Future Proofing Houston's Homes, Communities and Economic Assets, Facilities, Infrastructure

A New Perspective for A 1:11 Cost Benefit from Resilience

Presentation for City of Houston Resilience Council Committee

December 11, 2025







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Board of Directors and Advisory Board
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Former Managing Director
Moody's Analytics and ESG;
Co-Founder - Forward Analytics



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Dan Matheson
General Counsel for ROAR Partners
and Board of Directors;
Co-Founder - Matheson Keys LLP



A Collaboration of America's **Best Minds**, Resources, **Solutions**

Standards of Practice. Codes, Compliance

Design, Architecture,

Engineering,

Construction

Real Estate

Development,

Marketing,

Management

Capital Stack and

Alternative

Investment

Data Analytics,

Modeling, Scenario

Setting

Harmonize, coordinate existing - and only generate new if absent in the market standards of practice for achieving a higher rate of resilience, risk mitigation, investment impact

Baseline Project Design Templates, Simulated for Multi-purpose use in forming future-proofed retrofits and new construction outcomes

Recommended design features and delivery to overcome first-cost development hurdles, and integrate into end-use benefits (owners, operators, investors)

Identify all aspects of incentivized investment scenarios across insurance-reinsurance,



























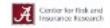












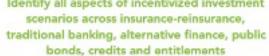












Simulate FPA standard-centric blueprints and templates against historical, current, and forecasted scenarios across perils, geographies (including financial, economic, fiscal, societal metrics), leading to application, adoption, performance monitoring by developers, asset owners, investors, and public officials

The Stark Reality of Persistent Disasters:

Losses of \$5+ trillion, 50% in the past decade











1/3
of Houston
underwater

200,000+ homes flooded

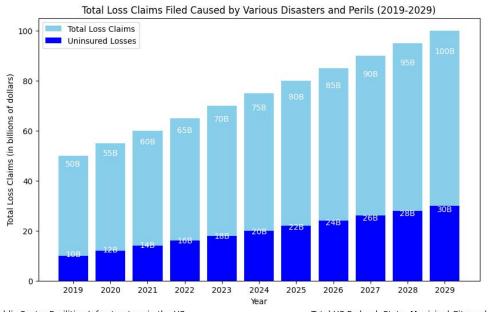
13 MILLION people affected

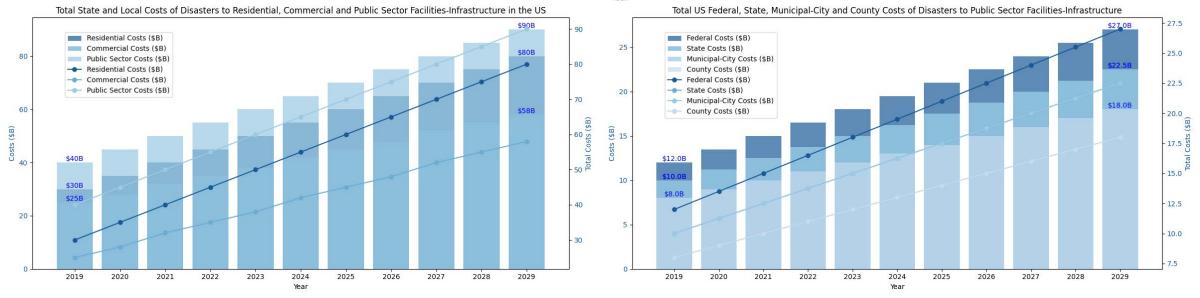
America's current disaster risk profile is worsening

Kicking the can down the road is NOT an option

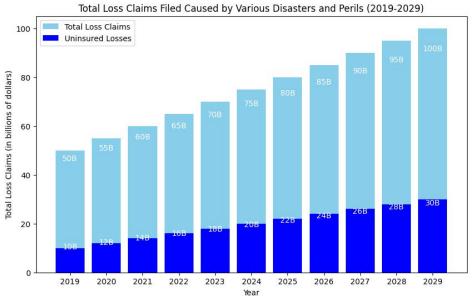
- Failing and Neglected Residential, Commercial, Public Assets and Infrastructure
- Rising Insurance Cost, Limited Capacity, Persistently High Market Gaps
- Mortgage Repricing from Defaults
- Asset Devaluation by Public and Private Sector Financial Institutions
- Overwhelmed Elected-Appointed Officials and Taxpayers from the "Disaster Tax"
- Negative Impacts on Local Economic Competitiveness, Industries Recruitment, Workforce Stability

With over \$5 trillion in cumulative losses since the late 1980s, public and private sectors can no longer sustain the inefficiencies of outdated recovery and rebuild practices for residential, commercial, public assets, facilities, and infrastructure. Even using a conservative estimation of continued loss, the future is not certain.

