

**Town of Paradise**  
**Community Development Block Grant Program**

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**CONSOLIDATED PLAN**  
**2005 – 2010**

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**Office of the Town Manager**  
**Business and Housing Services Division**  
**5555 Skyway, Paradise, California 95969-4931**



**May 2005**



**Town of Paradise  
Community Development Block Grant Program**

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# 3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

#### 3-5 Year Strategic Plan Executive Summary:

The Town of Paradise Consolidated Plan outlines a 5-year housing and community development strategy focused on meeting the needs of the town's low and moderate-income residents. The plan, which sets the goals and objectives for the Community Development Block Grant Program (CDBG), HOME, and other federal or state grant programs, is in effect from 2005 to 2010. The broad goals of the program will assist in the town's efforts to:

- ☐ Improve the condition of the community's housing supply.
- ☐ Improve the community's economic condition.
- ☐ Improve the community's well-being by participating with local stakeholders in community building efforts.

In addition to the town's goals, President Bush has asked communities across the country to include two specific activities in their CDBG Programs over the next several years. Those activities are:

- ☐ Increase home ownership opportunities – especially among minority populations.
- ☐ Eliminate the condition of chronic homelessness by 2012.

The town proposes to address these goals and objectives using an approach that is CDBG-based, but is augmented by other programs, such as the HOME program, CalHOME program, redevelopment agency funding, and other federal or state grants. Given the town's fiscal constraints, continuing the past practice of obtaining federal and state grants to fund these efforts is a must. The 2005-2010 plan will have the benefit of the recently formed Paradise Redevelopment Agency. Agency funds will augment both the housing and the economic development activities.

The 2005-2010 Consolidated Plan delineates a comprehensive approach to community building. Specifically, the plan establishes the following goals and objectives for the Business and Housing Services Division of the Town Manager's Office:

### Housing –

Based on the housing needs identified in the 2000 Census, the town needs to continue its residential rehabilitation and mortgage subsidy programs. The CDBG program will serve as the base for those efforts, and the town will continue to apply for additional funding from the HOME and CalHOME programs. The town has previously received HOME and CalHOME grants that have been used to fund residential rehabilitation and downpayment assistance to first time homebuyers. The plan sets a 5-year goal of 45 completed residential rehabilitation projects and 20 loans to first time homebuyers.

In addition, the Consolidated Plan includes a new initiative which will combine residential rehabilitation and downpayment assistance efforts. The plan will add an acquisition/rehabilitation component to the town's established menu of housing activities. The acquisition/rehabilitation program envisions the purchase and rehabilitation of distressed properties. Once rehabilitated, the properties will be sold to low and moderate-income first time homebuyers. The properties will be deed restricted to ensure that they remain available and affordable to low and moderate-income residents. A goal of two units annually is set out in the plan.

Meeting President Bush's goal of confronting and eliminating chronic homelessness will require the town to plow new ground. To date, the town, and therefore the CDBG program, has been able to focus its efforts on preventing homelessness or assisting those agencies that provide emergency and temporary shelter. The still rural nature of the community seemingly isolated the town from the growing problem faced by other neighboring cities. That is no longer the case. Social service providers have been faced with a burgeoning homeless population over the past several years. The Homeless Population Table shows that between January and March 2005, the Family Resource Center assisted 63 sheltered and unsheltered homeless individuals and families with children.

The Consolidated Plan regulations and the presidential directive require that the town make plans to address the needs of this population. However, before an action plan can be drafted, program staff must become more familiar with the breadth and depth of the situation in Paradise. During the first year of the five year plan, staff will develop a plan to address the community's homeless situation. The means and inter-agency relationships needed to complete the action plan are in place and will, no doubt, result in the type of coordinated and cooperative effort that has become the hallmark of the community.

### Economic Development –

The past Consolidated Plan and its Annual Action Plan components provided funding for the town's commercial rehabilitation program. Program funds were used to improve the facades of commercial buildings in the Downtown Revitalization Area. That program has funded \$ 41,775 in façade loans and grants and has resulted in \$1,288,225 of private investment in the Central Business District. During the 2005-2010 plan period, the financial responsibility for the façade renovation program will be jointly funded by the CDBG program and the Paradise Redevelopment Agency.

