



Los Angeles County Rebuilding Webinar Series

Webinar 3 – How to Rebuild: Manufactured, Factory-Built Homes & ADUs

April 22, 2026

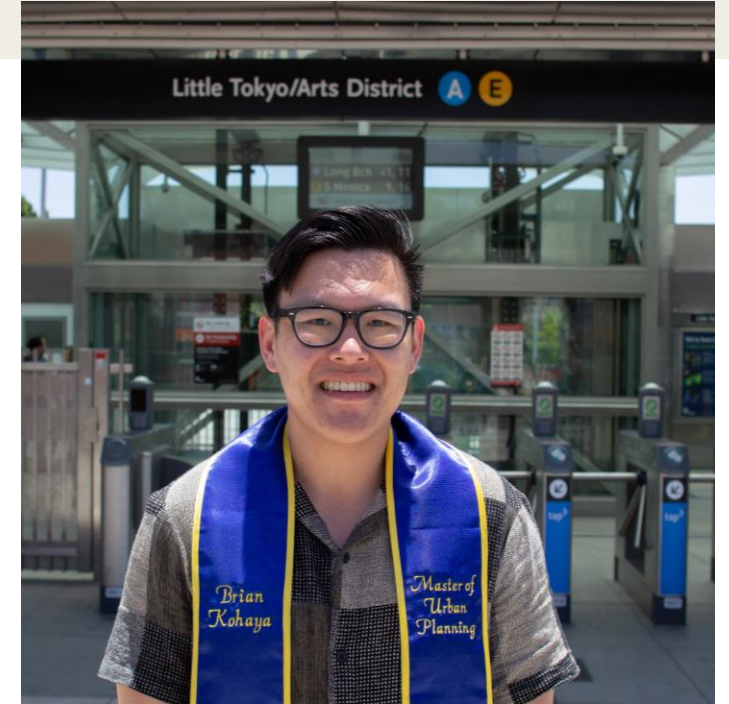
Our Team



Dominique Veasey-Hall
ASSOCIATE DIRECTOR, PROGRAMS

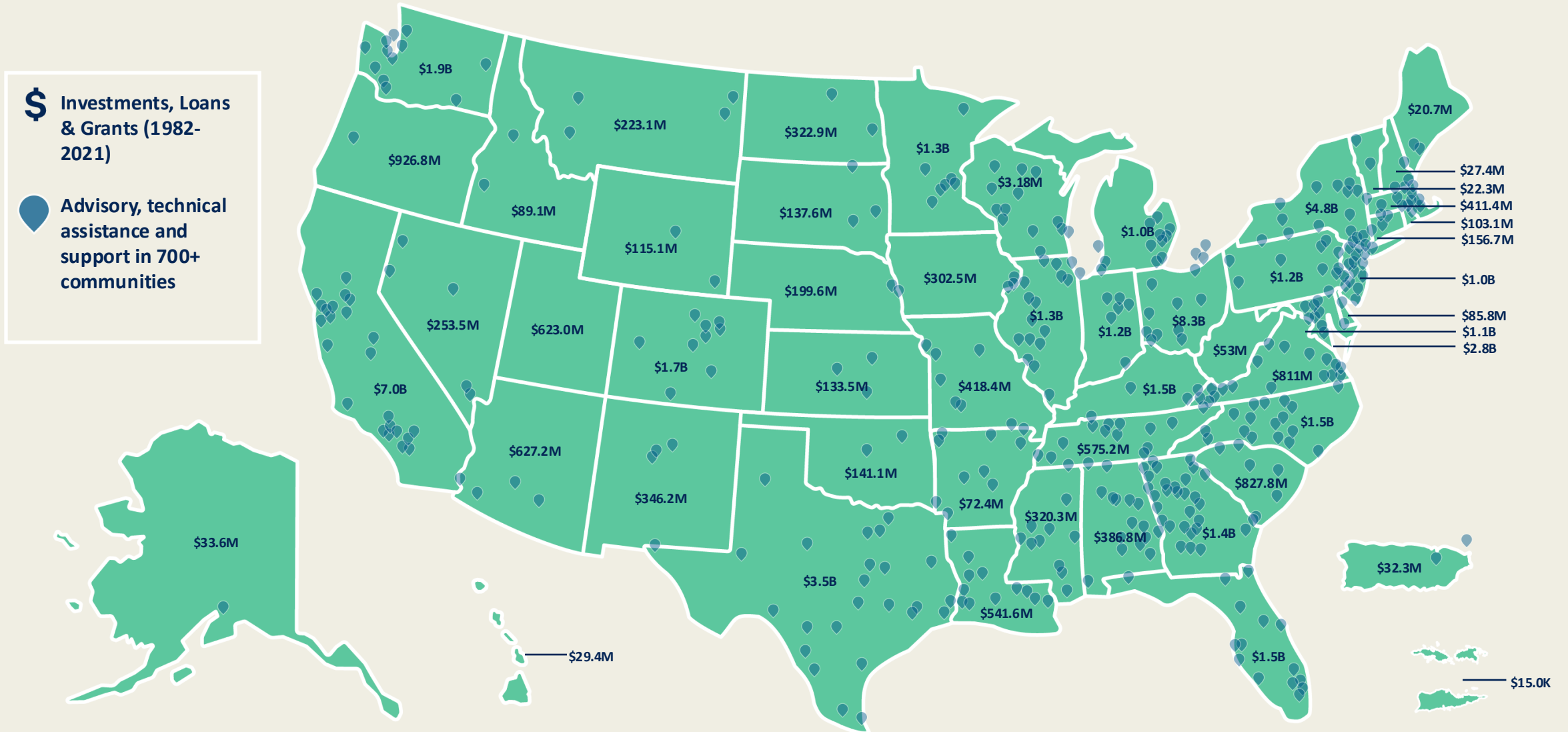


Araceli Palafox
ASSOCIATE DIRECTOR, POLICY

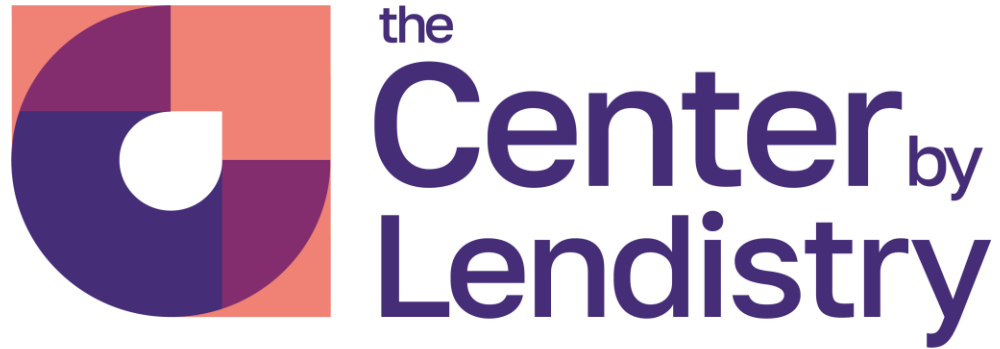


Brian Kohaya
PROGRAM ASSOCIATE

We've invested deeply in communities since 1982



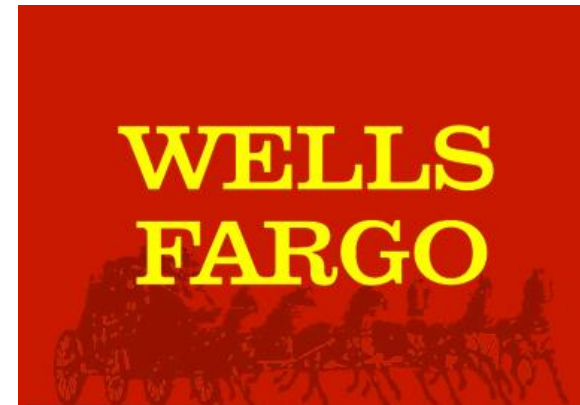
THANK YOU TO OUR PARTNERS



Los Angeles County Wildfire Recovery Series

The Road to Recovery - Understanding your Options	2/25/2026	12:00 – 1:30 PM
How to Rebuild: Financing 101	4/1/2026	12:00 - 1:30 PM
How to Rebuild: Manufactured, Factory-Built Home & ADUs	4/22/2026	12:00 - 1:30 PM
Resilient Rebuild: Incorporating Fire-Resistance Standards	5/13/2026	12:00 - 1:30 PM
Returning Home: Supporting Seniors	5/27/2026	12:00 - 1:30 PM
Returning Home: Mobile Home Park Residents and Renters	6/17/2026	12:00 - 1:30 PM

THANK YOU TO OUR FUNDERS

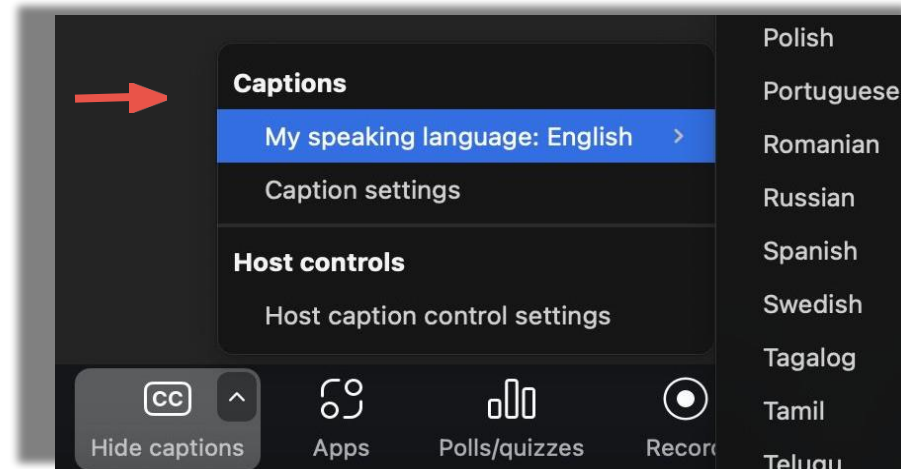


BMO



Housekeeping

- Use the Q&A to ask your questions
- Translation – Closed captioning available (30+ languages)
- The materials will be uploaded into the LA Rebuild Hub
- No sales or promotional pitches, please



Disclaimer

The information in this presentation is for general guidance only and does not constitute legal, financial, or insurance advice. Individual circumstances vary, and wildfire survivors should consult with licensed professionals, including contractors, insurance providers, and legal advisors, before making decisions about rebuilding.