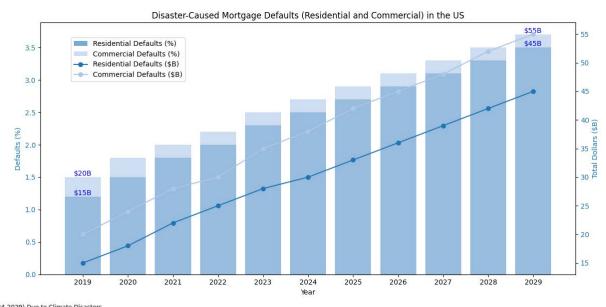




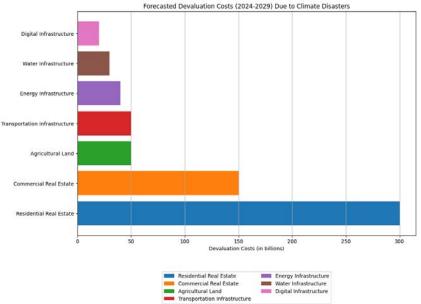
Rising Insurance Losses and Protection Gap Crisis



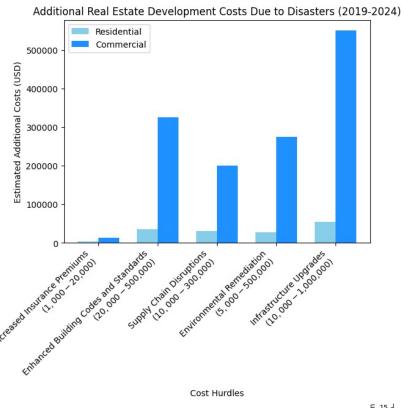
Increasing proportion of Mortgage Defaults correlate to continuous disasters





