



LA County Forward: Blueprint for Rebuilding

Preserve Community. Rebuild Sustainably. Return Equitably.



Table of Contents

01	Letter from the County
02	Executive Summary
03	Coordinating a Full-Scale, Community Driven Reconstruction
04	Priorities for Reconstruction
05	Summary of Work To Date
06	Summary of Path Forward Actions
07	Actions: Support a Feasible Financial Path to Return
12	Actions: Accelerate Permitting and Inspections
14	Actions: Grow the Pool of Builders and Materials to Achieve Scale and Lower Costs
16	Actions: Restore Critical Infrastructure
19	Actions: Mobilize the Workforce and Coordinate Delivery
21	Actions: Bring Back Everyday Services and Public Assets
22	Path Ahead

Letter from the County

The Eaton Fire and the Palisades Fire left a trail of devastation across Los Angeles County¹, destroying thousands of homes and businesses and displacing families throughout the region. It was one of the most destructive disasters in County history. In the wake of the fires, Los Angeles County acted with urgency to respond, begin recovering, and lay the groundwork for rebuilding.

Through an unprecedented partnership among city, County, State, and federal agencies, together we've made historic progress: Completing the fastest post-disaster debris removal in California history, providing more than \$150 million in direct relief², opening recovery centers to support displaced residents³, and removing select requirements to jumpstart rebuilding and reduce costs.⁴

As the last trucks haul away debris and the first homes break ground, we are entering a new phase—one laser-focused on helping rebuild communities – supporting homeowners, renters, business owners, including those repairing, rebuilding and returning. That's why we are sharing the *LA County Forward: Blueprint for Rebuilding*—our coordinated plan to support recovery and reconstruction.

This Blueprint is centered on community needs and focused on taking action. We have heard from residents and business owners a need for clarity on the path forward.

Through this Blueprint we aim to provide clarity and to take decisive actions to deliver for impacted residents and businesses during this critical moment. All levels of government, along with dozens of community organizations, local leaders, and philanthropic groups are focused on immediate action in this next phase of rebuilding, with the goal of preserving the unique character of neighborhoods, promoting equity, supporting the return of the community, and building sustainably for a safer future.

The Blueprint outlines six priority areas where the County can lead a coordinated effort to rebuild in unincorporated areas—organizing resources, reducing costs, supporting a stronger workforce, and speeding up the return of homes, businesses, and essential services. Implementation of the Blueprint will require action from all of us. The County will lead but successful recovery requires an every sector approach, including partnership and funding from the State and federal government, and locking arms to deliver with private industry, philanthropy and community-based organizations.

While every rebuilding project is deeply personal, many will share common challenges if action is not taken to eliminate or mitigate them. The County, in partnership with the State and private industry, is stepping in to help address challenges with urgency and at scale — so community members can return faster, stronger, and more affordably.



Preserve Community. Rebuild Sustainably. Return Equitably.

Executive Summary

Context

The Eaton and Palisades Fires rank among California's most destructive disasters in recent history. The fires destroyed or damaged 18,000 homes and structures, displaced nearly 200,000 Los Angeles County residents, and tragically claimed the lives of 31 people.⁵

Los Angeles County has worked with city, State and federal government leaders to support the fastest large-scale cleanup in American history—clearing more than 2.5 million tons of debris from more than 10,000 properties about six months faster than similar past disasters.⁶ The success of this effort is due in large part to the unprecedented coordination among city, County, State and federal partners, including FEMA, the EPA and the Army Corps of Engineers.

As the debris-removal work comes to an end and communities set their sights on the next phase of recovery, Los Angeles County embraces its role to lead local rebuilding efforts in unincorporated areas, help facilitate cooperation with government, philanthropic, and private industry and foster conditions for a successful and equitable reconstruction and recovery in both city and County areas.

Over the last six months, the County has provided direct financial relief to homeowners, renters, small businesses and nonprofits. The County set up community-based recovery centers to connect residents with in-person support, services, and resources, and partnered with government, business leaders, experts and community stakeholders to understand what residents need to rebuild their homes and businesses efficiently.⁷ This moment marks a turning point, from clearing what was lost to rebuilding what comes next.

The **LA County Forward: Blueprint for Rebuilding** sets out the necessary conditions and immediate actions needed to advance the next phase of rebuilding our communities, with the goal of preserving the unique character of neighborhoods, promoting equity so community members can return, and building sustainably for a safer future. It provides a roadmap for how the County will work with its State and city partners, along with residents, community stakeholders, philanthropy and private industry in the coming months to speed up construction timelines, reduce costs, and support the workforce needed to rebuild communities impacted by the fires.

The Road Ahead

The lessons learned from the first six months will continue to guide us as we rapidly move into the next phase. The County will continue to be a conduit for community members who need services, helping community members navigate the rebuilding process, understand the services and assistance available to them, and get the support they need during rebuilding.

While in prior disasters including Hurricanes Katrina, Sandy, and Maria federal funding including CDBG-DR was allocated within six months of the disaster, Los Angeles has yet to see comparable action. With delays in federal action on California's pending disaster supplemental request, it is even more important that every sector continue to step up to address critical needs that impact communities' ability to return.

Committed to saving time and leveraging economies of scale to bring down costs

Our objectives are straightforward:

- Support a feasible financial path to return
- Accelerate permitting and inspections
- Grow the pool of builders and materials to achieve scale and lower costs
- Restore critical infrastructure
- Mobilize the workforce and coordinate delivery
- Bring back everyday services and public assets

Delivering on these objectives will not be possible without funding from the State and federal government and ongoing coordinated efforts between the County and State and local governments, private industry, philanthropy, community organizations, residents, local businesses and others.

Together, we have the responsibility and the opportunity to deliver with and for community members in their time of need—not just to rebuild the structures that were lost, but to build back stronger, safer and more resilient communities. This Blueprint represents the next step forward in our recovery journey and will make way for long-term recovery planning focused on the revitalization of communities and our regional economy. By staying clear-eyed about the challenges and committed to practical, people-first solutions, we can help give community members a path to return home.

Together, we can Preserve Community. Rebuild Sustainably. Return Equitably.

Coordinating a Full-Scale, Community-Driven Reconstruction

In the months since the fires, LA County officials have been listening and responding to the needs of residents, businesses and communities impacted by the firestorms, to help them stabilize and recover.

The County mobilized quickly to aid in recovery efforts and deliver meaningful early results for the communities impacted by the fires:

- **Fastest post-disaster debris removal in California history**, completing work nearly six months ahead of prior large-scale recovery efforts, thanks to unprecedented coordination across city, County, State and federal partners, including the EPA, FEMA and the U.S. Army Corps of Engineers⁶
- **Cutting permitting costs for homeowners** by deferring or refunding specific zoning, plan check, and permitting fees from Department of Public Works, Department of Regional Planning, Department of Public Health, and Fire Department that can exceed \$20,000 per household⁴
- **Deploying more than \$50 million** in County-directed financial relief to homeowners, renters, small businesses and nonprofits²
- **Establishing multi-use recovery centers** to connect residents and businesses with in-person support, services and resources³
- **Speeding up the review process** by deploying resources for builders, including a unified permit application and review process, a catalog of pre-approved rebuild designs, an AI eCheck permitting tool, and authorizing self-inspection for licensed architects and engineers to certify certain stages of construction comply with building code requirements

As debris removal concludes and reconstruction accelerates, many more residents are facing a new set of challenges as they prepare to break ground. Every reconstruction project is unique—but many residents are confronting similar issues at the same time. These include the complexities and financial barriers to rebuild. To mitigate these shared challenges, the County is stepping in and working across federal, State and local government and private industry to facilitate large-scale solutions that help get homes and businesses rebuilt more efficiently.

