



California Wildfire Mitigation Program

Status Report
May 2026



California Wildfire Mitigation Pilot Program Overview

In 2019, the California Legislature passed Assembly Bill 38 (Wood), Statutes of 2019, Chapter 391, directing the California Governor's Office of Emergency Services (Cal OES) and the Department of Forestry and Fire Protection (CAL FIRE) to enter into a Joint Powers Agreement (JPA) to develop and administer the California Wildfire Mitigation Program (CWMP). As of 2026, Assembly Bill 1531 expanded the JPA Board to include the California Department of Insurance. The program was established to harden homes and create defensible space in high risk and socially vulnerable communities. In response, the agencies formed the **California Wildfire Mitigation Program Authority (CWMPA)** in December 2021 and appointed its Board of Directors in June 2022. Since hiring an Executive Director and staff and launching operations in 2022, the CWMPA has made significant progress in advancing this mission.

The California Wildfire Mitigation Program Authority is tasked with developing and administering a comprehensive wildfire mitigation program that accomplishes both of the following:

- **Encourages cost-effective structure hardening and retrofitting** to create fire-resilient homes, businesses, and public buildings at a communitywide scale.
- **Facilitates vegetation management**, including the creation and maintenance of the state-mandated 100 feet of defensible space.

In accordance with the requirements established by AB 38, the primary goal of the CWMP is to provide financial assistance to underserved populations in wildfire-prone areas throughout California. In addition to offering financial support, the CWMP delivers educational resources on wildfire home hardening and defensible space, as well as technical assistance to help communities implement the program at the local level. Through this work, the California Wildfire Mitigation Program Authority aims to drive systemic change in wildfire preparedness, advancing communitywide, long-term resilience.

Additionally, in coordination with state and local partners, the CWMP is establishing a statewide wildfire home-hardening framework that can be modeled across California communities. This framework enables communities to leverage state and federal resources to develop local wildfire home-hardening programs tailored to their resilience needs. To help accelerate local program development and inform the build-out of the statewide framework, the CWMPA provides state funding, resources, and support to demonstration communities implementing home-hardening projects in areas with high social vulnerability and wildfire risk.

CWMP participating communities submitted Hazard Mitigation Grant Program (HMGP) sub-applications to the Federal Emergency Management Agency (FEMA). Three communities—Lake, Shasta, and San Diego Counties—submitted in fall 2021, followed by Tuolumne and El Dorado Counties in early 2022. The intent of the CWMP Pilot is to retrofit more than 2,000 homes at the neighborhood and community scale by 2029.



As part of FEMA's Hazard Mitigation Assistance (HMA) requirements, projects must comply with federal and state environmental and historic preservation (EHP) laws. Before FEMA can obligate funds and Cal OES can officially encumber them, participating communities must complete the initial EHP review and approval process. Lake, Shasta, and San Diego Counties received FEMA approval in August 2023, followed by Tuolumne and El Dorado Counties in June 2023. The sixth demonstration community, Siskiyou County, will implement a defensible space program using State funding only, with a future wildfire home-hardening (ignition-resistant construction) program planned to follow.

Cal OES administers the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) for the State of California. HMGP is a post-disaster funding program that covers up to 75 percent of the cost of eligible mitigation projects. The CWMPA and Cal OES are working closely with FEMA to leverage the \$21.9 million in State funds allocated to the CWMP through the 2020 Budget Act to meet the required non-federal cost share for demonstration communities participating in HMGP. This approach maximizes available funding and increases the resources dedicated to creating defensible space and implementing wildfire home-hardening measures.

Current CWMP Pilot Funding:

- Budget Act 2020 (SB-85) Funding \$21.9 Million
- State Funding \$13 Million committed to Siskiyou and Riverside Counties
- FEMA HMGP Funding \$95 Million

As part of the program, CWMPA, Cal OES, and CAL FIRE staff provide guidance, technical assistance, and grant-management support to the demonstration communities as they plan and implement their projects. CWMPA and Cal OES have developed electronic platforms for homeowner applications in English and Spanish, as well as grant-management tools for use by local communities. CWMPA and CAL FIRE have also delivered technical support and training on property assessments and wildfire home-hardening measures to be implemented at homesites. These eligible measures are informed by the latest fire science—developed in collaboration with experts at the National Institute of Standards and Technology, the Insurance Institute for Business and Home Safety, and CAL FIRE—to mitigate risks from embers, radiant heat, and convective heat. In addition, CWMPA and CAL FIRE jointly created a mobile application to support the completion of home assessments, which inform site-specific scopes of work. CWMPA and Cal OES have also established a suite of implementation resources for communities, including customizable outreach materials, an implementation guide, and template federal applications.

Each demonstration community has a lead implementing agency responsible for tailoring the program to best meet the needs of its project areas. The local implementing agency manages the day-to-day delivery of the program throughout its lifecycle, including conducting homeowner outreach; receiving and reviewing homeowner applications.



completing home assessments to identify the most impactful defensible space and retrofit measures based on each home’s unique characteristics; and coordinating with contractors and building officials to carry out the approved scope of work.

This innovative program is designed to eliminate barriers that have historically prevented disadvantaged communities from undertaking mitigation activities and to incentivize wildfire home hardening and defensible space in the most socially vulnerable, highest-risk areas. The program incorporates a “community hardening” strategy that strengthens entire neighborhoods, rather than supporting only scattered homeowners who already have the means to harden their homes. To encourage broad neighborhood participation, the program covers the full cost of retrofit and defensible space implementation, upwards of \$40,000, for homeowners earning up to 120 percent of the area median income. At the same time, CWMP is structured to work with all community members and includes established income guidelines for participation. Please see the chart below.

<u>Income Bracket</u>	<u>Homeowner Contribution</u>
<120% of Area Medium Income (AMI)	0%
120-200% of Area Medium Income (AMI)	10% (Max of \$3,000)
>200% of Area Medium Income (AMI)	25% (Max of \$6,000)

This strategy promotes communitywide resiliency and maximizes the impact of wildfire-hardening efforts, reducing risk exponentially as neighboring homes are hardened together.

The CWMPA has established local FEMA HMGP programs in San Diego, Shasta, Lake, Tuolumne, and El Dorado Counties, with program development underway in Siskiyou and Riverside Counties. These counties were prioritized as potential demonstration areas following a statewide analysis of parcels and census tracts with high wildfire hazard and high social vulnerability. The analysis incorporated fire hazard data, climate-related risk factors, and census indicators. Within each county, project areas were selected with input from local representatives, drawing on their on-the-ground expertise, and were required to be areas at elevated wildfire risk with high concentrations of socially vulnerable residents.

California has entered a new chapter of emergency management, disaster response, and long-term recovery. Emergencies and disasters occur more frequently, with greater complexity, and often span multiple counties and regions. As a result, community recovery takes significantly longer and is far more costly. Fifteen of the most destructive fires in the state’s history have occurred since 2015. In 2020 and 2021 alone, wildfires burned 17,247,979 acres and destroyed more than 14,558 structures. In 2025, fires burned 37,728 acres and destroyed more than 16,246 structures. California communities will be recovering from these complex disasters for at least the next decade while simultaneously preparing for and responding to future events.



Mitigation planning and project implementation are the only sustainable path to breaking the cycle of disaster damage, reconstruction, and repeated loss. To protect communities from catastrophic wildfires, it is essential for State and Federal partners to invest in mitigation activities not only at the landscape scale—where forest health and fuels reduction are critical—but also at the community scale, where wildfire-hardening homes and establishing defensible space are equally vital. These interventions work together to change wildfire behavior, reduce fire intensity, and significantly mitigate losses from destructive wildfire events.