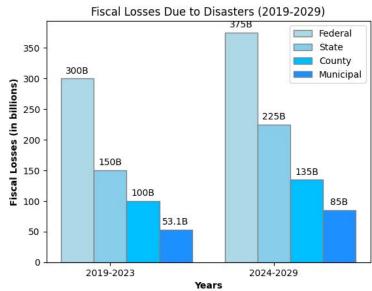


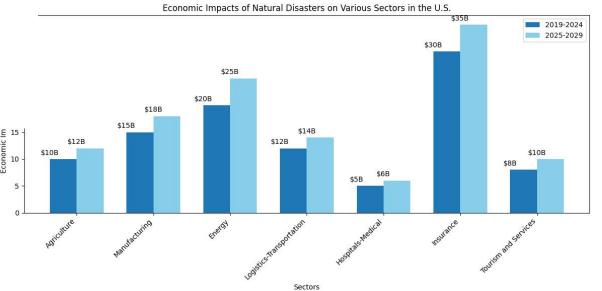
Rising Real Estate First Cost Hurdles



Deteriorating Economic Sector Competitiveness

Overwhelmed Elected-Appointed Officials, Taxpayers



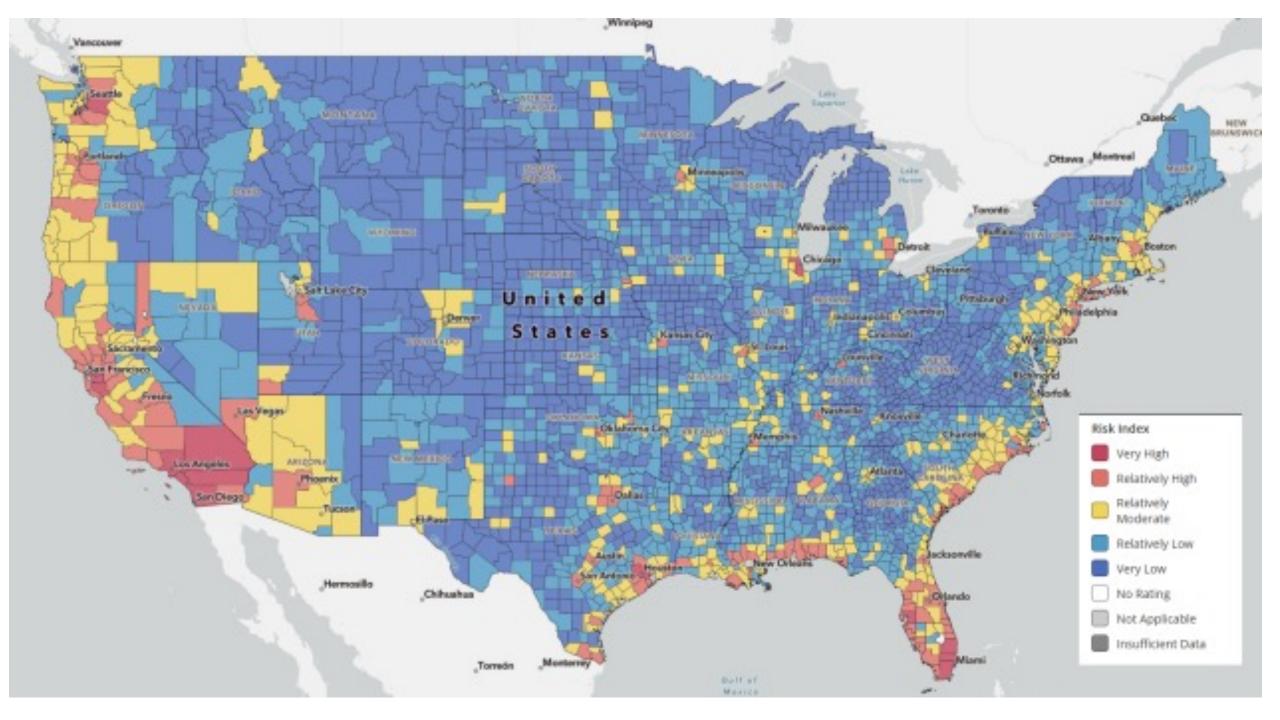


Why This, Why Now? Our Houston Narrative

Greater Housto	n's Cumulative Economic I	25)		
Event	Primary Hazard	Est. Economic Loss (State/Regional)	Key Infrastructure Failure Point	
Winter Storm Uri	Freeze/Grid Failure	\$195B - \$295B (State) 2	Generation Capacity & Natural Gas Supply	
2024 Derecho	Straight-line Winds	~\$1.2B (Regional Est.) 8	Commercial High-Rise Glazing & Distribution Lines	
Hurricane Beryl	Wind & Surge	\$2.5B - \$4.5B (US) 5	Electrical Distribution (Poles/Wires)	
Severe Convective Storms	ive Hail/Wind >\$1B annually (Aggrega		Residential Roofing & Vehicles	
Recurring Floods	Heavy Rainfall	Variable	Stormwater Drainage Capacity	

Why This, Why Now? Our Houston Narrative

Asset Class	Primary Physical Risks (2025–2030)	Financial & Economic Exposure	Forecasted Impact Metrics	
RESIDENTIAL	Chronic Damage & Displacement:	The Affordability Spiral:	• Insurance Premiums: Avg. >\$6,370/yr (highest of top metros).3	
(Single-Family, Multi-Family, Housing Authority)	Increasing frequency of "secondary perils" (hail, wind, freeze) causing repeated roof and pipe damage, leading to uninsurability in older stock and "climate abandonment" zones.1	Insurance premiums and property taxes are rising faster than wages, creating a "hidden mortgage." Mortgage delinquency risk is elevated due to the "double trigger" of disaster costs + inflation.	Delinquency: FHA/VA delinquency rates rising faster than conventional loans.4	
			Migration: Projected 5.2M Americans relocating due to climate risk by 2025+.1	
COMMERCIAL	Asset Stranding & Grid Reliability:	Valuation Shock:	Office Vacancy: ~26.3% in Q3 2025; negative absorption trend persists.	
(Office, Retail, Healthcare, Hospitality)	Older "Class B/C" office stock faces obsolescence due to inability to weatherize or insure cost-effectively. Business interruption from power outages (e.g., Beryl/Uri) remains the top operational threat.	Office vacancy rates remain stubbornly high, forcing write-downs. Retail is tighter, but operational costs (insurance/utilities) are compressing margins and slowing new development.	Insurance: Rates moderating (~3.8% increase) but capacity remains tight for catastrophe-exposed zones.	
INDUSTRIAL	Supply Chain Bottlenecks:	Transition & Regulatory Risk:	Project 11: Dredging complete to widen Ship Channel, improving safety but high dependency on weather windows.5	
(Petrochemical , Manufacturing, Port/Logistics)	channel closures due to fog/storms and "freeze-offs" at facilities. High exposure of petrochemical assets to storm surge and strict environmental justice scrutiny regarding emissions.	Global energy transition pressures threaten long-term demand for legacy fossil fuel assets. However, significant investment in hydrogen/carbon capture offers a resilience hedge.	Vacancy: Low (~4.4%) indicating strong demand despite risks.	
PUBLIC SECTOR	Infrastructure Deficit:	The "Fiscal Choke Point":	CIP Budget: \$16.7B planned (2026-2030) for infrastructure/drainage.	
(Municipal, County, Schools, Infrastructure)	Aging stormwater and road systems cannot keep pace with "rain bombs." The \$16.7B Capital Improvement Plan (2026-2030) faces inflation execution risks.	Revenue caps (3.5%) limit the ability to fund recovery without voter approval or disaster declarations. Credit rating outlooks are negative due to structural budget deficits.	Credit Outlook: S&P Outlook "Negative" on GO debt; risk of downgrade increases borrowing costs.	

