

As approved by the CRMP Governing Board on August 25, 2026.

**CALIFORNIA EARTHQUAKE AUTHORITY
CALIFORNIA RESIDENTIAL MITIGATION PROGRAM
GOVERNING BOARD TELECONFERENCE MEETING
MINUTES**

**June 30, 2026
1:06 p.m.**

Location: California Earthquake Authority
400 Capitol Mall
Suite 1200
Sacramento, CA 95814

Members of the California Residential Mitigation Program (CRMP) Governing Board in

Attendance:

Lori Nezhura, Chair
George Sittner, Vice Chair
Tracy Palombo*
Eric Swanson

Members of the CRMP Staff in Attendance:

Janiele Maffei, Executive Director
Stephanie Stephens, Managing Director
Benjamin Kirwan, Treasurer*
Seth Merewitz, Counsel*
Maura White, Secretary

Members of the CEA in Attendance:

Laura Spahr, CEA*
Sheri Pierce, CEA*
Mark Grissom, CEA*
Ludmila Svanyuta, CEA*

Public Comment:

David Bonowitz

1. Call to order and member roll call.

Chair Nezhura called the meeting to order at 1:06 p.m. A quorum was achieved.

2. Consideration and approval of the minutes of the February 24, 2026, CRMP Governing Board meeting.

Chair Nezhura asked if Board members had any comments or edits to the minutes. Ms. Palombo requested a correction to the spelling of her last name. The Chair then asked if there were any public comments. There were no requests for public comment.

MOTION: Mr. Swanson moved to approve the February 24, 2026, minutes of the California Residential Mitigation Program Governing Board, as corrected. Vice Chair Sittner seconded. There was no public comment on the motion. The motion passed unanimously by roll call vote.

3. Consideration and approval of the minutes of the March 20, 2026, CRMP Governing Board meeting.

Chair Nezhura asked if Board members had any comments or edits to the minutes. There were no comments from the Board. The Chair then asked if there were any public comments. There were no requests for public comment.

MOTION: Mr. Swanson moved to approve the March 20, 2026, minutes of the California Residential Mitigation Program Governing Board. Vice Chair Sittner seconded. There was no public comment on the motion. The motion passed unanimously by roll call vote.

4. CRMP Treasurer Benjamin Kirwan will review the CRMP financial statements as of April 30, 2026.

Mr. Kirwan reviewed the CRMP financial information as of April 30, 2026:

Balance Sheet:

- **Assets**
 - Total assets were approximately \$19.4 million.
 - The Cash and Cash Equivalents Line Item was approximately \$11 million as of April 30, 2026.
 - Mr. Kirwan stated the current cash balance as of the meeting date was approximately \$14 million.
 - The Accounts Receivable Line Item was approximately \$8.5 million and consisted of FEMA retrofits that had been completed but had not yet been reimbursed.

Liabilities and Fund Balance

- Liabilities consisted primarily of operating expenses and completed retrofits awaiting payment.
- The total fund balance was approximately \$19.4 million.

Statement of Revenues, Expenditures, and Changes in Fund Balance:

- **Revenues**
 - Contributions from other governments, consisting of FEMA reimbursements for completed retrofits, totaled approximately \$7.1 million

- Expenditures

- Total expenditures for the first four months of 2026 were approximately \$7.3 million.
- The change in fund balance was approximately \$137,000, resulting in an ending fund balance of approximately \$19.4 million.

Budgeted Expenditures and Actual Expenditures:

- **Revenue**

- Mr. Kirwan stated that FEMA revenue was trending on course with the approved 2026 budget.

- **CRMP Administration Expenses**

- Administrative expenses were trending in the right direction during the first four months of 2026.

Discussion

Chair Nezhura asked whether temporary delays in FEMA reimbursements would affect CRMP's ability to remain on budget. Mr. Kirwan explained that reimbursement payments temporarily slowed during the Department of Homeland Security funding interruption but resumed once funding issues were resolved. Ms. Stephens added that while reimbursements have resumed, FEMA award approvals remain delayed and would be discussed later in the meeting. There were no further questions from Governing Board Members and no public comment.