In addition to the façade program, the Paradise Redevelopment Agency funds several business assistance programs. Those programs provide financial and technical

assistance to start-up businesses, expanding businesses, and commercial ventures wishing to locate in the redevelopment project area.

The Town of Paradise also operates a business start-up program for local entrepreneurs. The Butte County Business Incubator Program provides intense, hands-on technical assistance from a team of well-qualified consultants. The program is funded by a grant from the Rural Development Administration.

Over the life of the Consolidated Plan, program staff will continue to work with the business community to ensure that town government is doing its part to facilitate growth in the local economy. The CDBG program will continue to be a part of that commitment.

#### Community Building –

One of the strongest and most successful aspects of the CDBG program has been its relationship with the town's non-profit agencies. It is not an understatement to say that the relationships formed over the past several years, due in large part to the community organization funding component of the CDBG program, has resulted in unprecedented cooperation and coordination among local government, school and parks district leaders, and an incredible array of community based organizations. That relationship has been instrumental in the S.H. Cowell Foundation's decision to make significant place-based funding commitments to several local organizations and projects. A sampling of Cowell Foundation supported programs and projects includes:

- ☐ The Paradise Ridge Family Resource Center.
- ☐ The Boys and Girls Club of the North Valley.
- ☐ Community-wide leadership training.
- ☐ School-based construction technology program – the home constructed will be available for low and moderate-income buyers.
- ☐ Pre-development funding for a 44-acre project that will provide 60-90 units of affordable multi-family housing, park and open space, sports fields, a new Boys and Girls Club, a charter middle school, and single family residential housing.
- ☐ The Paradise Ridge Master Plan – a social services and housing master plan.
- ☐ Project Vision – a community-based youth oriented program.

The 2005-2010 Consolidated Plan is designed to build on this success and generous support of the Cowell Foundation. While the CDBG program will continue to provide annual funding to community organization sub-recipients under the public services component, future funding will be directed to organizations and activities that are included in the Master Plan and the Project Vision program. This strategy will ensure that these community and youth oriented programs and projects receive the level of local support necessary to ensure success. The Master Plan and information on Project Vision is provided as an attachment to the Consolidated Plan.

The Community Development Block Grant Program has provided assistance to homeowners, homebuyers, senior citizens, business owners, and community organizations for over ten years. The program has also provided funding and grant support for two significant public projects – Paradise Community Park and Larry Estes Memorial Park. Most of the funding for Paradise Community Park has been

secured, and prior year CDBG funds will be used to begin construction at Estes Park. While the 2005-2010 edition of the Consolidated Plan does not envision as much of a role for the CDBG program in the development of parks and open space, funding for Estes Park may be included in the Annual Action Plan for several years to come.

None of this – the historical success of the CDBG program and the independence to make the new five year plan work – would be possible without the vision and support of the Town Council, the Town Manager, and the senior management team. More importantly, any improvements that have been accomplished with this program – the families that have been provided safe housing, the businesses that have a better bottom-line, the community organizations that are healthier, and the residents that can enjoy living, working, and playing in their community – would not have been remotely possible without the time, talents, and commitment of the Business and Housing Services Division staff. They are without equals.



## **Strategic Plan**

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The mission of the Business and Housing Services Division is to **BUILD COMMUNITY**.

Far too many nebulous and impersonal terms like sustainability, viability, and infrastructure have found their way into the lexicon of planners and politicians, alike. We, too often, look at community planning like a medical student looks at a cadaver – a learning tool, an experiment with parts and pieces in the right place but void of spirit, breath, and signs of life. We have traded symbolism for substance, public hearings for lunch counter conversations, and cocoons for communities.

The mission of the Business and Housing Services Division is to bring about a change in the status quo – the rediscovery of the traditional town. The Consolidated Plan 2005 -2010 outlines the means to accomplish this goal and in so doing provide a well-defined direction for the both the long-term and daily activities of the Business and Housing Services Division.