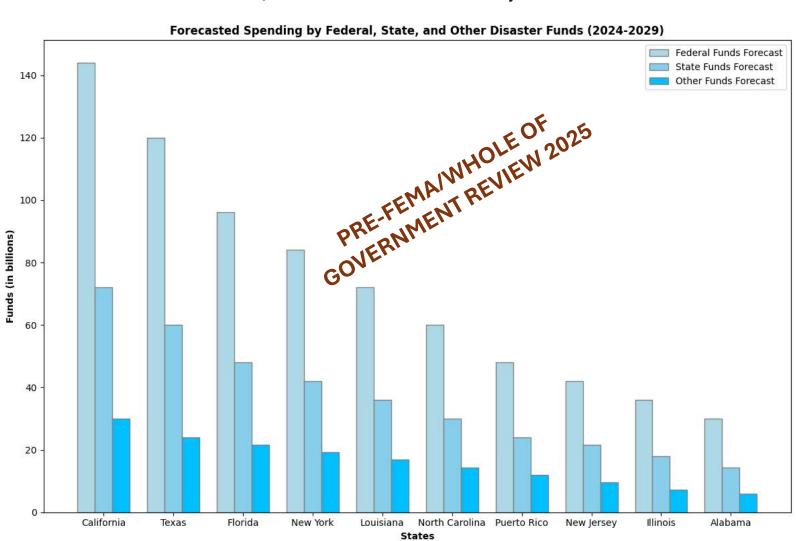


Why This, Why Now? Our Houston Narrative

MSA Rank	Metropolitan Statistical Area	FEMA Risk Index (EAL Score)	Avg. Home Insurance Premium (2024/25)	30-Day Mortgage Delinquency	Unemployment Rate	Primary Climate Hazard
1	New York-Newark-Jersey City	High	~\$2,243	Moderate	4.30%	Storm Surge / Coastal Flood
2	Los Angeles-Long Beach-Anaheim	Very High	~\$1,400* (Availability Crisis)	Moderate+	5.90%	Wildfire / Drought
3	Chicago-Naperville-Elgin	Moderate	~\$1,800	Moderate	4.60%	Severe Storms / Winter
4	Dallas-Fort Worth-Arlington	High	~\$3,500+	Moderate	~3.9%	Hail/Tornado/Heat
5	Houston-The Woodlands	Very High (Top 1%)	~\$4,585 - \$6,370	High (~12% distressed)	4.60%	Hurricane / Flood / Heat
6	Washington-Arlington-Alexandria	Moderate	~\$1,400	Low	3.30%	Flood / Storm
7	Philadelphia-Camden-Wilmington	Moderate	~\$1,500	High	4.00%	Storm/Flood
8	Miami-Fort Lauderdale-Pompano	Very High	~\$10,000+	Moderate	3.00%	Hurricane / Surge
9	Atlanta-Sandy Springs-Alpharetta	Moderate	~\$2,100	Moderate	3.60%	Storm / Tornado
10	Phoenix-Mesa-Chandler	High	~\$2,000	Low	3.60%	Heat / Drought

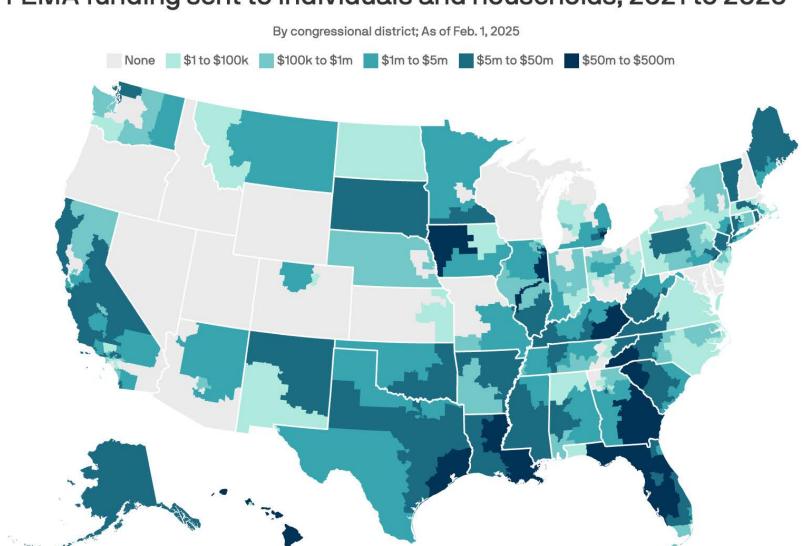
Today's Realities

Increased Federal, State, Local Spending in Question for Resilience-Centric Projects





FEMA funding sent to individuals and households, 2021 to 2025



Data: Carnegie Disaster Dollar Database; Map: Kavya Beheraj/Axios. Note: Many applicants get rejected.

Today's Realities: Federal Funding of Direct Assistance Uncertainty and Opportunity

Current Proposed FEMA IA Changes					
Category	2025 FEMAIA Changes	Description			
Application	Unified application form	Single application to access FEMA, SBA, HUD, USDA, HHS disaster aid programs to reduce complexity for survivors			
Duplication of Benefits	Clarified rules	Loans and charitable donations no longer disqualify applicants from FEMA aid			
Housing Assistance	Expanded authority	FEMA can directly repair or replace homes if cost-effective; includes hazard mitigation integration			
Temporary Housing	Extended duration	Assistance period increased from 18 to 24 months			
Rental Assistance	Adjusted amounts	Rental aid updated to reflect post-disaster local rental market inflation			
Shelter Eligibility	Expanded	Individuals without permanent addresses (e.g., homeless or RV dwellers) eligible for assistance			
Non-Congregate Sheltering	Removed security deposit requirement	Assistance no longer requires credit/safety deposit for temporary shelter			
Direct Assistance Model	New provisions	FEMA can directly deliver repairs or replace homes in low-rebuilding-capacity areas, including private infrastructure			
Information Delivery	Improved guidance	Plain language, multilingual, mobile-friendly notices and applicant communication			
Applicant Denial Explanation	Mandatory	Clearer explanations required for denial of assistance			
Sources					
[1] FEMA Act of 2025: What Local Leaders Need to Know https://www.nlc.org/article/2025/08/29/fema-act-of-2025-what-local-leaders-need-to-know/					

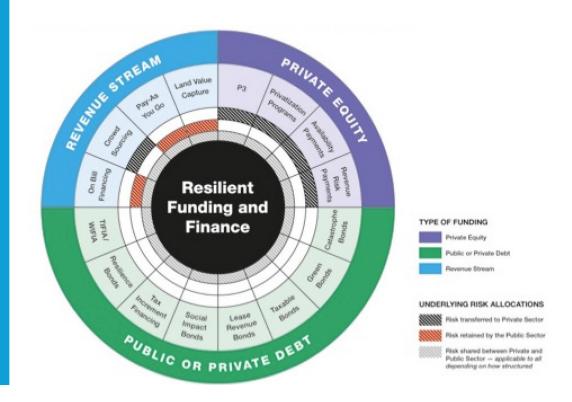
[2] The "FEMA Act of 2025" – Spotlight on Proposed FEMA Public ... https://www.bakerdonelson.com/the-FEMA-act-of-2025-spotlight-on-proposed-FEMA-public-assistance-program-reforms