The County has heard from residents that they want clarity on the path forward. The intent of this Blueprint is to provide clarity with a rebuilding roadmap to organize stakeholders around common objectives and focus resources where they are needed most. Throughout this next phase, our guiding principle remains clear: use the collective power of Los Angeles County, its partners at the State and local level, private industry and philanthropy, to deliver for its people. By leveraging the size, scale and scope of the recovery effort, we can create efficiencies that save residents time and money—from deferred or lower fees and streamlined approvals to savings on materials and coordinated infrastructure upgrades.

An actionable plan centered on community needs can accelerate the path back home for individuals and businesses and help communities rebuild stronger, safer, and more affordably.

Based on community feedback, the Blueprint has six priority areas of focus. These are the ways we can come together to best serve Los Angeles County residents to help them get what they need to rebuild more quickly, safely, and affordably.



Priorities for Reconstruction

To support efficient rebuilding, the County¹ has identified six priority areas. Together with State and local partners, private industry, and philanthropy, we will focus on supporting unincorporated LA County residents and businesses and restoring our communities.



Support a feasible financial path to return

Lower upfront costs to make it more affordable for residents to return

Help families and businesses **access needed financial support** to cover gaps



Accelerate permitting and inspections

Scale plan check and inspectors to stay ahead of demand

Streamline the process and provide support so people can start rebuilding sooner



Grow the pool of builders and materials to achieve scale

Support the scale up of builders to give residents options and drive down costs

Coordinate **materials supply** to reduce bottlenecks and manage surges



Restore critical infrastructure

Make sure homes have timely **access to utility services** such as water, gas, power and internet

Work with utilities to build back **more modern, reliable and resilient infrastructure**



Mobilize the workforce and coordinate delivery

Support the training and hiring of more workers to fill gaps for the rebuild

Help coordinate **logistics and delivery** to speed rebuilding and reduce bottlenecks



Bring back everyday services and public assets

Accelerate return of essential services – like childcare, healthcare – to support resident return

Rebuild critical public infrastructure like parks and schools to make neighborhoods livable

Summary of Work To Date

Note: This summary is illustrative not exhaustive



Support feasible financial path to return

- ✓ **Deployed \$50M+ in direct financial relief** through the LA County Relief Fund and LA Regional Small Business and Worker Relief Fund
- ✓ **Acted to defer and refund permit fees** (up to ~\$20k) for single family homes
- ✓ **Waived most Certificates of Compliance**



Accelerate permitting and inspections

- ✓ **Expanded access to temporary housing** via ADU and RV permitting and flexible land use
- ✓ **Deployed 'one-stop'** permitting centers and launched permitting progress dashboard
- ✓ **Expedited permitting reviews for like-for-like** (e.g., 10-day initial review)
- ✓ **Instituted self-certification pilot** for licensed architects and engineers
- ✓ **Launched beta version of AI software** to accelerate compliance reviews



Grow the pool of builders and materials to achieve scale

- ✓ **Developed pre-approved standard plan catalog** for expedited rebuilding plan options
- ✓ **Streamlined +10% square foot additions for like-for-like rebuilds** without full zoning reviews
- ✓ Created expedited process for **manufactured and pre-fab homes**



Restore critical infrastructure

- ✓ **Defined undergrounding vision** (e.g., target miles, dig-once approach)
- ✓ **Directed utilities to underground** with State
- ✓ **Identified fire-flow water supply plan** via temporary measures
- ✓ **Assessed water systems and availability**, including public systems and private mutual water companies, to identify restoration needs and fire flow capacity



Mobilize the workforce and coordinating delivery



- ✓ **Supported fastest large-scale post-disaster debris cleanup** in the United States
- ✓ **Initiated Fire Recovery and Resilience Workforce Program** in partnership with EDD
- ✓ **Coordinated with CalEPA and other agencies to align public health monitoring** with rebuilding and remediation efforts



Bring back everyday services and public assets

- ✓ **Deployed LA Region Small Business and Worker Relief Fund** (up to \$25k per applicant)
- ✓ **Developed Altadena Disaster Relief Small Business Loan Program** (up to \$75k)
- ✓ **Established Survivor Support and Recovery Centers** for in-person services
- ✓ **Opened Business to Business Space Share** for temporary space
- ✓ **Launched "Shop Local. Dine Local. Recover Local"** to support local businesses

Summary of Path Forward Actions

Priorities	Planned actions	Entity
 Support a feasible financial path to return	A Waive requirements to increase speed and lower rebuild costs	County & State
	B Unlock property equity by homeowners and for homeowners and allow homeowners to add affordable homes	County
	C Keep property taxes down through rebuilding	County & State
	D Bridge support to jumpstart rebuilding	Philanthropy, State & County
	E Activate mainstream lending to support rebuilding quickly	Private Industry
	F Explore wildfire rebuilding funding	State, Private Industry, Philanthropy & County
	G Work to increase insurability and the financing it unlocks	State, Private Industry & County
 Accelerate permitting and inspections	H Expand the availability and use of fast-tracks	County
	I Activate surge plan to meet demand	County
	J Connect resident and businesses with trusted rebuild navigators	County, Private Industry & Philanthropy
 Grow the pool of builders and materials	K Increase access to affordable plans and contractors	Private Industry, County & State
	L Scale up supply of materials at lower costs	Private Industry, County & State
 Restore critical infrastructure	M Coordinate delivery model for joint trenching	County, Utilities & Private Industry
	N Advance water system restoration plan	County, Water Districts & State
	O Create master plan and coordinate schedule for rebuild delivery	County & Private Industry
	P Direct planning and rollout of critical infrastructure	County & Private Industry
 Mobilize the workforce and coordinate delivery	Q Expand and upskill the workforce	County, State & Private Industry
	R Extend working hours to speed reconstruction	County
 Bring back everyday services and public assets	S Identify priority assets for early deployment	County, State & Philanthropy
	T Accelerate reopening of community and commercial services	County, State & Philanthropy

Support a Feasible Financial Path to Return



Context

Rebuilding is expensive, and for many residents, the financial challenges are significant—from under-insurance and rising construction costs to limited access to mortgages or construction loans. Reconstructing quickly and cost-effectively is also a prerequisite to returning businesses and economic revitalization. Together, we must look for ways to help retain local ownership and minimize displacement, to expand ownership opportunities for community members who were renting at the time of the fire, and to identify avenues for increasing the available supply of properties through gentle density, which aligns new builds with the original, local character of the neighborhood, increases housing options for residents and renters alike, and empowers community members throughout the rebuild.