While the definition of community can and will vary among different special interest groups, for us, the definition of community is determined by the Town Council, in consultation with various Council-appointed committees, constituency groups, business leaders, and representatives of community based non-profit organizations. The objectives and activities listed in this plan are based on established Council-adopted goals and policies.

Reliance on the State of California, and to some degree, the Federal government, to finance projects and programs is not advisable. Neither level of government can continue to provide the steady stream of funding that it has in the past. It is no longer a reasonable expectation that Sacramento and Washington, D.C. will provide a reliable and sustainable revenue source. In today's world, projects and programs of any magnitude need to achieve community-wide support and secure funding from a mix of public and private sources.

The Business and Housing Services Division is tasked to do just that - attract public and private investments that support programs and projects to improve the economic, physical, and collective well-being of our residents and businesses. To do so means that funding agencies must have confidence in our ability to deliver projects and programs that meet both their specific requirements and the community's objectives. The purpose behind the 2005 - 2010 Consolidated Plan is to outline a plan of action that will garner the confidence needed to attract public sector investment and private sector commitment.

## General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

### 3-5 Year Strategic Plan General Questions response:

The Department of Housing and Urban Development has identified three low and moderate-income neighborhoods within the Town of Paradise. Two of the three neighborhoods are also located within the boundaries of the newly formed redevelopment project area. The map provided as Exhibit A shows both the redevelopment project area boundaries and the town's low and moderate-income neighborhoods.

The CDBG Program has always been available to income-eligible residents on a town-wide basis. While this Action Plan will continue to support that approach, a concerted effort will be made to target housing program activities in the identified low and moderate-income neighborhoods.

The two park projects that have been, and continue to be a CDBG-funded activity are located in low and moderate-income neighborhoods. These projects are considered an Area Benefit Project.

Although the CDBG allocations to community based organizations are not geographically based, many of the recipient organizations are active in low and moderate-income neighborhoods. Regardless of physical address, the residents assisted by the community based organizations are income eligible for program assistance. Determining income eligibility is one of the pass-through requirements from the town to the recipient organizations.

CDBG funding is based on the community needs that have been identified in the Consolidated Plan. In addition, the 2005 - 2010 Consolidated Plan incorporates existing Town of Paradise plans and policies, one of which is the Redevelopment Plan adopted in 2003. The redevelopment project area includes the HUD-identified low and moderate-income neighborhoods. It is the intent of the CDBG Program to augment the community's redevelopment efforts by focusing assistance within the boundaries of the redevelopment project area. In so doing, the CDBG Program as well as redevelopment resources will be concentrated in the neighborhoods demonstrating the highest need - the town's low and moderate-income areas.

While much of the previous discussion relates to housing programs, the same rationale holds true for other CDBG-funded programs. As stated, both of the park development projects receiving CDBG assistance are in low and moderate-income neighborhoods. In addition, the Paradise Community Park project is located in the heart of the Downtown Revitalization Area. When completed in 2006, the park will be the cornerstone of a commercial renaissance in the central business district. The

park project has given rise to plans for a new Civic Center, public infrastructure and streetscape improvements, and a private sector-led commercial revitalization that is improving facades, employment opportunities, and the always important bottom line. The overriding rationale behind this effort, and other CDBG-funded activities, is the need to reverse the decline of these specific neighborhoods and commercial districts.

At the national level, the CDBG Program has been in operation for nearly 30 years. The Town of Paradise received its first CDBG dollars in 1994. While the program has been well-received and an unqualified success, the community's needs have been far from met. The town still has people in need of affordable housing, better jobs, and a support system that can help them move from a position of need to one of self-sufficiency. Simply put - we still have unmet needs.

During the program year, staff will continue to administer activities that endeavor to remove obstacles that confront the underserved of our community. The basic tenets of the program - improved housing, improved economy, and improved community - guide those activities. Specifically, staff will continue to work with a local non-profit to bring about the development of 60-90 units of affordable multi-family housing. Coupled with the affordable housing development is a support system patterned after the Family Resource Center model. That support system will be part of the housing development, as well as a part of the overall mixed-use development which includes a Boys and Girls Club facility, a community center, recreational facilities, and a charter middle school.