Natural disasters have historically had a disproportionate impact on communities with high concentrations of vulnerable populations, including people with lower socio-economic status, racial and ethnic minorities, older adults, individuals with disabilities, and others facing systemic barriers. These communities often encounter significant obstacles in accessing mitigation and recovery resources due to financial constraints, complex grant requirements, and other societal challenges. Socially vulnerable homeowners, in particular, face steep barriers to maintaining defensible space or implementing recommended wildfire home-hardening measures costs that can be prohibitive, such as a new roof that may exceed \$20,000. Because wildfire spreads easily between homes, entire neighborhoods must undertake home-hardening activities to effectively protect individual structures. As a result, achieving true community resilience is often out of reach for socially vulnerable neighborhoods without targeted support and investment.

California Wildfire Mitigation Program Authority

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Participating Communities

Subrecipient	County	Community
North Coast Opportunities, Inc.	Lake	Kelseyville Riviera
San Diego County Fire Protection District	San Diego	Dulzura, Campo, Potrero
Shasta County Fire Safe Council	Shasta	Whitmore, Oak Run, Lakehead
Shasta Valley Resource Conservation District	Siskiyou	Mount Shasta
El Dorado County Office of Wildfire Preparedness and Resilience	El Dorado	Weber Creek
Tuolumne County Office of Emergency Services	Tuolumne	Ponderosa, Mira Monte

SB85 (2021) Amendments to Budget Act of 2020 Funding

	Lake	San Diego	Shasta	Siskiyou	El Dorado	Tuolumne
Local Match	\$0	\$0	\$0	\$0	\$1,208,539 (4.86%)	\$0
State Match	\$2,218,253.00 (10%)	\$5,882,150 (25%)	\$5,885,534 (25%)	\$3,598,000 (100%)	\$1,278,166 (5.14%)	\$1,965,520 (10%)
Federal Match	\$19,964,277 (90%)	\$17,646,450 (75%)	\$17,656,600 (75%)	\$0	\$22,380,345 (90%)	\$17,689,680 (90%)
Total Award	\$22,182,530	\$23,528,600	\$23,542,134	\$3,598,000	\$24,867,050	\$19,655,200
FEMA POP End Date	02/01/2027	07/11/2027	08/28/2026	N/A	02/01/2027	02/01/2027
State Liquidation Date	06/30/2029	06/30/2029	06/30/2029	06/30/2029	06/30/2029	06/30/2029
Disaster	4482	4558	4569	N/A	4482	4482



Total Homes

County	Lake	San Diego	Shasta	Siskiyou	Tuolumne	El Dorado
Completed	61	26	30	39	N/A	N/A
In Progress	9	1	4	4	N/A	N/A

Payments Completed

County	Total Award	Total Payments	Remaining Award Balance	Percent Paid
All	\$117,373,514.00	\$12,202,893.58	\$105,170,620.42	10.40%
Lake	\$22,182,530	\$3,524,773.74	\$18,657,756.26	15.89%
San Diego	\$23,528,600	\$2,352,860.00	\$21,175,740.00	10.00%
Shasta	\$23,542,134	\$4,187,214.00	\$19,354,920.00	17.79%
Siskiyou	\$3,598,000	\$1,852,849.60	\$1,745,150.40	51.50%
El Dorado	\$24,867,050	\$236,588.37	\$24,630,461.63	0.95%
Tuolumne	\$19,655,200	\$48,607.90	\$19,606,592.10	0.25%

Application Information

County	Total Applications	Applications Pending Submission	Closed Applications	Active Applications
All	1215	394	202	619
Lake	159	17	43	99
San Diego	261	17	96	148
Shasta	217	40	45	132
Siskiyou	119	14	12	93
Tuolumne	111	7	4	100
El Dorado	51	2	2	47
Pending County	297	297	0	0



Homeowner Income Brackets

County	Pending	Less than 80%	80% to 120%	Above 120% to 200%	Greater than 200%
All	18	287	148	69	56
Lake	1	56	23	12	7
San Diego	12	83	42	11	0
Shasta	0	69	27	20	16
Siskiyou	2	29	12	26	24
Tuolumne	0	37	30	30	3
El Dorado	3	13	14	11	6

- All numbers relative to active applications
- Based on Current Area Median Income (AMI) per California Department of Housing and Community Development (HCD)
- Cost Share begins after 120% or less AMI (Red line)

Cost Share by AMI bracket

AMI Income Bracket	120% or less	Greater than 120% - 200%	Greater than 200%
Homeowner Cost Share	0%	10%	25%
Cap Per Resolution 2025-03	\$0	\$3000	\$6000

Social Vulnerabilities of Occupants

County	No Car	Preferred Language other than English	Has Disability	Age 65 or Older	Age 5 or Under
All	4	7	150	213	44
Lake	1	0	11	13	5
San Diego	2	6	46	41	9
Shasta	1	0	25	52	9
Siskiyou	0	0	25	32	4
Tuolumne	0	1	29	47	13
El Dorado	0	0	14	28	4

- All numbers relative to active applications
- Optional self-identified responses

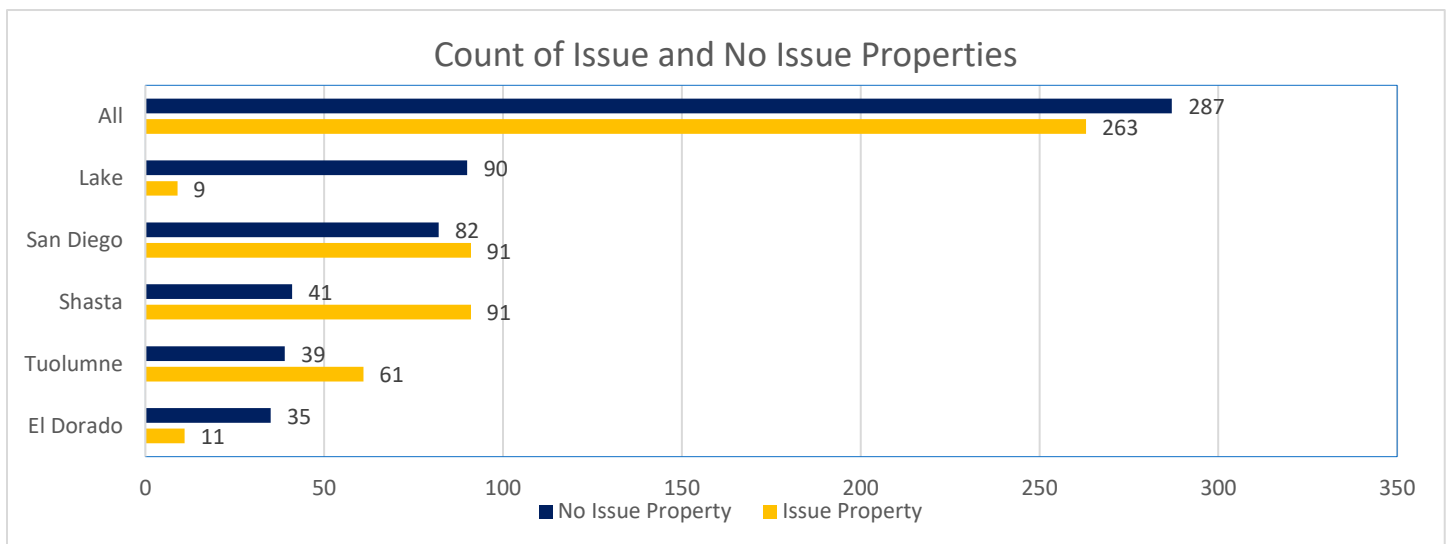


Structure Type

County	Single Family Residence	Multi Family Residence	Manufactured Home
All	521	4	36
Lake	94	1	0
San Diego	87	0	12
Shasta	110	0	22
Siskiyou	88	1	2
Tuolumne	100	0	0
El Dorado	42	2	0

