

**MINUTES  
TOWN COUNCIL/PLANNING COMMISSION  
SPECIAL JOINT MEETING  
May 18, 2009**

The Special Joint Meeting of the Paradise Town Council and the Paradise Planning Commission was called to order by Mayor Rutledge at 3:15 pm in the Town Hall Council Chambers, 5555 Skyway, Paradise, California.

**COUNCIL MEMBERS PRESENT:** Steve "Woody" Culleton, Joe DiDuca, Scott Lotter, Alan White, and Frankie Rutledge, Mayor.

**COUNCIL MEMBERS ABSENT:** None.

**PLANNING COMMISSIONERS PRESENT:** Greg Bolin, Mitchell Johns, and L. Craig Woodhouse, Acting Chairman.

**PLANNING COMMISSIONERS ABSENT:** April Grossberger (due to an excused leave of absence) and Bill Mannel.

**STAFF PRESENT:** Town Manager Rough, Town Clerk Gutierrez, Town Attorney Moore, Assistant Town Manager Ivey, Community Development Director McGreehan, Assistant Community Development Director Baker and Town Engineer/Public Works Director Schmidt.

**1. OPENING**

Mayor Rutledge introduced Beth Thompson, consultant from the De Novo Planning Group that prepared the proposed Town of Paradise Housing Element Update. Ms. Thompson stated that the purpose of the hearing today was for the hearing bodies to review the proposed Housing Element and to decide whether to forward the proposed document to the State Department of Housing and Community Development to begin its 60-day review period and to make the document available for public view.

Ms Thompson presented a powerpoint that summarized the purpose of the Housing Element and gave an overview of the development of the Housing Element Update. Ms. Thompson stated that the Housing Element is one of seven required General Plan elements; that the Housing Element sets forth strategy for addressing housing needs for all income levels; that the State of California and the Butte County Association of Governments (BCAG) determine regional housing need numbers; and, that the Housing Element requires State review and certification. Ms. Thompson explained that the Housing Element is a seven year plan that State Law requires to be updated in order to provide current policies and programs that reflect the Town's housing needs, current challenges and opportunities. A current updated and State certified Housing Element is necessary for our community to be eligible for certain state grant funds and housing/community development funds. Ms. Thompson stated that a CEQA document is required to analyze the Housing Element update and that will soon be generated for public review during this 60-day review period. After the 60-day review period by the State and the public, the documents will come back to the agency for review, certification and final adoption.

Ms. Thompson explained the major components contained in the Housing Element which are identified as Housing Needs Assessment, Chapter 2; Constraints to Housing, Chapter 3;

Resources for Housing Development, Chapter 4; Evaluation of Past Accomplishments, Chapter 5; a Housing Plan, Chapter 6; and, Public Participation, Chapter 7.

The **Housing Needs Assessment, Chapter 2**, considers the demographic and socioeconomic variables of the community including population characteristics (population growth, age, race and ethnicity); household characteristics (tenure, household size, type of household, household income, overcrowded households); employment (industry and occupation, travel to work); and housing stock conditions (residential construction trends, new housing and demolitions, type and condition of housing stock, vacancy, for sale housing market, rental housing, and housing affordability). The assessment also includes a Job/Housing Balance analysis; sets forth the Affordable Housing Inventory for Paradise; discussed Future Housing Needs as set forth by the Regional Housing Needs Plan (RHNP) mandated by the State and developed by the Butte County Association of Governments; and, Special Housing Needs (seniors, disabled persons, large family households, single parent and female headed households, agricultural workers, and homeless persons).

**Constraints to Housing, Chapter 3**, identifies economic forces in the private markets as well governmental constraints that limit production of housing and increase its cost and can affect maintenance and/or improvement of existing housing. Governmental constraints include federal and state mandates, the California Environmental Quality Act (CEQA), prevailing wage laws, and local land use controls implemented through zoning and subdivision ordinances. Development is also constrained by the lack of a community sewage collection and treatment system. Non-governmental constraints to affordable housing consist of three major factors: land costs, costs of construction and availability of financing.