### **Managing the Process (91.200 (b))**

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.*

#### **3-5 Year Strategic Plan Managing the Process response:**

The lead agency for the development and implementation is the Town of Paradise. Specifically, program management responsibility is assigned to the Business and Housing Services Division of the Town Manager's Office.

Of course, developing and managing community-building programs is not a solo operation. The town has had the privilege and pleasure of working with supportive community organizations and equally supportive private sector based individuals and organizations. A complete listing of participants in the Consolidated Plan

development process, as well as agencies that have been involved in planning and policy projects that have shaped the Consolidated Plan and the direction of the Community Development Block Grant Program can be found on page 3 of Exhibit B.

Town staff will continue to build on the relationships that have been developed between realtors, lenders, developers, community based organizations, and the business community. The following is a partial listing of those individuals and organizations that assist with the implementation of the town's CDBG and redevelopment objectives:

1. Redevelopment Advisory Committee and Housing Sub-committee
2. Paradise Youth Sports and Family Center Board
3. Renewing the Vision for Youth on the Ridge
4. Paradise Ridge Community Network
5. Paradise Affordable Housing Task Force

The level of coordination, cooperation, and collaboration in this community has never been greater. The Paradise Youth Sports and Family Center project, which includes an affordable housing component, is comprised of the Town of Paradise, Paradise Unified School District/Paradise Charter Middle School, Paradise Recreation and Parks District, the Boys and Girls Club, and Youth for Change. Those same organizations and others are actively involved in a youth support effort called Renewing the Vision for Youth on the Ridge - a community based program in response to a rash of teen fatalities. The Paradise Ridge Community Network was the genesis for much of this cooperation, and they continue to be a clearinghouse for project and policy discussions, as well as many of the grants submitted by community organizations. This coordinated and cooperative approach will continue during the program year because this community has come to the realization that it cannot afford disjointed and duplicative efforts. The community's (including federal and state governments) financial and human resources cannot support anything but a coordinated approach to resolving the crisis with which we are faced.

### **Citizen Participation (91.200 (b))**

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Exhibit B is the Community Involvement-Collaborative Consultation. It includes the applicable notice and hearing dates relating to the Annual Action Plan on page 4.

Any comments received will be added to the final draft of the Consolidated Plan and the Annual Action Plan.

The Consolidated and Annual Action Plans were circulated for comment among various organizations representing minorities, non-English speaking residents, and persons with disabilities. In addition, the town's close working relationship with organizations representing the minority and special needs populations provides steady and consistent input and participation in the planning process.

As of this date, town staff has not rejected any comments made regarding the Consolidated Plan or the Annual Plan. Staff does not have a history of not accepting comments made on the plans. Should the situation arise whereby comments are not accepted, it will be so noted in the final draft of the Annual Action Plan.

### **Institutional Structure (91.215 (i))**

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

#### **3-5 Year Strategic Plan Institutional Structure response:**

The Town of Paradise is the lead agency through which the Community Development Block Grant Program is administered and implemented. Daily program and project administration and implementation is the responsibility of the Business and Housing Services Division of the Town Manager's Office.

The Business and Housing Services Division is staffed with 2 full time employees and 2 part-time employees assigned to administrative support. The 2 full time employees are the Assistant Town Manager, who serves as the division director, and the Housing Programs Manager.

In addition to division personnel, the staffs from several other departments assist with program management. Critical support is provided by the Finance Department. Support for public facilities projects and residential rehabilitation is provided by the Town's Engineering, Public Works and Community Development Departments, which also provide support for the Commercial Facade Renovation Program.

The Town of Paradise and the CDBG Program have enjoyed the unwavering support of the non-profit community. More importantly, the high degree of support is not dependant on the award of CDBG funds. The CDBG Program has been both the catalyst and the beneficiary of a rebirth of cooperation, coordination, and collaboration among community based organizations and other units of local government such as the recreation and parks district and the school district. A great deal of the past success is a result of that effort, and there is no doubt that the ability to maintain and improve upon the CDBG Program is tied to the continued support from local districts and the non-profit community.