TODAY'S AGENDA

- Five Steps of Permitting
- Rebuilding Options To Save Time & Money
- Guest Speakers
 - Foothill Catalog Foundation
 - Villa Homes
 - Neighborhood Partnership Housing Services, Inc.
- Policy Updates

PERMITTING 101

CREATING A REALISTIC REBUILD TIMELINE

Average Timeline For Rebuilding A Project

Step	Description	Average Timeline
Planning	This phase defines the vision and feasibility of the home through site analysis, homeowner input, design refinement, and cost alignment.	4–6 months
Design	Detailed architectural and engineering drawings are prepared to fully define the project for permitting, pricing, and construction.	3–5 months
Permitting	The project is reviewed by local agencies for zoning and building code compliance, with revisions made as needed to secure approvals.	2–4 months
Construction	The home is built from foundation to finish through coordinated construction, inspections, and final approvals for occupancy.	12–18 months

PERMITTING STEPS

1

Check your
property's zoning
& restrictions

2

Prepare Your
Application

3

Submit Your
Permit
Application

4

Application
Reviewal Period

5

Inspections &
Final Approval

PERMITTING STEPS

1

Check your
property's zoning
& restrictions

- Look up your property using online zoning maps
 - LA City - [ZIMAS](#)
 - Los Angeles County - [Z-NET \(Find Your Zoning\)](#)
 - Pasadena - [Zoning Map, Pasadena CA](#)
- Identify hazard zones (VHFHSZ, hillsides, flood)
- Schedule a consultation at [LA County Recovers One-Stop Permit Centers](#) for one-on-one support

PERMITTING STEPS

2

Prepare Your
Application

- Work with architect/designer on design documents and plans
- Gather property documents
 - Architectural Plans
 - Structural Plans
 - Energy plans
 - Structural calculations

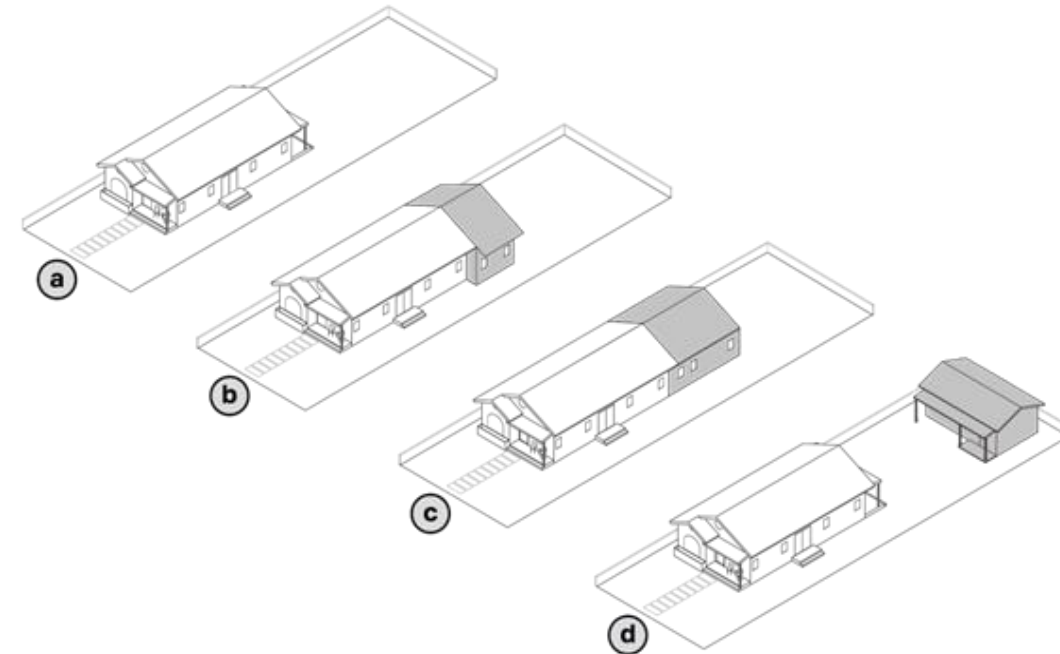
PERMITTING STEPS

2

Prepare Your Application

Decide rebuild type: like-for-like, increased square footage, adding an ADU, etc.

- 1. Like-for-Like Rebuilds within the first 5 years:** No reassessment; the property retains its original base year value, adjusted only for minor inflation.
- 2. Increased Square Footage:** The additional portion is reassessed at market value; the original portion retains its prior assessed value.
- 3. Substantial Alterations:** Renovations exceeding 50% of the structure may be considered new construction and fully reassessed.
- 4. ADU Construction:** The ADU is typically assessed separately; the main structure retains its original value.



Are you considering a like-for-like rebuild?

Yes

No

Unsure

PERMITTING STEPS

3

Submit Your Permit
Application

- Applications can be submitted online or in person
 - **Online:** bit.ly/RebuildEPIC
 - **In person:** bit.ly/DRPRebuildApp
- **NEW** - Los Angeles County's Building Plan Self-Certification Pilot Program allows licensed architects and engineers to certify that building plans meet County codes, eliminating the need for a full plan check review. Projects that qualify for self-certification:
 - Single family dwellings
 - Duplexes
 - Accessory Dwelling Units
 - Garages, patio covers and accessory structures
 - SB9 units

PERMITTING STEPS

4

Application
Reviewal Period

- Applications will be reviewed by multiple agencies and departments, so it is important to respond quickly to correction requests to avoid delays
- Some of the departments you can expect to review your application are listed below:
 - ∄ **Planning/Zoning** (land use compliance)
 - ∄ **Building & Safety** (structural, mechanical, electrical, plumbing)
 - ∄ **Fire Department** (wildfire hardening, defensible space compliance)
 - ∄ **Public Works** (grading, drainage, roads, utilities)



PERMITTING STEPS

5

Final Inspections &
Approvals

- **Final Inspection:** Conducted by the city or county building department to confirm your home was built to approved plans, meets building codes, and is safe to occupy.
- Obtain Certificate of Occupancy (CO) - without a CO, the home cannot be legally occupied, and insurance may not cover damages or liability

Common Permitting Mistakes

- **Delays in Getting Started** - Waiting too long to engage key agencies or technical experts
- **Lack of Knowledge & Support** - Not fully understanding zoning or permitting requirements, or knowing where to go for help when issues arise
- **Poor Organization** - Losing track of permits, approvals, or project timelines



One-Stop Permit Centers

Altadena One-Stop Permit Center

464 W Woodbury Rd. Suite 210
Altadena, CA 91001

Counter Hours:

Monday through Friday : 8:00 AM – 4:30 PM

Rebuild Consultation Appointments Available:

Monday, Wednesday, and Friday: 8:30 AM – 12:30 PM
Saturday: 8:00 AM – 12:00 PM

Calabasas One-Stop Permit Center

26600 Agoura Rd. #110
Calabasas, CA 91302

Counter Hours:

Monday through Thursday : 7:00 AM – 11:00 AM

Rebuild Consultation Appointments Available:

Monday and Wednesday: 7:30 AM – 10:30 AM
Saturday: 8:00 AM – 12:00 PM

Permitting Resources

[Policy-and-Architecture-Glossary.pdf](#)

HOMEOWNER POLICY & ARCHITECTURE GLOSSARY

Step 1 - Taking Stock: Understanding Your Property

As you begin considering rebuilding your home, you will want to take stock and get an understanding of your property. You will want to know and collect documentation on the ownership, learn the dimensions of your property, and start to chart out the next steps!

A

Assessor's Parcel Number (APN)

An Assessor's Parcel Number (APN) is the unique number assigned by the city's tax authorities to identify your property (including land and structures) for record-keeping purposes ([LAHD](#)).

D

Deed

Your deed is a legal document that transfers real estate ownership. To see a sample deed of trust with explanations of relevant elements, visit the LA County Department of Consumer and Business Affairs (DCBA) [website](#).

Documentation / process for ownership

Samples of [documentation](#) needed to show or prove ownership can be found with the Los Angeles County Registrar-Recorder/County Clerk.

F

Fair Market Value

Fair Market Value refers to the assessed value of a property compared with similar properties in the area. It is often calculated by a professional home appraiser.

H

Heirs property

Heirs property is real estate passed down without a will, leaving ownership divided among multiple heirs while the title remains in the deceased person's name. Because title is unclear, heirs can't fully use or borrow against the property and may be ineligible for homeowner benefits ([Urban Institute](#)).

[Permitting Tracker](#)

PERMITTING PROGRESS TRACKER

Name: _____

Property Address: _____

Jurisdiction: Altadena (LA County) Palisades (LA City)

Step 1: Pre-Design / Feasibility

- Gather property documents (survey, insurance, fire-damage report)
- Identify hazard zones (VHFHSZ, hillsides, flood)
- Decide rebuild type: like-for-like, expanded, or include ADU
- Review local codes & overlay requirements

Step 2: Conceptual / Pre-Design

- Work with architect/designer on design documents and plans
- Choose architectural style & fire-resistant materials
- Preliminary budget & timeline assessment

Step 3: Planning Review Submission

- Submit planning application: site plan, elevations, floor plans, materials
- Receive planning comments & revise as needed
- Obtain planning approval

Step 4: Building & Safety (B&S) and Other Departments Submissions

- Submit full construction plans: structural, MEP, energy compliance
- Address plan check comments
- Receive building permit

Step 5: Construction & Inspections

- Begin construction
- Pass key inspections
 - Foundation/footings
 - Framing/roof
 - Electrical, plumbing, mechanical rough-ins
 - Fire-resistant materials and systems
 - Final inspection for Certificate of Occupancy (CO)

Step 6: Post-Construction

- Obtain Certificate of Occupancy (CO)

What option are you most curious about?

**Pre-Approved
Plans**

**Adding an
ADU**

**Factory-Built
Homes**

**Subdividing my
property – SB 9**

REBUILDING OPTIONS TO SAVE TIME AND MONEY

Rebuilding Options To Save Time and Money

- Pre-Approved Homes – Foothills
- Manufactured or factory built (modular, or panelized) homes
- Building ADU



Photo Source – CITYLAB-UCLA



Photo Source – Foothill Catalog Foundation

SENATE BILL 9 (SB9) - LOT SPLITS

SB 9 is a California state law that makes it easier to add housing on properties zoned for single-family homes.

It allows eligible homeowners to:

- Split a single-family lot into up to two parcels, and/or
- Build up to two homes per lot (such as duplexes or two separate houses)

Why it exists:

- To increase housing supply
- To give homeowners more flexibility in how they use their land

SB 9 can let you:

- Create additional housing units on your lot
- Potentially increase property value or housing options (like rental or multi-generational living)

GUEST SPEAKER

**FOOTHILL CATALOG
FOUNDATION**

Alex Athenson

Co-Founder and Executive Director
Foothill Catalog Foundation



Alex Athenson, AIA is the Co-Founder and Executive Director of the Foothill Catalog Foundation, and a licensed Architect and Urban Designer living and working in Pasadena, CA. With an expertise and passion for regional traditional design, Alex and his wife co-founded the Foothill Catalog Foundation while they were evacuated from their own home, just a block from the Eaton Fire burn scar, in an effort to help their own friends and neighbors rebuild while retaining the distinct cultural heritage and architectural diversity of their community. Alex is a board member of the AIA Pasadena Foothill Chapter, and has contributed to a number of architecture and urban design projects throughout the United States.



THE FOOTHILL CATALOG FOUNDATION

Organizational Overview
April 22, 2026

THE MISSION

The Foothill Catalog mission is to develop a collection of preapproved home designs for displaced residents to affordably and resiliently rebuild, while collectively retaining our community identity and local architectural character.

THE LEWIS



A California Bungalow that offers simple elegance, the Lewis harkens back to the Craftsman heritage of the Foothill region to fit seamlessly into any number of Altadena neighborhoods. The Lewis features flexibility for a wide range of family sizes and needs. The front bedroom can easily be converted into a den or office space, while the spacious kitchen adjacent to the open dining room and living area allows for comfortable family living, with the ability to entertain as needed. The inviting front porch stretches the width of the house to greet the neighborhood.

