



Los Angeles County Rebuilding Webinar Series

Webinar 6 – Returning Home: Mobile Home Park Residents And Renters

June 17, 2026

ENTERPRISE TEAM



Dominique Veasey-Hall

ASSOCIATE DIRECTOR, CAPITAL
SOLUTIONS & PARTNERSHIPS



Ruby Harris

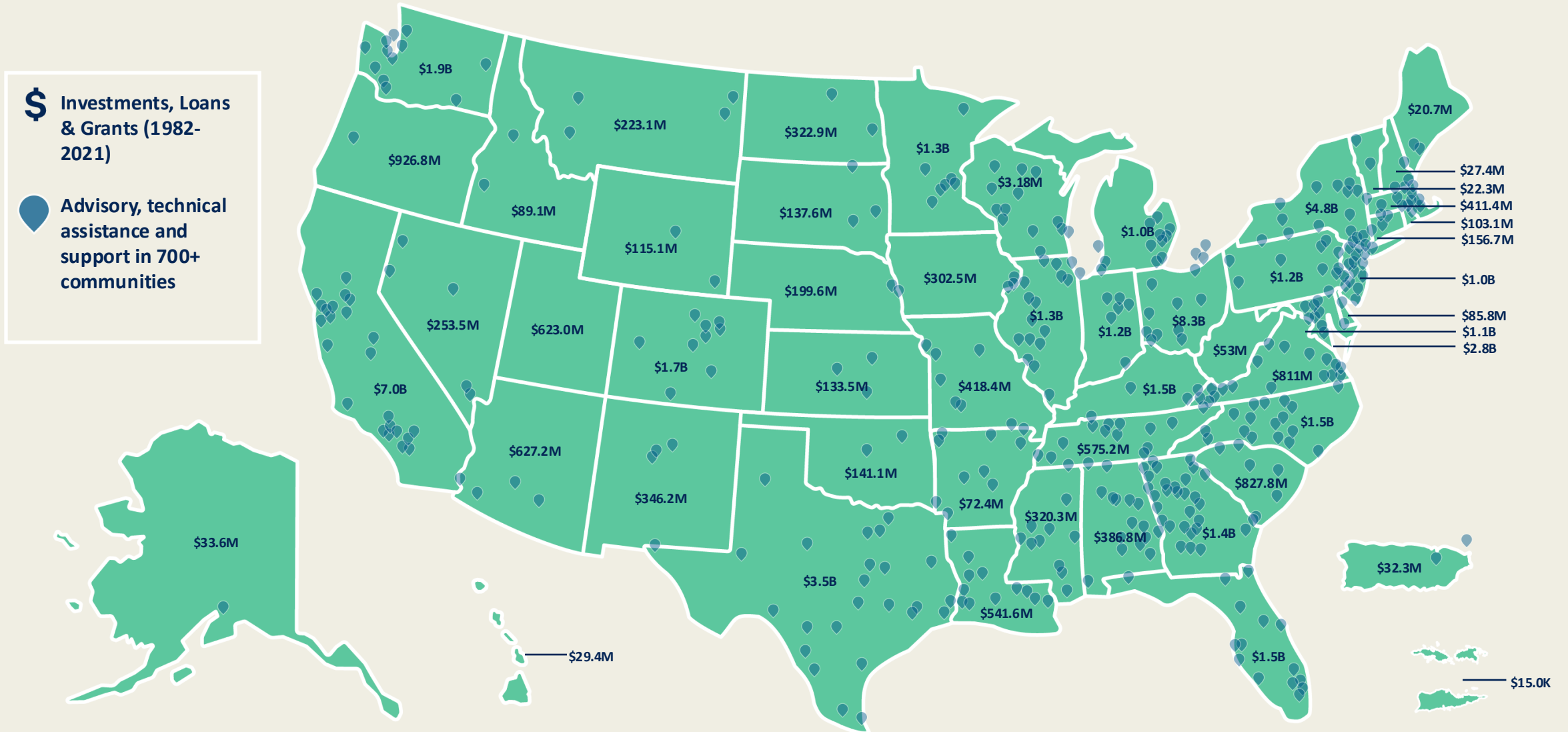
SENIOR DIRECTOR, CAPITAL SOLUTIONS
& PARTNERSHIPS



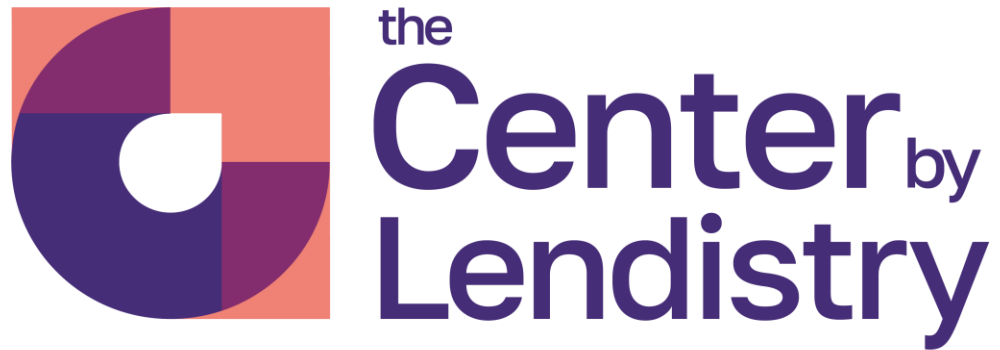
Brian Kohaya

PROGRAM ASSOCIATE

We've invested deeply in communities since 1982



THANK YOU TO OUR PARTNERS



Los Angeles County Wildfire Recovery Series

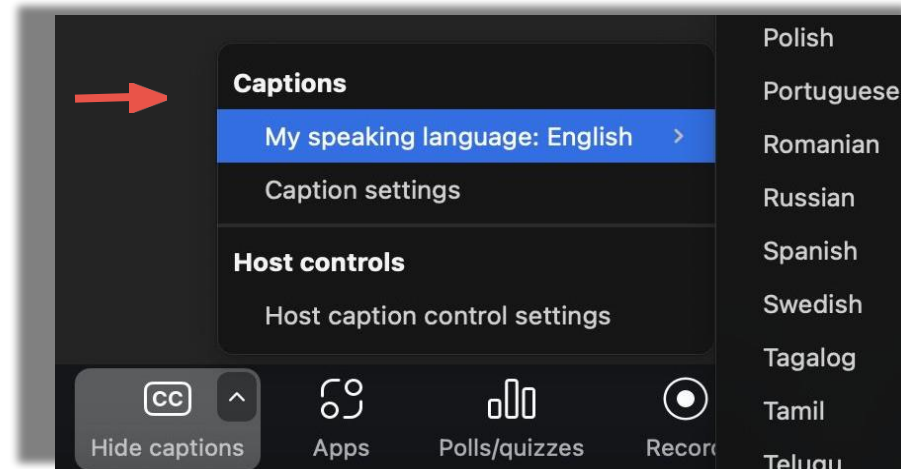
The Road to Recovery - Understanding your Options	2/25/2026	12:00 – 1:30 PM
How to Rebuild: Financing 101	4/1/2026	12:00 - 1:30 PM
How to Rebuild: Manufactured, Factory-Built Home & ADUs	4/22/2026	12:00 - 1:30 PM
Resilient Rebuild: Incorporating Fire-Resistance Standards	5/13/2026	12:00 - 1:30 PM
Returning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



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 GOALS

- Understand how the wildfires have impacted renters and manufactured/mobile home owners
- Learn about key tenant protections, housing rights, and available legal safeguards during recovery
- Explore pathways for returning home, rebuilding, and securing stable housing
- Understand how community land trusts can support long-term affordability, community ownership, and housing stability
- Connect with recovery resources, programs, and organizations

FEATURED SPEAKERS



Dr Katie Clark,
**Altadena Tenants
Unions**



Palin Ngaotheppitak,
Beacon Housing



Matthew Vu,
**Altadena Earthseed
Community Land Trust**



Melissa Morales-Quezada
& Toma Evans,
**Habitat for Humanity
Greater Los Angeles**

Are you a renter or a manufactured/mobile homeowners?