The private sector has also been, and will continue to be, a major player in the Community Development Block Grant Program. The commercial façade renovation program is a major component of the Downtown Revitalization Plan. However, the key to maintaining that program is private sector investment. To date, nearly \$42,000 in CDBG funds, and an additional \$63,950 in redevelopment funds have been spent on commercial façade renovations. The public sector contribution has leveraged nearly \$1.3 million in private investment.

While the CDBG Program is the town's responsibility, the town cannot unilaterally operate it and have it be a successful program. Success demands a partnership with local community based organizations, special districts, and the business community. The town's program includes all of those stakeholders. The strategy for the next 5-year Consolidated Plan period is to improve upon those relationships. Doing so reduces duplication, provides more comprehensive and cost effective programs, and ensures broad based community support for the CDBG Program.

Generally, the CDBG program's delivery system is adequate. As with any local government in today's fiscal environment, the town could use more funding and or more staff time. Yet, in some ways, it is that gap in funding and staffing that has fostered the level of cooperation among service providers that has become the strength of this program. The commitment to effective community building that is shared by the town and our partners has become far more significant than the funds.

The town's relationship with the Housing Authority of Butte County is also one of cooperation. However, the town does not participate in the management of housing authority to the extent outlined in question three of this section. Housing Authority staff is included in the town's discussion of housing strategies, proposed multi-family housing development projects, and housing development finance. Their staff is always available to answer questions and provide expert advice on housing issues facing the Town of Paradise.

### **Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

The Town of Paradise has adopted a comprehensive Performance Measurement System by which to monitor its programs and projects. The complete text of the Performance Measurement System is provided as Exhibit D.

### **Priority Needs Analysis and Strategies (91.215 (a))**

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

This is perhaps one of the most difficult sections of the Consolidated Plan to complete. For families in need of housing, health care, employment, or other basic necessities, every need is a high priority. The Town of Paradise assigned the priority given to each category of needs based on two factors - did the category represent one of the three main goals (improved housing, improved economy, improved community), and is the activity one in which the town has any direct control. The categories that met that criteria were assigned a High Priority designation. Those categories that did not meet the criteria were assigned a Medium or Low Priority designation.

The omnipresent obstacle to meeting any and all of these needs is money. While throwing money at a problem is not a guarantee that it will be fixed, meeting the needs of any community and its underserved population requires a substantial and steady funding commitment.

The second most frequent reason that needs go underserved is the clash of organizations for either control of the service or the funding that goes along with service delivery. The community of Paradise is so fortunate to have moved beyond much of the territorial imperatives associated with the delivery of public programs and projects. Bluntly stated, being poor has forced the community to cooperate, coordinate, and collaborate in order to accomplish community-minded objectives. The approach has worked, and it continues to work. However, the ability to maintain the coalition rests with its ability to deliver successful outcomes. Failing that, we may all be back fighting for scraps.

### **Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

**3-5 Year Strategic Plan Lead-based Paint response:**

The Town of Paradise follows the procedures for inspection and mitigation of lead - based paint hazards. The town's housing rehabilitation and mortgage subsidy programs include lead-based paint inspection requirements. Depending on the initial analysis, other mitigation measures, as outlined by federal regulations, may be taken.

In addition to the town's activity, the Paradise Ridge Family Resource Center, through their AmeriCorp-funded family preservation program, will notify town staff should they encounter residents impacted by lead tainted living conditions. Along the same lines, the town's Code Enforcement Officer is sensitive to the potential of lead-based paint and other lead hazards on properties under compliance orders.

During the course of the Consolidated Plan, town staff will continue to implement the lead hazard identification and mitigation program for low and moderate-income residential clients. Additionally, town staff will provide lead hazard informational materials to the case workers at the Family Resource Center and the Boys and Girls Club of the North Valley. Coordinating education and reporting requirements with these two agencies will increase awareness of the potential health issues that can result from exposure to lead-based paint.