**Resources for Housing Development, Chapter 4**, provides analysis of adequate land and financial assistance programs for development and maintenance of housing; supportive services provided to special needs populations; and, incentives provided to encourage development of housing affordable to all income levels. This chapter evaluates the Regional Housing Needs Allocation; includes analysis of density and unit yield (how adopted densities accommodate the need for lower income households or use default densities deemed appropriate for metropolitan, suburban and rural areas); and, available housing sites and local financial resources such as the Redevelopment Agency Housing Set Aside Fund, Community Development Block Grant (CDBG), Housing Rehabilitation Program, and Home Buyer Assistance. Programs for the homeless are available: the Butte County Housing Authority operates a County-wide Section 8 Housing Choice Voucher Program; the Community Action Agency of Butte County operates a transitional housing program; Help 4 People is a nonprofit agency in Paradise that offers aid to transients and homeless in the form of food distribution; the Paradise Ridge Family Resources Center offers confidential, free and low cost services to families in Paradise; and the Catalyst Women's Shelter provides emergency and transitional housing for abused persons. Other State and Federal financial resources are the Low Income Housing Tax Credit Program (LIHTC), the California Housing Finance Agency (CHFA), the Federal Home Loan Bank System, the California Department of Housing and Community Urban Predevelopment Loan Program and Emergency Housing Assistance Program. The Town offers incentives for affordable housing development through its Affordable Housing Incentives/Residential Density Bonus Ordinance contained in Chapter 17.44 of the Paradise Municipal Code.

**Effectiveness of Previous Housing Element, Chapter 5**, reviews and evaluates accomplishments of the 2003-2008 Housing Element program strategy, noting that one of the

primary difficulties in developing affordable housing in Paradise is procuring funding support to make units affordable and to meet septic/wastewater treatment requirements. Table 5-2 contained in this chapter identifies implementation measures provided in the 2003-2008 Housing Element, describes results of the programs and recommends whether each policy or implementation program should be kept, modified or removed from the update. It further concludes that the Town implemented most of the policies and programs in the 2003-2008 Housing Element and took steps to reduce constraints to the provision of housing, particularly affordable and special needs housing, and approved development of a number of affordable units.

**Housing Plan, Chapter 6**, sets forth the goals, policies and programs for the Town of Paradise for the next seven years based on resources, constraints and available sites. A goal is defined as a general statement of the highest aspirations of the community; a policy as a course of action chosen among many possible alternatives to guide decision making and provide framework; a program is a specific action which implements policy and moves the community toward the achievement of its goals; and, states that the proposed Housing Element is consistent with the State Housing Goals to provide safe, decent and affordable housing for all town residents.

**Community Participation, Chapter 7.** Community participation was solicited through distribution of a newsletter, a stakeholders' workshop held on April 13, 2009, public notices posted, press release to the local newspaper, invitations extended to local organizations and a community outreach booth was set up at the local Gold Nugget Days on April 25, 2009. Priorities, challenges and opportunities were identified and are included in the draft Housing Element.

Discussion was held regarding the various challenges to providing affordable housing, and Ms. Thompson stated that the programs in the plan aptly consider constraints and do not reflect anything that is unattainable, that quantified objectives are feasible and attainable based on funding, and that a certified Housing Element will provide the presumption that the Town is in compliance.

## **2. PUBLIC HEARING**

Mayor Rutledge opened the public hearing at 4:20 p.m. There were no speakers for or against the proposed draft Housing Element update and Mayor Rutledge closed the hearing at 4:20 p.m.

**MOTION by Lotter, seconded by Culleton**, (1) Approved the draft Paradise General Plan Housing Element update with changes\*; (2) Authorized release for public view; and, (3) Authorized submittal to the State Department of Housing and Community Development for a 60-day review period in compliance with State law.


Roll call vote of the Town Council was unanimous. Roll call vote of the Planning Commission: Ayes of Bolin, Johns and Woodhouse; Grossberger and Mannel absent and not voting.

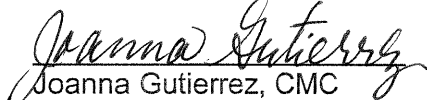
\*P6-4 & 6-5, remove word affordable after the number 25 that references senior or disabled units; P6-10, change HP-26 to HP-25; P6-11, change Program 20 to HI-20; and, insert quantified numbers in Chapter 6.

**MOTION by Lotter, seconded by White**, adjourned the joint meeting at 4:25 p.m. Council and Planning Commission vote was unanimous with Grossberger and Mannel absent and not voting.

APPROVED BY COUNCIL:

Date: June 9, 2009

  
Frankie Rutledge, Mayor  
Paradise Town Council

  
Joanna Gutierrez, CMC  
Town Clerk

APPROVED BY PLANNING COMMISSION:

Date:

  
L. Craig Woodhouse, Acting Chairman  
Paradise Planning Commission