



Neighborhood Captain Newsletter

For Neighbors, by Neighborhood Captains

Thursday, September 3, 2026

Next Issue: September 17 • Content Deadline: September 15

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Recovery Updates

LA COUNTY SUES STATE FARM OVER EATON FIRE CLAIMS

Los Angeles County filed a lawsuit on August 31 against State Farm, alleging the insurer systematically delayed, underpaid, and improperly denied claims filed by Altadena policyholders following the Eaton Fire.

2026 LEGISLATIVE WRAP-UP: WILDFIRE RECOVERY & CONSUMER PROTECTIONS

The California Legislature's regular session closed September 1. Here's where the fire-related bills landed:

- **SB 1090 (KEEP ALTADENA LAND IN ALTADENA HANDS) | PASSED, awaiting signature:** Pauses SB 1123 implementation to curb speculative high-density development on fire-damaged lots; takes effect October 1 if signed. SB9, [which is being currently](#)

used in 53 active projects and allows up to 5 structures (two main houses, two detached ADUs and an attached ADU) on a single family lot remains untouched.

- **WILDFIRE LIABILITY REFORM BILL | DEAD:** SB 492 stalled in the California Assembly without a vote before the September 1 deadline, leaving existing survivor litigation rights intact. The draft compromise aimed to create a "Fast Pay" victim system and ban hedge fund claim speculation—while rejecting utility liability caps—but collapsed under utility pushback and time constraints. Fall hearings are planned.
- **WILDFIRE TESTING & SMOKE CLAIMS (AB 1642 & AB 1795) | PASSED, awaiting signature:** This companion package establishes the nation's first uniform, science-based standards for identifying, remediating, and clearing toxic contaminants like lead and asbestos on fire-damaged properties (AB 1642, Harabedian). Its partner measure, the Smoke Damage Recovery Act (AB 1795, Gipson/Lara), ties into those standards by requiring insurers to follow the new cleanup protocols and bear the financial burden of all necessary testing and remediation costs during claim adjustments.
- **SB 742 (WILDFIRE & EMERGENCY MANAGEMENT) | PASSED, awaiting signature:** Mandates removal of decommissioned power lines and requires utilities to coordinate directly with regional emergency centers.
- **SB 877 & SB 878 (INSURANCE ACCOUNTABILITY) | PASSED, awaiting signature:** SB 877 requires insurers to share loss estimate calculation materials. SB 878 penalizes missed claim deadlines, requires written explanations of disputes, and forces immediate payout of undisputed sums.
- **SB 1098 (RATEPAYER PROTECTION) | PASSED, awaiting signature:** Caps investor-owned utility returns on ratepayer-recovered costs and tightens rules on balancing accounts.
- **SB 1417 (MUTUAL WATER TRANSPARENCY) | PASSED, awaiting signature:** Requires local mutual water companies to provide notice and hold public hearings before rate hikes, disclose records, and protect tenants from shareholder water debts.

- **AB 1847 (FORBEARANCE EXTENSION)** | **PASSED, awaiting signature:** Sponsored by the Los Angeles Mayor's Office, this bill extends the deadline for Eaton and Palisades wildfire survivors to apply for mortgage forbearance through January 7, 2029 (passed despite registered opposition from the banking and credit union sectors).
- **AB 2038 (INSURANCE PROTECTIONS)** | **PASSED, awaiting signature:** Updates the California Insurance Code to strengthen post-disaster protections against policy cancellations and non-renewals for impacted homeowners.

CONTRACTOR-FRAUD TASKFORCE

The LA County Board of Supervisors approved a multi-agency taskforce to crack down on unlicensed construction scams. Consumer protection staff from the CSLB and the District Attorney's office will be embedded directly at the Altadena One-Stop Permitting Center (464 W. Woodbury Rd.) within 30 days to protect residents rebuilding from fraud.