Renter

Manufactured/M
obile Homeowner

A Shared Recovery Challenge

- Renters and manufactured homeowners are among the households most vulnerable to long-term displacement after disasters
- Both rely on housing options that are substantially more affordable than traditional homeownership
- The loss of rental units and manufactured homes reduces the supply of naturally affordable housing in affected communities
- Without targeted recovery support, many households may be unable to return, leading to permanent displacement and community loss

THE IMPACT ON MOBILE HOME PARKS

Source: Just Environments Lab & Neighborhood Partnership Housing Services - [RB-2 Survey-1-Findings](#)

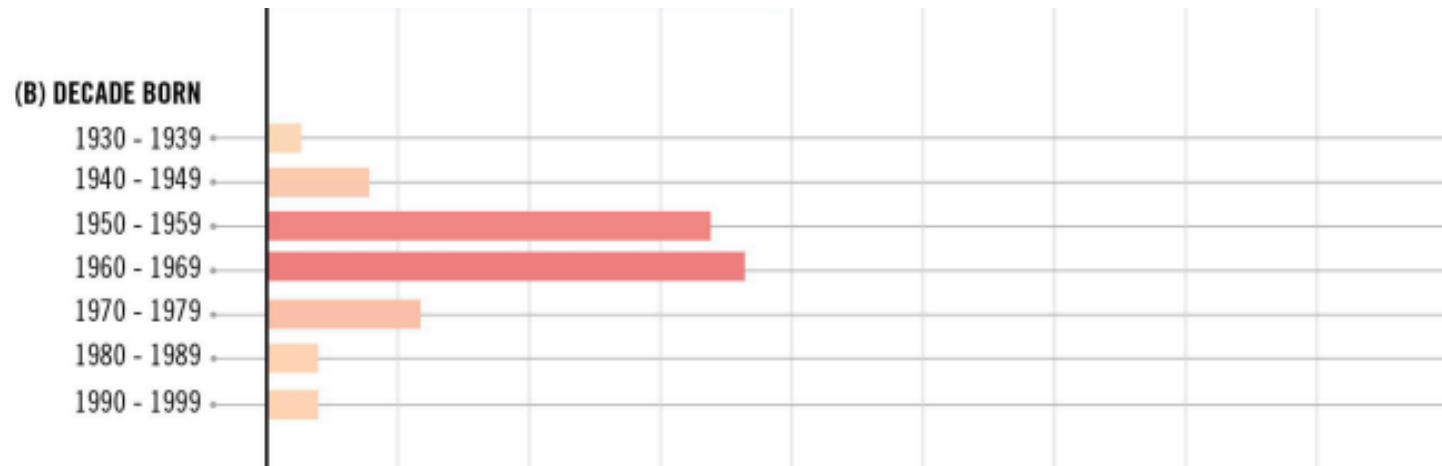
The Impact on Mobile Home Parks

- The Pacific Palisades Bowl Mobile Estates, Malibu Village, and Tahitian Terrace mobile home parks were completely destroyed in the Los Angeles wildfires, resulting in the loss of more than 350 units across the three communities.

Community	# of Manufactured Homes
Tahitian Terrace	157
Pacific Palisades Bowl Mobile Estates	173
Malibu Village	29

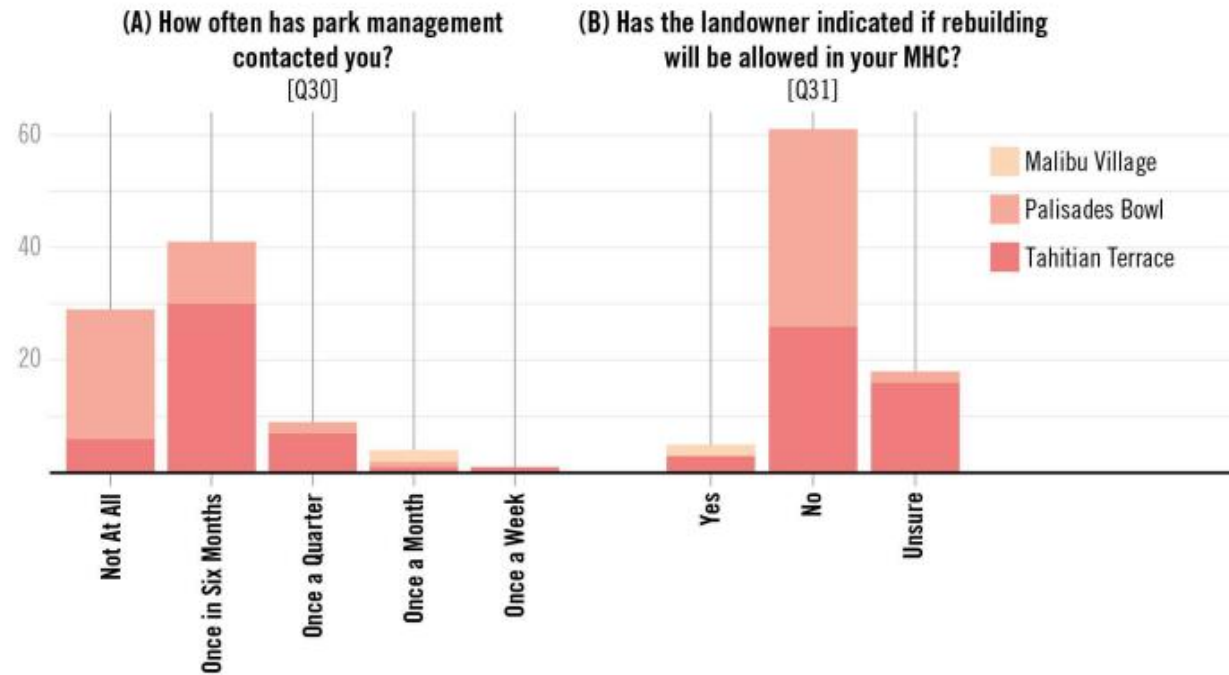
The Loss of Critical Affordable Housing in Pacific Palisades

- **Affordable Housing at Risk:** 86% of residents were low-income households living in one of the few affordable homeownership options in Pacific Palisades
- **Older Residents Disproportionately Impacted:** More than 81% of residents were over age 60 and many were living on fixed incomes



Barriers to Rebuilding and Returning Home

- Residents lost an average of \$1.33 million per household, while insurance and aid covered only 21% of reported losses.
- 85% of residents want to rebuild and return home; however, many households had not started recovery because rebuilding approval remains uncertain
- 83% reported little or no communication from park ownership



Environmental Safety Concerns

As of March 2026:

- 19% reported debris still remained on-site
- 55% did not know whether contamination testing had occurred
- 79% believed their property was definitely or probably contaminated

67 mobile home park in Los Angeles County (approximately 12%) are located in Wildland-Urban Interface (WUI) zones, underscoring the heightened wildfire risk facing mobile home communities across the county.

RIGHT TO RETURN AFTER DISASTER

Right to Return After Disaster

CALIFORNIA MOBILEHOME RESIDENCY LAW §798.62

If the park is rebuilt, management must offer all previous homeowners the opportunity to return:

- Applies to homeowners who had a valid tenancy at the time of the disaster
- Offer must be extended before the park reopens
- The offer must be on substantially the same terms as the prior rental agreement
- However, land rent/terms may be adjusted/increased to reflect documented rebuilding costs, including:
 - Demolition and debris removal
 - Reconstruction
 - Environmental remediation
 - Taxes and financing costs during rebuilding

Right to Return After Disaster

CALIFORNIA MOBILEHOME RESIDENCY LAW §798.62

Management must:

- Send offers by certified mail at least 240 days before reopening
- Include:
 - Rental terms for return
 - Required deposit
 - Application to return
 - Deadline to accept the offer

Because notice is tied to “last known address,” residents should:

- Register a temporary forwarding address with USPS
- Provide updated contact info to:
 - Insurance companies
 - FEMA / disaster assistance programs
 - Park management (if possible)

Right to Return After Disaster

CALIFORNIA MOBILEHOME RESIDENCY LAW §798.62

Upon request, provide a written breakdown of rebuilding-related cost increase

- Residents generally have 60 days to respond after receiving the offer
- Must submit:
 - Application
 - Required deposit
 - Signed rental agreement
- Offers are processed on a first-come, first-served basis
- The right to return cannot be transferred to someone else

If a Destroyed Mobile Home Park Is Not Rebuilt

Insurance typically provides a cash settlement based on your policy coverage. While this payment supports recovery, it is generally not restricted to rebuilding in the same park or location.

How Insurance Funds Can Be Used To:

- Purchase another manufactured/mobile home
- Buy a single-family home
- Move into another mobile home park or rental space
- Rent housing (short-term or long-term) while transitioning

ALTADENA'S RENTAL LANDSCAPE

Source: UCLA Latino Policy & Politics Institute *Rebuilding Altadena: Housing Recovery After the Eaton Fire series*

Altadena's Rental Landscape

- Seventy percent of Altadena's rental units were located within the fire perimeter, and 927 rental units sustained severe damage, with at least half of each structure destroyed
- 88% of rental units were single-family homes - accessory dwelling units (ADUs), duplexes, fourplexes, and small multifamily properties
- Before the Eaton Fire, Altadena's tenant households included both seniors and families with children facing distinct vulnerabilities to displacement. About 22 percent of Altadena tenant households were headed by seniors (age 65 and older) and about a quarter were families with children

Rent Stabilization in Altadena before the fire...

- A substantial share of Altadena's rental housing was rent-stabilized and located in fire-affected areas. Prior to the Eaton Fire, there were about 792 recorded rent-stabilized units in Altadena. **Over two thirds of these units were located within the fire perimeter.**
- Rent stabilization in Altadena had strong affordability benefits for family-sized units before the Eaton Fire, creating substantial rent gaps relative to the non-rent-stabilized market. **On average, rent-stabilized two-bedroom units rented for approximately \$600 less per month than comparable non-rent-stabilized market units, while rent-stabilized three-bedroom units rented for about \$700 less.**

Source: UCLA Latino Policy & Politics Institute [Rebuilding Altadena: Housing Recovery After the Eaton Fire series](#)

Before the fire, more than one fifth of Altadena’s households were tenants; most of these tenants were long-term residents, with nearly 70 percent having lived in Altadena since 2010.