Today, thousands of residents face a significant gap between what it will cost to reconstruct and the resources they can access. Closing that gap is often the deciding factor in whether they return home. In fact, two-thirds of residents who lost their homes cite out-of-pocket costs as their top factor in deciding whether to rebuild.⁸ Across every affected community, urgent action is needed from the State, private industry, philanthropy, and County to help residents address financial barriers and broaden access to affordable financing.

Available and affordable capital can make the difference between a property owner rebuilding a home or walking away. Our goal is to preserve the fabric of fire-affected communities and make it financially feasible for residents, including homeowners, renters, and small businesses, to return and reconstruct.

Roughly two-thirds of those who lost homes in the Palisades and Eaton fires were underinsured.⁹ Longtime residents too often lack the coverage or capital needed for rebuild, leaving many unable to shoulder related costs or rising property tax bills.

With support from the State, philanthropy, private industry and others, the County strives to help longtime residents begin a new chapter in their communities.

The County's approach is comprehensive and resident-focused, with an aim to minimize gentrification and displacement and maximize community members' ability to return:

- **Empowering residents with information and individualized support:** Providing clear guidance, including on California Building Code Chapter 7A wildfire-hardening requirements—which will be updated in January 2026—to explain timelines, available resources, and eligibility requirements so residents can make informed decisions and plan with confidence.
- **Lowering costs and increasing access to property equity:** Lowering rebuilding costs and providing bridge-funding to cover up-front costs and helping property owners access the value in their land with tools like lot splits.
- **Expanding access to more affordable financing:** Increasing access to competitive construction loans and mortgages—and where conventional credit falls short, pursuing mission-driven solutions to close the gap.

Further, residents are navigating uncertainty as they make decisions to repair, rebuild, and return, including questions about health and safety. The County and State will work to provide residents information regarding environmental hazards and existing science-based State standards to protect health and safety. The County and State, in partnership with philanthropy, will explore options for residents to access soil testing at lower costs. Government will engage lenders and insurers to educate them about existing regulatory requirements and to mitigate potential negative impacts on resident access to financing and insurance.

Path ahead

The County's plan will require partnership with the State, and support from private industry. Together, the State and County will challenge financial institutions and philanthropy to join in supporting residents and businesses so they can have a feasible financial path to return. The plan includes:

A Waive requirements to increase speed and lower rebuild costs

The County has worked closely with the State to remove hurdles, including waivers for non-safety-related building requirements like rooftop solar and battery-storage installation, while keeping "Solar-Ready" provisions in place. Temporarily waiving select requirements can reduce upfront costs by as much as \$30,000 per home, lead to faster approvals, and remove barriers for families trying to return home.

Support a Feasible Financial Path to Return



At the County's request, the Governor issued Executive Order N-29-25 in July 2025, exempting fire-parcel rebuilds from the rooftop-solar and battery-storage mandate and allowing fire-parcel rebuilds to proceed under the 2022 building standards in effect when the fires struck. The order also suspends forthcoming 2025 code changes to give owners certainty as they finalize plans while leaving updated fire-safety requirements intact.

B

Unlock property equity by homeowners and for homeowners and allow homeowners to add affordable homes

For the limited share of fire-impacted owners in unincorporated LA County with parcels outside of the Very High Fire Hazard Severity Zones large enough to sustain duplexes, and cottage-style bungalow courts on qualifying parcels, lot splits¹¹ can unlock up to \$500,000 in property equity—funds that could go towards closing insurance gaps or to expand access to reconstruction loans.¹²

Families in unincorporated LA County have the option to turn land value into rebuilding dollars—by selling a part of their current lot, borrowing against added property equity, or generating more income by building and selling or renting an extra unit. Neighborhoods can also gain more affordable housing stock through gentle-density that fits the local character, expands housing options for residents and renters, and empowers community members in the rebuild.

Los Angeles County is putting flexibility to work on an accelerated schedule for property owners who are rebuilding. As these changes are implemented, more owners should be able to unlock the equity in their land — and stay in their community.

C

Keep property taxes down through rebuilding

Rebuilding a new home after a fire can trigger unexpected property tax increases for residents. California law already maintains pre-disaster property tax rates for homeowners who replace a destroyed residence with a substantially similar one. However, steps families take to secure financing, such as transferring title among relatives, can trigger reassessment and lead to higher taxes. Owners rebuilding on fire-damaged parcels can preserve their current tax base through existing processes.

For example, original owners who have either paid off their home in full or obtained their lender's written consent can add an eligible relative to their title or place the home in a trust, in turn maintaining their current taxes. Even if a transfer was filed incorrectly, both parties can work with the County to file a 'mutual rescission' to restore the prior value. Staff in the County Assessor's Office Ownership Services Division are continuing to provide guidance and are available by phone, email, or appointment to walk residents through the appropriate process.

Closing the gap to accelerate rebuilds and returns

Additionally, the County supports SB 293, which would give fire-impacted families more time and protection on inherited properties. The bill extends the parent-/grandparent-to-child exclusion filing window from six months to three years, shielding heirs from reassessment during probate or other post-fire delays—even if the title had not yet been recorded when the fire occurred.

Further, the County, in coordination with the State, is exploring strategies to support fixed- and middle-income households and original owners who rebuild affordable rental units, such as through legislation that could temporarily lift the cap of 120% on the fair market value of replacement properties when determining a resident's property tax. If implemented over a 10-15 year period, these changes could save a qualifying homeowner \$6,000–\$8,000 per year and can be effectively harmonized with the creation of an Enhanced Infrastructure Financing District (EIFD) proposed in SB782. The County will also aim to work with the State to access a longer-term property tax backfill, similar to prior wildfire relief programs for local governments, to increase certainty and provide support for services during this time.

The protections for homeowners outlined above expand upon the steps the County has already taken to grant disaster relief to property owners. Since February 2025, the Los Angeles County Assessor has cut property taxes on approximately 17,000 parcels—about three-quarters of those affected—and introduced an online portal that tracks every claim.¹³

Our goal is to allow homeowners to maintain lower property tax rates during reconstruction and to keep funds focused on materials, labor, and other costs to rebuild. These resources can support a safe return.

Support a Feasible Financial Path to Return



Expand access to competitive financing for mortgages and construction costs

Many people cannot afford to rebuild because they either do not qualify for a mortgage or for a secondary loan to cover construction costs. In most cases, insurance payouts fall well short of what is needed to rebuild. Rising construction costs, insurance coverage gaps, and limited access to credit are expected to result in billions of dollars in unmet needs.

Since the fires, the County, State, and federal government, as well as philanthropic partners have provided considerable financial assistance to those impacted by the fires. This includes the more than \$50 million the County has directed to more than 5,600 households, workers, and small businesses through the LA County Wildfire Relief Fund, in addition to the more than \$3B in funds provided from the State Disaster Relief Loan Guarantee Program for small businesses and assistance through FEMA and SBA.¹⁴

These funds have been critical to helping residents, workers, and business owners in the months after the fire, and rebuilding presents a series of different, larger, longer-term financial challenges. This Blueprint outlines a continuum of actions to help residents access needed financial support including navigation services, tools to unlock land equity, and financing at scale. State partnership, as well as support from philanthropy and private industry, will be essential to ensuring financial gaps don't prevent communities from rebuilding.