Features of the Design

- 1,259 Square Feet
- 30'-0" W x 50'-9" L
- Three Bedrooms
- Two Bathrooms

THE FOOTHILL CATALOG
FOUNDATION



Ground Floor
Plan

LA MARIPOSA



A clay tile roof and classic stucco walls lend authenticity to this Spanish Colonial Revival home. With a spacious kitchen, walk-in pantry, and dedicated laundry room, The Mariposa blends modern convenience with timeless California charm. Option I features an arched portal entry and an open-air court, the perfect spot to enjoy morning coffee or greet a neighbor. Inside, the interconnected living room, kitchen, and dining room span the length of the house for open-concept living.

Features of the Design

- 1,289 Square Feet
- 30'-0" W x 47'-0" L
- 3 Bedrooms
- 2 Bathrooms

THE FOOTHILL CATALOG
FOUNDATION



Ground Floor
Plan

THE ELDERFLOWER



The Elderflower is a single-story Craftsman home designed to adapt over time. It follows universal design principles, with accessible clearances in the kitchen and bathroom to support aging in place. Front and back porches provide shaded outdoor spaces. The plan can also be built as an accessory dwelling unit (ADU) for multi-generational living. The practical layout balances privacy and connection, making it ideal for both current and future needs. The Elderflower is available with or without an attached garage.

Features of the Design

- 1,075 Square Feet
- 28'-0" W x 42'-6" L
- 2 Bedrooms
- 2 Bathrooms

THE FOOTHILL CATALOG
FOUNDATION



Ground Floor
Plan

THE MAYBROOK



The Maybrook captures the enduring charm of California Ranch houses. The house is entered through a covered porch that opens into a vaulted living room. The primary suite is thoughtfully positioned on the opposite side of the house from the secondary bedrooms, creating a natural buffer that enhances privacy between kids, guests, and the main suite. The Maybrook is also available in the Tudor style ("The Cromwell") and the Spanish Colonial Revival ("The Carmelina").

Features of the Design

- 1,960 Square Feet
- 39'-4" W x 80'-6" L
- 4 Bedrooms
- 2.5 Bathrooms

THE FOOTHILL CATALOG
FOUNDATION



Ground Floor
Plan

THE ELIZABETH



The Elizabeth adopts the iconic English cottage architecture of Janes Village with a floor plan that reflects more current lifestyles. The front half of the residence is dedicated to private rooms, with the primary suite separated from the secondary bedrooms by the entry corridor. All of the public space, which is concentrated in the rear of the house underneath a vaulted ceiling, opens onto the backyard. With a width of 35 ft, this floor plan can fit on properties as narrow as 50 ft. This floor plan is also available in the midcentury modern style ("The Gregory").

- Features of the Design**
- 1,600 Square Feet
 - 35'-0"W x 46'-9"L
 - Three Bedrooms
 - Two Bathrooms

Learn more: foothillcatalog.org • Contact: info@foothillcatalog.org

THE FOOTHILL CATALOG
FOUNDATION



Ground Floor
Plan

THE ELLWOOD II



The Ellwood II is a striking Mid-Century Modern design with an expansive layout that makes it a perfect family home. Its playful yet balanced material palette creates a strong and memorable façade, giving the house a clear architectural identity and curb appeal. Bedrooms are located in a separate wing from the social spaces, offering a sense of privacy from the home's gathering areas. The design also comes in a two bedroom option (the JR I + II) and can be built without the attached garage (the Ellwood I).

- Features of the Design**
- 2,433 Square Feet
 - 60'-0"W x 80'-1"L
 - 3 Bedrooms
 - 2 Bathrooms

THE FOOTHILL CATALOG
FOUNDATION



Ground Floor
Plan

THE BILLY



California Ranch curb appeal meets a modern floor plan in The Billy. The house features a compact open-concept living space and a side courtyard that opens out from the living room. Combined with the rear and front porches these spaces promote true California indoor/outdoor living. The front bedroom can alternatively be used as a work from home office. The Billy was designed with narrow lots in mind while still providing ample living space running the length of its plot.

Features of the Design

- 1,290 Square Feet
- 25'-0"W x 62'-0"L
- 3 Bedrooms
- 2 Bathrooms

Learn more: foothillcatalog.org • Contact: info@foothillcatalog.org

THE FOOTHILL CATALOG
FOUNDATION



Ground Floor
Plan

THE MARTHA



The Martha embodies the simplicity of New England salt-box homes adapted to Southern California sensibilities. A simple side gable roof and traditional shutters evoke the charm of coastal cottages, while clean lines and abundant natural light reinterpret the vernacular for a modern California lifestyle. Inside, an open living and dining area creates a warm and social heart of the home, complemented by three bedrooms, including a serene primary suite that balances comfort with classic character.

Features of the Design

- 1,500 Square Feet
- 35'-0"W x 42'-9"L
- 3 Bedrooms
- 2 Bathrooms

Learn more: foothillcatalog.org • Contact: info@foothillcatalog.org

THE FOOTHILL CATALOG
FOUNDATION



Ground Floor
Plan

Alex Athenson, AIA
Cynthia Sigler, AIA

NW Pasadena Residents - Montana St.
(1/2 block south of the Altadena border)

Licensed California Architects experienced in
navigating complex local construction projects

Evacuated from home during Eaton Fire, a
renovated 1947 traditional California Ranch
Home

Trained in regionally specific traditional
design at the University of Notre Dame



Historic Communities Centuries

Old Communities
Quiet Foothill & Coastal locales

Towns of 40,000 and 25,000 Eclectic
mix of young and old Verdant
streets and neighborhoods

Historically Diverse Populations

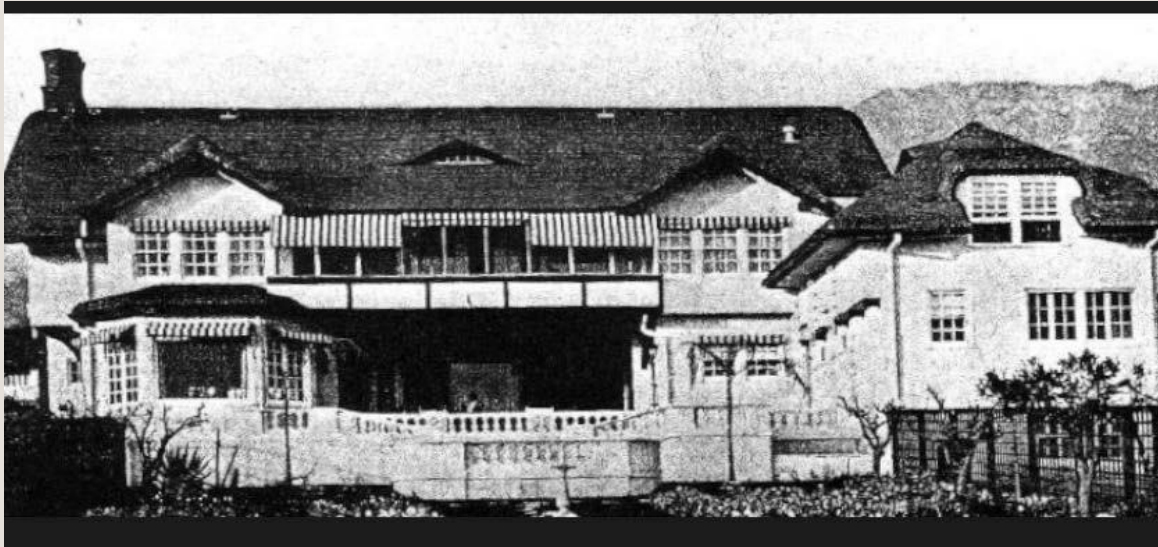
African American, Hispanic, Asian, European
communities all contribute to historic and
diverse representation especially in Altadena

Historically Diverse Architectural Character

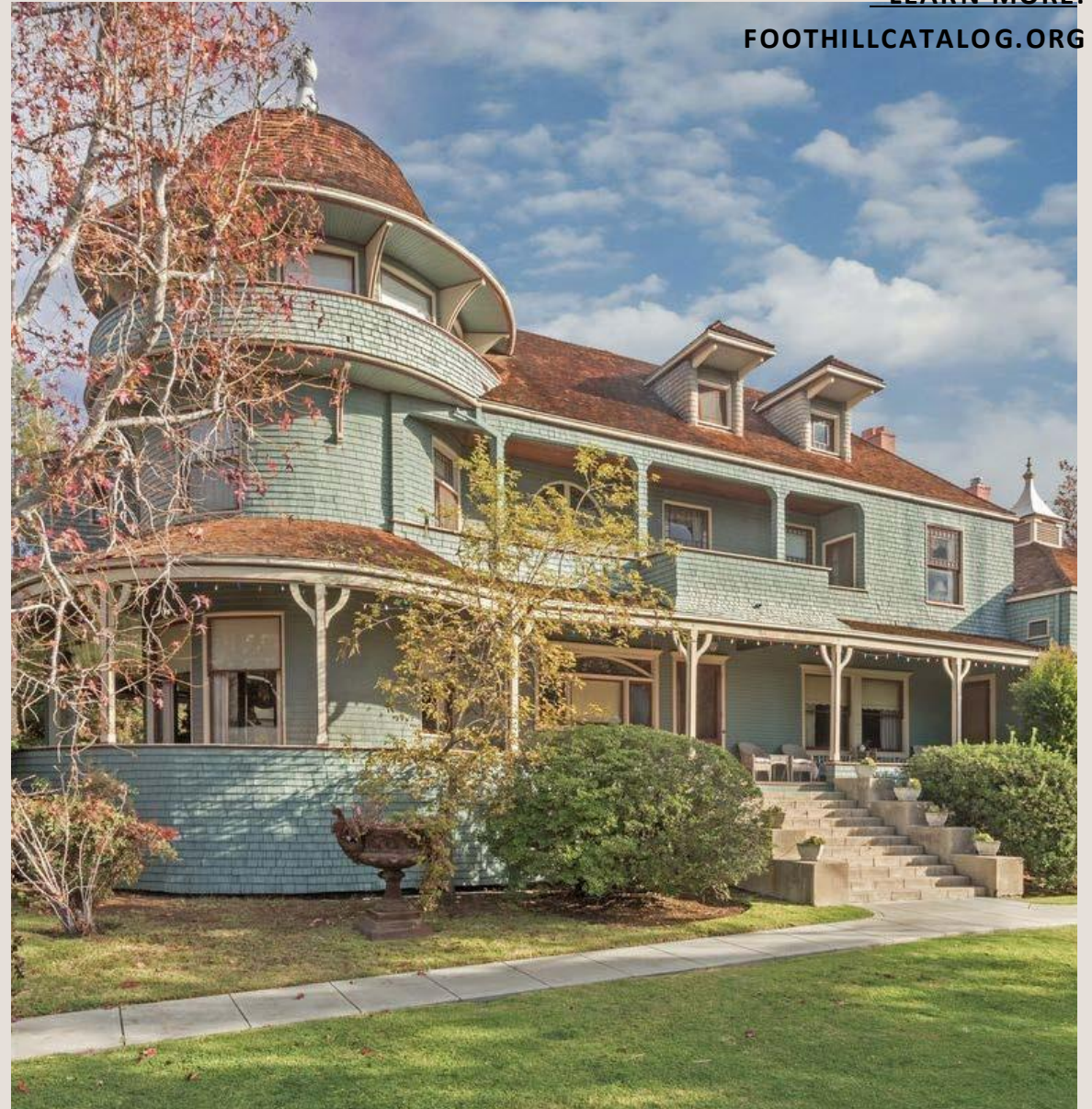
California Craftsman, Spanish Revival,
Tudor Revival, Norman Revival,
Colonial Revival, California Coastal, Minimal
Traditional, California Ranch, Mid-Century
Modern styles all prevalent throughout
communities