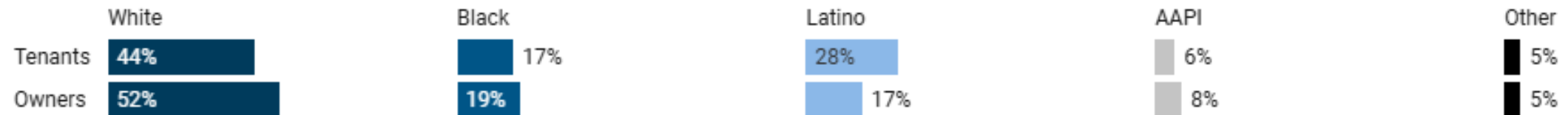
Figure 1. Tenant and Homeowner Population Share in Altadena, 2019-2023

Household Type	Population	Share	Households	Share
Tenants	8,700	23%	3,300	22%
Homeowners	28,700	77%	11,800	78%
Total	37,400		15,100	

Source: UCLA Latino Policy & Politics Institute [Rebuilding Altadena: Housing Recovery After the Eaton Fire series](#)

Before the Eaton Fire, tenant heads of household in Altadena were more likely to be of color than homeowner heads of household. Latino heads of household, specifically, were nearly twice as likely to be tenants as homeowners in Altadena before the Eaton Fire.

Figure 3. Race and Ethnicity of Tenant and Homeowner Heads of Household in Altadena, 2020



Source: UCLA Latino Policy & Politics Institute [Rebuilding Altadena: Housing Recovery After the Eaton Fire series](#)

Additional key findings...

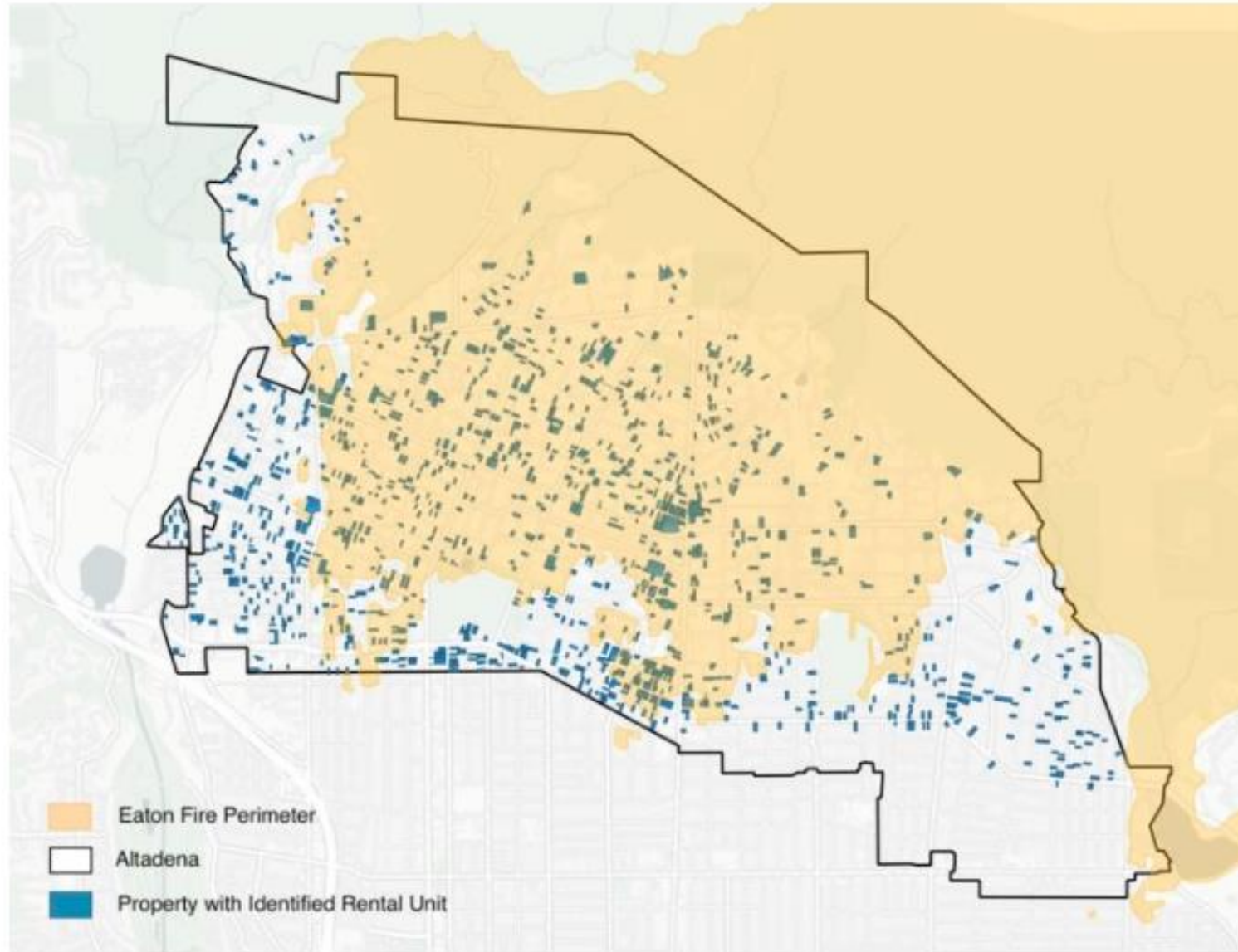
- Prior to the Eaton Fire, tenant households in Altadena had substantially lower incomes than homeowner households and were far more likely to live in poverty. The median household income for tenant households was less than half that of homeowner households, and tenants were more than four times as likely to live below the federal poverty line.
- Altadena's tenant households were cost-burdened prior to the Eaton Fire. More than half of Altadena's tenants were cost-burdened in 2023.

Figure 6. Share of Tenant and Homeowner Households that are Rent Burdened, by Race, 2019-2023



Source: UCLA Latino Policy & Politics Institute [Rebuilding Altadena: Housing Recovery After the Eaton Fire series](#)

Figure 8. Map of Altadena Properties with Recorded Rental Units Prior to January 2025 Eaton Fire



GUEST SPEAKER

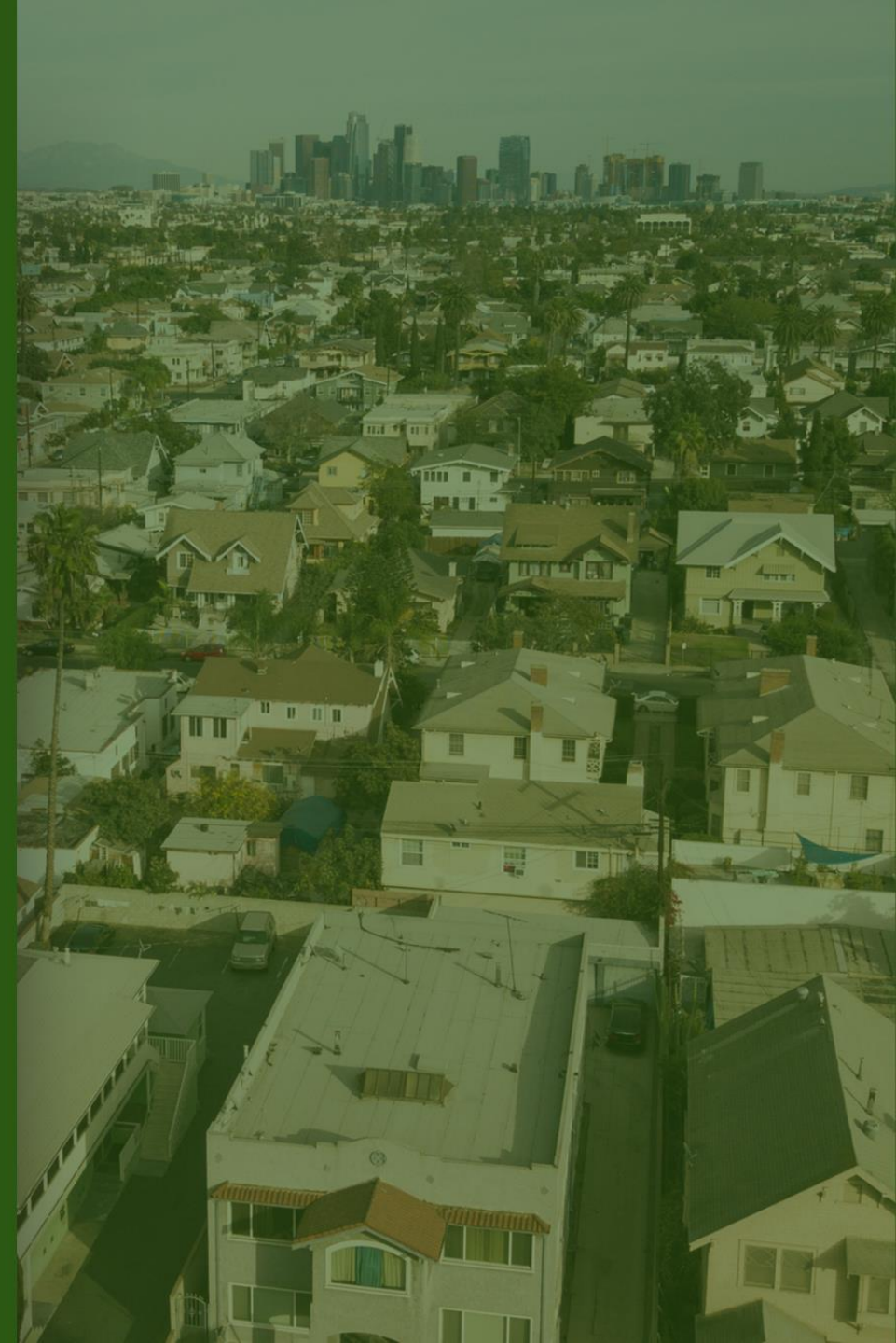
**DR. KATIE CLARK, ALTADENA
TENANTS UNION**