- All numbers relative to subrecipient reviewed active applications

Issue and No Issue

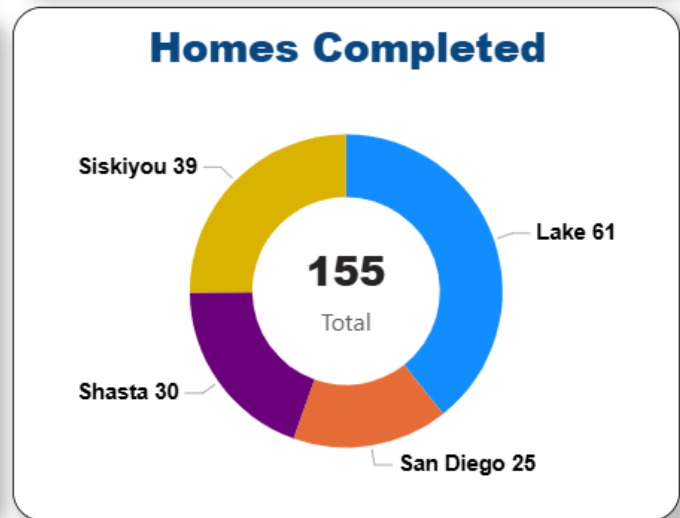
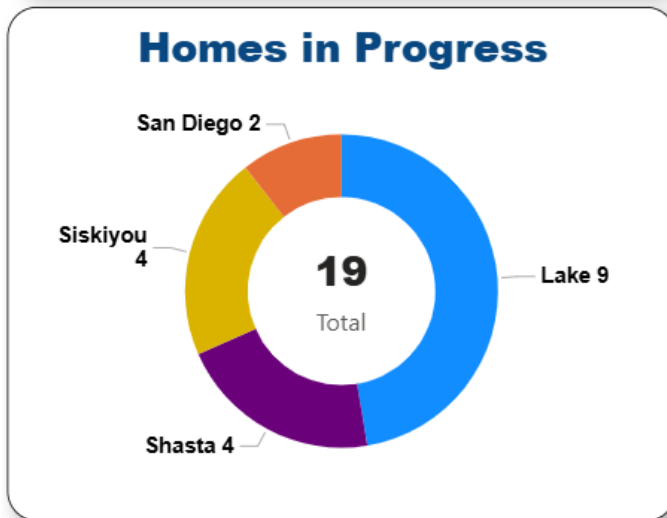
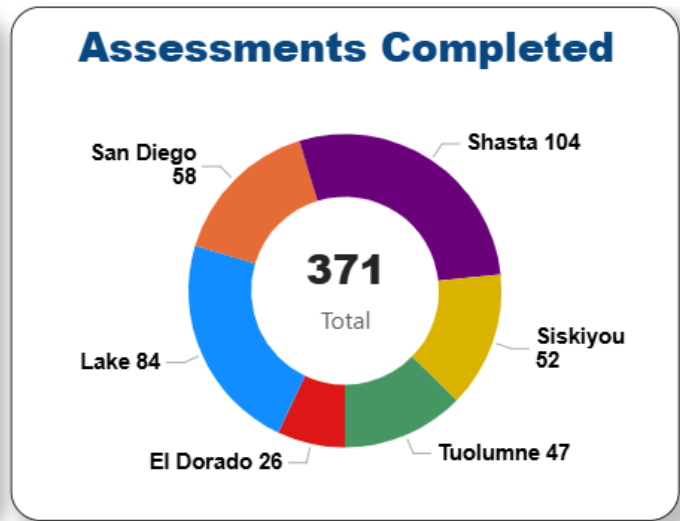
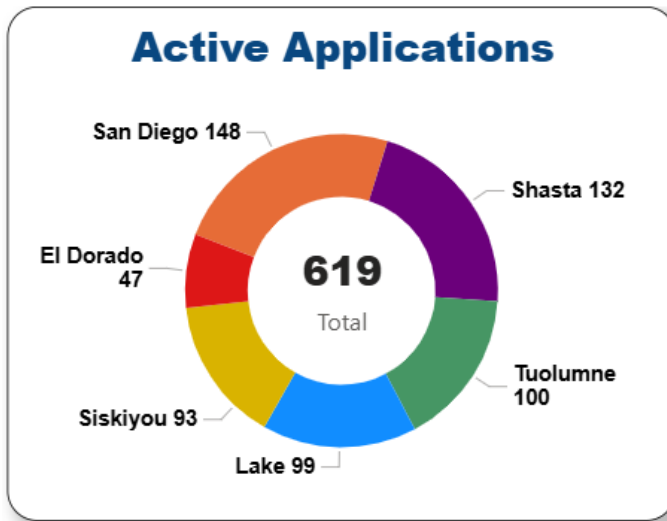


- All numbers relative to active applications
- Issue and No Issue status does not apply to non-federally funded projects, such as Siskiyou



Application Dashboard

Note: Figures below reported by Participating Communities



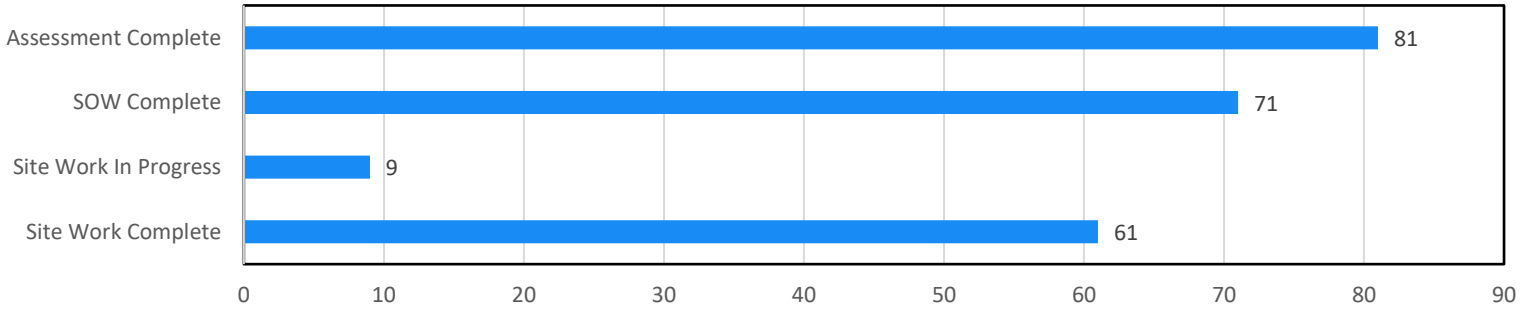
* Siskiyou County is defensible space only