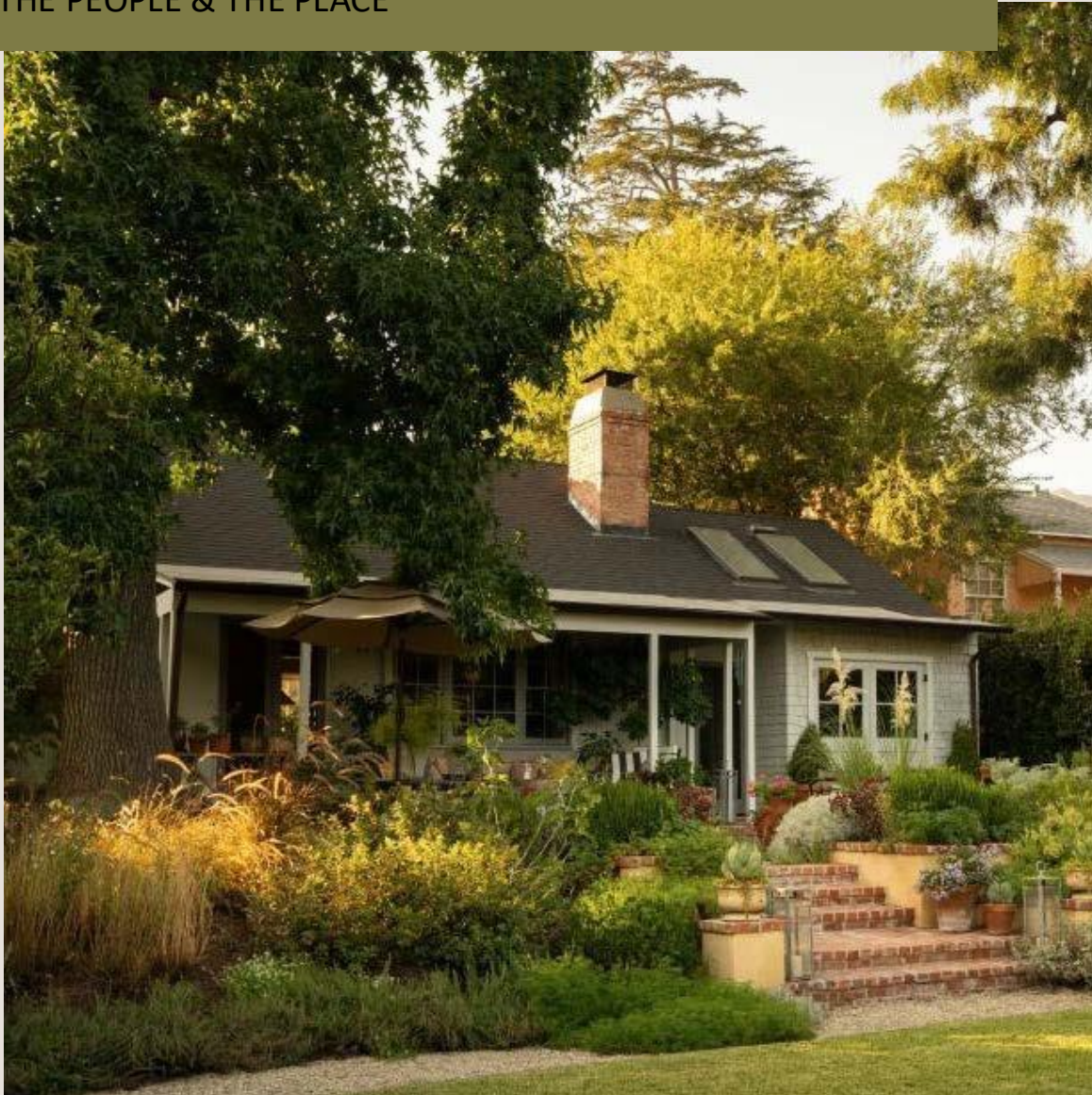
Organizational Overview
April 22, 2026
The Foothill Catalog Foundation



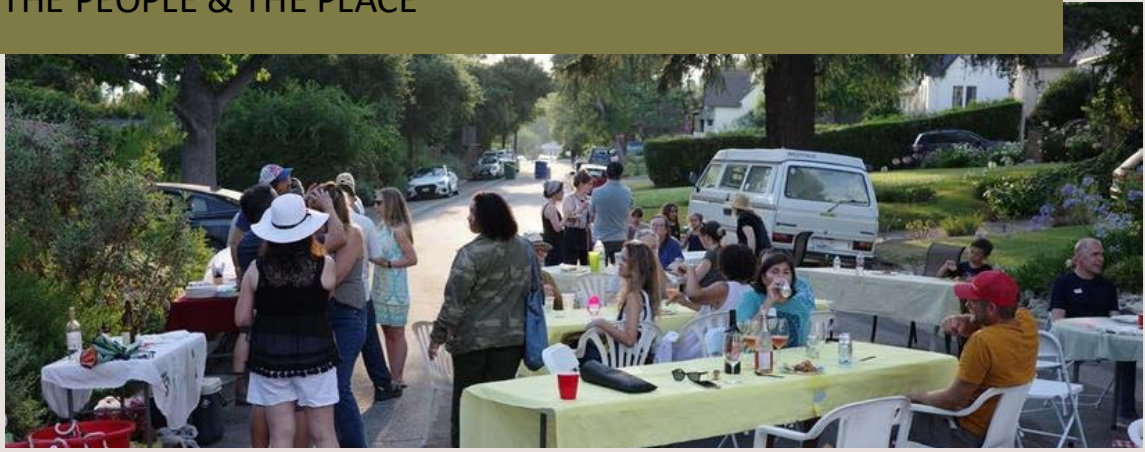


Organizational Overview
April 22, 2026
The Foothill Catalog Foundation





THE PEOPLE & THE PLACE



Organizational Overview
April 22, 2026
The Foothill Catalog Foundation



Retain the People

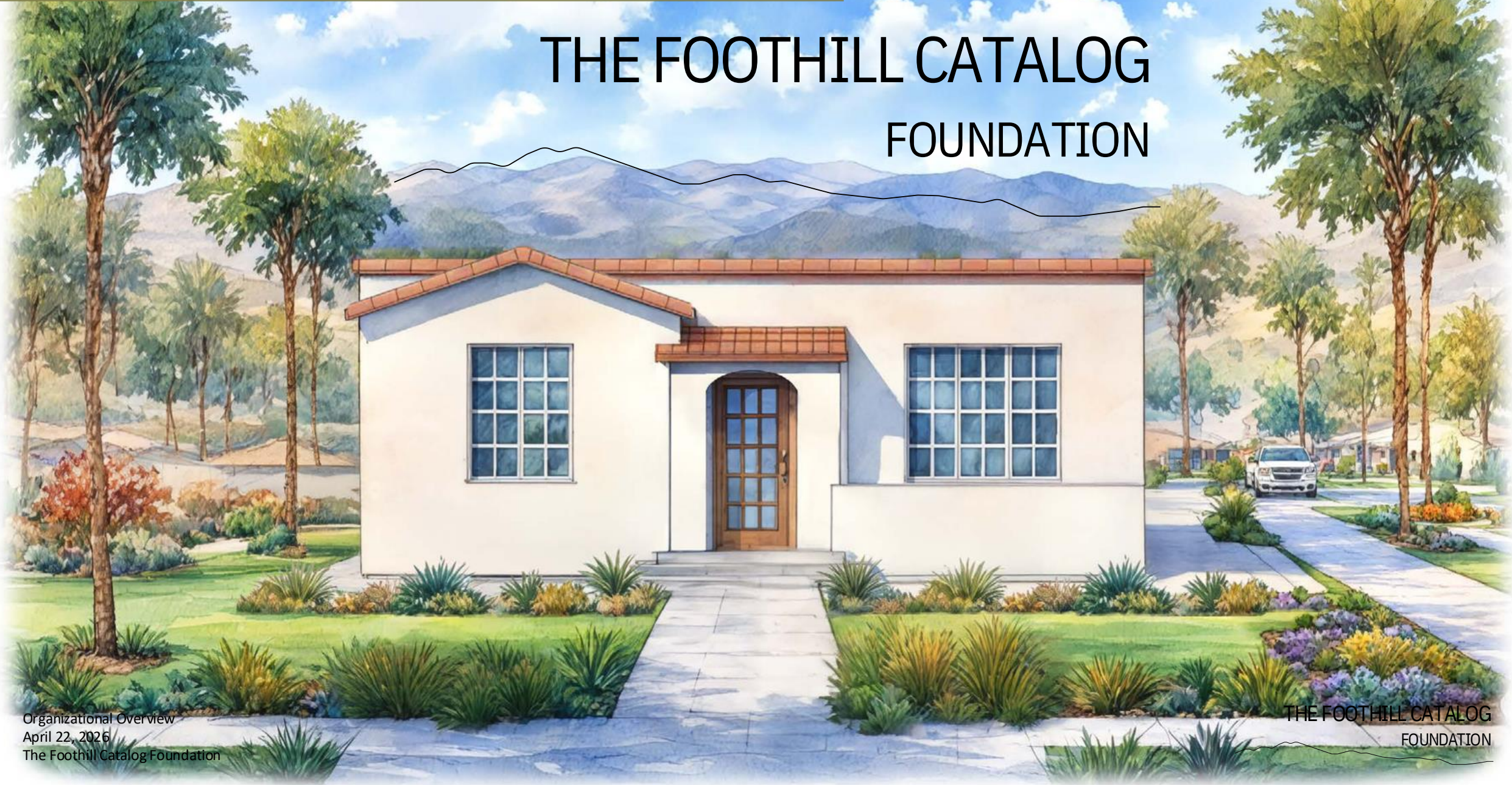
Minimize Time to Build
Minimize Cost to Build
Eliminate the Knowledge Burden
Predictability at Every Stage



Retain the Place

Shared Heritage of 140 Year History
Architectural Identity is Diversity
Historic Neighborhoods
Resiliency at Scale

THE FOOTHILL CATALOG FOUNDATION



The Sears Catalog

A renaissance of the Catalog Home model popularized by Sears Roebuck and Co. in the 20th Century

Envisioned as a collection of affordable, working-class homes reflective of Altadena identity and heritage

Oklahoma Houses By Mail



\$863.00

For \$863.00 we will furnish all the material to build this Five-Room Bungalow, consisting of Lumber, Lath, Shingles, Mill Work, Flooring, Ceiling, Siding, China Closet, Finishing Lumber, Building Paper, Pipe, Gutter, Sash Weights, Hardware and Painting Material. NO EXTRAS, as we guarantee enough material at the above price to build this house according to our plans.