Altadena
TENANTS UNION

Rights & Resources

FOR FIRE-IMPACTED TENANTS





New Eviction Threshold in LA County

FOR UNINCORPORATED LOS ANGELES COUNTY COVERED BY RSTPO
(Rent Stabilization and Tenant Protection Ordinance)

As of April 16, 2026, a new rule changes when a landlord can terminate a tenancy for unpaid rent. Eviction for non-payment can only move forward if you owe more than TWO MONTHS of Fair Market Rent. The FMR requirements imposed on landlords do not waive past-due rent. All past-due rent must still be repaid to your landlord.

Revised Final FY 2026 Fair Market Rents by Unit Bedrooms

- **Efficiency**: \$2,079 (two months: \$4,158)
- **One-Bedroom**: \$2,328 (two months: \$4,656)
- **Two-Bedroom**: \$2,903 (two months: \$5,806)
- **Three-Bedroom**: \$3,681 (two months: \$7,362)
- **Four-Bedroom**: \$4,098 (two months: \$8,196)

What are tenants' RIGHTS in standing structures in Altadena under the LA County RHHP notice and SB610?



Your landlord is legally obligated to provide housing that is **free from post-fire contamination and debris**.

If your landlord has not remediated your housing - or has done a bad job - you have the **right to file a complaint** with the LA County Department of Public Health (DPH).



You have the **right to an inspection** of your housing by DPH (especially if you filed a complaint or opened a claim before December 31, 2025).

You have the **right to obtain documentation of testing and remediation results** and processes from your landlord, and they must notify you of actions taken in writing (per SB610).



It's **illegal for your landlord to retaliate against you** for exercising any of your rights.



HOW TO FILE A COMPLAINT:

01.

If your landlord has not remediated your housing (or has done a bad, incomplete, or insufficient job), you have the right to **file a complaint with LA County Department of Public Health's Rental Housing Habitability Program.**

02.

You can file a complaint in two ways:



BY PHONE

Call **(888) 700-9995** (select your preferred language and then option 3); available during business hours, M-F 8am-5pm. Describe your situation, and request an inspection.



BY EMAIL

Send an email to **<DPH-RHHP@ph.lacounty.gov>**. Describe your situation, and request an inspection. (Feel free to cc ATU on your email for more backup! Please use **<info@altadenatenantsunion.org>**.)

03.

Let us know about your complaint so we can track progress across Altadena and support you. Fill out our form and/or get more help on our website: **www.altadenatenantsunion.org/remediation**.

STEP Fund by Better Angels (Rental Assistance)



TYPE OF ASSISTANCE AVAILABLE:

- Rental assistance to low-income residents of LA County who are facing eviction in the next 30 days due to a recent financial problem, and who demonstrate future ability to pay their rent moving forward.

HOW TO APPLY:

Visit thestepfund.org, and apply online.



STEP FUND

We provide interest-free loans, paid directly to landlords, for low-income residents of Los Angeles County at risk of losing housing within 30 days due to recent financial hardship. If you are at risk of losing your home in Los Angeles, fill out an applicatio...

 STEP FUND

Union Station Emergency Relief Funding

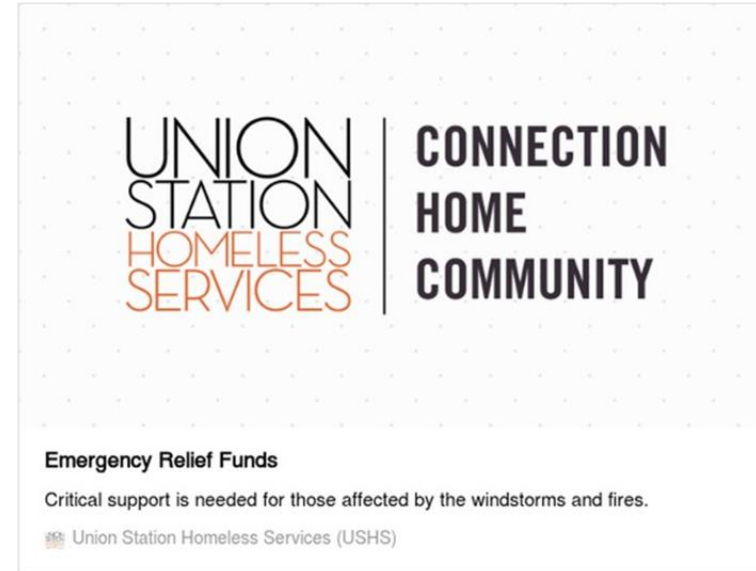


TYPE OF ASSISTANCE AVAILABLE:

- One-time financial assistance (e.g. security deposit, rental payment, essential furnishings, rental arrears, etc.)
- Motel vouchers
- Rental assistance for households that need more than one month of assistance while recovering from the devastation of the fire.

FUNDING:

The amount and duration of assistance a household receives will be based on household needs and funding availability. Income will still be taken into consideration when determining the amount and duration of assistance a household can receive.



HOW TO APPLY:

Visit <https://ushs.org/efhap>, and scroll down to find the **PROGRAM INTAKE FORM**. Fill it out and a USHS staff member will contact you within three business days.

FEMA (Helpline: 800-621-3362)



TYPE OF ASSISTANCE AVAILABLE:

- Post-fire financial assistance (e.g. household item replacement)
- Rental assistance for households

THE REALITY:

- FEMA has 29,000 cases that are not closed; if you originally applied and were denied, you **MUST** appeal
- You will likely be denied 5-6 times on a FEMA appeal before it is approved
- Pro-bono legal help is available
- The FEMA emergency order ends on **July 9, 2026**; advocates are working for an extension, but you need to submit an appeal ASAP

HOW TO APPLY:

Call the FEMA helpline at (800) 621-3362 if you want to submit an your appeal yourself OR (recommended) contact one of these pro bono legal nonprofits for FREE help on your FEMA appeal:

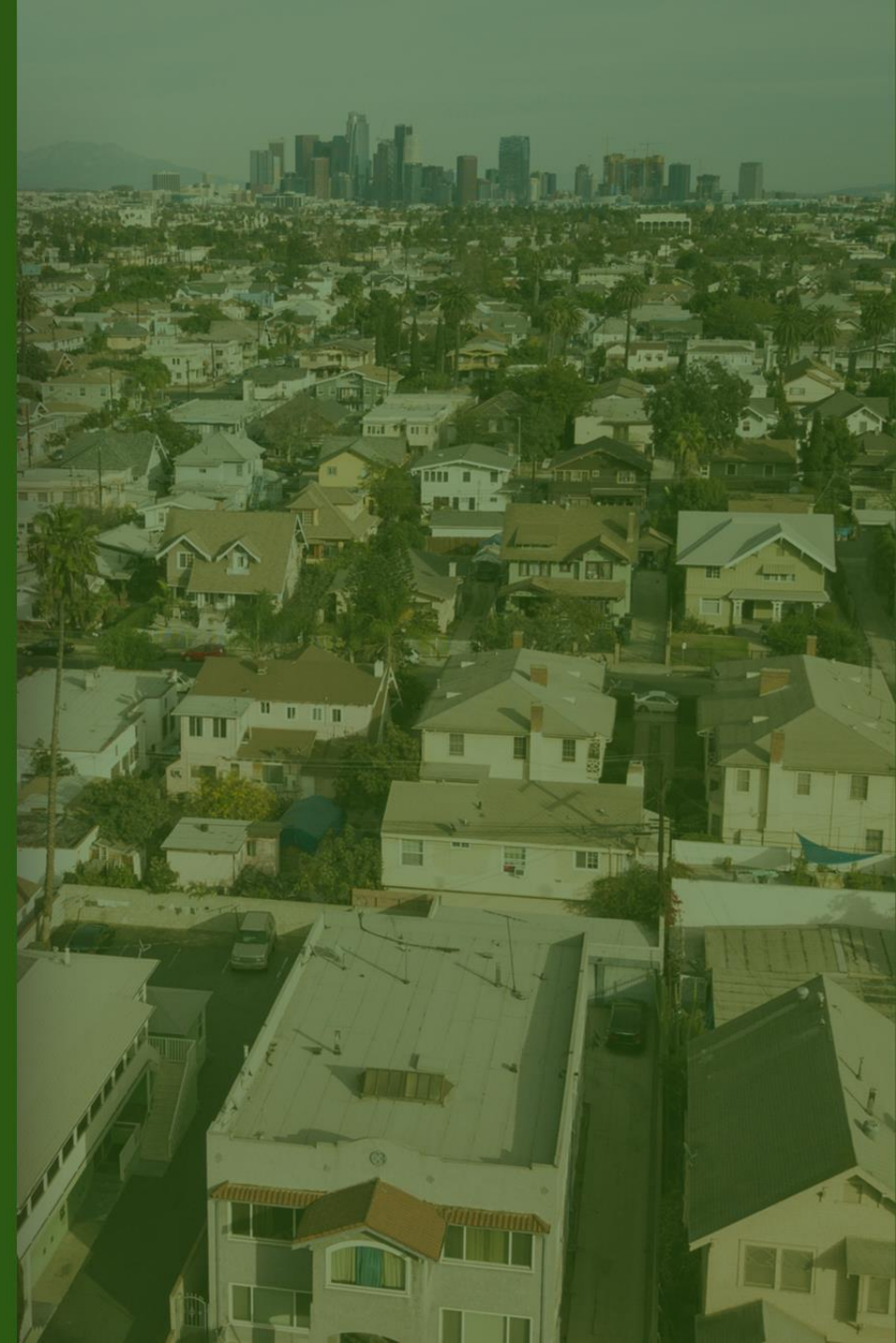
- **Neighborhood Legal Services of Los Angeles County (nlsla.org)**
 - (800) 870-0732
- **Legal Aid Foundation of Los Angeles (lafla.org/fires)**
 - (800) 399-4529
- **Bet Tzedek (bettzedek.org)**
 - (323) 929-0506