Total Homes Completed by Year

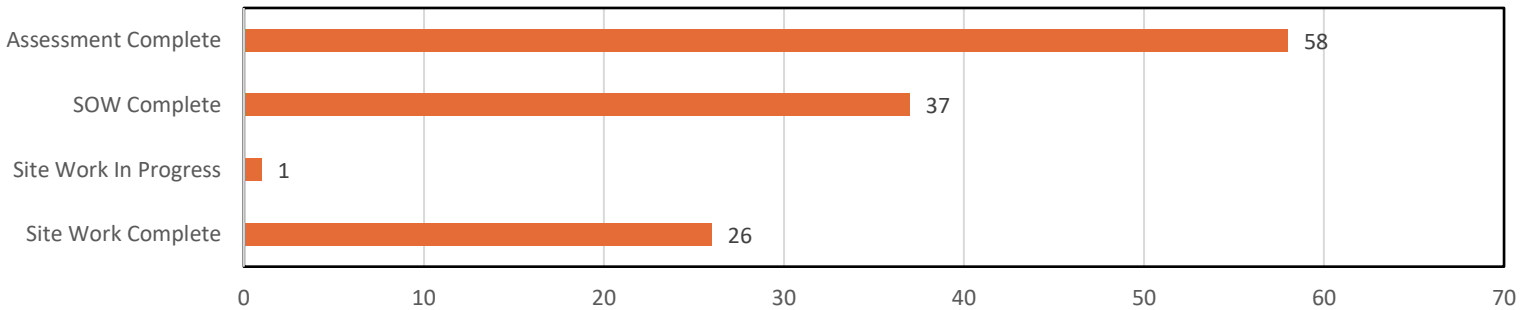




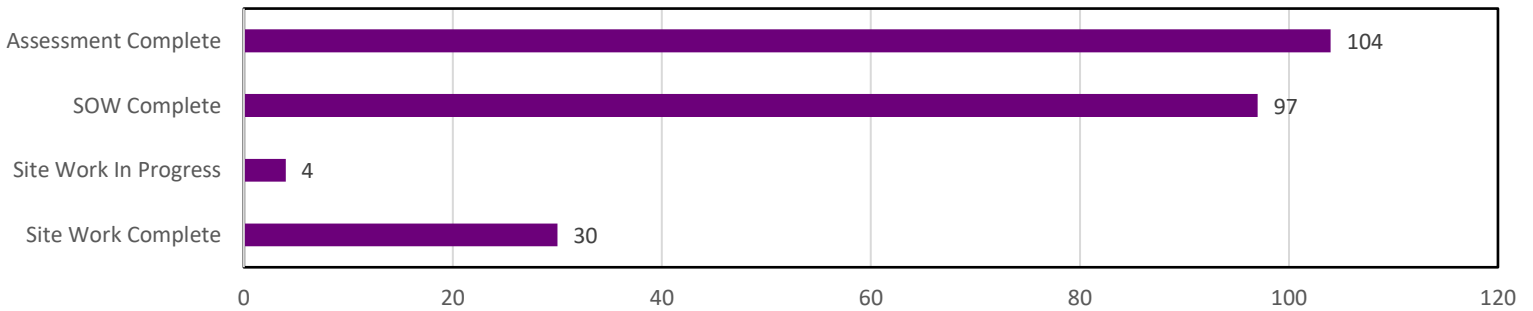
Lake County Reviewed Applications by Stage



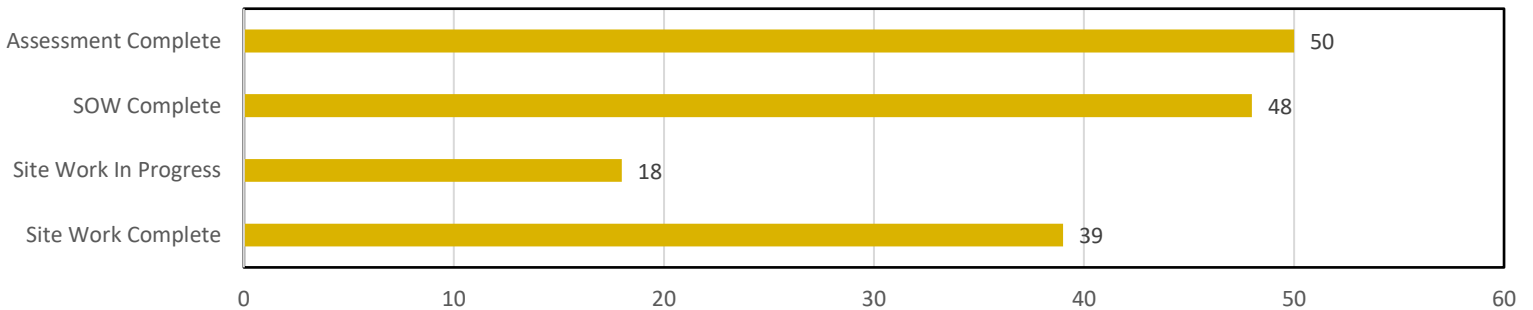
San Diego County Reviewed Applications by Stage