[3] FEMA Individual Assistance Programs: An Overview - Congress.gov https://www.congress.gov/crs-product/R46014

Unleashing A New Resilience Capital-Investment Stack Among Multiple Sources

Integrated, Alternative Financing and Investment Models including Public-Private- Philanthropic ("P4") Capital Stacks:

- Federal, State, Other Loan Programs
- Traditional Project Financing
- New Market Tax Credits
- Historic Building Tax Credits
- Energy and Sustainability Financing, Credits
- PACE
- EB5
- TaxIncrement Redevelopment Zones Designation
- Opportunity Zone Designation
- Philanthropic Grants and Impact Financing
- Insurance as Economic Capital Scenarios
- Community Resilience Bonds



Call to Action: Future Proofing Houston

Data, Technology, Innovation, Capital

Future Proofing Individuals, Families, Small Businesses, and Communities: from Surviving to Thriving Aligning Funders, Resources, Beneficiaries, Communities with Efficiency, Effectiveness, Economical Delivery **Prepared** Response Recovery Rebuild **Pre-Disaster Digital Twin** The Nation's **Platform** For Resource Efficiency **Near-Term Restoration** "Blue Sky" **Advanced Warning** Within One Week After Day-Of Event

A Continuum of Preparedness, Mitigation, and Investment...with an emphasis on Blue Sky Pre-Disaster 1:11 Cost Benefits

Assessing and Forming A Risk Profile Strategy:

100 billion data points across financial, economic, fiscal, societal metrics

Risk & Resilience Assessment

An Integrated, Actionable Intelligence Product of ROAR Partners

CoreLogic



With its longstanding ability to curate, model, and report on the entire range of real estate data, including identification of the Nation's 12% land mass generating 90% of forecasted losses, equaling \$9.5 T in asset devaluation – we assess at the parcel level, by asset class, across mortgage and other transactions



Specializing in combining local knowledge with advanced data science to build practical, place-based solutions that reduce environmental, social, and economic vulnerability, we assess the adoption of our Smart Watershed and flood management across quantity/quality issues for public and private operations, projects



Academic Data Alliances + Existing Local Data Sources

Strategic partnerships with three (3) national cutting-edge academicbased alliances for stochastic analysis, modeling complimentary to
hyper-local data sources for confirming forecast impacts



Over 40 billion data points at the census track level on economic, employment/workforce, fiscal, and societal elements with an overlay of disaster consequences on community and local impacts – we assess the cascading effects for elected-appointed officials, industries, citizens and taxpayers. We conduct the impact Rate of Return for each geography



We assess - through several integrated data layers that can be used alone or in combination - climate financial risk questions at the parcel, asset, and total portfolio basis. Collectively, these data layers - a risk digital twin - represent the world's physical assets and capture the future uncertainty of climate physical and transition risk, including extreme events, for industry sector and company comparison

Future Proofing America's Communities and "Resilience Zones"

A Conceptual Design



Prepared for Future Proofing America/ROAR by



The issues of Natural and Human Environment Challenges:

Disaster Vulnerabilities

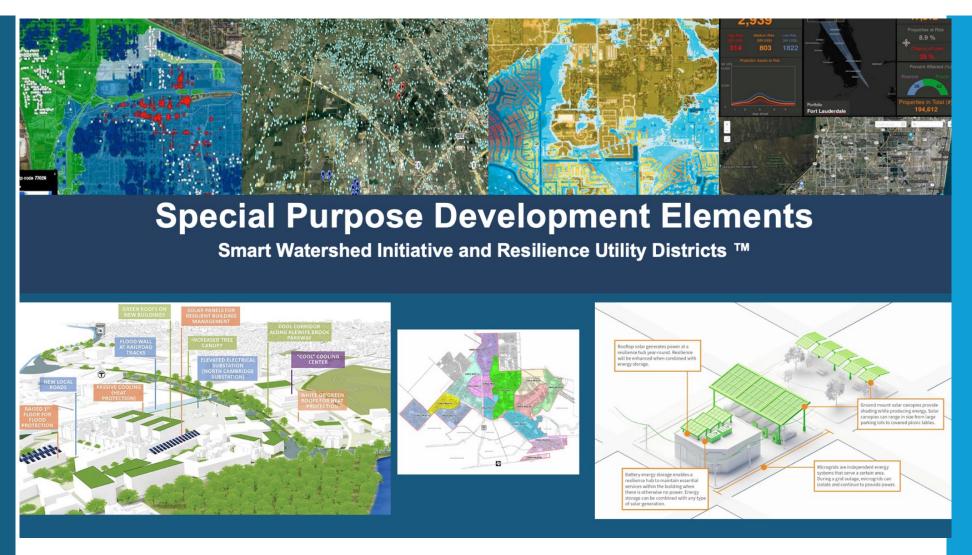
- Drought
- Flood
- Overland Water flow
- Wild or Urban Fire
- Coastal Storm Surge
- Windstorms
- Urban Heat island