5. CRMP Executive Director Janiele Maffei will present her executive report.

Ms. Maffei presented her executive report and provided program updates on the Earthquake Brace + Bolt (EBB), Single-Family Earthquake Soft-Story (ESS), and Earthquake Multi-Unit Retrofit (EMR) programs.

Ms. Maffei reported that the EBB Program has nearly reached 40,000 completed retrofits. She highlighted the supplemental grant component, noting that more than 5,000 supplemental grants have been awarded and that the Program continues to exceed the State's goal that supplemental grants represent approximately ten percent of completed retrofits. Ms. Maffei emphasized the importance of continuing to assist homeowners who need additional financial assistance beyond the base grant amount.

Ms. Maffei provided an update on the ESS Program, noting that staff continues to work with FEMA to improve the approval process and address ongoing funding and administrative challenges.

Ms. Maffei announced that the EMR Program is expected to open in August and stated that additional FEMA funding requests for the EBB, ESS, and EMR programs remain under FEMA review.

Ms. Maffei provided an update regarding discussions of a potential wildfire mitigation program. She stated that the California Earthquake Authority Board did not support pursuing a wildfire home hardening and defensible space program at this time. She noted that CRMP will continue collaborating with wildfire mitigation partners and sharing lessons learned through its residential seismic retrofit programs.

Ms. Maffei introduced Program Outreach Coordinator Ms. Sheri Pierce, who presented an overview of CRMP's outreach and stakeholder engagement initiatives. Ms. Pierce reviewed recent outreach activities, including educational events, stakeholder engagement, newsletters, social media, website enhancements, and outreach planning in preparation for the upcoming EMR Program.

Discussion

Chair Nezhura asked whether delays affecting the ESS Program were related to the Environmental and Historic Preservation (EHP) process. Ms. Stephens explained that the initial delays were related to EHP review, but those issues had been resolved before federal funding restrictions and the \$100,000 award threshold created additional delays. Ms. Maffei noted that staff continues working through those challenges.

Chair Nezhura asked about outreach efforts by participating EMR jurisdictions, including whether cities were conducting their own outreach activities. Ms. Pierce described coordination with participating cities through websites, informational materials, press releases, and direct communication with eligible property owners. Ms. Stephens added that CRMP developed supplemental outreach materials, including inserts with QR codes directing property owners to CRMP resources, to support local outreach efforts.

Public Comment

Mr. David Bonowitz commended CRMP staff for development of the EMR Program and offered comments regarding the proposed subsidy level for mandatory retrofit projects and coordination with the State's residential building code freeze. Ms. Stephens thanked Mr. Bonowitz for his comments, stated that staff would take the recommendations into consideration, and indicated that staff would follow up regarding the issues raised. There were no further public comments.

6. CRMP Managing Director Stephanie Stephens will present the CRMP Mitigation update

Ms. Stephens presented the CRMP Mitigation update and reviewed current retrofit totals, grant activity, the Earthquake Soft-Story (ESS) Program, pending FEMA funding, the Environmental and Historic Preservation (EHP) process agreement, BRIC funding, and procurement activities.

Ms. Stephens reported that CRMP has surpassed 39,000 completed retrofits and has completed an additional 2,498 retrofits since the previous Governing Board meeting. She stated that approximately 1,600 retrofits are currently in process, including approximately 1,500 through the Earthquake Brace + Bolt (EBB) Program and just over 100 through the ESS Program.

Ms. Stephens provided an update on FEMA Grant DR-4308, noting that CRMP has completed 21,108 retrofits under the grant, distributed approximately \$71.5 million in retrofit grants, and awarded 3,787 supplemental grants. She stated that staff reviewed program performance to identify opportunities for improvement, including increasing outreach in Humboldt County through contractor engagement, webinars, emergency management partnerships, and promotion of supplemental grant opportunities. Ms. Stephens also reported that approximately 78 percent of retrofits under the grant have cost \$6,900 or less, with an average retrofit cost of approximately \$6,135, and stated that staff is beginning to consider whether the current \$3,000 grant amount should be increased in the future.