Altadena
TENANTS UNION

FOR MORE INFO, VISIT:

altadenatenantsunion.org



GUEST SPEAKER

**PALIN NGAOTHEPPITAK, BEACON
HOUSING**

Affordable Housing Pathways & Returning Home

June 17, 2026



ABOUT BEACON HOUSING



Our Vision

Beacon Housing envisions a society where every person can be empowered to achieve housing security and financial independence.



Our Mission

To assist, with compassion and care, those who are vulnerable to homelessness to rebuild their lives in peace and stability. We do this by providing safe and low-cost accommodation options and education-centered supportive services, and by advancing innovative and collaborative affordable housing solutions.

OUR THEORY OF CHANGE

Beacon Housing stabilizes communities by acquiring, rehabilitating, and preserving small-scale housing as permanently affordable homes, assisting residents to remain and thrive.



The Problem

Rising housing costs and displacement pressure in Los Angeles

Limited access to affordable units and supportive services

Aging, under-maintained housing stock



Our Approach

Acquire small-site and at-risk properties

Rehabilitate to safe, high-quality standards

Preserve long-term affordability

Support residents to retain housing



What We Deliver

Affordable, safe units created/preserved

Households stabilized

Ongoing tenant engagement and service referrals



What Changes

Increased housing stability

Reduced displacement and improved living conditions and resident well-being

Stronger tenant retention and community continuity



Long-Term Impact

Sustained affordability and scalable model for small-site housing preservation

Stabilized, resilient communities

Improved economic mobility for low- and moderate-income households

Garfield Agape Court

46 units
50-80% AMI



Lowe House

4 units
50-80% AMI



Casa de Alegria

9 units
transitional housing



Matthew House

2 units
Up to 120% AMI



Templeton

2 units
Up to 120% AMI



Maycrest

2 units
Up to 120% AMI

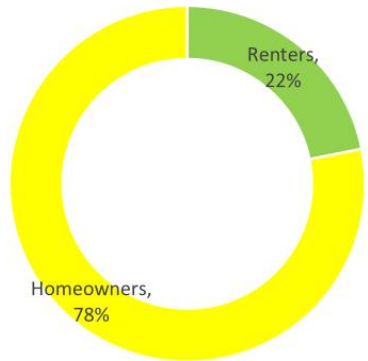


Pine St Bungalow Court

14 units
50% AMI

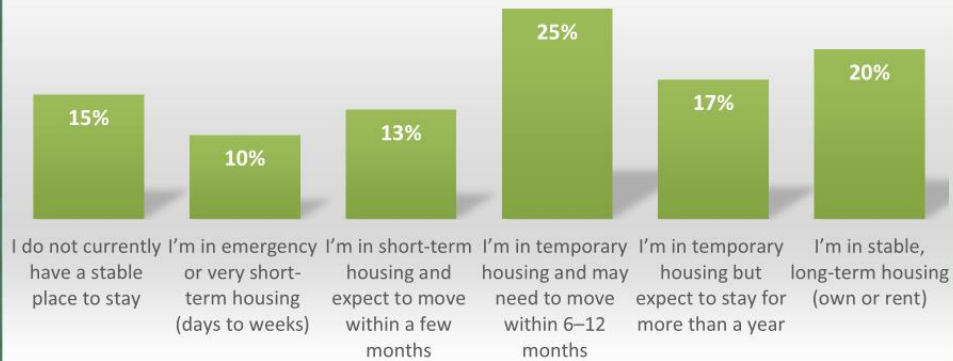
HOUSING STABILIZATION NEEDS FOR LOW-INCOME RENTERS

Tenant and Homeowner Population Share in Altadena, 2019-2023



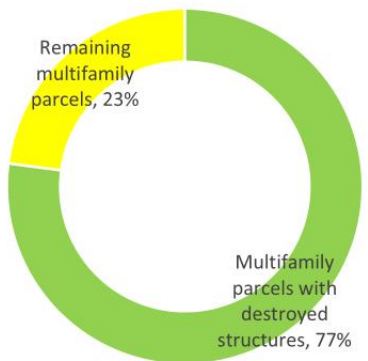
Source: UCLA Latino Policy and Politics Institute

RENTERS: current housing situation



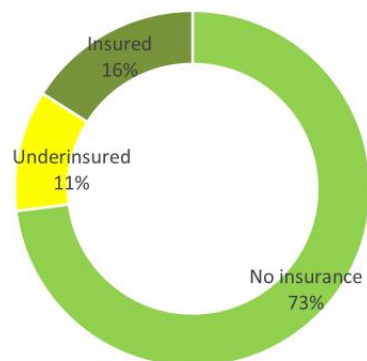
- 1) Destruction of rental units / NOAHs
 - 77% of multifamily parcels in the Eaton Fire zone contained destroyed structures
- 2) Low-income renters struggle to afford/access market-rate rental units
 - 38% of renters paid under \$1,500/month in rent (vs. 2026 HUD FMR for 91001 1-BR at \$2,410)
 - 59% are earning less than \$3,000/month

Post-fire status of multifamily units



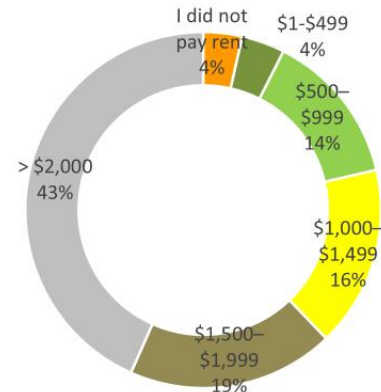
Source: United Way of Greater Los Angeles

Renters: insurance status



Source: Eaton Fire Collaborative's Housing Committee Survey of 500 renters, November 2025

Pre-fire Monthly rent



1 in 4 (25%) said they currently do not have a stable place to stay or they are in emergency/ very short-term housing

Pine St Bungalow Court: Key Project Characteristics

- Like-for-like rebuild
- 1BR/1BA unit size 420-500 SF
- Prefabricated units built to HUD standards
- Climate-resilient + Energy efficient design elements
 - Individual sprinklers
 - All units meet WUI standards
 - Solar- and ageing-ready
 - Exceeds state energy efficiency requirement



Pine St Bungalow Court: Key Project Characteristics

- Preservation of pre-fire naturally-occurring affordable housing
- First priority to tenants at the time of the Fire. Remaining units to be assigned by lottery to qualified households who are Eaton Fire survivors
- Restricted for 55 years as affordable housing for very low-income households (50% of AMI or below)
- Expected rent: ~\$1,300 (46% below 2026 HUD FMR for 91001 1-BR at \$2,410)
- 100% grant-funded by the Altadena Builds Back Foundation





THANK YOU

For questions, please contact:
Palin Ngaotheppitak
Executive Director
palin@beaconhousing.org

GUEST SPEAKER

**MATTHEW VU, ALTADENA
EARTHSEED COMMUNITY LAND
TRUST**

ESTABLISHED FEB. 2025

ALTADENA
EARTHSEED
COMMUNITY LAND TRUST

ALTADENAEARTHSEED.OR
@ALTADENAEARTHSEEDCL
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HELLO! WE ARE ALTADENA EARTHSEED CLT

Our mission is

**BRINGING AND KEEPING
ALTADENA HOME.**

Our vision is

**A LIVING, BREATHING
RESILIENT ALTADENA,
COLLECTIVELY
SUSTAINED BY BLACK,
BROWN, INDIGENOUS,
AND WORKING CLASS
NEIGHBORS, ROOTED FOR
GENERATIONS TO COME.**

WE ARE BUILDING A COMMUNITY LAND TRUST IN ALTADENA

We are fire survivors, community members, and allies building pathways to community ownership in Altadena.

