



TOWN OF PARADISE

SUBSTANTIAL AMENDMENT TO THE ACTION PLANS FOR PROGRAM YEARS: 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009

<p><u>Jurisdiction:</u></p> <p>TOWN OF PARADISE</p> <p>www.townofparadise.com</p>	<p><u>CDBG Contact Person and Address:</u></p> <p>Lauren Gill 5555 Skyway, Paradise, CA 95969 Phone: 530-872-5915 Fax: 530-877-5059 Email: lgill@townofparadise.com</p>
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According to federal regulations and the Town of Paradise Citizen Participation Plan, any changes to an adopted CDBG budget that amounts to more than 10% of the annual allocation, and/or a cancellation or addition of a new project/activity, requires: (a) public notification for solicitation of comments, (b) two public hearings, and (c) Town Council approval. The amendment is then submitted to HUD for acceptance.

The following amendments to the 2004-2009 CDBG Annual Plans are proposed for Council Consideration:

Amendment No. 1: Re-allocate a portion of park funds originally dedicated to the Estes Park/Dorville Fields and develop a phased development for the site:

The Town of Paradise began allocating CDBG funding for the land acquisition, planning and engineering of the Larry Estes Memorial Park in 2004. The park development is located in one of the three designated low and moderate-income areas of town. The town has been unable to move quickly with this project due to lack of available funding. Because the CDBG funds that were originally allocated to the park had not been spent in a timely manner, the Town needed to reallocate and spend down some of the funds that were reserved for this project. The Town cannot have more than 1.5 times its annual allocation on "reserve" at the beginning of each Program Year. Therefore, the Council needed to review spending priorities that would allow for timely draws of CDBG funds. This also gave Council and staff an opportunity to take another look at the Estes Park project and set a more realistic funding/construction schedule. At its first public hearing on the substantial amendment, Council directed staff to review the original park plans and make recommendations that would allow the park to be constructed as a phased development. A phased development approach to the park allows staff to apply for park grants and construct portions of the park and add amenities as funding becomes available.

The approach to developing the Estes Park/Dorville Fields includes the desire to provide additional play fields for the youth sports programs and to honor both a fallen law enforcement officer, Larry Estes, and the “founding father” of Paradise little league baseball, Ralph Dorville.

Staff’s principal objective is to achieve symmetry of design and purpose, maintain an attractiveness to the parents, children, and residents that will use the park within a minimalist framework, and create a sustainable environment. For purposes of this project, sustainable is defined as low or no maintenance of facilities, hardscape, or landscape *and* achieving a design that maintains its community interest and usefulness over time.

The town is still planning to set money aside for the site work related to the Estes Park development. Town staff will work to develop the park, but with a different scope. The town will work with other agencies and groups to try to develop a park with playing fields that meets the goals of residents and groups in the area.

Amendment No. 2: Cancel the RBEG Incubator Grant project and reallocate the funds: The Town applied for a Rural Business Enterprise Grant to fund a business incubator program. The program required \$80,000 in match funding, which was budgeted with 2008 CDBG funds. The Town did not receive the RBEG grant and staff is recommending re-allocating the \$80,000 match funds towards land acquisition for slum/blight removal and for a wastewater treatment facility.

Amendment No. 3: Use some of the reallocated funds for current housing programs:

To meet our timeliness requirement for the 2008 program year, staff, working along with our HUD representative, transferred \$104,000 of land acquisition/park development funds into the Town’s CDBG Housing program funds. The funds allowed the Town to assist low income residents with mortgage assistance to purchase homes in Paradise.

Amendment No. 4: Reallocate funds for Land Acquisition for Wastewater Treatment Facility and Redevelopment Slum/Blight Removal:

The remaining Estes park funding will be transferred into a new activity that will be used for the land acquisition for the development of a wastewater treatment facility and/or redevelopment slum blight removal.

The Town of Paradise is the largest municipality in the nation without a municipal sewer system. All 27,000 residents and businesses in the town are on private septic tanks. The Town is in the process of planning/engineering and testing necessary to build a waste-water treatment facility that will support the downtown revitalization area. The Town has been in the process of supporting the revitalization of the urban core through the use of Economic Development Funds and Redevelopment funding. This project is a monumental step in the right direction for the town, and supports the general policies in the Town’s Consolidated Plan and General Plan. In order to eliminate the blight and slum in the downtown area, the Town would like the use CDBG funds to support the development and construction of a treatment system.

Table I:

2004/05 through 2008/09
CDBG Annual Plan Amendments

Program Year	Original Estes Park Funds	Original Business Incubator Funds	Transferred to Public Facilities/ Land Acquisition	Transferred to Housing Activities to meet timeliness requirements	Funds Remaining in Estes Park
2008-09	0	\$80,000	\$80,000	---	---
2007-08	\$95,690	0	66,990	28,700	0
2006-07	\$36,980	0	12,080	23,000	1,900
2005-06	\$54,517	0	0	25,700	28,817
2004-05	\$47,226	0	0	27,000	20,226
TOTAL	\$234,413	80,000	159,070	104,400	50,943

PUBLIC PARTICIPATION:

Based on the Town of Paradise Public Participation Plan, the Substantial Amendment is required to go through two public hearings before it is adopted by Council and submitted to HUD. The Town published one Public Notice of the Substantial Amendment that was published in the Paradise Post on August 22nd, 2009. The public notice listed the two different public hearing dates in which the public would have the opportunity to submit comments before the public hearing, or attend and speak on the item at the meeting. The subsequent public hearings occurred on September 8 and October 13, 2009. After the second and final public hearing, the Substantial amendment will be posted for public review for 30 days, ending on November 13, 2009. Public comments are welcome and will be accepted through the entire process, ending on November 13, 2009. The Substantial Amendment document is posted on the Town's website at www.townofparadise.com and copies are available for public review at Town Hall, the Paradise Branch of the Butte County Library, the Senior Center, the Chamber of Commerce, and the Family Resource Center.