## HOUSING

### **Housing Needs (91.205)**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

#### **3-5 Year Strategic Plan Housing Needs response:**

The Housing Needs table (CHAS data) provided by HUD outlines the community's current housing needs. It shows a relatively even distribution of need among renters and homeowners reporting a housing problem - 2,106 and 2,836 respectively.

It also shows a proportionate need among the categories of persons. For example, for several decades the community was a retirement destination for a great many senior citizens. Therefore, the fact that slightly over 2,500 elderly renters and owners report some type of housing problem, while only 232 large families report a housing problem is not surprising.

The data depicts the recent characteristics of the town, but that data does not reflect the on-going demographic shift occurring in the community. The housing needs data is primarily derived from the 2000 Census, and although adequate, it does not consider the impacts of the upturn in the current housing market. The 2010 Census and Consolidated Plan will show a much different community.

Housing problems reported by income category also presents a relatively even distribution of need. 1,128 households earning less than 30 percent of median family income (MFI) reported some type of housing problem. 1,696 households in the 30 to 50 percent of MFI reported housing problems, and 2,118 households earning between 50 and 80 percent of MFI reported housing problems of any type. Approximately 42 percent of the town's 11,712 housing units reported some type of housing problem - either a cost burden or a code/structural problem.

The Housing Needs table reflects more needs than the Town of Paradise is financially and organizationally able to meet during the five year plan period. The reality of limited funding and staffing offers a stark comparison to the overall need. By necessity, the town does not fund rental rehabilitation or tenant-based rental assistance. Historically, the focus of the town's housing efforts has been owner occupied residential rehabilitation and mortgage subsidies to first time home buyers. While some variations on the theme will occur over the life of the plan, the focal point of the program will remain owner occupied housing.

During the life of the plan, 2005-2010, the Town of Paradise will complete the rehabilitation of 45 owner occupied residences, and 10 CDBG/HOME funded acquisition/rehabilitation projects. The sale of the acquisition/rehabilitation properties will be deed restricted so as to qualify under Section 215. Additional units may be assisted by the Paradise Redevelopment Agency, and those goals are not included in the Housing Needs table.

In addition, town staff will be assisting a local non-profit with the development of 60-90 units of multi-family affordable housing. The need for affordable rentals is evident in the Housing Needs table. Nearly 1,740 households reported a housing cost in excess of 30 percent of their income. A similar number of households reported paying in excess of 50 percent of their monthly income for housing.

### **Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

#### **3-5 Year Strategic Plan Priority Housing Needs response:**

The Housing Needs Table is comprised of a snapshot of the housing needs among very low income, low income, and moderate income residents. The table provides both a numerical tally of impacted households and a percentage of impacted households within each of the income categories. The table further disaggregates the data among renters and owners, elderly, small and large related households, and all other households.

The community's housing needs appear to be uniformly distributed among the various income categories, with the low and very low-income residents experiencing

slightly higher cost burdens and housing problems. Large related households, regardless of occupancy status, report the highest percentage of both cost burden and housing problems. Numerically, elderly renters and homeowners report the highest occurrence of cost burden and housing problems.

Historically, the town has applied its housing program funds on a town-wide basis, irrespective of any objective to allocate funds among the various eligibility categories. As a result, most of the assistance has been allocated to elderly homeowners and small related households. Those client groups represent a large percentage of the needs identified in the Housing Needs Table. The CDBG and HOME funded housing programs will continue to provide assistance on an as-needed basis.

However, the recently created Paradise Redevelopment Agency will provide housing assistance on an equitable basis among the various income and household categories. California redevelopment law prohibits agencies from preferential funding of one age, income, or household type over another. Inasmuch as most of the CDBG and HOME assistance is provided to elderly and small related owner occupied households, the agency's assistance will be directed to large related households, and renter households. The agency is committed to assisting a local non-profit with the construction of 60-90 units of affordable housing. Agency staff will work with the non-profit to ensure that the community's broad spectrum of needs is served by this bell weather housing development.