Response: Large Scale Disaster Mitigation Design, Development, and Hazard Reduction Methods for Residential, Commercial, Industrial, Public-Sector assets, facilities, infrastructure

Social Vulnerabilities

- Health and Pandemics
- Food 'Deserts' and Nutrition Options
- Limited Weatherization and Fortified Structures/Homes
- Limited Broadband and Critical Communications Access
- Training and Certification for New Opportunities in Resilience/Sustainability

Response: Integrated "Thriving Not Just Surviving" strategic programs, projects for homeowners, citizen and civic groups Alternative
Land-Use and
Functionality for
Higher Values of
Resilience



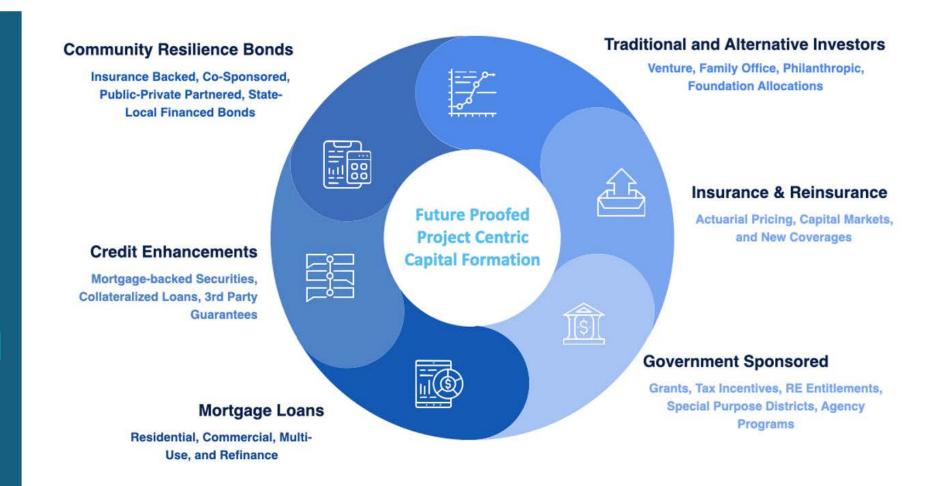
- 6700+ Detention-Retention Ponds = 1-million-acre feet of storage capacity
- 500,000 acres of land for leverage as a distributed grid option
- 2 million square feet of buildings, facilities with potential for additional resilience

Resources are NOT the Challenge

Over \$5 Trillion in Capital Sources Available for Resilience – Alternative Investment



Unlocking and Integrating All Forms of Capital



Impact Rate of Return®

will provide impact- and resilience-focused ROI modeling, reporting along side traditional ROI performance





will provide national debt finance advisory for formation of the Community Resilience Bonds, SPV instruments

Investment and Impact for Higher Values of Individual, Family, Neighborhood Resilience

Resilience Community Trust

Our Investment Workflow and Framework for Corporate Sponsors



Corporate Philanthropy/ Business Foundation

a) Traditional Grantb) Recoverable Grantc) Asset (land, building)



RCT National and/or Regional Trust

National "pool" of funds and/or hyperlocal, geographicbased trust



Retrofit or New Construction Project(s)

- •Fortified Home Portfolios
- •RUD/Smart Watershed SPVs
- Master Planned Community
- •1 Resilient Grid Distributed Energy



Evaluate/Monitor ROI, Cost Benefits

Apply a quarterly, annual performance evaluation of impact and traditional ROIs to maximize costbenefit of allocations

Corporate: Contract for Services/Products

RCT/ROAR contracts with donor-corporate entity for aligned services, products



Joint Ventured Revolving Fund

Corporate/Business entity agrees to reinvest ROI or % profits back into RCT/ Endeavor Fund

Impacts and Benefits for RCT Investors

- · Corporate/Business entity receives tax benefit from grant to non-profit Trust
- RCT invests funds into project development whereby it could contract with Corporate/Business entity for specific services, products that directly align with project delivery, operationsmaintenance
- Corporate/Business entity may choose to recapture grant (recoverable) or to reinvest grant
 proceeds, percentage of contract back to RCT to generate a revolving-type of funding scenario



Example of What Will Our Projects Do?

Thousands of homes, neighborhoods, communities – once future proofed at the residential level and expanded to commercial and industrial developments – will generate a 1:6 or better cost-benefit for public and private sector (re)insurance, banking-financing, taxpayer resources, and economic competitiveness.

Future Proofing America's

Homes, Housing, Neighborhoods













Integrating fortified built environment with food and nutrition, health and wellbeing, communications access, alternative energy, and smart transportation –must become part of the measured performance for future proofing community outcomes.

