.23
 - Average Cost Share is \$3143.18
- **10** homes Over 200% AMI – 25% of total project cost
 - 1 in Lake County
 - 9 in Siskiyou County
 - Most Cost Share spent on a single home in this bracket is \$12,400.00
 - Average Cost Share is \$6560.99

Homeowner Cost Share

Real Example World Example –

- A homeowner has a household income of \$101,822.00
- This puts them at a tier 1 cost share (income bracket of Above 120% to 200%) which is currently 10% of total project costs
- Had their income been \$97,700 or less (a difference of \$4122) they would have no cost share
- Defensible Space Quote came in at \$9,417, homeowner paid \$941.70
- Later, the Home Hardening Quote came in at \$53,957, which will require a payment of \$5,395.70, which the homeowner cannot afford at this time

Homeowner Cost Share

The Problem –

- The absence of a tier-based maximum cost share creates uncertainty for homeowners and inefficiencies for the program.
- Without a clear limit, participants cannot know their maximum out-of-pocket expenses until after contractor bids are received—a process that can take months and require substantial staff time, administrative effort, and resources to complete.
- Some Homeowners have withdrawn entirely, citing affordability issues
- Additionally, to retain participants, some scopes of work have often been scaled back to reduce project costs and, in turn, homeowner cost share. While this makes projects more affordable, it results in fewer recommended wildfire mitigation measures being implemented, leaving homes and communities more vulnerable.

Homeowner Cost Share

The Problem continued –

When a homeowner pulls out of the program due to cost share, the result is a lose-lose scenario:

- For homeowners: wasted time, missed opportunities for wildfire mitigation for their homes.
- For the program: Wasted staff hours and resources, reduced progress toward community-wide wildfire resilience goals, and potentially program participation

Homeowner Cost Share

California Government Code 8654.8(b) states: The joint powers authority may also establish financial assistance limits and matching funding or other recipient contribution requirements, as necessary, to ensure the viability and efficient operation of the wildfire mitigation program and to maximize the program's impact on reducing wildfire risk in California.

Program Recommendation –

In order to best utilize program funds and to lower the burden on homeowners, the CWMP Staff would like to suggest the following update on Homeowner Cost Share, effective September 1, 2025.

- Up to 120% AMI – No Cost share (unchanged)
- Above 120% to 200% AMI (Tier 1) – 10% of total project costs; **not to exceed \$3,000**
- Greater than 200% AMI (Tier 2) – 25% of total project costs; **not to exceed \$6,000**

Presentation: California Department of Insurance & Neighborhood Partnership Housing Services (NPHS)

- Home Hardening Loan Programs to Assist Low Income Homeowners

Selection of Board Officers, Chair and Vice Chair

- **CWMP JOINT EXERCISE OF POWERS AGREEMENT** (CAL FIRE & Cal OES)
 - SECTION 3. CWMP
 - C. Meetings of Board
 - D. Officers; Duties: Related Subjects
 - (1) The Board may elect from among members of the Board a chairperson and vice chairperson of the CWMP. By resolution, the Board shall appoint a Secretary of the CWMP.

CWMP Board of Directors Public Meeting

Meeting Schedule

- Next meeting is September 16, 2025
- 715 P Street, 2nd Floor Conference Room 2-221, Sacramento, CA 95814

Board Member Comments

Public Comment

Closed Session

Open Report From Closed Session

Adjournment



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CWMP Board of Directors Public Meeting