D Bridge support to jumpstart rebuilding

As we move into the next phase of rebuilding, residents face new and significant costs to survive and prepare to rebuild. An influx of one-time funds can provide critical support for residents to manage these expenses and provide a bridge to rebuilding. Such "bridge" grants have been critical to helping communities return following other disasters. For example, the Rebuild Grant after Colorado's Marshall Fire, the North Bay Fire Relief Fund in Sonoma County, Pacific Gas and Electric Company's Direct Payments for Community Recovery after the Dixie Fire, and other such

efforts have all provided critical early support for survivors of previous fires.¹⁵

Philanthropy and private industry are uniquely positioned to provide bridge support funds to verified fire survivors—homeowners, renters and businesses—who need near-term support to manage ongoing expenses and to begin rebuilding. Eligible uses will include pre-development costs related to plan sets, soil or engineering studies, and initial contractor deposits—costs that hit before insurance payouts and construction financing is available.

The County seeks to work with philanthropy to fund or reimburse up-front planning and mapping fees on verified fire parcels, particularly where savings are reinvested in reconstruction, wildfire hardening, or resilient infrastructure. The County is also assessing whether an EIFD, with State or federal Support, could offset the costs associated with extended or expanded fee deferrals (e.g., up to three years) while continuing to invest in essential services and infrastructure. This approach would complement early bridge funding, reducing up-front costs and supporting a more resilient recovery.

E Activate mainstream lending to support rebuilding quickly

This is the first of two complementary strategies to expand affordable financing. Here we focus on activating mainstream lending; the next section (F) presents a Wildfire Rebuilding Fund to fill remaining gaps.

Timely access to conventional financing is critical for residents and small businesses eager to rebuild, yet lenders often hesitate in recently burned areas where site-specific conditions, rebuild costs, repayment timelines and environmental safety appear uncertain. For example, more than 83% of residents want to rebuild, but about half say they will only do so if they can secure affordable financing or a clear financial pathway.⁸ Los Angeles County, in partnership with the State, will implement key measures to provide clarity and reassurance so lenders underwrite mortgages and construction loans in the fire zones.

Support a Feasible Financial Path to Return



The County will explore ways to increase certainty through actions such as:

- **Advocating for accelerated passage and signing of AB 238**, which would extend the Governor's 90-day relief to a full 12-month pause on payments and foreclosures for verified fire-parcel mortgages and business loans—giving owners time to collect insurance, finish permitting, and secure construction financing before any foreclosure clock restarts.
- **Building on the Homeowner Bill of Rights**, through legislation or other vehicles, to minimize foreclosures, expand easy to access, standard workouts (rate cut, term stretch, principal deferment), and exploring ways to harmonize workouts with expanded credit for construction loans so that borrowers have access to fair modifications and needed capital.
- **Convening partners and exploring opportunities related to rebuild financing**, bringing together the State, County and lenders and builders to identify challenges related to rebuilding and opportunities to streamline and improve processes and provide practical flexibilities to customers such as waiving or rebating origination and appraisal fees or enabling borrowers to blend new mortgages with existing home equity. This may include exploring opportunities to provide lenders consistent pricing data, clear guidance around issues like soil testing, and, where appropriate, proof of site clearance or hazard remediation. The County and the State can explore working together to facilitate, contribute to regulatory education, and track follow-up actions.

The objective is to provide funding for homeowners and small businesses during rebuilding, support market stability to maintain investments in rebuilding our communities and help the community move from planning to rebuilding without unnecessary delay.

F Explore wildfire rebuilding funding

Despite improved access to regular loans, many survivors—including seniors on a fixed-income, lower-income households, and small businesses—continue to face financing gaps that threaten their ability to rebuild. The County, in partnership with the State, philanthropy and community development lenders, is exploring strategies to fill that gap. One option that may be considered is pairing modest public dollars, funds from philanthropy or other funds with mission-driven and institutional investment. "Blended-capital" approaches that mixes public, philanthropic, and private funds can be used to provide lower-cost loans than traditional lending.

Such funds have demonstrated strong results in the past. The California Rebuilding Fund, created during the COVID-19 pandemic, raised public, private and philanthropic funds to deliver low-interest loans to thousands of small businesses.¹⁶ After Colorado's Marshall Fire, a similar blended capital program provided affordable, 30-year mortgages to under-insured homeowners.¹⁷ Strategies that leverage private investments to keep borrowing costs manageable and can help get residents back on their feet.

Mechanisms such as interest-rate support or subordinated capital (public or philanthropic dollars that absorb first losses, giving other investors confidence to lend at lower rates) can help increase access to long-term, more affordable financing—while recycling repayments for future recovery needs. Addressing remaining financing gaps after insurance and conventional loans, can help residents remain in their homes, maintain neighborhood diversity, and preserve local commerce—all without permanent taxpayer subsidies.



Support a Feasible Financial Path to Return



G

Work to increase insurability and the financing it unlocks

Affordable insurance is critical to equitable rebuilding. For example, Latino and Black residents, and those without a college degree, are far less likely than white and college-educated residents to be insured.⁸ Without it, homeowners may not qualify for a mortgage or construction loan. That's why we must take steps to help residents reduce wildfire risk and navigate the insurance system.

- **Building safer homes that are easier to insure:** Building upon Chapter 7A wildfire-hardening requirements and working with the County Fire Marshal, State Fire Marshal, wildfire scientists, and community leaders, the County will implement common-sense safety features that reduce fire risk—like clearing defensible space around homes, using ember-resistant vents, installing gutter guards, and limiting flammable landscaping. These improvements can make homes safer. The County, in partnership with the State, can take action so insurers take these requirements and their impact into account, so residents have an easier time getting the coverage they need at lower costs.

- **Helping residents understand their options:** In partnership with the California Department of Insurance, the County will offer easy-to-follow guides to explain policy options, how to enroll in the FAIR Plan, and what to do if you're having trouble with a claim. Insurance Action Clinics will bring together insurance companies, FAIR Plan staff, and consumer advisors in one place so residents can get answers, resolve issues, and understand how fire-safety upgrades may lower their costs.
- **Working with insurers to build a stronger system:** The County, in partnership with the State, will bring together insurers, lenders, fire officials, and community members to translate verified risk reduction into market-based incentives—for example, improved underwriting, streamlined renewals, or rate discounts tied to County safety standards. The goal is to help keep insurers in the market, support responsible lending, and protect access to coverage for homeowners who are doing their part.

By making homes safer and working directly with insurers and residents, the County, in partnership with the State, can help restore access to insurance—and with it, a clear path to rebuilding.



