Uplifters Foundation: Program Overview

Prepared for the Palisades Community Council · Meeting of July 29, 2026, 6:00 PM · Circulated in advance for members and the public

Uplifters Foundation is a California nonprofit public benefit corporation, recognized by the IRS as tax-exempt under Section 501(c)(3). We were formed for a single purpose: to help displaced Palisades families return home by purchasing burned lots, building attainable, in-character homes, leasing and subsequently selling them to families committing to reside in the Palisades for years and then to contribute all funds remaining to the community and dissolve. We are presenting to the Council on July 29 to explain what we are planning, answer questions, and hear the community's concerns about the project as proposed. One note on scope: the bond financing comes with binding IRS and SEC rules on how proceeds may be raised and used, so some alternatives neighbors have suggested, such as direct grants to individuals, are legally unavailable to us no matter how appealing. Decisions not yet made, such as final pricing and allocation, belong to our independent Board, and we will not get ahead of them. This overview is being circulated in advance so members and residents can come prepared, and so those who cannot attend can still take part by providing us written questions in advance.

Who we are

This is not two guys with a website. Our independent Board, including State Senator Ben Allen and Brandon Crawley, with more members to come, serves entirely unpaid. Our advisors are respected leaders in their fields working pro bono: Willkie Farr & Gallagher as corporate counsel, and CBRE and Berkshire Hathaway, the largest commercial and residential real estate firms in the country, on real estate matters. They believe in getting displaced Palisades family's home. The capital will come from a few institutions and from successful members of this community, people investing in their neighborhood coming back, not in a payday. And national manufacturers are in early discussions to donate or discount construction materials because they see this for what it is: a community rebuilding itself, not a business.

What we are planning to do

We intend to build approximately 60 single-family "Heritage Homes" on lots in the Lower Marquez, Alphabet Streets, Las Casas and El Medio areas, sized and styled to fit the pre-fire character of the neighborhood, roughly 2,600 square feet, and offer them first to displaced Palisades families at a price meaningfully below what those families could achieve building the same home themselves. The price cannot be known until we know the costs to buy the land and build. What we can say is that under our structure the difference between the cost of the home and its fair market value at the time must be allocated entirely to the buyer and to community grants. This allocation will be set by the Board of the Foundation. The homes will be financed through tax-exempt revenue bonds, an approximately five year loan the Foundation must repay in full.

Why we believe this is needed

Of the roughly 3,665 completely destroyed single-family parcels, only about 1,357 had any rebuilding permit activity as of July 1, and the pace of new permit applications has fallen by more than two thirds since its December peak. That leaves roughly 2,300 lots where nothing is yet happening. The best outcome is always a family rebuilding on their own lot, and we want to see that, but it is not where we can help. Our focus is narrow. Help 60 families for whom the realistic choice is buy a completed home at a compelling price or not returning at all. Empty lots do not rebuild a community.

How the structure protects the community

- **Only the buyer and the community benefit.** There is no equity in a nonprofit and no profit from home sales. Employee compensation is board-approved and disclosed publicly each year in our Form 990.
- **The Foundation never controls the money.** Bond proceeds are held by an independent trustee who disburses funds for land purchases and construction costs, and to whom all proceeds return to repay the bonds.
- **Any excess goes back to the Palisades.** After the bonds are repaid, any remaining proceeds must be distributed as grants to this community, as directed by the independent Board.
- **We are not a speculator.** At 2,600 sq. ft, we will build smaller and lower in cost than the roughly 3,135-square-foot average now being permitted, we add no density and we expect buyers to commit to three to five years of residency so these houses go to people making the Palisades their home.

What we are asking of the Council and the community

We are not seeking funds or approvals from the Council. We are seeking the community's scrutiny, questions, and guidance going forward, because a program like this should be built in the open and shaped by the people it aims to serve. We would also welcome the chance to coordinate with other groups doing recovery work so our efforts complement rather than duplicate theirs.

Please send us your questions before July 24

To use the July 29 meeting time well, please send questions before July 24 to **info@upliftersfoundation.org**. We will respond in writing and address questions of broad interest in our presentation. More information may be found on our website.