By allowing a fair price for labor, stone, concrete, brick and plaster, which we do not furnish, this bungalow can be built for about \$1,600.00, including all material and labor.

For Our Offer of Free Plans See Page 3.

A MODERN bungalow of frame construction. Considered the best five-room bungalow ever built at anywhere near this low price. The extra wide siding, the visible rafters over porches and eaves give a pleasing rustic effect. The roof is ornamented by an attractive dormer with three windows. The front and side of the bungalow are beautified by many triple and double windows, making every room light and airy. The porch extends across the front of the house and is 20 feet 6 inches wide by 6 feet 6 inches deep, making a cool and shady retreat. Porch columns are arranged in clusters, supported by a base which is sided with the same material as used on the rest of the house.

First Floor.
The front entrance leads directly into a large parlor, also 15 feet by 15 feet 6 inches. Directly to the rear is located a large dining room, separated from the parlor by a glass screen. Dinner room is 15 feet long by 13 feet wide and has a slateboard or china cabinet back. It is furnished with glass rail, a bench in the rear of this room is the kitchen, also 15 feet by 13 feet, with a door leading to the rear porch. The pantry is located between the kitchen and dining room, making it possible to use this room as a baker's serving pantry and pantry connected to the left side of the house are located two large and airy chambers, also 15 feet by 15 feet 6 inches, with closets, and conveniently located between the two chambers is a bathroom, also 8 feet 6 inches by 8 feet 6 inches.

For the front door we furnish a heavy leaded plate glass door. Interior doors are five-cross paneled yellow pine with clear yellow pine casings and trim throughout. Interior can be finished either light or dark finish, dark being preferred. Clear yellow pine for the floor for the entire house and porches.

Built on concrete foundation, basement excavated and has cement floors. If in frame construction sided with 19-inch No. 1 boards and has a collar shingle roof.

Height of Ceiling.
Basement, 7 feet from floor to joist.
First floor, 9 feet from floor to ceiling.
With small roof, a very pleasing effect can be had by staining siding with brown concrete stain and finishing the trim and trimmings to be painted pure white. This same scheme has been followed with very satisfactory results.

This house can be built on a lot 40 feet wide.

Complete Warm Air Heating Plant, for soft coal, extra.....	\$9.00
Complete Warm Air Heating Plant, for hard coal, extra.....	\$9.00
Complete Steam Heating Plant, extra.....	\$10.00
Complete Hot Water Heating Plant, extra.....	\$10.00
Complete Plumbing, extra.....	\$10.00

SEARS, ROEBUCK AND CO. CHICAGO, ILLINOIS

Oklahoma Houses By Mail

MODERN HOME No. 172

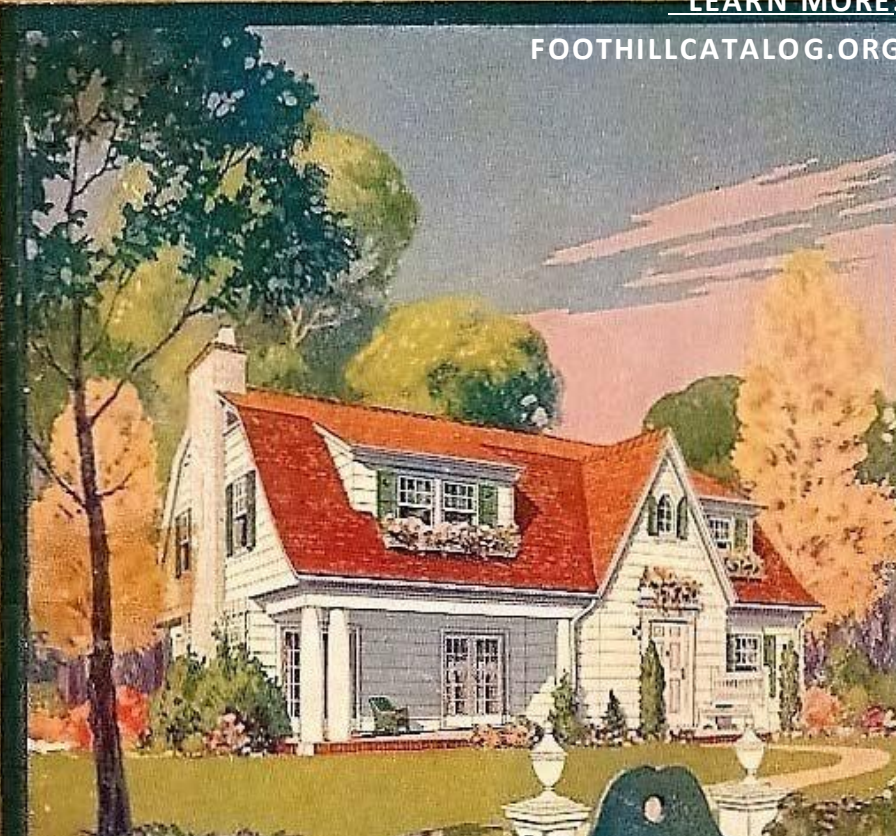


SAVES MORE THAN ONE-THIRD OF THE COST OF HIS HOUSE AND GETS THE HIGHEST QUALITY OF MATERIAL WITHOUT A BLEMISH.

67 Brusby Hill Rd., Danbury, Conn.
Sears, Roebuck and Co., Chicago, Ill.

Gentlemen—The building material I purchased from you is second to none and is far superior to anything I expected to receive. The mill work is without a blemish and of high quality. I am much pleased with the prompt manner in which my order was handled and shipped. I have easily saved more than one-third of the cost of this house by ordering from you. This was my first order. You may expect many mill work orders in the future. Very truly yours,
JOSEPH O'CONNOR

Oklahoma Houses By Mail



The Glen Falls
Described on
Pages 42 and 43

Honor Bilt

MODERN HOMES

Sears, Roebuck and Co.

CHICAGO PHILADELPHIA KANSAS CITY FOUNDATION

Oklahoma Houses By Mail

FOR EASY PAYMENT PLAN
SEE PAGES 143 and 144

THE
LEWIS II



THE
LEXINGTON



THE
ALICE



THE ELDERFLOWER



LA
SOLANA



THE MARIPOSA



THE
FIGUEROA



THE
CARMELINA



THE
ELIZABETH



THE
MARLOWE



THE
CROMWELL



THE
CHARMANT



THE
PALM



THE
ELLWOOD



THE
MAYBROOK



THE
DELAWARE



LA PAZ



THE
BILLY



THE
WHITFIELD



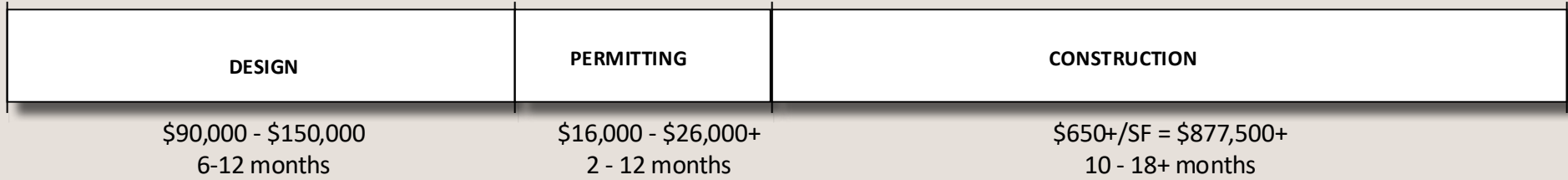
THE
MARTHA



Typical Design-Bid-Build
1,350 SF Home



1 - 3+ years

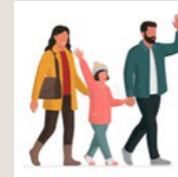


Preapproved Plans
1,350 SF Home

- Community-Based Nonprofit Organization
- Designs Developed at No Cost to Survivors
- Streamlined Permitting through Preapproval
- Predictable Cost & Time Estimates
- Repeatability & Economies of Scale