We recognize displacement occurred due to systemic housing injustices prior to the Eaton fire, disproportionately impacting Black households. Following the fire, Black and Brown communities are at the highest risk of displacement due to financial barriers to rebuild.

We honor the Gabrielino Tongva people as the original peoples and caretakers of this land, and acknowledge Altadena is on Tongva land.

Rooted by our shared love of Altadena's vibrant community, the desire to preserve all that makes our home special and recover equitably together, inclusive of tenants and informal residents, we seek to make housing and community spaces permanently affordable for future generations of working class people.

WE ARE ALTADENA EARTHSEED CLT'S STEERING COMMITTEE

Brenda Lopez

A lifelong Altadena resident, Brenda Lopez joined NDLO after the Eaton Fire devastated her building and exposed deep housing injustices. Since then Brenda has helped organize a tenants union in her building. As Part of the Pasadena Community Job Center team, she also provides support to families in Pasadena and Altadena impacted by the fires and recent ICE raids- advocating for dignity, safety, and a just recovery and return for all.



Sylvie Andrews

Sylvie is a lifelong Altadenan, who lost her Altadena home in the Eaton Fire. Sylvie organizes with Altogether neighborhood captains, Altadenans for Accountability, and owns a business helping elders with tech. She represented the community in Sacramento when lobbying for a community land acquisition fund and serves on the Leadership Council for the Eaton Fire Collaborative's Long Term Recovery Group.



Matthew Vu

Matt is Board President of the Beverly-Vermont Community Land Trust, and Campaign manager for Los Angeles Community Land Trust Coalition. Matt is a "student, activist, and community builder" whose line of work is in empowerment. Matt has been rallying for Altadena and connecting the community and Steering Committee to policy makers and community land trusts nationwide. He has been working on a nearly daily basis to help us empower ourselves and our community at large.



Nicole Buhles

Nicole's children lost their school in the Eaton Fire, deepening her commitment to Altadena's recovery. As a building design professional, she supports rebuilding efforts that reflect the community's history and lived experiences, bringing experience in design and technology to empower communities to imagine and shape their future.



Adriana Bautista

Adriana is a lifelong Pasadena resident, at the border of Altadena, and a local community organizer. She and her family were displaced due to smoke and ash damage. An advocate for housing and societal models of care, Adriana puts her wide-range of administrative experience in local government to use for and with her community.



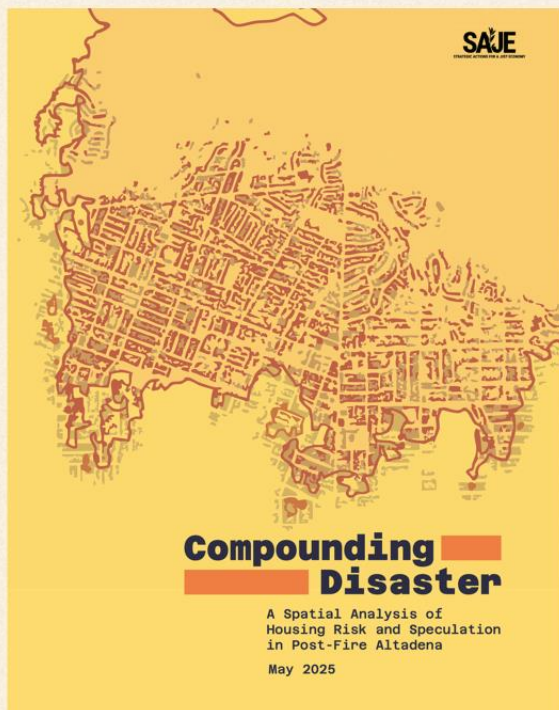
Maryam Hosseinzadeh

Maryam is an artist, organizer, and public art professional, who grew up in Altadena. She has worked with civic agencies and non-profits for over fifteen years developing and assessing community-centered arts programs. She is Programs and Development Director with Arlington Garden in Pasadena, where free programming has focused on fire resilient building, soil remediation, and healing in collaboration with Altadenans. She coordinated community panels on the CLT model following the Eaton Fire.



**WE ARE COMMUNITY MEMBERS EMPOWERING
EACH OTHER TO COLLECTIVELY REMOVE LAND
FROM THE SPECULATIVE MARKET,
TO KEEP COMMUNITY ROOTED.**

ALTADENAEARTHSEED.OR
@ALTADENAEARTHSEEDCL
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WHY A COMMUNITY LAND TRUST (CLT)?

According to a report by Strategic Actions for a Just Economy (SAJE), Inclusive Action for the City, and Public Interest Law Project, **corporate developers are already buying up Altadena's lots for sale at a rate of about 50%.** (As of January 2026 - that number is now 60%.)

The CLT serves as a community-led competitor and balance to corporate interests and will enable Altadenans to retain community lands in community hands.

AECLT is collectively building power that gives our community a fighting chance to curb the effects of disaster capitalism and displacement.

WHAT IS A COMMUNITY LAND TRUST (CLT)?

A community land trust is a member-led, non-profit organization which serves as a hub for community organizing and neighborhood development.

Think of it as a toolkit that allows its members to

- develop a community-level development plan that meets neighborhood needs
- successfully complete real estate acquisitions and development projects
- govern in a democratic way that prioritizes community needs over profit
- provide support and services to residents and neighbors



FIRST CLT, FOUNDED 1969 NEW COMMUNITIES, INC



**Founding Organizers:
Charles and Shirley
Sherrod**



5,735 ACRES

- Largest tract of Black-owned land
- Emerged from Albany Movement (1961)
- Realized need for independence and sustainability: affordable housing and farming co-ops
- First CLT led by SNCC organizers Charles and Shirley Sherrod (1969)
- Prevent Black farmers from being displaced by white, corporate farms
- 5700 acres, largest tract of Black-owned land
- Home to 10 families with plans to build 500+ affordable homes
- Forced to shut down due to racist practices and loan distributions at USDA (1985)

A COMMUNITY LAND TRUST (CLT) IS ...

a community-led non-profit that owns land to keep homes and spaces affordable to low and moderate income households, now and for the future.



THE HOW

As part of our strategic planning work, we have identified a series of key project focus areas for the next 12 months, all designed to combat displacement and speculation.



Land Acquisition Strategic Development/ Business Plan

Developing acquisition criteria for land banking and land purchase, that maintains and restores permanently affordable units in areas facing the highest rates of displacement.



Fund Development

What funding (state, local, and/or philanthropic sources) can support the CLT's work now and in the future?



Basebuilding + Community Engagement

We are developing a strong base of support by empowering residents and building a network of aligned community partners in Altadena through meaningful events.



Co-Op/Tenant Purchased Housing Initiative

The CLT can support and encourage the tenant-led purchase of existing housing in Altadena through organizing and cooperative development.



Remediation + Environmental Care

Employing strategies and techniques for remediation will be necessary to ensure that purchased land is safe and habitable.



Community Envisioning

Dreaming and envisioning how Altadena can be rebuilt with equity, community care, and resiliency, and as a collective practice.

THE 3 P'S OF HOUSING

Affordable housing and community developers have aligned with the 3 P's strategy when it comes to addressing the twin housing affordability and homelessness crises.

Protection

Policies designed to prevent the displacement of vulnerable residents and current tenants

- tenant protections
- rent control/stabilization ordinances
- eviction defense, just cause eviction
- financial/rental assistance
- right to counsel

Preservation

Strategies to maintain the current stock of affordable homes so they are not lost to demolition, luxury redevelopment, or market-rate conversions

- subsidizing rehabilitation
- renewing expiring affordability covenants
- acquisition/rehab - stabilize permanent affordability

Production

Building new housing units at all income levels but especially housing for deeper affordability
subsidizing rehabilitation

- streamlining zoning, permitting, and other processes
- incentivizing developers to include affordable units
- subsidizing 100% affordable housing projects

PROTECTION

CARE Fund (State)

Would provide funding to stabilize Altadena with:

- rebuild gap grants - help homeowners stay in their homes by closing the rebuild gap and preventing the transfer of ownership
- acquisition funds - support the acquisition of land for 100% affordable housing development

COPA (County)

Community Opportunity to Purchase Act (COPA) is a policy that would give qualified affordable housing developers the right of first refusal - allowing them to compete with corporate developers seeking to take ownership of locally held lands.

DC, San Francisco, Chicago, and others have this.