Shasta County Reviewed Applications by Stage

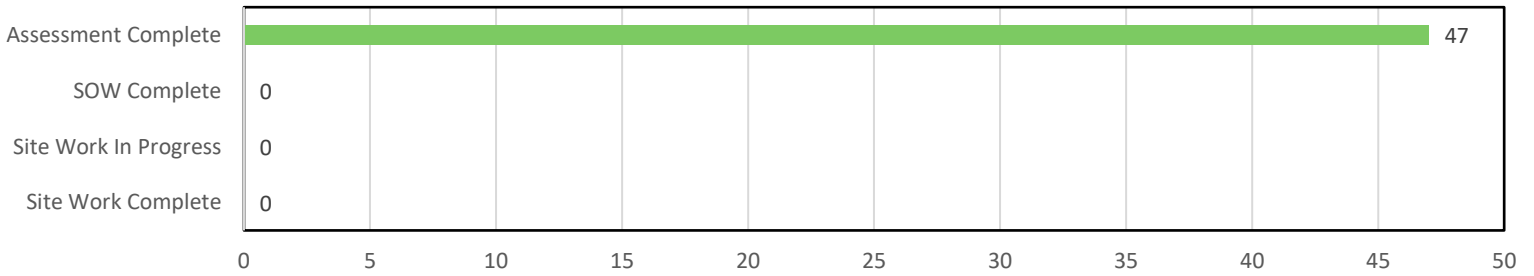


Siskiyou County Reviewed Applications by Stage

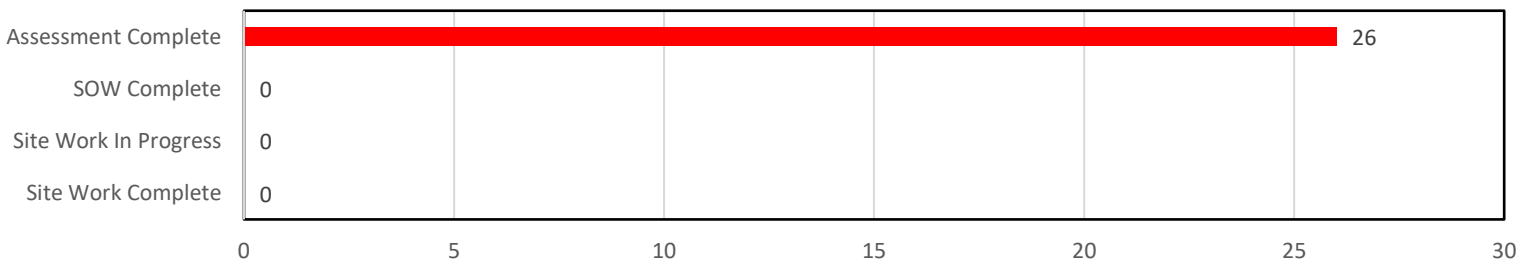




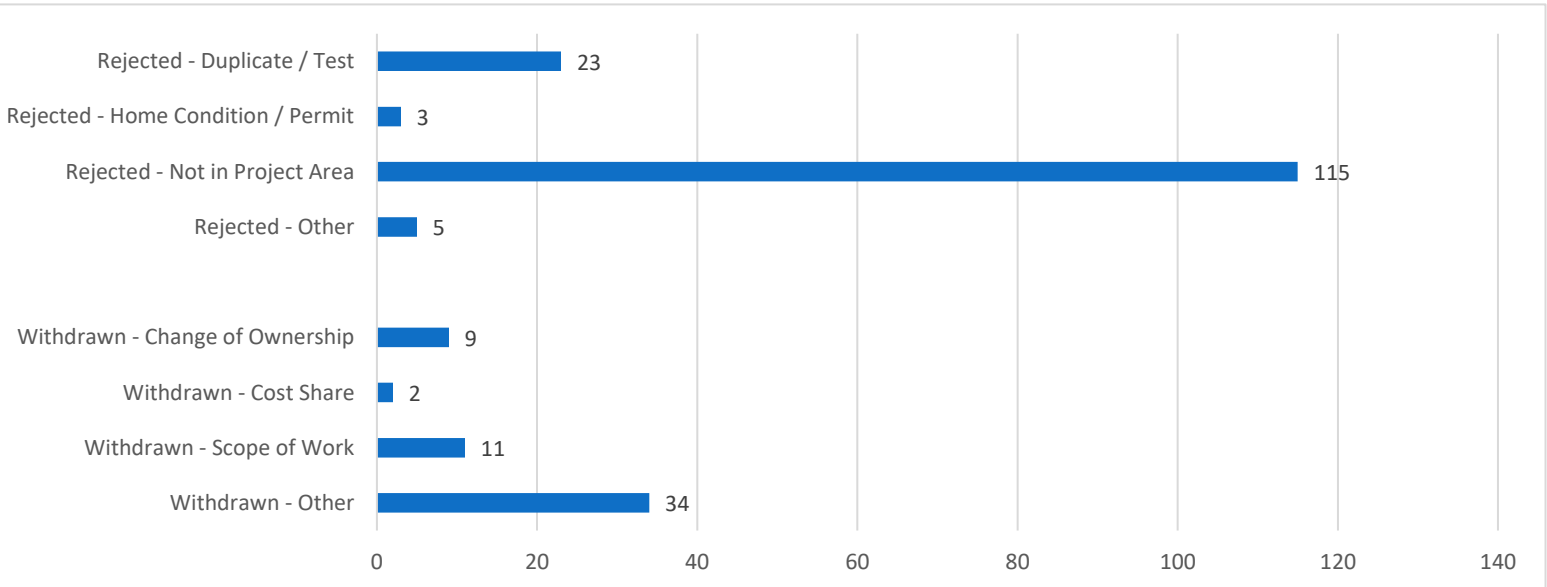
Tuolumne County Reviewed Applications by Stage



El Dorado County Reviewed Applications by Stage



Closed Applications



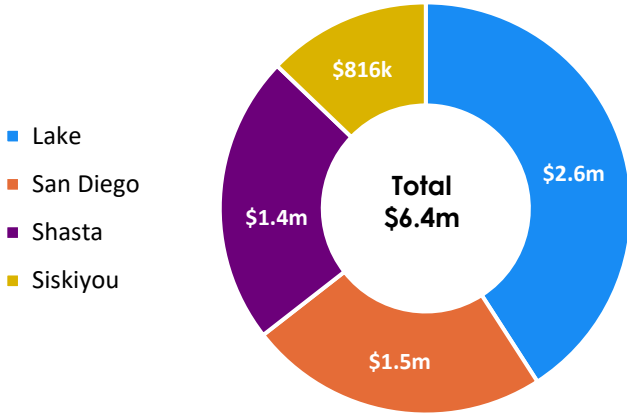
- Rejected Applications are initiated by Subrecipient
- Withdrawn Applications are initiated by Homeowner