### **Housing Market Analysis (91.210)**

\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

#### **3-5 Year Strategic Plan Housing Market Analysis responses:**

Paradise, like much of California, has been in a real estate boom over the past several years. The median home price is currently \$290,000. As a result, Paradise, again, like much of California, has priced its low and moderate-income residents out of the homeownership market. Although town staff has worked successfully with state and federal officials to increase the local housing value limit, the market has far out paced government's ability to serve its income eligible clientele.

Housing supply, in the "affordable" price range is virtually nonexistent. However, market-rate home construction continues at a record pace for this community. On

the rare occasion when an affordable property becomes available, it is often a distressed property and cannot meet minimum standards. The market condition has resulted in a steady demand for housing rehabilitation products, and while demand for mortgage subsidy products is high, they are of little use in this hot real estate market.

The community has a long history of providing group home settings for elderly residents, mentally challenged residents, and physically challenged residents. The town's medical and religious community supports this commitment to providing housing, medical, and social services to persons with disabilities.

While supportive housing for persons with disabilities is adequate, single-family residential units, constructed specifically for persons with disabilities or HIV/AIDS is not a product currently provided by the development community. A recently established housing strategy task force is developing a community housing needs survey. Town staff will work with this group to determine the need for this level of supportive housing.

The town's lack of a centralized sewer system has deterred the production of large multi-family housing developments, including public housing and federally assisted housing. The housing authority has approximately 200 Section 8 eligible units in town; however, the housing authority does not own or manage any multi-family developments in town. A Section 236-funded senior complex of approximately 40 units remains under contract and is not expected to be lost from the assisted housing inventory.

Over the life of the Consolidated Plan, town and redevelopment agency staff will:

- ☐ Assist a local non-profit with the construction of 60-90 units of affordable housing.
- ☐ Assist the school district with the construction of affordable single-family units built by the construction technology class.
- ☐ Continue to implement the owner occupied housing rehabilitation program funded by CDBG , HOME, and redevelopment agency funds.
- ☐ Continue to implement the mortgage subsidy program for first time homebuyers funded by CDBG , HOME, and redevelopment agency funds.
- ☐ Initiate an acquisition/rehabilitation/resale program funded by CDBG and HOME funds.

### **Specific Housing Objectives (91.215 (b))**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

**3-5 Year Strategic Plan Specific Housing Objectives response:**

Over the life of the Consolidated Plan, town and redevelopment agency staff will:

- ☐ Assist a local non-profit with the construction of 60-90 units of affordable housing.
- ☐ Assist the school district with the construction of affordable single-family units built by the construction technology class.
- ☐ Continue to implement the owner occupied housing rehabilitation program funded by CDBG , HOME, and redevelopment agency funds.
- ☐ Continue to implement the mortgage subsidy program for first time homebuyers funded by CDBG , HOME, and redevelopment agency funds.
- ☐ Initiate an acquisition/rehabilitation/resale program funded by CDBG and HOME funds.

**Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

**3-5 Year Strategic Plan Needs of Public Housing response:**

Public housing in the Town of Paradise is under the jurisdiction of the Housing Authority of Butte County. The town and the housing authority enjoy a cooperative working relationship. In the past, the town has supported the housing authority's efforts to obtain funds to purchase an at-risk unit. Recently, the housing authority has been part of a team working toward the construction of 60 -90 units of affordable multi-family housing.

The housing authority manages 205 units of Section 8 housing in town. While some units may require a degree of rehabilitation, the units at least meet the minimum Section 8 Housing Quality Standards. Neither the town nor the Housing Authority have plans to construct a public housing project within the town. However, the Housing Authority may play a management role in the operation of the 60-90 unit affordable complex.

### **Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:  
Not applicable.

### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

The Town of Paradise has a long history of being sensitive to its role in developing affordable housing. Over the past several years the Town Council has taken steps to encourage the development of secondary dwelling units by relieving many of the permit requirements associated with the construction of "mother-in-law" units. In addition, town leadership has energetically safeguarded the inventory of land zoned for multi-family housing. Finally, the town has vigorously pursued both the

expanded use of on-site wastewater disposal technology and the evolution of regional regulation that affects the type of systems and technology that can be used to treat the wastewater generated by larger residential developments, or developments on marginal land.