FIRST MODULAR HOME ARRIVES FOR 14-UNIT LOW-INCOME REBUILD

A roughly 500-square-foot modular unit was delivered to East Pine Street in early September, the first of 14 that will replace a courtyard apartment complex destroyed in the fire. The rebuilt complex will remain fully reserved for low-income renters.

\$15 MILLION CARE FUND ROLLOUT

California's 2026 budget sets aside \$15 million for a new CARE Fund to help Eaton Fire survivors rebuild and stay in Altadena, developed by Dena Rise Up and the Eaton Fire Collaborative and administered by the California Community Foundation. Implementation is just starting, and so far there are no details yet on when aid will be available or how survivors can apply.

STREAMLINED ALCOHOLIC BEVERAGE SALES ORDINANCE

LA County is drafting a streamlined alcohol permit ordinance for

Altadena, replacing 6-12 month discretionary reviews with fast ministerial sign-offs and cutting application costs from \$13,000+ to under \$3,000.

- Economic Development Listening Session
- Saturday, September 19 @ 9:30-12:30 pm
- The Collaboratory (540 W Woodbury Rd)

LOMA ALTA POOL HOURS EXTENDED

Summer season at Loma Alta Park extended to September 30, see [pool hours here](#).

EPIC-LA system will be down for maintenance September 10-13.

Users will not be able to access the system, submit applications, pay fees, or check status of applications during that time.

Opportunities & Deadlines

***NEW* Have a story about an Altadena tree you'd like to share?**

The Altadena Tree Stories project is hosting September tree story sessions to build an oral history and photo archive of the community's trees. Led by Altadena resident and science journalist Mona Patterson and Bay Area photographer Andrea Gaffney. [More Info](#)

- September 12-13 and 19-20
- [Sign up for a 1-hour appointment](#)

***NEW* [EFSN Insurance Experience Survey](#)**

Every Fire Survivor's Network (EFSN) is building a public, insurer-by-insurer record of insurance experiences following the fires. No individual household will be identified in public reports or datasets. All survey results will be reported only in de-identified, aggregate form.

Weekly Fire Recovery Job Sessions: The LA County Department of

Economic Opportunity and America's Job Centers of California (AJCC) host free weekly employment sessions. Open to fire-affected youth and adults (ages 14+), offering paid work experience, career planning, and direct employer hiring connections. Contact: 888.226.6300

- Thursdays @ 1-4 pm
- Altadena Job Center (464 W. Woodbury Rd., Suite 210)

Community Rebuilding Response has pro bono spots for design, planning, and advocacy.

Office Of: Office is an LA-based architecture, urban planning, and policy non-profit organization primarily supporting residents of color. Supported by The Center for Lendistry.

- Add your info to learn more or call: 213.282.8123

Reminder: CORE's Disaster Case Management (DCM) services have NO income limits. They can provide: Funding and financial recovery resources, rebuilding support, resource navigation, ongoing case management. To refer a resident, collaborate with the team, or ask questions, contact dcmp@coreresponse.org or visit CORE at The Hub (2333 Lake Ave, Suite 2A)

Apply for home remediation assistance from the Fire Poppy Project

AltadenaWILD is still collecting Regreen Altadena signups for Altadena Tree Stewards. Announcements will be sent to Altadena residents who register for the program. A limited number of free trees will also be available this winter. Priority goes to standing homes with no active construction, and properties completing construction this fall/winter.

SWITCH: Simplified Wildfire Incentives for Transforming Customer Homes

SCE's SWITCH program helps wildfire-impacted homeowners rebuild or repair using energy-efficient electric technologies. Eligible

customers can receive incentives typically ranging from \$100 to \$2,400 per technology category.

- Equipment must be purchased and installed on or after August 1, 2026.

SoCal Edison Wildfire Recovery Compensation Program | DEADLINE
November 30, 2026

Events

Our Beloved Altadena: Sweet Sweet Memories | Details

Hosted by Nahshon Dion, a community gathering to connect, heal, and celebrate September birthdays with free treats, live music, open mic storytelling, and the Parks on the Move van.