CWMP Site Work Financial Summary to Date

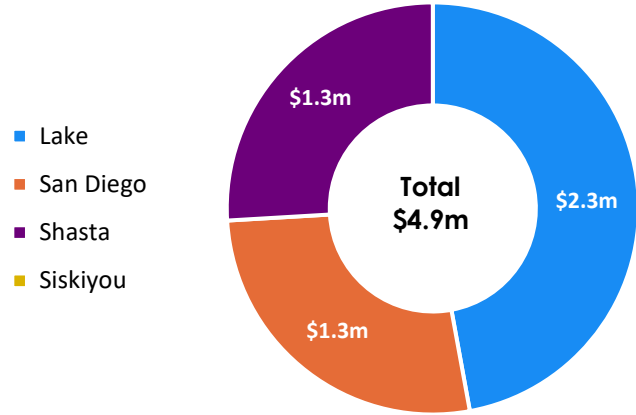
All Site Costs

Total spent on all CWMP Sites



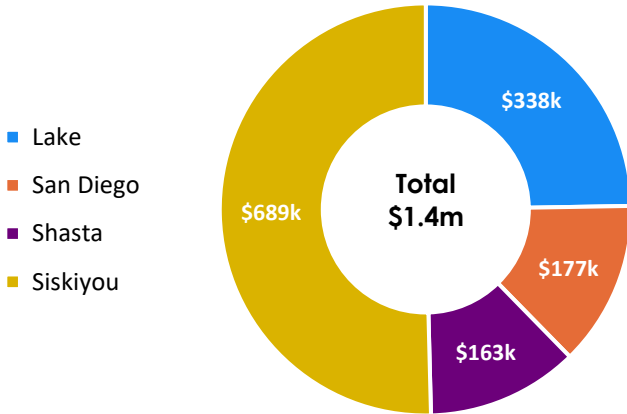
Ignition Resistant Construction

Total of



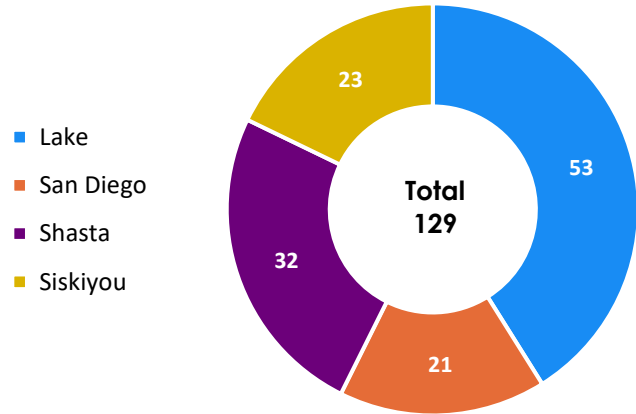
Defensible Space

Defensible Space not specified by zone



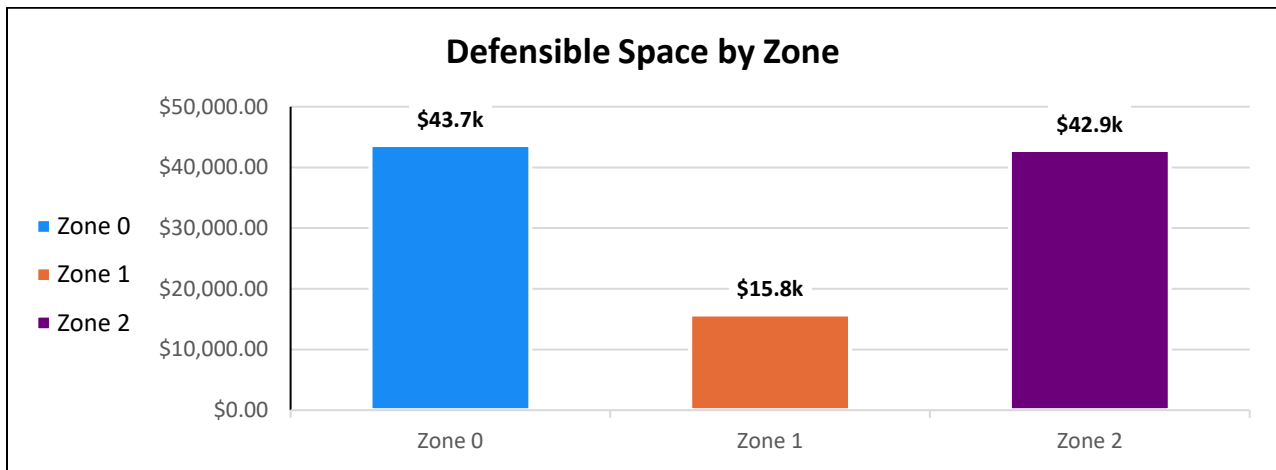
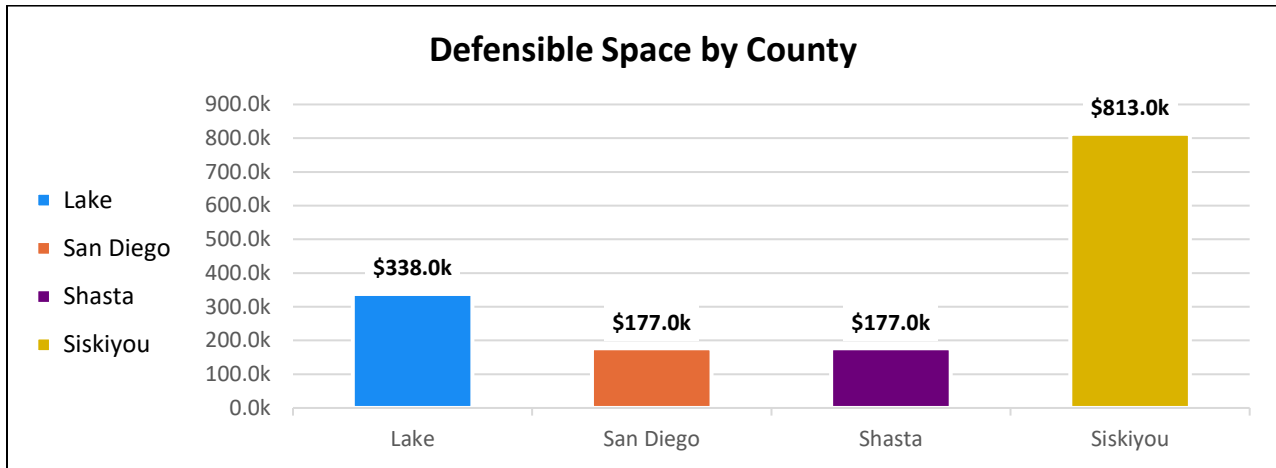
Sites with Costs Reported