Ms. Stephens provided an update on the DR-4683 EBB grant, explaining that staff requested Phase I administrative funding be transferred to Phase II in order to maximize retrofit funding rather than conduct a limited registration period. She stated that the request remains pending FEMA review.

Ms. Stephens then provided an update on the ESS Program. She reported that 60 ESS retrofits have been completed and that 109 projects are currently in process, with approximately 100 awaiting FEMA review. She stated that because FEMA has indicated there will be no additional extensions under DR-4407, CRMP intends to prioritize those applicants under the pending DR-4856 grant once funding becomes available. She further stated that homeowners whose Environmental Record of Consideration has already been completed could be transitioned into the new grant.

Ms. Stephens reported that CRMP currently has approximately \$75 million in FEMA funding requests pending review. She stated that funding available under DR-4769 increased from approximately \$1.7 million to approximately \$2.3 million after additional funding became available from projects completed under budget. She further stated that DR-4856 includes funding requests for the EBB, ESS, and EMR programs.

Ms. Stephens provided an update regarding the EHP process agreement. She explained that CRMP is working with FEMA, Cal OES, and the State Historic Preservation Officer to update the existing agreement to include additional disaster declarations, allowing EBB projects to continue operating under the streamlined review process. She stated that, once completed, staff intends to pursue a similar agreement for the ESS Program.

Ms. Stephens reported that BRIC funding activity has resumed at FEMA and that Phase I projects are moving forward. She stated that following the close of the EMR registration period, CRMP will submit eligible applications for Phase II review.

Ms. Stephens concluded with an update on procurement activities, reporting that CRMP issued a Request for Proposals for residential third-party inspection services on June 1, 2026. She stated that the question period had closed, responses had been issued, and proposals are due July 13, 2026.

Discussion

Chair Nezhura asked why Phase I funding under DR-4683 was not used for a registration period. Ms. Stephens explained that available Phase I funding was insufficient to support a full registration and that staff requested the funding be transferred to Phase II to maximize retrofit funding for homeowners.

Chair Nezhura asked questions regarding the transition of pending ESS applicants to future grant funding and whether unspent ESS funding would revert to FEMA. Ms. Stephens explained that homeowners could be transitioned to the pending DR-4856 grant because no physical construction had begun and confirmed that any unused DR-4407 funding would revert to FEMA upon expiration.

Chair Nezhura asked about expanding the EHP process agreement to additional disaster declarations and the ESS Program. Ms. Stephens explained that staff is first seeking approval to extend the existing EBB agreement before pursuing a similar agreement for ESS.

Mr. Swanson asked about the residential third-party inspection services procurement. Ms. Stephens explained that inspections are conducted after retrofit completion to verify compliance with Chapter 8.3 and program requirements.

Ms. Palombo commended staff on the thorough presentation and ongoing work of the Program.

Public Comment

Mr. Bonowitz asked whether the residential third-party inspection services procurement would apply to the EMR Program and commented on the disposition of unspent ESS funding. Ms. Maffei clarified that the procurement applies only to EBB retrofits because EMR projects rely on project-specific engineering and inspection requirements. Chair Nezhura requested that the meeting minutes use the term "third-party inspection" rather than "special inspection," and Ms. Maffei agreed. There were no further public comments.

7. Public comment on items that do not appear on this agenda and public requests that those matters be placed on a future agenda.

Chair Nezhura invited public comment on items not appearing on the agenda and provided instructions for participation via the Teams app or by phone. There were no requests for public comment.

Following the close of public comment, Chair Nezhura requested that staff notify the Governing Board when CRMP reaches 40,000 completed retrofits so that the milestone may be recognized and shared with the Director of Cal OES. Governing Board Members briefly discussed commemorating the milestone and acknowledged the continued support of Cal OES for earthquake preparedness programs.

8. Adjournment.

There being no further business, the meeting was adjourned at 1:59 p.m.