Roadmap for Residential and Small Business Resilience

Objective: Addressing common challenges to developing residential resilience at scale

Articulate the value of resilience

- Empirical proof of the benefits of creating a more resilient home
- Highlight direct/ indirect costs of doing nothing versus taking action
- Show how diverse businesses, employers benefit from future proofing

Create innovative sources of investing, recurring funding

- Pursue multiple avenues systematically targeting several sources
- Convene diverse skills in a collaborative way to create new funding solutions

Build out a distribution system to drive scalability nationwide

- Apply private sector innovation and efficiencies to do more, faster
- Unleash the power of the economy by tapping enlightened self interest

Houston Implementation, Not Another Study

To achieve an accelerated outcome and to leverage prior work on residential resilience, we propose to

- Create a R4R Project Template that shows the steps along the way to developing and scaling a future-proofed residential and small business catastrophe mitigation program.
- Identify and create R4R Implementation Guidelines for overcoming key hurdles with specific takeaway points for stakeholders to consider in their projects and programs to keep moving forward
- Apply the Resilience Capital Stack investible instruments to co-fund the R4R Projects upon Framework completion and location selection
- Conduct briefings and specific R4R engagement activities within the FPA Ready for Resilience Campaign

Why This, Why Now? Community Mutual Risk Pools, Funds

Table 1: U.S. Billion-Dollar Disaster Events (2019-2024) and Potential CMRP Intervention

Table 2: Forecasted U.S. Disaster Landscape (2025-2030) and the Strategic Role of a CMRP

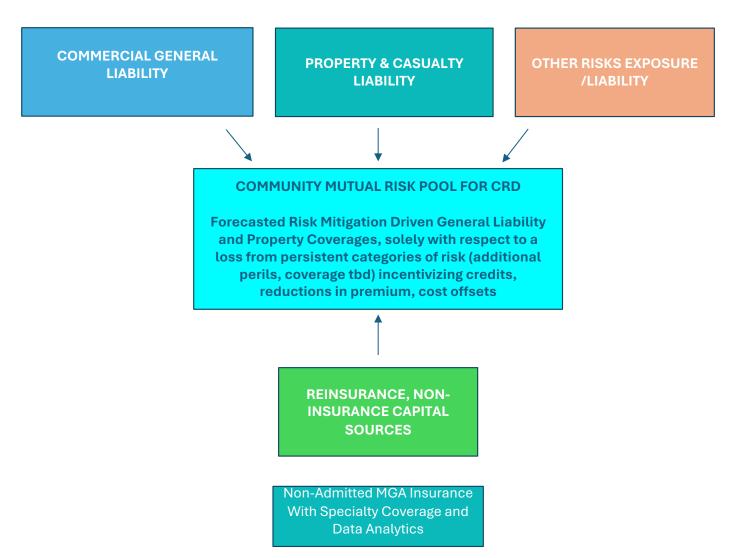
Year	Number of Events	Total Cost (CPI-	Predominant Disaster Types	Geographies Primarily	Potential CMRP Interventions	Hazard Type	Forecasted Trend (2025- 2030)	High-Risk Geographies	Strategic CMRP Focus Areas
2019	14	Adjusted) >\$55 Billion	Severe Storms, Flooding, Tropical Cyclones	Affected Midwest, South, Southeast	Residential retrofits (roofs, windows), small business continuity planning, localized flood barriers.	Hurricanes & Tropical Storms	Increased frequency and intensity of major hurricanes (Category 3+).	Atlantic and Gulf Coasts	Coastal resilience projects (e.g., dune restoration, seawalls), hardened infrastructure, pre-positioned
2020	22	>\$110 Billion	Severe Storms, Wildfires, Drought, Tropical Cyclones	West, Central, Southeast, Gulf Coast	Wildfire defensible space programs, agricultural water conservation projects, strengthening of coastal infrastructure.	Wildfires	Lengthening of the wildfire season and increased acreage burned.	Western U.S., expanding into new regions	emergency resources. Proactive forest management, ignition- resistant construction materials, community-wide
2021	20	>\$160 Billion	Winter Storms, Wildfires, Severe Storms, Tropical Cyclones	Texas, West, South, Northeast	Grid resilience measures, improved building insulation standards, advanced weather warning systems.	Inland & Coastal Flooding	More frequent and severe flooding events due to extreme precipitation and	Coastal areas, riverine communities, urban	firebreak creation. Green infrastructure for stormwater management, property-level flood mitigation
2022	18	>\$180 Billion	Drought, Severe Storms, Tropical Cyclones, Flooding	West, Central, Southeast	Large-scale water infrastructure projects, community safe rooms, enhanced stormwater management systems.	Drought & Heatwaves	Increased duration and intensity of drought conditions and more	Western and Central U.S.	(e.g., elevation), early warning systems. Water conservation and recycling infrastructure, resilient agricultural
2023	28	>\$90 Billion	Severe Storms, Flooding, Wildfires	Across the U.S.	Widespread adoption of updated building codes, public awareness campaigns for disaster	Severe Convective	frequent extreme heat events. Continued high frequency of severe thunderstorms,	Midwest, South, Southeast ("Tornado	practices, urban heat island mitigation. Enhanced building codes for wind resistance, community
2024	25	>\$75 Billion	Severe Storms, Tornadoes, Tropical Cyclones	Central, South, Southeast	preparedness. Strengthening of critical facilities (hospitals, schools), undergrounding of utilities in high-risk	Storms	tornadoes, and hail. Climate Assessment, NOAA	Alley" and "Dixie Alley")	shelters, impact-resistant roofing materials.

areas.