- Friday September 4, 2026 @ 6-9 pm (Program begins at 6:30 pm)
- Collaboratory (540 W. Woodbury)

Friday Scoop at the Hub Kickoff

Build your own dirt sundae with free ice cream, meet your neighbors, and get the inside scoop on rebuilding. Come talk with CORE Response and Hub staff.

- Friday September 4 @ 1-3 pm (repeats every month on the 1st and 3rd Friday)
- The Hub 2333 Lake Ave, Suite 2A

Disaster Preparedness Event | Register

Join Project Passion and community partners for a free Disaster Preparedness & Community Resilience Fair designed to help individuals and families prepare for emergencies while strengthening our community's readiness for future disasters. Practical tools, expert guidance, and emergency preparedness resources.

- Saturday, September 5 @ 11-4 pm

- Eaton Fire Collaborative (540 W. Woodbury)

Adult Book Fair

For those who feel nostalgic for bendy pencils and scented markers! Free trinkets, books, games, and crafts. Ages 18+.

- Sunday, September 6, 2026 @ 11-1 pm
- Bob Lucas Memorial Library & Literacy Center (2659 Lincoln Ave)

Saved by a Story Wildfire Survivor Community Writing Group

Survivors of the wildfires come together in community to write, share (or not, you decide), listen, and write some more in this prompt-driven group.

- Wednesday, September 9 @ 1-2:30 pm
- Bob Lucas Memorial Library & Literacy Center (2659 Lincoln Ave)

After the Fire: The Art of Resilience Community Workshops

Lineage Performing Arts Center artists and Eaton Fire survivors host their second storytelling, music, and dance workshop for community members. The inclusive, intergenerational workshop will build toward collaborative pieces. Proceeds from a culminating event open to the public will support ongoing wildfire recovery efforts. Open to all over the age of ten, no registration required.

- Saturday, September 12 @ 10-12 pm
- Lineage Performing Arts Center (920 E Mountain Street)

Watershed Art Project | [Register](#)

Post-fire community art-making sessions to help create a large public artwork, led by artist Kate Lain. Participants are encouraged to bring a small meaningful object to use in the cyanotype process.

- Sunday, September 13 @12:30-3:30 pm
- Saturday, Oct 3 @ 11:30-2:30 pm

- Arlington Garden (275 Arlington Dr, Pasadena)

Economic Development Listening Session

- Saturday, September 19 @ 9:30-12:30 pm
- The Collaboratory (540 W Woodbury Rd)

Community Art Ice Cream Party

Pick up decorations for your construction fencing, get creative with the whole family, neighbors, and friends, and enjoy free ice cream!

- Saturday, September 19 @ 5-7 pm
- Altadena Cookie Co. (3027 Lincoln Ave)

Goodbye to Summer Community Connection Dinner

Enjoy dinner and time together, followed by fun, resilience-building activities for adults and children. Contact firerresponse@epicentrechurch.org

- Saturday, September 19 @ 6-8:30 pm
- Epicentre Church HOPE Room (425 Sierra Madre Villa Ave, Pasadena)

Practicing Joy in Times of Crisis: Soft Landing | [Register](#)

Through Jericho Road: Open, move, release, and rest your body. Move through some gentle and freeing movement to shake off the day, open the body, and awaken lighter energy within. Expect breathing exercises and sound bowls to carry the group into a state of deep rest through a yoga nidra experience with sound healing.

- Tuesday, September 29 @ 5:30-7:30 pm
- DENA Heals Wellness Center (300 East Colorado Boulevard Suite 151)

Community & Financial Resources

***NEW* Altadena Land Initiatives (ALI)**

Interest-free gap financing to help Altadena families rebuild when working with an ALI network builder. Repayment is tied to future legal settlement proceeds, sale, or refinance – not monthly payments – and comes with coordinated support across insurance review, rebuild cost analysis, and builder/financing partners: alirebuilds.org

Greenline Housing Foundation is offering up to \$250,000 per family in construction support to help fire-impacted families rebuild and remain in Altadena.