Accelerate Permitting and Inspections



Context

As we move from debris removal to rebuilding, thousands of residents are planning how and when they can move from planning to construction. As of early July, the County accepted approximately 1,000 permit applications in unincorporated Los Angeles County, a fraction of the estimated 2,200 applications expected between July 2025 and June 2026, over a third of the damaged residential units.¹³

Making permitting and inspections accessible, efficient, and predictable is essential for residents and a priority for the County, with ~76% of residents supporting fast-tracking building permits to accelerate community rebuilding.⁸ Delivering on this priority requires innovation and process enhancements, like the ones recently implemented, such as streamlining the permitting and inspection process, leveraging AI tools, and expanding the use of fast-tracks. This builds on significant work to date, including deferring permitting fees, establishing one-stop permitting centers, and standing up a unified permitting authority. It also expands commitments to expand staff to meet growing demand and enable self-certification for pre-approved plans with eligible licensed architects and engineers so they can certify that certain stages of construction comply with building code requirements.¹⁸ This must be done while maintaining process integrity and safety standards for new construction.

Path Ahead

H

Expand the availability and use of fast-tracks

To expedite rebuilds and reduce the pressure on the permitting and inspection system, the County is offering several fast-track options to residents. A fast-track is an accelerated lane that streamlines permitting and inspection review as a result of meeting pre-defined criteria, without compromising safety or code compliance. Already, the County has prioritized all applications for reconstruction and committed to target plan check response times. These fast-tracks, such as bundled plan reviews for multiple rebuilds, pre-approved plans, and self-certification tools can increase the speed and reduce the complexity of rebuilding.

The strategies for expanding the availability and use of fast-track options include:

- **Expand the availability and use of pre-approved plans** by growing the pre-approved plan catalog with options residents can use to reduce the cost of design and architectural fees, and to reduce the time in plan check given pre-approval. The plan catalog is a tool the County will use to give residents access to rebuild options that preserve community character
- **Promote bundled rebuild review paths**, where multiple homes of the same type and builder are submitted together for consolidated plan check and allowed to use the fast-track permitting process. This approach reduces the number of reviews required and incentivizes community rebuilding at scale
- **Increase the use of self-certification** by licensed architects and engineers to cut out two weeks or more in plan check time. With self-certification, qualified licensed architects and engineers can certify compliance with certain building standards in place of County inspections—reducing scheduling delays. The County will further promote this option so that as many residents as possible can utilize fast tracks enabled by self-certification and reduce the amount of time to obtain a permit

Moving the community from planning to construction

The County recognizes that the flexibility and efficiency being built on the front end must be matched by equally streamlined and expedited processes at the back end. Accelerating rebuilds means more than fast permits—it also requires predictable, efficient inspections and final approvals. Looking ahead, the County is planning for the later stages of the process to prevent delays caused by late-stage surprises or situations that require rework. To keep projects moving from permit to occupancy, the County is developing a surge-inspection strategy, strengthening coordination across departments, and ensuring that the final steps of rebuilding are as clear and timely as the first.

Accelerate Permitting and Inspections



I Activate surge plan to meet demand

In addition to offering fast-track options for expedited permitting, the County is proactively investing in scaling its capacity to meet the growing demand across the permitting and inspection lifecycle. Already, the County has reallocated staff to meet its plan check and zoning review timelines, while planning for the growth in inspections that will follow as permitted projects break ground. Preparing to meet the surge in demand means utilizing technology to make processes more efficient, deploying rebuild-specific reviewers and inspectors, and closely monitoring turnaround times as a signal for when to bring in support.

The strategies for scaling capacity include:

- **Pilot AI eCheck technology to accelerate plan checks and zoning reviews:** In partnership with the State of California and philanthropic partners LA Rises and Steadfast LA, the County is beta testing an AI eCheck tool, free of charge to applicants. This AI-based software runs a full zoning and building-code compliance check on plans before they reach County plan reviewers, allowing residents to fix issues early, reducing resubmissions.
- **Scale the use of digital and remote inspections:** Digital and remote inspections are alternatives to traditional, in-person site visits by County inspectors. They use technology tools such as video conferencing, photo uploads, or AI-assisted platforms to allow inspections to occur faster, more flexibly, and often without needing an inspector physically on-site. The County has been piloting and expanding digital and remote inspection programs in both standard and emergency contexts and will continue to expand use for the several different inspections needed per rebuild, reducing staff review times while maintaining safety and compliance.
- **Increase the number of plan checkers and inspectors proactively:** Enable the County to process additional permits, prevent backlogs, and keep inspections on schedule as the rebuild volume increases.
- **Use permit turnaround time as a trigger for surge staffing:** The County will actively monitor average turnaround time data and deploy additional staff as needed to consistently meet turnaround time commitments. As demand for

permitting review and inspectors shifts over the next several months, the County will work to maintain the flexibility needed to match our workforce with the needs of the community—staffing up with the right people at the right time to support quick processing.

Future efforts will also focus on ensuring the inspection process is as streamlined and predictable as the front end to minimize and/or avoid unplanned, late-stage developments resulting in costly reviews and duplicative work so projects stay on track through final approvals.

J Connect residents and small businesses with trusted rebuild navigators

Navigating insurance requirements, financing options, construction planning, and permitting processes can be daunting—especially for households and small businesses rebuilding for the first time. To provide clear, unbiased assistance, the County will look to partner with experienced non-profits and community lenders to deploy rebuild navigators.

Rebuild navigators would offer one-on-one support to equip community members with resources and guidance to navigate three critical areas:

- **Financing guidance:** Clarifying mortgage, bridge-loan, and grant options; navigating insurance-claims, settlement timelines and appeal steps
- **Contractor bid and budget review:** Helping residents compare contractor bids and rebuild budgets
- **Construction, permitting, and inspections:** Navigating the permitting and inspections processes, including leveraging fast-track options and staying on track with plan submissions

Rebuild navigators will help residents understand their options, make use of available resources, make informed decisions, avoid unnecessary costs, and advance projects quickly, helping ensure equitable access to information and rebuilding options. For small businesses, rebuild navigators may also provide connections business-facing organizations like the County's Office of Small Businesses, SBA, and Small Business Development Centers for tailored support.

Together, these actions can help residents move from plan to permit to occupancy as quickly and affordably as possible, with the support, tools, and safeguards they need to rebuild successfully.

Grow the Pool of Builders and Materials to Achieve Scale and Lower Costs



Context

To give every resident and property owner a real, affordable path to rebuild, the County, in partnership with the State, is exploring opportunities to support expanding and diversifying the pool of builders and materials available.

Construction alone accounts for up to 65% of total rebuild costs, and the current market—constrained by labor shortages, supply limitations, and surging demand—risks driving those costs even higher.¹⁹

A broader builder base and a wider range of build types—from small to large to non-traditional—can help bring down costs through competition and efficiency. But to truly unlock the benefits of scale on speed and cost, we must go further. At the same time, the County is committed to preserving community character and neighborhood integrity, so that individual rebuilds reflect the scale and aesthetic of the communities they belong to, while also embracing resilient design that supports community well-being.

Path Ahead

K Increase access to affordable plans and contractors

For many homeowners, accelerating rebuild timelines and reducing design and construction costs are top priorities. Before construction even begins, some residents may spend over \$100,000 on architectural services such as design, contractor selection, and initial permitting—and can face delays that stretch the process by months.¹⁹ These upfront costs and time burdens can be major barriers to rebuilding quickly and affordably.