Total of

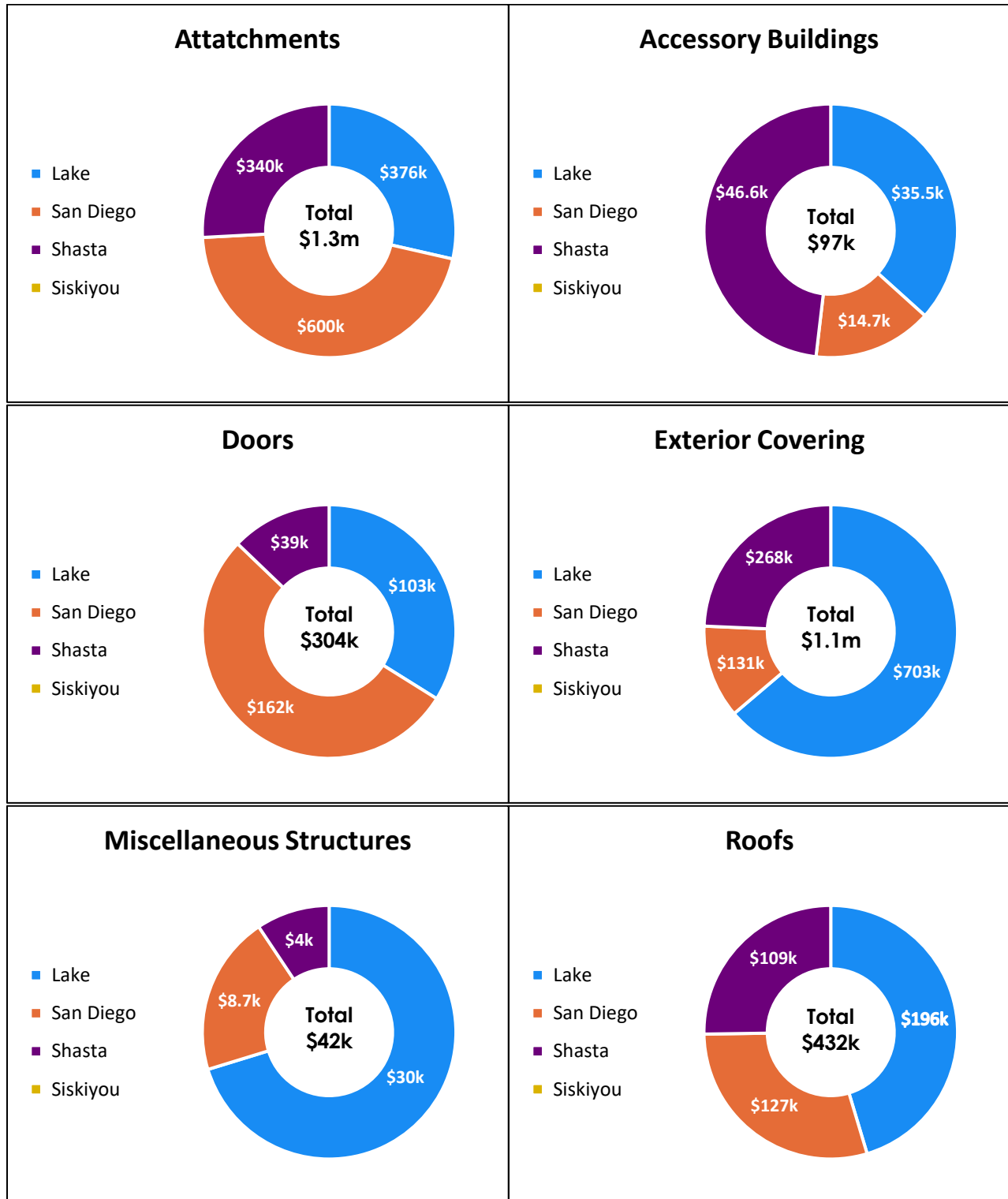




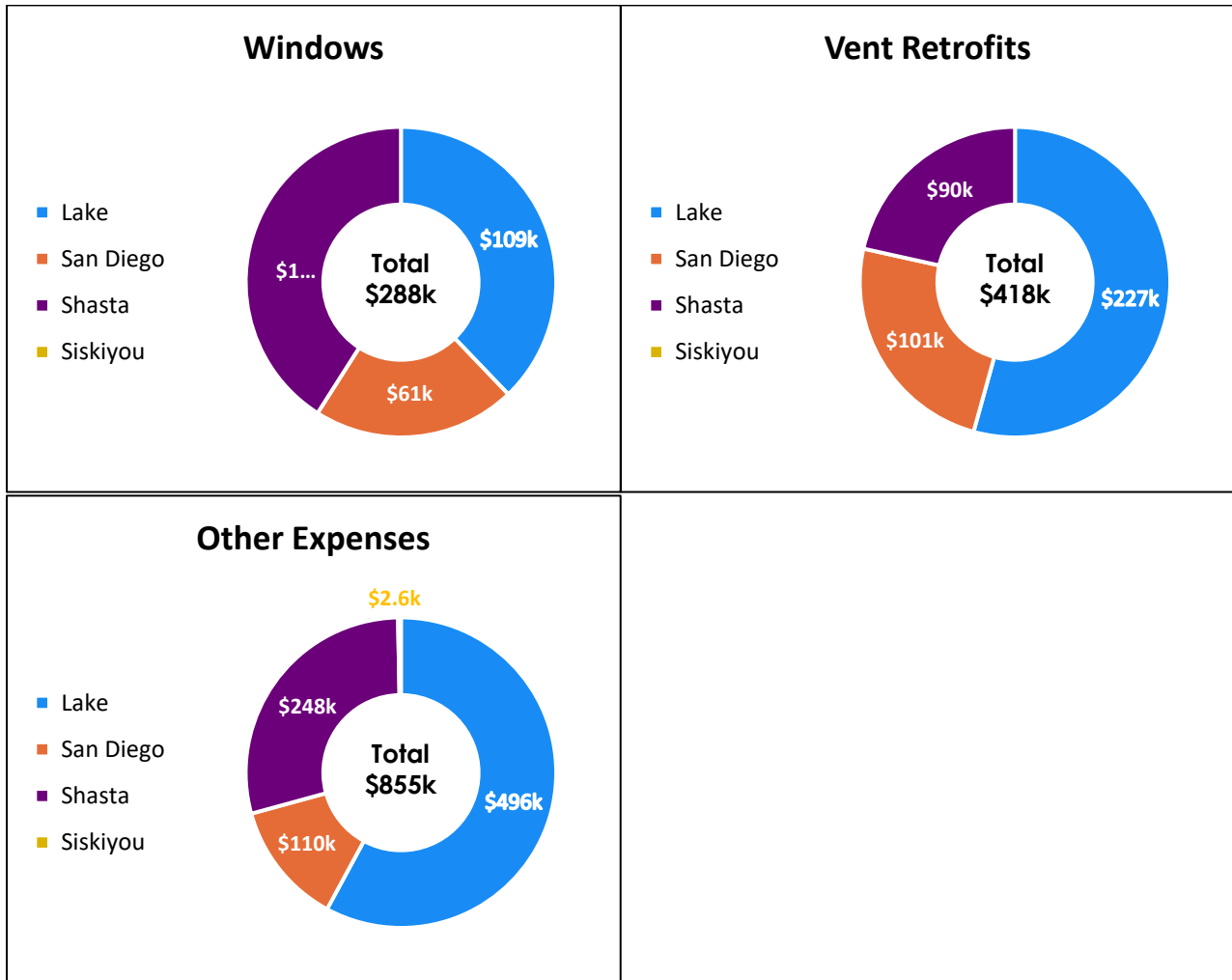
Defensible Space



Ignition Resistant Construction Categories Cost to Date

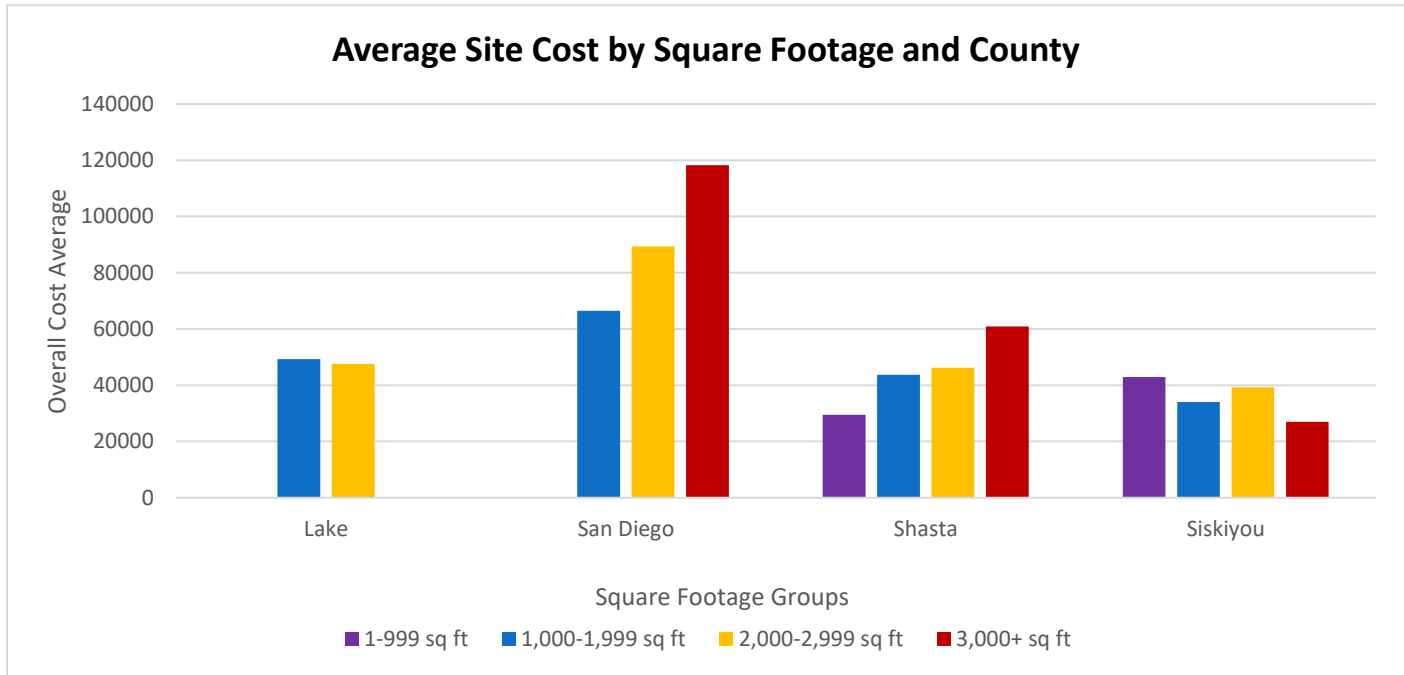


Ignition Resistant Construction Categories Cost to date (Continued)



- Siskiyou project area focused primarily on defensible space
- All figures reflect site work financial data submitted by subrecipients to date, and does not represent all expenditures incurred by the communities

Cost Averages of Total Sites to Date



- Chart displays the overall average cost per county, grouped by square footage
- Siskiyou project area focused primarily on defensible space

Average Cost per Square Foot	\$28.17
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Cost Averages by Category to Date

Zone 0	\$7,279.92
Zone 1	\$2,627.21
Zone 2	\$7,144.37
Defensible Space – Not by Zone	\$11,741.60
Defensible Space Total Average	\$11,996.48
Attachments	\$14,523.96
Accessory Buildings	\$3,159.82
Doors	\$3,091.71
Exterior Coverings	\$12,233.66
Miscellaneous Structures	\$2,351.62
Roof	\$4,888.93
Vents	\$4,329.60
Windows	\$3,161.61
Other Expenses	\$8,489.73
Construction Total Average	\$47,015.78
Grand Total Average	\$49,181.01



North Coast Opportunities in Lake County:

FEMA Award: 03/17/2023, Revised Award: 08/15/2023, DR 4482-PJ0514, POP End Date 02/01/2027

Total Applications	Applications Pending Submission	Rejected/Withdrawn	Active Applications
159	17	43	99

EHP:

- 1,100 no issue parcels in the project area

Staffing and Contractors:

- 32 Contractors on the pre-qualified contractor list
- 19 General contractors
 - 3 – 4 Contractors consistently show up to bid
- 14 C-27 landscaping contractors
- 3 Full time home assessors
 - All Assessors have been certified by CAL FIRE

Assessments and Site Work Progress:

- Homes in Progress: 9
- Plan to complete 3 SOW every other Tuesday.
 - Goal to complete 6 homes per month. Currently on schedule.
- Completed Homes: 56

Program Documents:

- Documents development since 2023
- Finalization of the Master Agreement to Procure Contractors
- Finalization of Tri-Party Agreements
- SOW document and alignment with MQS documents

Project Activities / Misc. Info:

- NCO sends out a monthly newsletter with program updates to interested parties
 - Over 270 recipients
- NCO POP extension has been approved to be extended from 3/17/2026 to 2/1/2027.
- Homeowner cost-share cap/limit: Improved coordinators' ability to clearly explain the program and no known homeowners have backed out since implementation.
- Coordinating with CALFIRE to host International Code Council Site visit June 11&12
 - Plan to show completed homes and homes in active construction
 - Approx 20 attendees, including: ICC, CALFIRE, Cal OES, CWMP, and NCO



San Diego County Fire Protection District in San Diego County:

FEMA Award: 08/29/2023: DR 4558-PA0800, POP End Date 07/11/2027

Total Applications	Applications Pending Submission	Rejected/Withdrawn	Active Applications
261	17	96	148

EHP:

- Development of the Phase II EHP reports; collaborating with SME's and FEMA to develop a reporting standard to implement throughout other communities.
- Biological Assessment approved for all three project areas, Dulzura, Campo, and Potrero, including the expanded areas.