- Express your interest in the [NEW intake form](#)

FEMA Extension

[FEMA officially extended financial and housing assistance](#) under the Individuals and Households Program (IHP). Contact: 800-621-3362 or apply at DisasterAssistance.gov

- Renters: Direct assistance has been extended through October 9, 2026

The Step Fund is giving \$2,500 to fire survivors who face eviction.

Union Station Housing Assistance helps Eaton Fire survivors covering security deposits, rent, motel vouchers, and essential furnishings.

6 free mental health support sessions from Didi Hirsch for anyone impacted by the fires.

The CalAssist Mortgage Fund Reopened and provides up to \$100,000 in non-repayable mortgage assistance, covering up to 12 months of payments. Income limits are now up to \$281,400 in LA County.

The LA County Sheriff's Department Altadena Station's Construction Check Program provides free, regular courtesy checks during the rebuilding process. Email altadenahomecheck@lasd.org

In-Person Locations & Resources

24LA

- No-cost "shopping", recovery resources, and town beautification projects. See website for appointment and volunteering opportunities.
- 5760 West Jefferson, Los Angeles

Eaton Fire Collaborative's Collaboratory

- Monday-Wednesday: 9-5 pm | Thursday: 9-7 pm | Friday: 9-1 pm
- [Book an Appointment to Visit the Store](#)

The HUB Rebuilding Altadena CORE

First Time Visitors: [Schedule Appointment](#)

- Suite 2A, 2333 Lake Ave
 - Wed-Thurs @ 11-6 pm | Fri-Sat @ 10-3 pm
- Drop-in office hours:
- Foothill Catalog: Wednesdays @ 2-4 pm
- Collective O/R: Wednesdays @ 2:30-5 pm
- Neighborhood Legal Services LA County Clinics: 2nd and 4th Thursdays @ 12:30-4 pm

Wildfire Survivor Support Centers (FEMA, SBA, LA County departments)

Optional: [Schedule an SBA Appointment](#)

- Mon-Fri, 9-4:30 pm @ Altadena Community Center, 730 Altadena Dr.
- Mon-Fri, 9-4:30 pm @ One-Stop Rebuilding Center, 1828 Sawtelle Blvd, Los Angeles

Altadena One-Stop Permit Center

- Mon-Fri, 8-4:30 pm @ 464 W Woodbury Rd. Suite 210

SCE Altadena Rebuild Community Hub (ARCH)

Support for customers with billing inquiries, planning inquiries (i.e. service reconnections, undergrounding, temporary power poles and panel), and other SCE programs and services.

- Monday-Friday, 8-4:30 pm
- 2680 Fair Oaks Ave.

Additional Community Calendars

[Eaton Fire Residents United](#) | [Altadena Town Council](#) | [Altadena Calendar](#) | [Altadena Connections](#)

Links

[Altadena Library eConnect](#) | [Altadena Recovery Wiki](#) | [Altadena Talks Foundation & Podcast](#) | [Buildnotes.LA](#) | [CalAssist Mortgage Fund](#) | [Department of Mental Health Resources](#) | [Disaster Legal Assistance Collaborative](#) | [Eaton Fire Residents United](#) | [Eaton Fire Survivors Network](#) | [LA County GIS Visualizations](#) | [LA County Recovers](#) | [Legal Aid Foundation of Los Angeles](#) | [Mortgage & Foreclosure Relief](#) | [NSLSA Disaster Assistance](#) | [PostFire LA](#) | [United Policy Holders](#)

THANK YOU to every bus rider, phone caller, lawn sign host, and movement maker who represented Altadena last month!

Altogether

2054 Madison Avenue, Altadena
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