With construction making up the majority of total rebuild costs, one of the most effective ways to reduce these costs is to support a diverse and competitive pool of builders (including small, medium-sized, large, prefab, and modular) that can participate and share plans that reflect community character and emphasize resiliency. Additionally, builders have indicated that near-term conditions—particularly around permitting timelines, inspections, coordination, and risk—directly shape whether and how they can participate and at what cost to residents and businesses. By setting the environment that encourages participation from a wide range of builders, the County also

helps residents benefit from economies of scale, reducing per-unit costs while preserving design variety and community identity. This approach is intended to increase affordability while respecting neighborhood design norms and zoning constraints, so that new homes reflect the scale, setbacks, and aesthetic features appropriate to each community to preserve their unique character.

To make that possible, the County is expanding access to building plans through its pre-approved plan catalog and supporting ways for homeowners to connect with available, credentialed builders. These pre-approved plans can enable coordinated, bundled rebuilds by allowing vetted builders to submit multiple, similar projects for consolidated permitting and inspection - reducing review load, reducing design costs by \$80,000–\$120,000, and cutting as much as two months from the permitting timeline. In parallel, the County is setting clear standards for participating builders to safeguard construction quality, boost consumer protections, and promote rebuilds that reflect local community character.

Actions must be taken to:

- **Expand pre-approved plan catalog** to include ~40-50 designs across a range of sizes, styles and accessibility needs—including modular and prefab options—prioritizing cost-effective, resiliency-focused plans for the catalog and including permitting requirements to inform resident decision making
- **Support residents in accessing plans** from credentialed builders, including facilitating a pre-approved plan catalog and exploring with private industry opportunities to match builders with residents looking to rebuild
- **Establish builder participation standards** to protect homeowners by requiring builders to provide licensing, insurance, and commitments to quality, pricing transparency and rebuild capacity
- **Enable use of fast-track permit process** for pre-approved plans, bypassing three or more weeks in plan check and revisions
- **Explore engaging third-party inspectors** for select inspections facilitated by the Department of Public Works to reduce bottlenecks and maintain County oversight while accelerating progress across sites

Grow the Pool of Builders and Materials to Achieve Scale and Lower Costs



L Scale up and coordinate supply of materials at lower costs

Bolstering the supply of materials is another way to facilitate timely, safe, cost-effective rebuilding. Recent increases in material costs, driven in part by global supply chain disruptions and tariffs on key imports like lumber and steel, may add pressure to rebuild budgets. While these are global trends shaped by national policy, the County is exploring a range of strategies in coordination with private industry to reduce costs, simplify logistics, and prevent supply chain delay, so builders get what they need with fewer supply chain holdups, mitigating delays for residents.

Bulk purchasing of materials is one potential way to keep those prices down and support timely delivery of products the community needs. With a large influx of workers expected to enter the burn scar area in the coming months, the County can also play an important role to help manage and mitigate congestion and supply demands by working with private industry on coordinating staging, bulk delivery points, and access routes to ease flow and maintain access to rebuilding sites.

In the coming months as rebuilding progresses and construction ramps up, the County will work with private industry and public sector partners to assess which strategies are most appropriate and actionable. Potential solutions under consideration for coordination with partners could include:

- **Identify shared material depots near rebuild areas** for secure, local storage and access to bulk supplies. This could include a mixture of large and small depots throughout the region to support bulk delivery and local material access, depending on demand and logistics
- **Explore opportunities to coordinate bulk purchasing and materials management** to help stabilize prices, increase access, and lower costs. This could include coordinating supplier contracts, pricing terms, builder draw-down schedules, materials availability, and/or a publicly available material price sheet to increase transparency and reduce price swings or potential price gouging

- **Support local production of key materials**, such as evaluating the feasibility of a producing concrete near rebuild areas to reduce haul times and speed up foundation work

As the rebuild proceeds, the County will continue to assess which strategies and partners are most effective and appropriate, adjusting based on real-time data and stakeholder feedback. By supporting expanded access to diverse builders, affordable plans, and more reliable materials, the County, in partnership with the State and private industry, can help lay the foundation for a faster, fairer, and more affordable rebuild—easing the path for residents to return.



Restore Critical Infrastructure



Context

One of the most important roles the County can play in helping homeowners, renters, and businesses is facilitating the delivery of the public services they are unable to provide for themselves. Essential infrastructure—like water, gas, sewer, power, and internet—is the foundation of the rebuilding and recovery effort.

Much of this essential infrastructure sustained considerable damage during the fires. The County will work with local partners and utilities to ensure those core services are in place as quickly as possible with a focus on resiliency. As homes are being rebuilt, it will be critical for utilities to be ready for homeowners to connect as they move into their new homes.

At the same time, we need to seize the opportunity to build modern infrastructure—cleaner, safer, more resilient, and better suited to the needs of our communities. 73% of residents say infrastructure improvement, like upgrading local powerlines and utilities, to be more fire-resistant would be ‘extremely helpful’ in Altadena and the Pacific Palisades.⁸ In partnership with the State and utility companies, the County is directing more than 150 miles of electric, gas, and telecom lines to be buried underground, reducing fire risk.²⁰

Further, the County and State are pursuing federal funding to cover resident costs to underground their connection to utilities. Lastly, the County and the State are working to underground power and telecommunications at the same time to speed it up and lower costs.

These efforts reflect our commitment not just to rebuilding - but rebuilding smarter. By investing in stronger, safer, and more resilient infrastructure, we’re helping residents return home—and laying the foundation for a better future.

Path Ahead

M

Coordinate delivery model for joint trenching

Wildfire recovery hinges on rebuilding utility service to more than 11,000 of the 16,000 destroyed structures in the burn.²¹ The County can support the objective of building modern, reliable, and resilient infrastructure while minimizing disruption (e.g., “dig once”) and costs for residents.

To accelerate recovery and reduce disruption, the County and State have committed to underground more than 150 miles of electric and telecommunications infrastructure across High Fire-Risk Areas and is establishing a coordinated delivery model to deliver on that commitment. The delivery strategy to support speed and cost management includes:

- **A shared plan to dig once and joint trench** where overhead utilities share the same underground trench to reduce costs and avoid duplicative construction
- **Increased flexibility to reduce costs** such as allowing extended flexible working hours for labor to be used for efficiently, and coordinating road paving efforts across projects to share costs
- **Scalable cost-sharing agreements** so utilities share excavation and restoration expenses to minimize delays and impact to individuals
- **A master schedule** and GIS infrastructure map to deliver undergrounding coordinated with residential rebuild timelines

This reflects lessons from undergrounding in Santa Rosa (2017) and Paradise (2017) post-fires and creates the conditions to move utilities underground to decrease fire risk. In combination, these measures can increase speed, reduce total costs, and provide a modern, fire-preventative system across the unincorporated County.

This power and telecommunication effort represents a core part of ensuring that the County’s physical infrastructure is ready for residential and business reconstruction.