Source: NOAA National Centers for Environmental Information (NCEI)

"One Community, One Umbrella" Mutual Risk Management

A One Community, One Umbrella Mutual Risk Pool



Challenge: Creating Efficient, Effective, Economical, AND Impactful Resource Allocation, Distribution

Allocated Public, **Private** Resources

Current Challenges

Fragmented, Disconnected, Uncertain

Beneficiaries, Recipients, **Survivors**

Distributed, **Delivered** Resources

Use of Funds, **Spending**

Data Insights: Transparency, **Analytics. Reporting**

Ineligible, Nonbeneficiary Fraudster

Old & Slow. Via check, DD, gift card

No controls, quardrails, assurance of use

Little to no transparency nor real-time insights. Often manual accounting, audit, reporting





























The Solution

Private: NGOS, nonprofits, foundations, corporates, employers

Public: Fed, State, Local

Verify People including unbanked, underbanked, and small businesses

New: Fast, safe equitable, with dignity

Transparency. Real time data. Optional quardrails via FinTech Blockchain

Transparency. Real time data, audit & acct'q Reports analytics. Optional controls: Minimize waste, fraud, abuse. Blockchain's immutable records

Launch of the Disaster Resilience Fintech Platform





For immediate release

Innovative Disaster Preparedness, Risk Mitigation Payments Platform Launched to Address Urgent Resource Distribution Challenges

HOUSTON, Texas and MIAMI, Florida | November 5, 2025

<u>Future Proofing America</u> ("FPA") and <u>Payments As A Lifeline</u> ("PaaL") have jointly announced an alliance in an integrated financial technology platform for real-time payments distribution, data, tracking, impact reporting, and protections against waste, fraud, and abuse - to transform America's current public, private, philanthropic resource distribution for people, communities, and small businesses. **The Disaster Resilience Fintech Platform** ("the Platform") challenges the status quo by unlocking innovation and investment for ensuring communities are thriving not just surviving from one event to the next.

Both organizations are 501(c)(3)s, committed to driving disaster financial resilience across the U.S. The PaaL coalition brings together the top global fintech companies, and leverages unique fintech capabilities – in payments, data capture, automatic accounting and audit, Al and blockchain — enabling full-cycle transparency in delivery of funds, materials, equipment, and critical resources. The **PaaL Fintech Lifeline Hub** ("PFLH") is a central component of the announced nationwide disaster fintech ecosystem.

RESILIENT COMMUNITY NAVIGATORS

A New Upskilled Certification for Cross Cutting Competencies, Expertise Through A Hybrid In-Class and In-Field Curricula Delivery



INTEGRATING

Existing and Emerging Programs, Resources into a Packaged Solution, Workflow



COORDINATING

Within and Across Stove-Pipes of Federal, State, Local Funds and Eligibility Requirements, Rules



COLLABORATING

Among Hyper-Local Boots on the Ground and Community-Based Leadership



DELIVERING

A 1:6 + Cost-Benefit
Performance and
Transformation



Disaster AND Social Vulnerability Reduction

Leveraging Community Disaster Resilience Zones and other Federal programs, RCNs serve to bridge 'From Surviving to Thriving Neighborhoods and Citizens'



Wrap-Around Services, Resources

Based on existing roles, duties, and competencies, RCNs know how to connect critical dots of services, resources in more efficient and effective strategies



Multiple Stakeholders and Institutions

Where communities are advanced - identify gaps and fill accordingly; where communities are newbies - accelerate engagement beyond traditional disaster case management



Measurable Impact and Performance

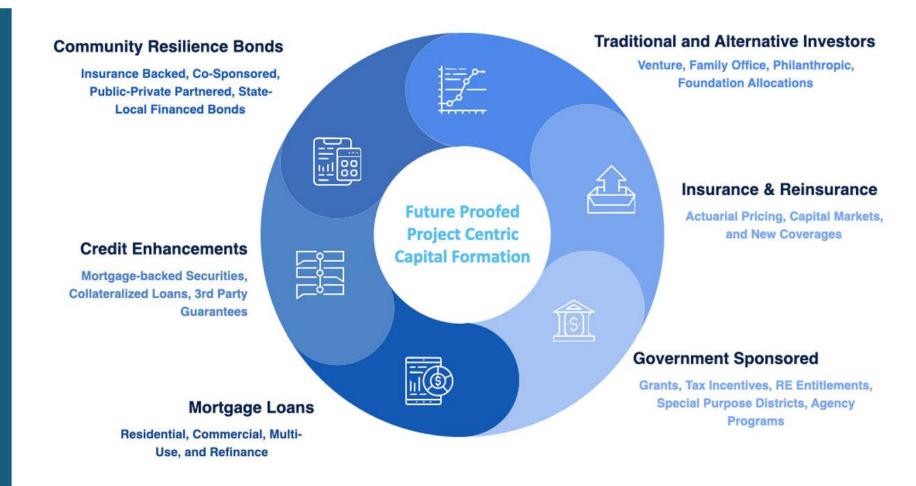
A strong spirit of "Get Stuff Done" - a mindset for immediate and sustainable results - no more studies and assessments. 'Score carded' and reported progress!

Once Again...Resources are NOT the Challenge

Over \$5 Trillion in Capital Sources Available for Resilience – Alternative Investment



Unlocking and Integrating All Forms of Capital



Impact Rate of Return®

will provide impact- and resilience-focused ROI modeling, reporting along side traditional ROI performance





will provide national debt finance advisory for formation of the Community Resilience Bonds, SPV instruments

For more information: www.roarpartners.co | www.futureproofingamerica.org

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