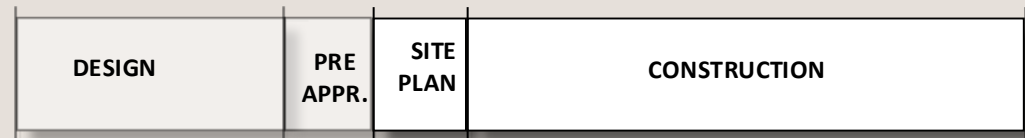
SAVE \$150,000+ SAVE
12-18 months

A headstart for
homeowners



6 - 10 months

50-70% time savings



Completed by
The Foothill Catalog
in advance

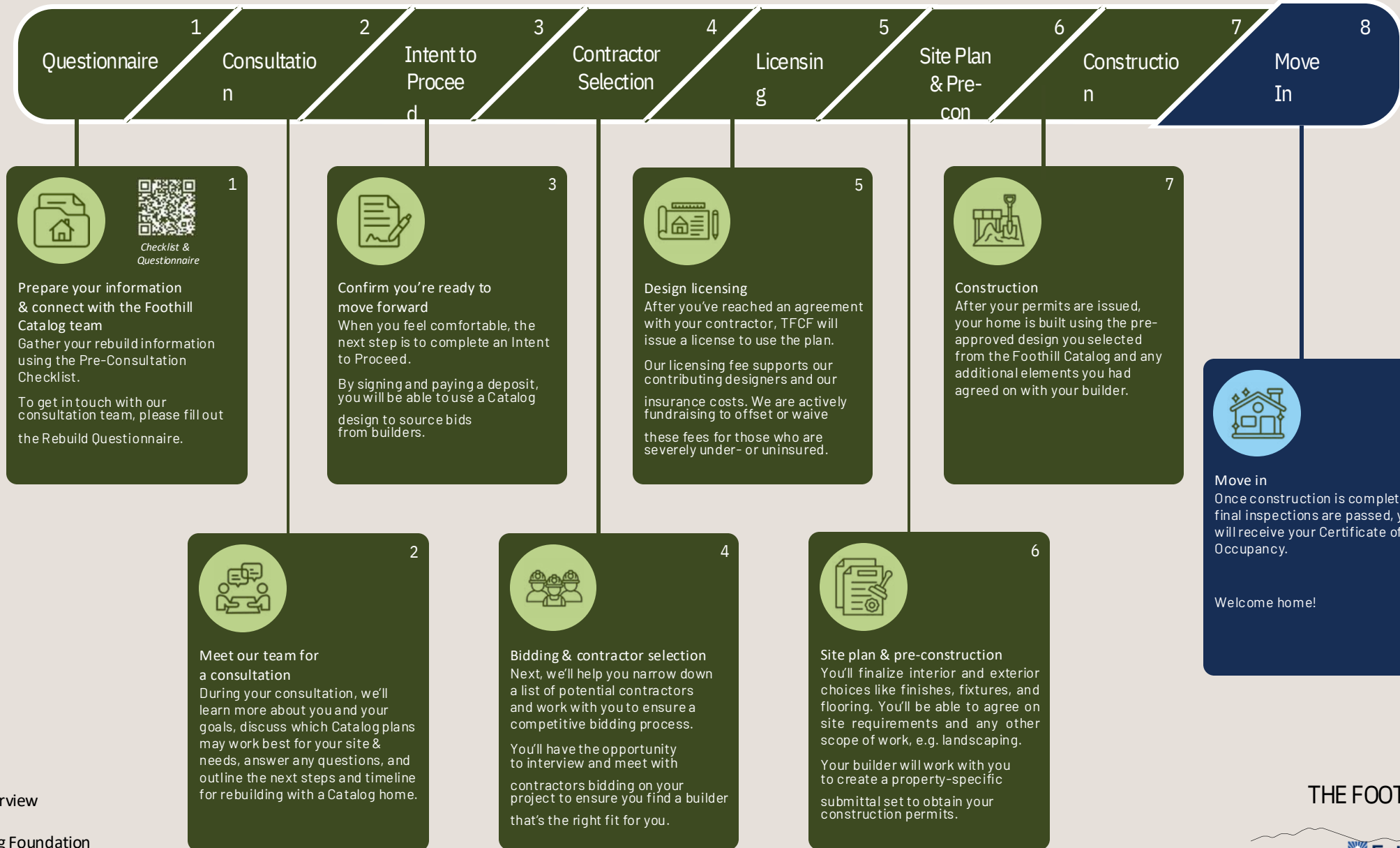
Target \$400/SF
40% cost savings

- 35 Preapproved Designs in LA County; 5 in LA City
- 163 Families have gone through individual consultations to assess the roadmap to rebuild with a Foothill Catalog home
- 51 Families in bidding & negotiation with builders
- 18 Families in Preconstruction
- 11 Families Under Construction
- 1 Family Moved In
- Enabling more builds for under-resourced families in partnership with nonprofits builders and disaster case managers



Alex Athenson and Cynthia Sigler, founders of The Foothill Catalog Foundation.





STEP 1:
THE FOOTHILL CATALOG
CONSULTATION REQUEST



TAKES 45 SECONDS TO
COMPLETE



"We are at a point in our lives where the rebuild time and cost are both major considerations. The vision I've read with the Foothill Catalog is heartening and encouraging. It seems like a dream come true to be able to put back on the property, an authentic (with updates, etc) Craftsman house."

"I am interested in pre-permitted designs for rebuilding my house. My neighbors, 25 destroyed homes, are all interested in this venture. Thanks for doing this!"

"We absolutely love the mission of your organization. My husband Bill and I have lamented that it's not in our wheelhouse to design our own home. We want to be handed plans. We are definitely open to other designs (especially Mediterranean). We cannot wait to see what you all come up with!"

"When I saw the sketches and floorplans of the Spanish/Mediterranean, I burst into tears in the middle of the T-Mobile Store. It finally feels like rebuilding might be doable when I see these".

"I am an Altadena senior who home burned down in the Eaton Fire. I'm very concerned about being able to go through the rebuild process on my own. I would love to rebuild my bungalow, and the idea of working with a group, being able to select a pre-approved design, and having support to get through this process is very encouraging and potentially, much less stressful".

"This seems like a wonderful project, and thank you for prioritizing the architectural style of Altadena as we know it. Our family is eagerly following along".

"Thank you for the update and for starting this project. It will help so many of us who are eager to make our way back to Altadena".

"I am interested in learning more about this concept as you develop the catalog. I believe this may be the best and only way for me to rebuild".

"I think this is a fabulous idea and might allow many to rebuild who otherwise may be priced out".

"The process of rebuilding and trying to figure everything out oneself is so daunting that I often want to scrap it all and just move. I'm hoping that with the designs and guidance and community found within the Foothill Catalog, I will remain an Altadena til... Thank you all!"

THANK YOU

LEARN MORE:
FOOTHILLCATALOG.ORG



THE FOOTHILL CATALOG
CONSULTATION REQUEST



VIEW THE FULL CATALOG



Q & A

GUEST SPEAKER

VILLA HOMES

Jenna Louie

Head of Strategy & Policy
Villa Homes



Jenna leads the strategy, housing policy, and public sector partnerships at Villa, a leader in offsite construction offering a turnkey solution for ADUs, primary homes and neighborhoods.



Villa: Rebuilding in Altadena

April 22, 2026





We're building America's leading **next-generation** home building platform. Our mission is to be the **easiest, fastest,** and most **cost-efficient** way to build homes.



About Villa

America's Next-Generation Homebuilder

Villa is an **offsite homebuilding platform** that works collaboratively with a wide network of offsite homebuilding facilities to build entry-level homes in a variety of project typologies

- Founded **2019**
- Operational footprint in **California** and **Colorado** currently
- **400+ homes delivered** across **100+ local jurisdictions**
- **Licensed general contractor** and **manufactured home retailer/installer**
- **Factory supplier partnerships** with largest manufacturers of factory-built homes → flexible and scalable production network throughout the USA
- **Tech-driven operational platform** powered by data, AI/ML, and advanced software to give customers best cost estimates and customer experience possible
- **76 employees** (as of March 2026)
- **Seasoned management team** with diverse experiences across real estate, construction, technology, and consumer businesses



Offsite is the better way to build homes

Factory-built homes offer
numerous advantages
over traditional site-built construction

Villa provides a
turnkey solution
for executing on offsite homebuilding at scale



More certainty, less risk



Lower cost



Faster onsite



Productized, high-performance buildings



Capital efficient

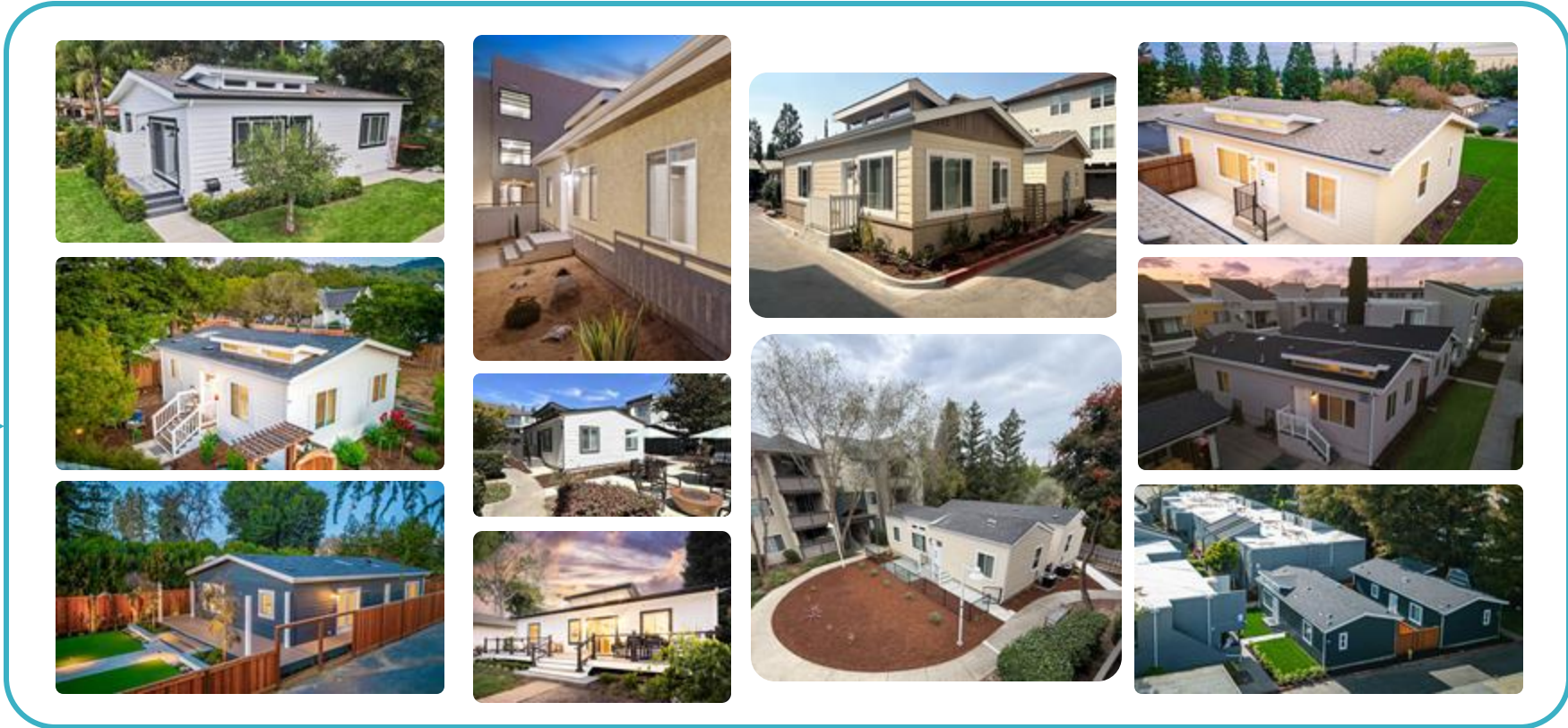
What Villa builds: Range of project types and scales

Villa builds both ADUs...

What Villa Builds



Detached ADUs



Villa has developed deep expertise in deploying offsite construction in **scattered-site, infill** applications

What Villa builds: Range of project types and scales

Villa builds both ADUs and primary homes

What Villa Builds



Detached ADUs



Single-Family Homes

Villa has developed deep expertise in deploying offsite construction in **scattered-site, infill** applications