Local Preference

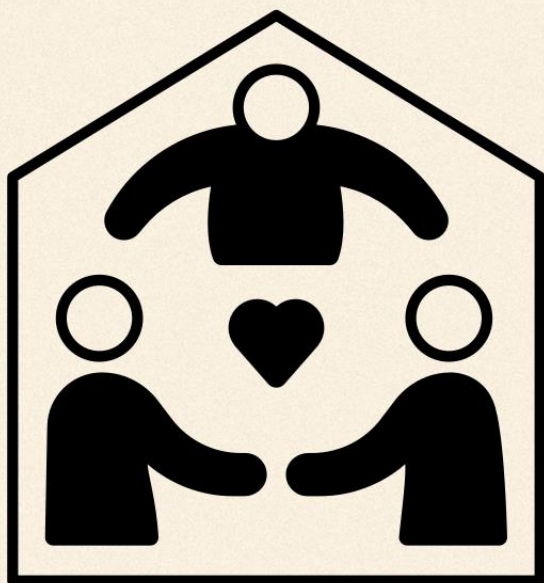
This proposed policy would require the County to enumerate units in County-funded projects that would only be accessible to residents living within the geographical area of the new development.

Santa Monica, Pasadena, San Jose, and others have this policy.

Organizing

- Base building
- Political education and engagement
- Advocacy





PRESERVATION

Acquisition Strategy

What kind of buildings do we want to acquire and for what reason?

- stabilize below-market rent
- vacant units for returning Altadeneans
- take over units/buildings from landlords unwilling or unable to remediate post-fire

Fund Development

Trap into and expand local, regional, and statewide infrastructure to advance community ownership in Altadena

Local Preference

This proposed policy would require the County to enumerate units in County-funded projects that would only be accessible to residents living within the geographical area of the new development.

Santa Monica, Pasadena, San Jose, and others have this policy.

PRODUCTION



Community Visioning

Beginning a process to solicit community input and direction with regards to future development and community priorities, concerns, and hopes

Collaborating with aligned efforts including Altadena Black Cultural District

Partnerships

As an emerging community development organization, partnerships are crucial in order for us to make community ownership a reality in Altadena.

!We need a diverse array of partners in development, finance, public sector and more to put Altadena's vision into motion.

On the Horizon

We are exploring other avenues to explore collective ownership, new construction, and adding gentle density.

These opportunities are brought to us by community members who wish to participate in the long-term recovery efforts.

WHERE DO RENTERS FIT IN?



Scenario:

You live in a 43-unit building that survived the fire but has severe smoke damage. The landlord has refused to address the serious habitability issues within the building which include loss of hot water, electricity, and black mold on top of the smoke damage.

You have spoken with your neighbors and decided to come to the CLT for help to buy your building.

Exercise:

What type of tools would a CLT need to have in order to be successful?

WE ARE FUNDRAISING TO BUILD STAFF CAPACITY + START COMMUNITY ACQUISITION

This work takes organization and financial legibility. It takes partnership and community building. We have gotten far with volunteerism and we will continue to go further with dedicated staff.



Staff capacity fundraising gap \$200,000
Multi family acq. and rehab seed \$600,000

WE ARE PREPARING TO ACQUIRE A MULTI-FAMILY BUILDING BY THE END OF THE YEAR 2026.

We are fundraising to acquire a multi-family building for remediation and rehab in partnership with local CLT and affordable housing development partners in a NOAH offered to CLT's by LACAHS.

WE ARE INCORPORATING AS A STANDALONE 501 C 3 AND CONTINUING COMMUNITY EDUCATION, OUTREACH, AND BASE BUILDING.

Incorporation process has begun. We will continue working as a fiscally sponsored project in partnership with established partner orgs and affordable housing partners to acquire and develop, which will later be transferred to us once our incorporation process is complete.

CONTACT ALTADENA EARTHSEED CLT

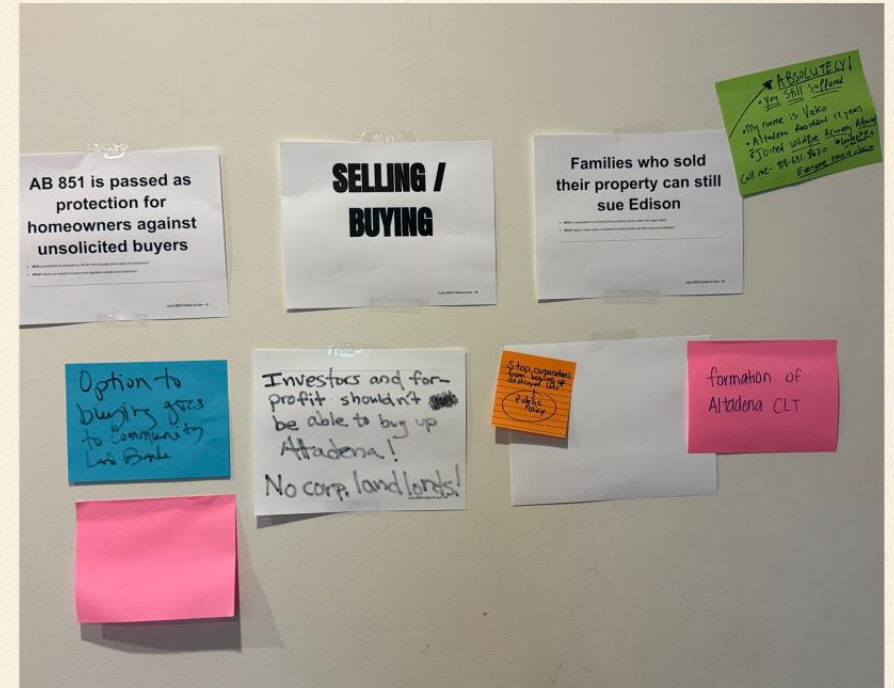
CONTACT

Adriana Bautista

Project Lead

abautista@altadenaearthseed.org

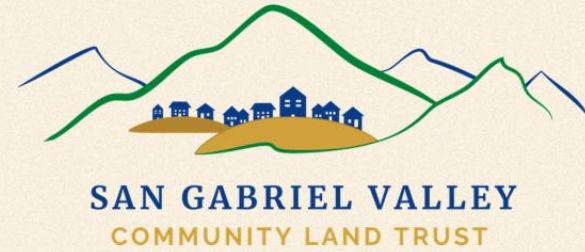
626-533-0869



WHO WE'RE BUILDING WITH

This ambitious and values based CLT is working in collaboration and solidarity with many organizations and community members across the Eaton Fire recovery space and CLT movement.

OUR PARTNER ORGS



CHIRLA



**Greenline
Housing
Foundation**



**THIS IS ABOUT COMMUNITY
COMING HOME TO STAY .**

ALTADENAEARTHSEED.OR
@ALTADENAEARTHSEEDCL
T

GUEST SPEAKER

**MELISSA MORALES-QUEZADA
& TOMA EVANS,
HABITAT FOR HUMANITY LOS
ANGELES**



Habitat
for Humanity®
Greater Los Angeles



Building Homes, Communities, and Hope

About Habitat LA

History and background

Mission: Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.

Vision: A world where everyone has a decent place to live

Our goal is to eliminate substandard housing by **making decent, sustainable and affordable housing a reality for all.**

Since 1990, Habitat LA has built homes and fulfilled dreams in partnership with hardworking individuals and families.

ReBUILD LA – Our Impact

- We have provided over **\$5 million in direct support**
- Assisted more than **8,140 survivors** through a combination of rebuild navigation management, direct financial assistance, housing stabilization, and essential needs support.
- We have approved funds to **build and repair 174 homes** affected by the Eaton and Palisades fires.



Multi-Phase Recovery Plan



Phase 1:
Immediate
Relief &
Assistance



Phase 2 (Mid to
Long-term
response):
Repairs and
Rebuilding



Phase 3:
Ongoing
support and
navigation for
affected
families



ReBUILD LA – Phase 2: Housing Solutions

In 2026, our priority is the mid to long-term recovery process.

We want to find ways to get families back into their homes.

Available Programs	Funds Available per Household
Accelerator Fund*	Up to \$10,000 grant (no repayment)
Smoke Remediation	Up to \$25,000 grant (no repayment)
Critical Repair	0% interest forgivable loan, up to \$100,000
Rebuilds (Construction Assistance)	Construction services + loans averaging \$150,000

*Programs that require a separate application

Program Eligibility Requirements

1. The structure must have been destroyed or damaged due to LA 2025 wildfires.
2. Household must be income qualified.
3. Applicant must be a homeowner and property must be owner-occupied.
4. Property must be a single-family home, condominium or townhome (only interior work allowed), or mobile home.
5. If repairs total more than the amount to be provided by Habitat, then other capital must be provided. (Repairs or Construction Assistance)
6. Funds must be requested for an eligible expense (Accelerator fund)
7. Property title is free & clear (not entangled) with full ownership and legal rights.
8. Applicant cannot own more than 2 properties.


Income Eligibility Maximum Per Household Size

Household Size	120% AMI
1	\$139,950
2	\$159,900
3	\$179,925
4	\$199,875
5	\$215,850
6	\$231,900

Purpose of the Accelerator Fund

- **Covers critical costs** that may otherwise delay repair or rebuilding.
- **Provides grants up to \$10,000** to address the biggest financial barriers.
- **Supports wildfire-impacted homeowners** in the Palisades and Eaton Canyon.
- **Helps households return to safe, stable housing** more quickly.
- **Offers flexible assistance** tailored to each household's specific needs.
- Funds are not distributed directly to applicants. **Approved funds are paid directly to the vendor**, city, or service provider upon submission of an invoice.