Restore Critical Infrastructure



N Advance water system restoration plan

In the Eaton burn scar, over 50% of the water distribution networks - including the Rubio, Lincoln and Las Flores water districts were damaged in the fires which must be addressed for reconstruction to proceed.²²

The County is working with the State on a plan to confirm residents have adequate fire flow—meaning the necessary water volume and pressure needed for firefighting—before they begin rebuilding, including:

- **Align water codes to the State standard:** The County Fire Marshal will align the water flow requirements in these areas to the State standard; this single step restores permit-eligibility for more than 90% of parcels
- **Deploy temporary water resources and implement creative solutions for parcels that need additional support to get up to code,** including working with Fire Department and water districts to assess feasibility of extended main-line connections, nearby hydrants, pools, and more to meet fire-fighting requirements
- **Advance plans for long-term resilience:** The County will continue to work with local water districts, communities, and the State to facilitate restoration of what has been damaged and implement plans for long-term resilience in light of climate change and growing fire risk.



O Create master plan and schedule for delivery

More than 10,000 projects are slated for the burn scars. As the scale and scope of reconstruction increases over time, we anticipate severe bottlenecks due to increased demand for materials and labor to build, and pressure on physical infrastructure and other resources like roads and bridges. This growing demand increases complexity and the chances that demand will exceed what infrastructure is ready. Coordinating billions of dollars of investment and tens of thousands of workers Countywide will require synchronization beyond what any individual builder can provide.

A thoughtful, unified, coordinated plan for delivery, focused on meeting and addressing community needs during rebuilding, will be critical to advance with support and engagement from each sector involved in the rebuild including but not limited to utilities, builders and contractors, materials suppliers, and government partners to optimize efficiency, limit delays, and keep rebuilding our communities on track.

This work has already begun. To start, the County is working to develop a GIS-enabled master schedule that sequences delivery by a given zone or cluster of parcels with common infrastructure dependencies. This includes:

- **Developing an integrated database:** DPW will collect data from partners (power, telecom, water, etc.) into unified GIS platform for real-time infrastructure coordination
- **Sequencing projects by zone:** The schedule will enable a shared operational picture for all players and will enable sequencing of trenching, paving, inspection, and rebuild activities by specific zone or cluster of parcels with common infrastructure dependencies, reducing rework, conflict, and costs
- **Collaborating with stakeholders (utilities and County DPW) to leverage the GIS infrastructure map, ensuring commitment** to working together to facilitate routing of ingress/egress, equipment staging, safe work areas, and sequenced delivery to minimize conflicts and delays

Restore Critical Infrastructure



This approach gives the County and critical stakeholders visibility to proactively manage complexity at scale—avoiding rework, unlocking inspection and permitting flows, and accelerating progress on the ground.

The Blueprint for Rebuilding outlines ways to leverage the scale and authority of the County and its partners to coordinate and oversee the delivery of rebuilding, including organizing resources, reducing costs, pooling buying power to support residents, businesses, and essential services returning safely and as quickly as possible. Delivering the Blueprint for Rebuilding calls the County to act as both connective tissue and engine, coordinating across government and different sectors to deliver for communities. This will require applying lessons learned from disaster recovery including committing dedicated staff and resources to maintain momentum now and safeguard progress in the future, even as other priorities arise. While federal and other funds may become available, immediate, one-time resources are needed to support these activities. The County will be pursuing such support from the State and other entities to support these critical activities.

P Direct planning and rollout of critical infrastructure

In addition to coordinating rebuilding through a shared schedule, the County is accountable for directing the planning and roll-out of a range of horizontal and public infrastructure. While temporary restoration efforts are essential to jumpstart rebuilding, the County is responsible for delivering durable solutions across sewer, stormwater, road, sidewalk, streetlight, and traffic systems in the unincorporated areas. This includes not only supporting residents in reconnecting to necessary infrastructure and proactively addressing inadequate systems (e.g., septic and cesspools) with temporary waivers and long-term upgrade plans as feasible, but also planning for the restoration of streetlight poles, signage, guardrails, sidewalks, paving, and other core systems that support livable communities.

This includes ensuring that each zone has a clearly articulated plan—not only for individual repairs but for how improvements will be implemented—overall and in concert with other related improvements and the rebuild. Execution of this full-scope infrastructure plan requires close coordination with State agencies such as Caltrans, utilities, and more, to ensure a clear and actionable path forward.

By aligning the delivery of public infrastructure with the pace of rebuilding, the County can reduce community disruption, lower total rebuild costs, and strengthen long-term resilience. Strategic coordination of paving, striping, streetlight, and traffic signal installation alongside trenching and residential construction work can dramatically reduce the number of times streets are torn up, limiting wear on roads and minimizing construction-related impacts to residents. This approach maximizes value for public dollars while helping communities recover faster and more cohesively.





Context

Rebuilding our communities will take a lot of work. At peak rebuilding, we anticipate as many as 45,000 workers contributing to the rebuild across the Palisades and Eaton burn scars.²⁴ This massive growth in our need for skilled workers comes at a time when we are facing a national shortage of construction workers. According to the AGC Construction Outlook California Survey, 68% of construction firms are facing difficulty finding workers to hire.²⁵

In Los Angeles County, the construction workforce is largely made up of immigrants—more than 40 percent, according to the American Immigration Council.²⁶ A significant percentage of those immigrants are undocumented. The recent increase in enforcement actions toward immigrant communities may have a chilling effect on the region's construction workforce, exacerbating rebuilding challenges for Los Angeles County residents.

Without a large labor pool, recovery efforts will be hampered, and we will be unable to meet our ambitious timelines for reconstruction. While disaster recovery is urgent, the region's broader construction workforce must also be scaled to support other priorities including housing production, economic development, and major infrastructure investments in preparation for the 2028 Olympics. Failure to do so could delay not just fire recovery, but long-term projects critical to the County's future resiliency and growth.

This increases the need to upskill, reskill and grow the pipeline of local workforce who can be partners in rebuilding. To close the construction labor gap, coordination will be needed with regulators, workforce agencies, trades, unions, and colleges to help identify and upskill workers who can rebuild our communities.

Meeting those timelines also means allowing work to happen throughout the day, beyond the current restrictions set by the County. The County must balance the needs for rapid construction and those seeking to return to their communities with those who are still living in burn areas. Residents want homes and local services restored quickly and also need limits on noise and working hours.

Path Ahead

Q Expand and upskill the workforce

The County can facilitate the expansion of its construction workforce by pursuing coordinated, targeted actions, which could include:

- **Trade and college collaboration:** The County will continue to support expanded programming to meet surge workforce needs and offer job opportunities to qualified impacted workers through its Department of Economic Opportunity, countywide America's Job Centers of California and Workforce Development Boards, and local education, labor, and community partners. This includes investing in existing and new High Road Training Partnerships, registered pre/apprenticeship programs, and college pathways. This also includes engaging large trade contractors to mobilize local hiring
- **Temporary scope-flex for licensed contractors:** The County can allow licensed General Building contractors to temporarily perform limited specialty work, such as roofing, when qualified subcontractors are unavailable. This flexibility helps accelerate rebuild timelines while maintaining compliance with safety standards through the County's existing inspection and oversight processes





- **Onsite access to workforce and small business services:** To support both workers and small contractors, the County's Department of Economic Opportunity (DEO) operates the Altadena America's Job Center of California (AJCC) as a dedicated workforce hub, offering onsite presence for worker/business services
- **Temporary licensing flexibility if required:** If efforts to hire locally, to expand the pool of qualified workers through education and training, and to otherwise meet the need for workers is insufficient, the County may explore licensing reciprocity to electrical, plumbing, HVAC and concrete contractors who are licensed in other jurisdictions. While committed to growing and partnering with local workforce, the County may utilize the Contractors State License Board (CSLB) allowances for general contractors who have passed the National Association of State Contractors Licensing Agencies (NASCLA) exam to practice in California or pursue other like flexibility. Where needed this may increase the number of available skilled workers needed for

reconstruction, while implementing safeguards to maintain quality, safety, and support for local workers.