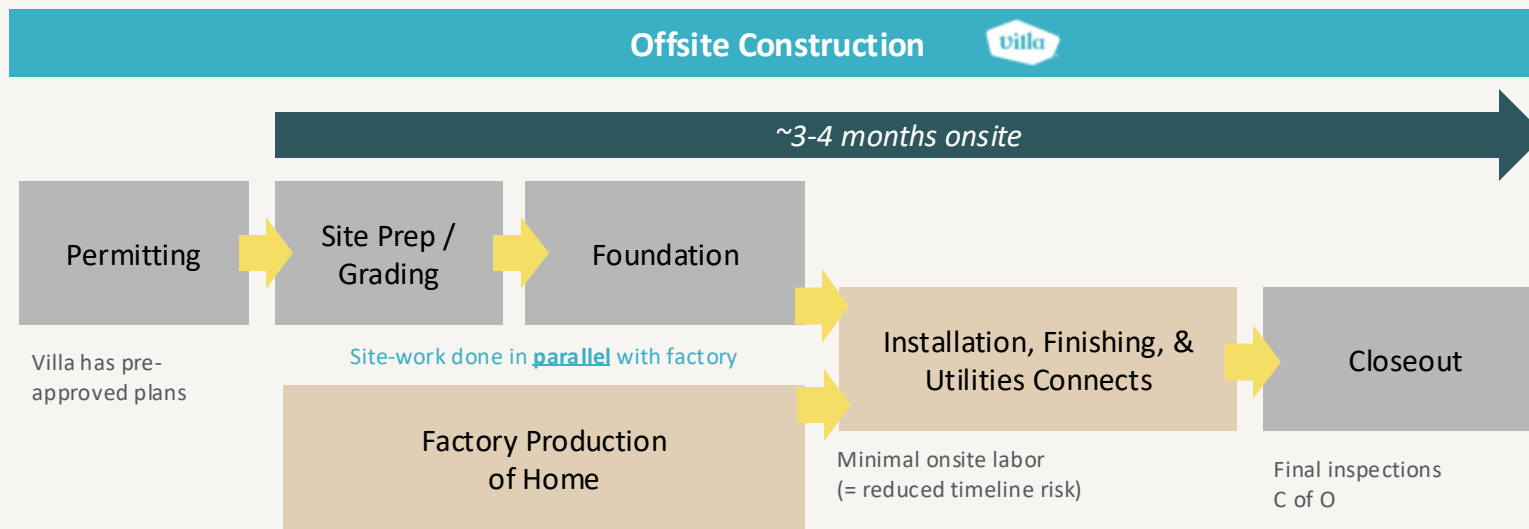
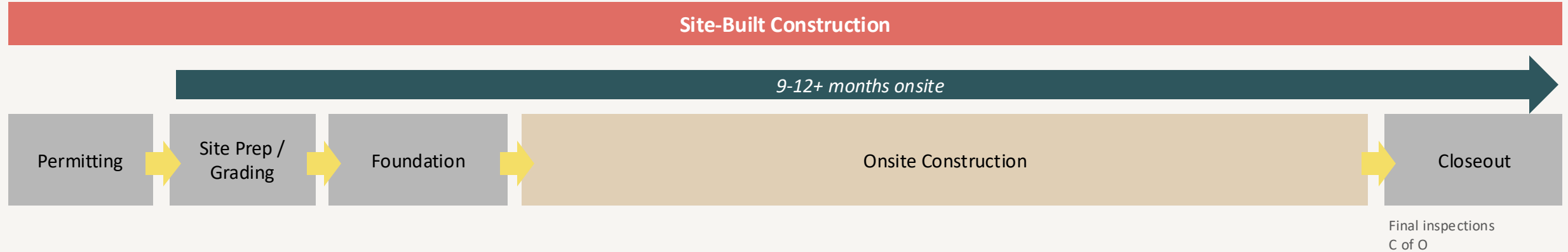


Major Focus on Southern California Wildfire Rebuilds

Altadena, CA (Eaton Fire)

Site-built vs offsite process comparison

Offsite construction is structurally much faster when managed properly end-to-end



Offsite construction is:

- Structurally **FASTER**
- Less exposed to **site-built variables** (weather disruptions, labor availability, material input availability and pricing volatility etc.)
- Less exposed to **'jurisdictional disruptions'** with **fewer onsite inspections required**



Villa builds CrossMod homes

CrossMod homes are a new category of manufactured home

CrossMod homes (“Crossover Modern”) combine the speed, cost-efficiency, and certainty of factory-built construction with features, aesthetics, and consumer financing of traditional site-built homes.

- **Manufactured home** (built to the federal HUD-code)
- Built on **permanent foundation**
- Converted to **real property**
- Typically includes features such as **garages, covered porches, dormers** and other enhancements which are *often site-built*
- Upgraded exterior and interior finishes and materials
- **Energy efficient** design (often to DOE’s Zero Energy Ready Home™ standards or ENERGY STAR®), reducing utility costs
- Rigorous QA/QC inspections in-factory and in-field

CrossMod homes are designed to meet **Fannie Mae’s MH Advantage** and **Freddie Mac’s CHOICEHome** mortgage financing criteria.



Example of a CrossMod home that Villa is building in Altadena

Note: ENERGY STAR® is a registered trademark owned by the U.S. Environmental Protection Agency. DOE Zero Energy Ready Home™ is a registered trademark owned by the U.S. Department of Energy.

What Villa builds: Pre-approved plans in LA County

Alta 1620b

3 bed • 2 bath • 1,620 sq. ft.



Alta 1635b

3 bed + den • 2 bath • 1,635 sq. ft.



Alta 1890

3 bed + den • 2.5 bath • 1,890 sq. ft.



What Villa builds: Wildfire-ready homes



1. Class A fire-rated roof

Approved fire-rated roofing with compliant underlayment designed to help prevent fire from spreading through the roof.

2. Ember-resistant vents

Ember-resistant vents that may help prevent embers from entering the attic.

3. Fire-resistant siding

Cementitious and fiber cement board siding may help resist ignition from radiant heat and embers.

4. Fire-rated exterior doors

Doors meeting California WUI code requirements, including 20-minute fire-rated options to help protect the primary entry point.

5. Multi-pane tempered glass windows

Multi-pane windows with at least one tempered glass pane, per California WUI standards, designed to resist radiant heat.

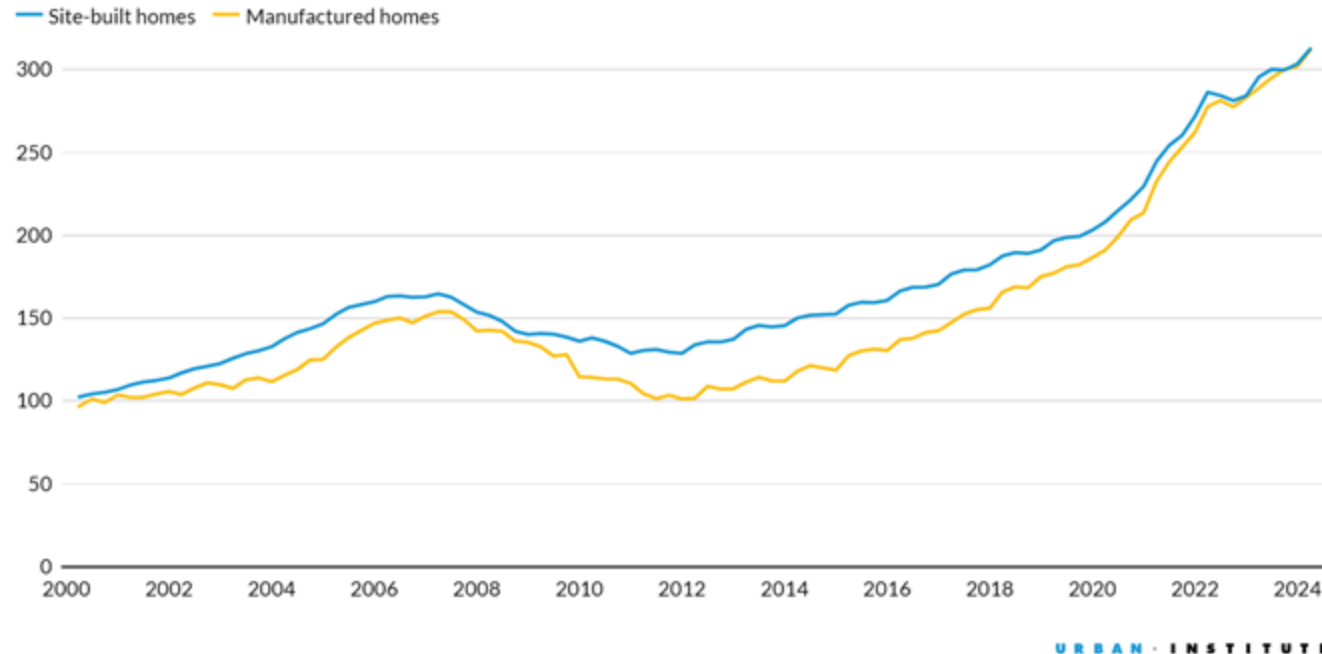
Villa homes built in designated fire hazard severity zones are designed to align with the California Wildland-Urban Interface Code (Part 7, Title 24, California Code of Regulations). For more information on Fire Hazard Severity Zones and WUI compliant building materials, visit osfm.fire.ca.gov.

Manufactured homes appreciate just like site-built homes

Manufactured homes sold *with land* demonstrate price appreciation in line with site-built homes

Since 2000, Manufactured Housing Prices Have Appreciated Similarly to Traditional Housing Prices

Home price index over time, by type of home



Source: Federal Housing Finance Agency Q2 2024 Home Price Index.

Notes: Q = quarter. Quarterly data run from Q1 2000 to Q2 2024. Series are indexed to Q1 2000.



Urban Institute analyzed 24 years of MH sales tracked by FHFA data and found:

- Purchase activity show that sale prices for manufactured homes *sold with land* grow at nearly identical rates as those for site-built homes.
- Prices appreciated about 5 percent each year, increasing ~212.6% among site-built homes and ~211.8% among manufactured homes from 2000-2024



As of Mar 2026, [Realtor.com](https://www.realtor.com) reports that “Owners of manufactured homes with land are seeing greater returns on their investments compared with single-family homes. Over the last seven years, manufactured homes sold with land appreciated in value by 70.1%, compared with typical single-family homes, which saw a 58.6% increase.”

Source: Urban Institute, Realtor.com

What Villa builds: Photos of completed projects

Selected exterior photos of completed infill homebuilding projects



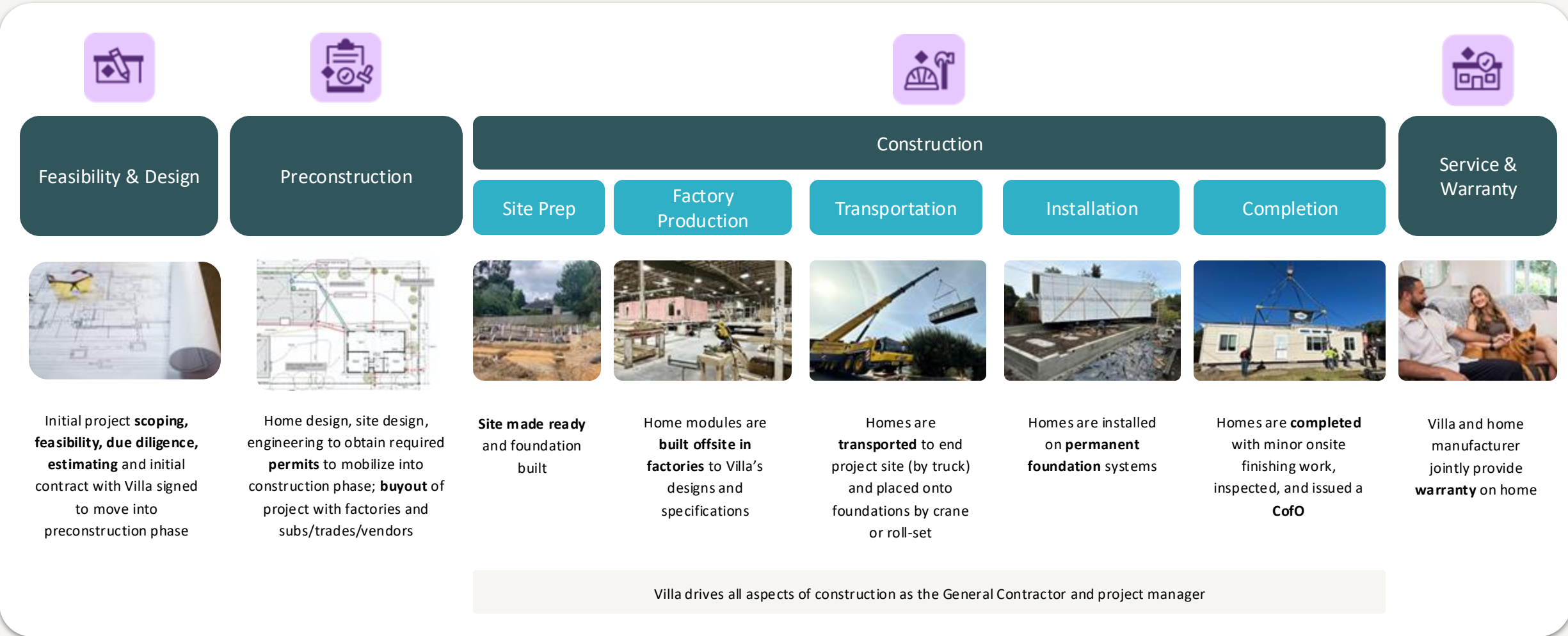
What Villa builds: Photos of typical interior finishes