Eligible Expenses & Costs for the Accelerator Fund

- ✓ Insurance
 - Underpayment/Dispute
 - ✓ Air/Soil Quality Concerns
 - ✓ Remediation
 - ✓ Utility Restoration Costs
 - ✓ Survey/Lot Boundary Fee
 - ✓ Insurance Deductibles
 - ✓ Permitting/Design Costs
 - ✓ Contractor Deposits, Prefab home deposits
 - ✓ Title Issues
 - ✓ Removal of Driveways, Tree Removals etc.
- 

Expenses & Costs **NOT ALLOWED** for the Accelerator Fund

- X Rent or temporary housing
- X Past-due bills or debts, i.e., outstanding utility bills, credit card debt
- X Mortgage payments
- X General living expenses i.e., groceries, transportation, & childcare
- X Non-essential upgrades, including luxury improvements or additions beyond the original scope of the home
- X Personal property replacement, including furniture, clothing, electronics, etc.
- X Legal settlements, fines, or penalties are not covered
- X Expenses related to rebuilding a detached rental unit or business property
- X Duplicate funding for items already covered by insurance, FEMA, or other grants

Critical Repair and Rebuild Assistance Programs

Smoke Remediation

- **Used for:** Air/Soil testing, & remediation of contaminated areas in- or outside the home.
Amount: Grants up to \$25,000
- **Application Requirements:** 120% or below AMI per HUD Guidelines

Critical Repair

- **Used for:** Larger repairs
- **Amount:** Loans up to \$25,001-\$100,000
- **Application Requirements:** 120% or below AMI per HUD Guidelines
- **Terms:** Forgivable after 10 years

Rebuilds

- **Used for:** Rebuilding homes that are a total loss and gap loans
- **Amount:** Loans averaging \$150,000
- **Application Requirements:** 120% or below AMI per HUD Guidelines
- **Terms:** Deferred Payment 30 years

CalHome – Mobile Home Repairs or Replacement Program

- Up **\$150,000** for mobile home repair or replacement.
- **0% interest** with deferred payments for **20–30 years**.
- Mobile/manufactured home loans may be **fully forgiven after 20 years**, with forgiveness beginning in Year 11 and increasing annually thereafter.*
- Funding is available on a **first-come, first-served basis** and may remain available through **2027**.
- Program is intended for **owner-occupied primary residences (OOR)**.
- Application process begins with eligibility screening and may take several weeks to months for approval.

* Mobile/manufactured homes must be located in a mobile home park and on a non-permanent foundation to qualify for forgiveness.

Application QR Codes



**For Repair and Rebuild Assistance –
Home Damage & Assessment Form**



**For Grants up to \$10k--Accelerator Fund
Application**

Options for Renters



- Access to Habitat LA first-time homebuyer opportunities
- Pathways to Homeownership Pre-Purchase Education Program
- Habitat LA ReStores

Homeownership at Habitat LA



Designed To:

- Assist low-income, first-time homebuyers
- Be sold at no profit
- Offer affordable financing options
- Include a homebuyer's contribution
- Require volunteer hours

Eligibility Requirements

1. Homebuyers must be able to demonstrate they can **afford a small down payment and a monthly mortgage payment.**
2. Homebuyers must fall within **the minimum 50% AMI and maximum 80% AMI**
3. Homebuyers must have **good credit** (no recent bankruptcies, collections, liens, or judgments)
4. Homebuyers must **demonstrate a need for decent and affordable housing**
5. Complete Habitat LA's Family Investment Education Program (optional)
6. Homebuyers must be **willing to partner with Habitat LA** by completing the following:
 - 125-500 volunteer hours
 - A HUD-certified pre-purchase homebuyer education workshop

Household Income Eligibility 2025-2026

Household Size	50% AMI (Minimum Income)	80% AMI (Maximum Income)
1	\$58,300	\$93,300
2	\$66,650	\$106,600
3	\$74,950	\$119,950
4	\$83,300	\$133,250
5	\$89,950	\$143,900

Upcoming Opportunities for Affordable Homeownership



Long Beach (56 units)

Lakewood (37 units)

South Gate (14 units)

Sante Fe Springs (18 units)

Inglewood (20 units)

Paramount (2 units)

Lancaster (78 units)

Pathways to Homeownership

A community-based, **homebuyer education workshop series** designed to support **renters** who were impacted by recent **wildfires in LA County** and are interested in restoring stability through homeownership.



Pathways to Homeownership

- Habitat LA's HUD-Certified, pre-purchase, first-time homebuyer education & counseling program
- Provides an overview of home-buying process & crucial skills to move toward homeownership.
- Series of **6 workshops**-offered in *various formats*:
 1. Full day, multiweek; virtual and in-person
 2. Cover entire homebuying process
- Successful participants receive a **HUD completion certificate** valid for **1 year**
- Certificate accepted by other affordable homeownership programs

Workshop Topics

1. Are you Ready to Buy a Home?
2. Managing Your Money
3. Understanding Credit
4. Obtaining a Mortgage Loan
5. Shopping for a Home
6. Protecting Your Investment



Since 2004, Habitat LA's ReStores and donation centers have served the Greater Los Angeles community.

Proceeds from sales have helped Habitat LA build, rehabilitate, and repair more than 1,000 local homes.

Donating to the ReStores helps businesses liquidate surplus inventory; putting it back into the community, rather than landfills.

- **Donate to Habitat LA- it makes good financial sense**
- **Support a community-based nonprofit**
- **Help families find affordable pathways to homeownership**

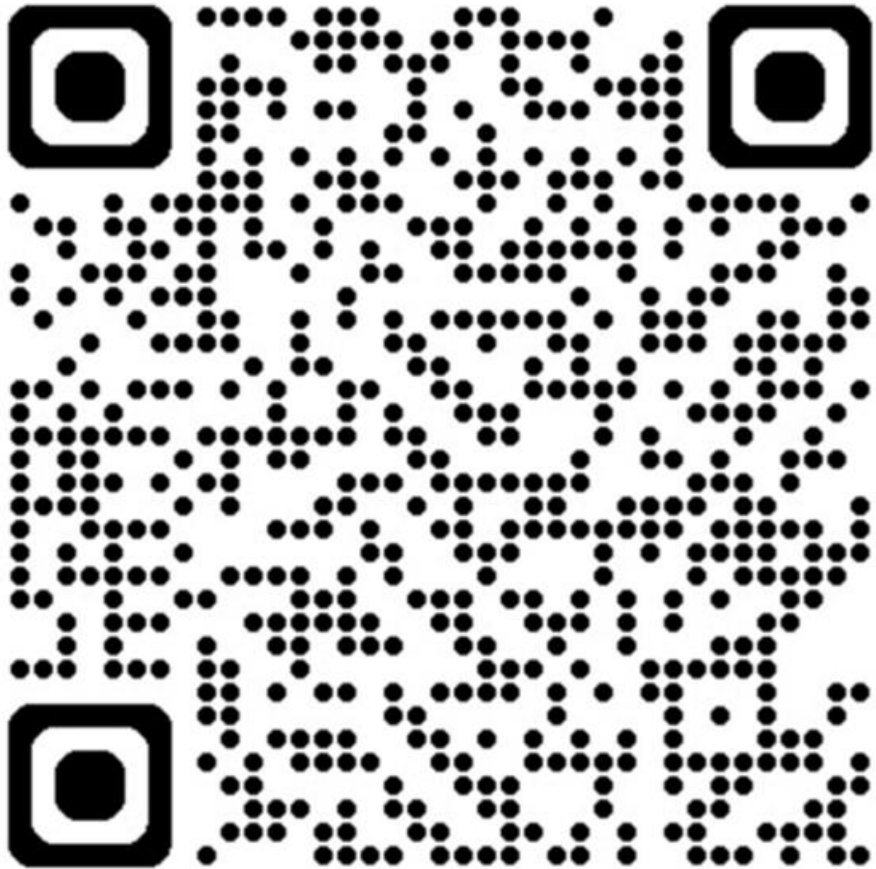




ReStores are open seven days a week, **9:30am to 6:30pm**. We accept donation drop-offs with prior phone confirmation. Please call one of our three locations:

- **8739 Artesia Blvd. Bellflower, CA 90706 | (310) 818-5224**
- **18600 Crenshaw Blvd. Torrance, CA 90504 | (310) 818-5222**
- **1071 S. La Brea Blvd. Los Angeles, CA 90019 | (323) 421-3700**

Next Steps with Habitat LA



Scan to sign up to learn more about our upcoming homeownership and education programs and opportunities!



Questions?





Habitat
for Humanity[®]
Greater Los Angeles

Contact us:

For survivors with general
questions:

Disaster Relief Team

disasterrelief@habitatla.org

(310)323-4663 ext. 135

For more information
on ReBUILD LA, please
visit:

www.habitatla.org

CLOSING

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**

THANK YOU!
**PLEASE COMPLETE THE FEEDBACK
SURVEY**