Staffing and Contractors:

- 7 County Prevention Specialists (Will be assisting with assessments), 5 County Building Inspectors for (Permitting purposes), 3 San Diego Fire Personnel (Observers)
- 4 contractors on the pre-qualified list
- 3 General Contractors, 1 Manufactured Home (C-47)
- Quarterly RFQ for more Contractors reopen every, February, May, August, and November
- Contract amendments have been executed so all contractors can work on Manufactured Homes

Assessments and Site Work Progress:

- 26 homes complete
- One home in progress
- Twelve homes in Tri-party agreement stage
- 13 new no-issue applicants in Campo

Program Documents:

- Finalization of the Tri-Party Agreement, and Master Agreement to Procure contractors.

Project Activities / Misc. Info:

- Pending REC for additional no issue properties
- Pending EHP Phase II for Campo Hills Issue Sites
 - 8 have been submitted to FEMA and are under review



Shasta County Fire Safe Council in Shasta County:

FEMA Award: 08/28/2023, DR 4569-PA0974, POP End Date 08/28/2026

Total Applications	Applications Pending Submission	Rejected/Withdrawn	Active Applications
217	40	45	132

EHP:

- 144 total No-Issue parcels in Shasta County project area
 - 47 in Whitmore, 37 in Lakehead, 60 in Oak Run

Staffing and Contractors:

- Current Assessors on staff (or with WSRCD): total of 6
- 26 Contractors on the pre-qualified list:
 - 11 General Contractors
 - 15 Defensible Space Contractor
 - Hired part-time project assistant to assist with logistics, documents, contracts, SME Coordination, etc.
- Part-time project assistant to assist with logistics, documents, contracts, SME coordination, etc.
- Signed a contract with outside DSpace project coordinator to assist with overseeing and inspecting DSpace work and to assist with SOWs.
-

Assessments and Site Work Progress:

- 30 Homes Completed
- 4 Sites in Progress

Project Activities / Misc. Info:

- Project has started expanding to Oak Run and Lakehead to work on more no issue properties
 - Outreach via flyers, handouts and radio ads in progress
- Community meetings were held in Whitmore, Oak Run and Lakehead to present a Safety Workshop PowerPoint.
 - 80 attendees
 - Received 30 Applications to the program, 2 no-issue properties applied
- Preparing for Closeout, POP end date 8/28/2026 –
 - Closeout begins 5/28/2026 but may be extended to a later date pending SCFSC decision.
 - Currently working with SPU and CWMP to gather closeout documentation
 - Developing strategies for State Only Funding



Shasta Valley Resource Conservation District in Siskiyou County:

Award: 05/01/2023, State Funds Only, CEQA, Defensible Space Only, POP End Date 06/30/2029

Total Applications	Applications Pending Submission	Rejected/Withdrawn	Active Applications
119	14	12	93

EHP:

FEMA EHP is not applicable. SVRCD leveraged existing California Vegetation Treatment Program (CalVTP) for California Environmental Quality Act (CEQA) compliance.

Staffing and Contractors:

- 10 Contractors on pre-qualified List
- Current Assessor(s) in staff: 3. More to be trained in upcoming Assessor Training Class in mid-Spring.

Assessments and Site Work Progress:

- Batch One – 8 Homes – All work complete
- Batch Two - 7 Homes – All work complete
- Batch Three – 11 Homes – All work complete
- Batch Four – 9 Homes – All work complete
- Batch Five – 7 Homes – Work is in progress, 2 homes pend
- Batch Six – 3 Homes – Scheduling
- Batch Seven – 3 Homes – Scheduling
- Batches 8 & 9 being prepped

Program Documents:

- Scope of work and Bid Form procedures complete.
- Tri-party Agreement has been finalized.
- SOW and Bid Forms were developed to meet CWMP standards as well as SVRCD existing processes and procedures.
- Contractor Procurement

Project Activities / Misc. Info:

- SVRCD goal to complete Defensible Space for approximately 100 parcels. 2-year period of performance.
- Modifying the Salesforce and Assessment App to conduct D-space only assessments.
- Modifying MQS to D-Space only.
- SVRCD has conducted training for participating contractors to teach the bidding process and explain the MQS.



Tuolumne County Office of Emergency Services:

FEMA Award: 6/22/2023 DR 4482-PJ00966, POP End Date 02/01/2027

Total Applications	Applications Pending Submission	Rejected/Withdrawn	Active Applications
111	7	4	100

Project Updates:

- The county is actively working on property assessments and developing their scopes of work.

Staffing and Contractors:

- One part-time Analyst and one full-time project/construction manager.
- Looking to hire an additional part-time analyst to assist with assessments.

Applications:

- 14 applications available to be assessed
- 47 assessments have been completed.
- 3 completed and approved scopes of work

Project Activities / Misc. Info:

- Increasing number of calls from homeowners and contractors who are interested in applying for the program.
- CWMP and CAL FIRE have continued review of the published assessments, ensuring satisfactory implementation, and are now transitioning to focus specifically on scopes of work. Currently, there are 25 viable scopes that are prepared to be developed.



El Dorado County Office of Wildfire Preparedness and Resilience:

FEMA Award: 6/29/2023, DR 4482-PJ0796, POP End Date 02/01/2027

Total Applications	Applications Pending Submission	Rejected/ Withdrawn	Active Applications
51	2	2	47

Project Updates:

- The county is actively working on property assessments and developing their scopes of work.
- The RFQ for contractors has been posted by the county and is set to close this week on 5/19.

Staffing and Contractors:

- Four defensible space inspectors for home assessments.
- Full time construction manager.

Applications:

- 20 applications available to be assessed.
- 25 assessments have been completed.
- 14 assessments ready for SOW QA Review, 1 SOW approved from QA Review.

Project Activities / Misc. Info:

- The County and Construction Management firm has met with both County and City building and planning departments and designated queues have been established to streamline permitting processes for the project.
- Two sets of mailers have gone out inviting homeowners to apply with resulting applications. Door-to-door outreach began with additional visits scheduled. A third round of follow-up mailers will go out after these visits. So far, 17 homes have been visited with 2 applications taken on site and one application appointment scheduled based on a callback from a doorhanger that was left at the residence.
- CWMP and CAL FIRE have continued review of the published assessments with the county assessors and construction management team 4Leaf on a weekly basis, ensuring satisfactory implementation, and reviewing scopes of work.



Awaiting Action

Shasta Valley Resource Conservation District (SVRCD) in Siskiyou County

- Hazard Mitigation Grant Program

- Subapplication Submitted to FEMA November 21, 2024
 - 25% State Match \$5.7 million (Administration 5%)
 - 75% Federal Match \$17.1 million
 - Total funding: \$22.8 million
 - Community Level Program Impact: 400 to 500 homes

Riverside County

- Hazard Mitigation Grant Program

- Subapplication Submitted to FEMA November 21, 2024
 - 25% State Match \$6.6 Million (Administration 5%)
 - 75% Federal Match \$19.8 million
 - Total funding: \$26.4 million
 - Community Level Program Impact: 450 to 540 homes

SB-946, Personal Income Tax Law: Corporation Tax Law: exclusions: wildfire mitigation payments (2023-2024). **Applies to California Wildfire Mitigation Program applicants.**