Modern designs with material and fixture selections that can be adjusted for various applications



Villa's typical end-to-end construction process

Villa orchestrates the entire process from “design to doorbell”



Our leadership team is rethinking homebuilding



Sean Roberts
President & CEO



Heather Miksch
COO



Caroline Durr
CFO



Alex Toth
VP Growth



Dana Katz
General Counsel



Scott Hartman
VP Capital Strategies



Lynley Flanagan
VP People



Drew Heimerl
Head of Product



Kelly Hall
Head of Program
Management



Jenna Louie
Head of Strategy & Policy



Omari Robinson
Head of Business
Development



Conor Fox
Director of
Acquisitions



Kate Nixa
Head of Strategic
Project Management



Jaime Moreno
Director of
Site Operations



Rachael Reiner
Director of
Preconstruction &
Project Mgmt



Mark Newton
Director of Estimating



Berry Bowen
Head of Vendor
Management



Christina Roman
Director of Accounting,
Treasurer



Jessica Brown
Director of
Marketing

Diverse
experience of
Villa's leaders
includes:





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California: HCD# DL1564605

Colorado: #005367 (Manufactured Home Seller)

Texas: #MHDRET0038134



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Q & A

GUEST SPEAKER

**NEIGHBORHOOD PARTNERSHIP
HOUSING SERVICES, INC.**

Mel Dimacali

Director of Community Lending and Investment
Neighborhood Partnership Housing Services, Inc.



Mel has over a decade of experience in community development finance, corporate philanthropy consulting, and employee engagement, and specializes in expanding access to working capital for underserved, unserved, and hard-to-reach small businesses across California.



Rebuilding After Disaster: A Faster Path Home

A practical recovery model built around speed, cost certainty, and getting families back onto land they already own.

nphs: An institution built for moments when recovery systems move too slowly.



CDFI lending

Barrier-reducing capital for households conventional credit may not serve.



Housing counseling

HUD-approved homebuyer education and counseling that supports housing decisions and sustainable homeownership.



Affordable housing

Mission-driven housing development and neighborhood revitalization.



Homes by NPHS

Factory-built ADUs and homes delivered faster and at lower development cost.

Neighborhood Partnership Housing Services, Inc. (NPHS) was founded in 1991 and has grown into a nonprofit housing and community finance platform serving underserved households across Southern California. It combines lending, counseling, affordable housing activity, and Homes by NPHS factory-built delivery in one mission-driven system.

35

years serving communities

10,000+

homebuyers created since 1991

\$4.5B+

direct community investment

Los Angeles County Eaton + Palisades fires

37,469

acres burned

16,264

structures destroyed



Enterprise Community Partners' "Reducing Displacement After a Disaster" notes that survivors often face insurance shortfalls, expensive rebuild conditions, rising housing costs, and delayed assistance. The disaster is not only physical. It becomes a financing, permitting, contractor-management, and interim-housing problem for families already under stress.

The rebuilding need



Cost volatility

Insurance gaps and post-disaster pricing expose families to open-ended expense risk.

Long timelines

Traditional site-built reconstruction can take years, extending displacement and carrying costs.

Contractor risk

Capacity gaps and fraud risk leave homeowners vulnerable when demand spikes.

Standards confusion

Code, insurance, and wildfire-hardening decisions are difficult to navigate without guidance.

No interim housing

Families may need to fund temporary shelter while also trying to rebuild.

Construction management burden

Ordinary homeowners are pushed into project-management roles they may not be able to carry.

Why factory-built ADUs work for recovery

They let families get back onto their land while the primary rebuild proceeds.

SPEED

Off-site production shifts more work into a controlled factory environment, compressing the on-site timeline.

COST CERTAINTY

Fixed scope and factory production help reduce open-ended change-order exposure compared with fully site-built recovery.

RISK CONTROL

Less weather delay, rework, and construction-management burden when families are already under pressure.



By creating an on-property housing option during rebuilding, ADUs can help reduce post-disaster displacement. The model here is permanent housing set on foundations and positioned as real property, with resilience standards built into the rebuild approach.

Los Angeles County recovery guidance expressly allows a new standalone ADU to be built and occupied during primary-home reconstruction. Temporary occupancy may continue through January 7, 2030 making the ADU a recovery tool, not just an accessory structure.



The NPHS recovery pathway

Three pillars. One integrated solution.



RESILIENCE REBUILD

Wildfire Preparedness Retrofit Loan



The Resilience Rebuild Loan Program supports homeowners in rebuilding their homes stronger and safer by helping them achieve the Insurance Institute for Business & Home Safety (IBHS) Wildfire Prepared Home designation. This loan is specifically designed to bridge the gaps to help get rebuilt homes up to IBHS standards. By helping homeowners incorporate wildfire-resistant materials and construction practices, the program not only strengthens individual homes but also enhances long-term community resilience in fire-prone areas.



01

Housing Education

- As a HUD-approved housing counseling agency, NPHS provides homebuyer education and counseling. In a recovery setting, that supports housing decisions after disaster while also creating a pathway to sustainable homeownership.

02

Resilience Financing

- CDFI lending can be positioned to help households bridge gaps, align funding sources, and support stronger rebuilding decisions rather than minimal replacement.

03

Homes by NPHS

- Factory-built ADUs and homes provide the actual physical recovery option: faster delivery, lower development cost, and a more controlled construction process.

Why this model works

The case is built on cost, timeline control, and a platform strong enough to execute in climate-related disaster recovery.

\$300K

Average NPHS factory-built home development cost

\$425K

Comparable newly built 1,400 sq. ft. site-built home

80–90%

Homes arrive largely complete before final site work

2016

NPHS began using factory-built technology

Operational advantages

- Controlled factory production helps reduce weather delay and rework.
- On-site scope is smaller and more predictable than a full custom rebuild.
- Families are not forced to manage the same level of construction uncertainty.
- Resilience measures can be built into the recovery plan rather than bolted on later.

Platform strength

10,000+

homebuyers created since 1991

\$4.5B+

direct community investment

- The takeaway: this is not only a housing product. It is a construction-management relief strategy backed by an existing community finance and housing platform.

ADUgo: the financing pathway

Lead with the rebuilding need, then offer ADUgo as the homeowner execution path.

\$200K

- maximum loan for a factory-built ADU
- a CDFI-linked ADU loan product that helps eligible homeowners finance a factory-built ADU and certain site improvements needed to place it.
- Education + capital + factory-built delivery = a practical climate-related disaster recovery pathway.



Who qualifies

Income at or below 80% AMI or homeowners in a designated low-income census tract

What it covers

Purchase of a factory-built ADU through Homes by NPHS

Site-readiness

Loan proceeds may also support onsite improvements needed for placement of the unit

Why it matters

Makes speed, affordability, and return-to-property recovery actually financeable



The goal is not just to rebuild.

It is to rebuild faster, more predictably, and to a stronger resilience standard.



Enterprise Community Partners' "Creating a Disaster Recovery Plan" notes research showing that communities with Disaster Recovery Plans tend to recover more quickly, efficiently, and equitably than those without.

NPHS is an organization responding to a post-disaster rebuilding need. Manufactured ADUs become the practical recovery tool, and ADUgo is a financing pathway that helps turn recovery models into action.

Thank you.

mel@nphsinc.org

nphsinc.org



Q & A

After hearing more about the options are you considering any of the methods?

**Pre-Approved
Plans**

**Adding an
ADU**

**Factory-Built
Homes**

**Subdividing my
property – SB 9**

POLICY CORNER

ADU related policy updates & guidance

New Laws to Help Rebuilding (2025)

- [AB 462 \(Lowenthal\)](#) Streamlines ADU approvals in the Coastal Zone by requiring coastal permit decisions within 60 days, removing unnecessary Coastal Commission appeals, and allowing ADUs to receive occupancy certificates before a primary home is rebuilt in disaster areas
- [AB 818 \(Avila Farias\)](#) Speeds up local permitting after disasters by requiring decisions within 10 business days for manufactured, modular, or detached ADUs placed on private lots during home reconstruction

Local – Special Rules for Rebuilding Homes in Fire Recovery

- LA County Temporary Ordinance Extended to 2026 – allows ADUs to be used as the primary dwelling unit until 2030, allows for additional flexibility in development standards and parking requirements
- Executive Orders from the Governor and the Mayor of LA created special allowances in rebuild projects including temporary housing allowed on fire-impacted sites, allowing ADUs to be built first, 2022 building code standards, waiving permit and planning fees for rebuilding of homeowner-occupied properties
- Homeowners may be able to use Preapproved Plans for ADUs

[California HCD Accessory Dwelling Unit \(ADU\) Handbook \(March 2026\)](#)

- includes summary of State ADU Laws and recent changes
- *questions regarding State ADU law may be submitted via the online ADU Portal*

CLOSING

TRAUMA-INFORMED REBUILDING COUNSELING & CASE MANAGEMENT

OFFICE OF:
OFFICE



Phone: 213.282.8123

Email: office@officeofoffice.com

Mental Health Resources

[Didi Hirsch – Wildfire Recovery Therapy](#)

- Free individual therapy for those impacted by trauma or disaster.

[Dena Heals](#)

- Holistic and culturally grounded mental health support.

[Altadena Healing Village](#)

- Therapy, mindfulness sessions, and holistic wellness services.

[Soul Force Project](#)

- Healing spaces through music, art, and community therapy experiences.

[Foothill Family – Flourish Program](#)

- **Comprehensive family and mental health support programs.**

[NAMI \(National Alliance on Mental Illness\)](#)

- **Information, support groups, and mental health advocacy.**

[Gooden Center](#)

- **Trauma-informed counseling and holistic mental health services**

Los Angeles County Wildfire Recovery Series

The Road to Recovery - Understanding your Options	2/25/2026	12:00 – 1:30 PM
How to Rebuild: Financing 101	4/1/2026	12:00 - 1:30 PM
How to Rebuild: Manufactured, Factory-Built Home & ADUs	4/22/2026	12:00 - 1:30 PM
Resilient Rebuild: Incorporating Fire-Resistance Standards	5/13/2026	12:00 - 1:30 PM
Returning Home: Supporting Seniors	5/27/2026	12:00 - 1:30 PM
Returning Home: Mobile Home Park Residents and Renters	6/17/2026	12:00 - 1:30 PM

THANK YOU!
PLEASE COMPLETE THE FEEDBACK
SURVEY