R Extend working hours to speed up reconstruction

Extended construction hours can help maximize the productivity of limited labor. County code currently allows for construction between 6:30 A.M. to 8:00 P.M. Monday-Saturday, which exceeds many regional standards, allowing crews to work up to 81 work hours per week to accelerate home and business rebuilds.²⁷ The County is considering strategies to extend work windows in targeted areas within the Altadena burn area by up to 11 additional hours per week. Extensions will be guided by on-the-ground conditions to minimize disruption while maximizing pace. This includes coordinating builder schedules and prioritizing zones or time periods with limited residential presence. This approach balances the need for rapid construction with consideration for residents still living near active construction.



Bring Back Everyday Services and Public Assets



Path Ahead

S Identify Priority Assets for Early Deployment

Rebuilding means more than restoring homes—it means bringing back the daily services and community assets that make neighborhoods livable: schools, clinics, grocery stores, places of worship, child care, small businesses, parks, and vibrant commercial corridors. Some anchor businesses, services, and families have begun to return—serving as the backbone for broader community renewal. Yet six months after the fires, most of these remain closed or severely limited. 76% of residents expressed concern that their community “no longer feels the same” as it did before the fires.⁸

Focus areas:

- **Education:** Resume or relocate public, private, and charter K-12 campuses using interim spaces and waivers to help families return
- **Health services:** Restore clinics and pharmacies by addressing staffing and licensing gaps to restore access to essential care
- **Food and essentials:** Re-establish full-line grocery, convenience, and pharmacy options
- **Childcare and eldercare:** Fast-track licensed facilities so working families can return
- **Community and faith venues:** Repair or site temporary spaces for emotional and logistical support
- **Small-business corridors:** Revive main-street clusters that serve as access points for essential goods and services and sources of local employment
- **Recreation and open space:** Reopen parks, trails, and recreational programs that support wellbeing and provide safe spaces for community members

County departments will map the specific “anchor” facilities whose reopening may influence the timing of residents’ decision to return. For each anchor, staff will catalog gaps and break down barriers that prevent providers from reopening—updating or suspending extraneous zoning rules, licensing, or permitting regulations that don’t reflect the urgency of the moment.

T Accelerate the reopening of community and commercial services

To accelerate these reopening, the County will prioritize flexibility where it is needed most and deploy a focused set of tools:

- **Zoning and land-use relief:** Establish temporary Wildfire-Recovery special permits that allow critical services to operate in alternate or pop-up locations without lengthy discretionary reviews.
- **Streamlined permitting:** Extend the residential fast-track lane and pre-approved plan sets to priority business and community assets, cutting weeks from standard permitting timelines. In addition, the County has already adopted a motion and resolution to approve pop-up events, restaurants, and retail for up to five years in Altadena as a starting point to stand up critical services.²⁸
- **Targeted licensing support:** In coordination with recent State executive orders, waive or automatically extend expiring temporary flexible credentials for key workers in wildfire ZIP codes, so that staffing shortages do not delay reopening.
- **Bridge funding:** Coordinate philanthropic, nonprofit, and State dollars to cover near-term rebuild or interim-facility costs that are not eligible for FEMA aid.
- **Real-time coordination:** A cross-department Anchor Services Task Force will meet monthly with facility owners, utility providers, and insurers to resolve roadblocks quickly and align reopening dates with projected resident move-in waves.
- **Access to information and support:** In partnership with philanthropy and private industry the County aims to coordinate resources for CBOs and businesses to help them access federal, philanthropic and other supports.

By coupling targeted policy flexibility with hands-on coordination, the County will shorten the timeline for essential services to return, reduce the risk of permanent closures, and help revive the parts of everyday life that turn neighborhoods into communities. As part of this effort, we will work to support reopening in tandem with waves of residential return to maximize effectiveness and continuity.

Path Ahead

As we enter the next chapter of wildfire recovery, our focus shifts from emergency response to recovery—and the immediate action to support rebuilding communities in a way that preserves the unique character of neighborhoods, promotes equity so residents and businesses can return, and builds sustainably for a safer future. Rebuilding communities in the burn scars is critical to the economic vitality of our region and to recovering revenues to support essential county services.

The Blueprint for Rebuilding defines a set of decisive actions needed to deliver for impacted residents and businesses during this critical moment. Reconstruction at this scale is not just a matter of brick and mortar—it's a complex, regionwide effort that demands close coordination among dozens of partners and stakeholders. Done right, it will not just get people back in their homes, it will stimulate local investment, accelerate job creation, and generate long-term economic growth. The path ahead will be shaped by how we can align the efforts of government at the state, local and federal levels, engage our communities and elevate community needs, and mobilize public, private, and nonprofit partners to support our residents and businesses in recovering.

By leveraging our scale and authorities and coordinating our resources, we can help residents save time and money and support those who want to return in doing so. The County will help coordinate this rebuilding effort, in partnership with the State, the city and other local governments. Private industry, philanthropy, and community-based organizations will be essential to effectively implementing this Blueprint.

This every sector approach can help residents navigate the rebuilding process, reduce rebuilding costs, support a stronger workforce,

and speed up the return of homes, businesses, and essential services. With this broad-based cooperation, in the months ahead, residents can begin to see visible progress on the key priorities outlined in this report—from faster permitting approvals and utility undergrounding that will have widespread benefits across our County, to new financial tools and support services for those who are rebuilding. This is where planning turns into action.

The people of Los Angeles County, particularly those impacted by the fires, remain at the heart of this recovery. While the next phase will bring new challenges, the County is committed to providing clear and transparent communication throughout the rebuilding process. This effort builds on the determination already shown by many community members who have begun repairing, reopening, returning and rebuilding. Whether it's navigating permits, accessing financial support, or understanding when public services will be restored, community members can expect regular updates from the County throughout this process.

The road ahead may feel daunting—especially for those still facing insurance shortfalls, financing gaps, or the emotional toll of displacement. The County is focused not only on accelerating rebuilding, but also on making the process more accessible and more coordinated for survivors of the fires. This is the next step forward in our recovery journey and paves the way for long-term revitalization of our communities and regional economy. Guided by the resilience of the communities we serve, Los Angeles County is committed to leading an 'every sector in' rebuilding effort to deliver for residents—not just rebuilding homes and infrastructure, but helping people reclaim a sense of stability and hope.

Together, we will move forward and act to support community members to return.



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