The town's development impact fee schedule is the lowest in Butte County, and until very recently only included town and school district impact fees. In the past year, the Paradise Recreation and Park District added its impact fees to the total mix of development impact fees.

Town staff continues to work with regulatory agencies and the development community to both add to the inventory of affordable units and ensure compliance with strict water quality regulations, that if violated will have a far greater impact than any policy that the town could generate. Staff routinely meets with the members of the building trades, the real estate community, and local mortgage lenders to refine its programs and policies. The Town Council has been responsive to concerns and recommendations of these industry professionals. Town leadership will continue to rely on their expertise to assist in program design and implementation.

## HOMELESS

### **Homeless Needs (91.205 (b) and 91.215 (c))**

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook

**Homeless Needs—** The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

#### **3-5 Year Strategic Plan Homeless Needs response:**

The Town of Paradise has been very fortunate to have avoided much of the homeless crisis that has been experienced by other communities. The lack of social services and shelters, coupled with the fact that these services have been available in neighboring cities has lessened both the homeless population and the urgency to address that need.

During the past several years, consultations with local non-profits have noted an increasing homeless population. Those organizations have budgeted for temporary housing vouchers at local motels; however, the demand soon exceeded the budget.

Town staff will work with these local agencies over the next year to develop a homelessness prevention/shelter strategy.

The Paradise Ridge Family Resource Center recently received a grant from the S.H. Cowell Foundation to implement a tracking and data system for the homeless population. Town staff will work with the center to incorporate the data requirements necessary to provide the information requested in the Consolidated Plan and to meet the President's mandate of ending chronic homelessness by 2012.

### **Priority Homeless Needs**

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homelessness prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

#### **3-5 Year Strategic Plan Priority Homeless Needs response:**

The Town of Paradise has not participated in the Continuum of Care planning process. As mentioned, until recently the homeless situation has not been a pressing need, and certainly not one that demanded attention over and above the housing, economic development, and public services programs.

As a result of the Consolidated Plan process and staff's close working relationship with local non-profits, it is now apparent that the situation has changed. The long-standing approach of homelessness prevention embodied in the CDBG Program's support of the Family Resource Center and the Family Preservation Program no longer provides the range of necessary services.

That said, the extent of the situation and the resources necessary to resolve it are not known at this time. Town staff will need the first year of the five-year Consolidated Plan period to assess the need and develop a strategy to address it. Any approach short of that would only provide a guess as to need, and a proforma plan to deal with the problem.



## **Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

### **3-5 Year Strategic Plan Homeless Inventory response:**

The town has focused on homeless prevention through the efforts of the Family Preservation Program under the direction of the Paradise Ridge Family Resource Center. Center staff has access to temporary shelter at local motels and at shelters in neighboring cities. Emergency shelters and assessment, transitional housing, and permanent supportive housing facilities and services are not presently available in the Town of Paradise.

## **Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing,

Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

**3-5 Year Homeless Strategic Plan response:**

As mentioned, until recently the homeless situation has not been a pressing need, and certainly not one that demanded attention over and above the housing, economic development, and public services programs.

As a result of the Consolidated Plan process and staff's close working relationship with local non-profits, it is now apparent that the situation has changed. The long-standing approach of homelessness prevention embodied in the CDBG Program's support of the Family Resources Center and the Family Preservation Program no longer provides the range of necessary services.

That said, the extent of the situation and the resources necessary to resolve it are not known at this time. Town staff will need the first year of the five-year Consolidated Plan period to assess the need and develop a strategy to address it. Any approach short of that would only provide a guess as to need, and a proforma plan to deal with the problem.

## **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

**3-5 Year Strategic Plan ESG response:**  
Not applicable.

## **COMMUNITY DEVELOPMENT**

### **Community Development (91.215 (e))**

\*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.

3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

### 3-5 Year Strategic Plan Community Development response:

The town's three priorities for the CDBG Program are housing, economic development, and public services that support efforts to build community. The Consolidated Plan reflects those priorities.

Paradise is a bedroom community to the City of Chico. As such, most of the town's residents work in Chico. In addition, the leading retailers are located in Chico. The result – nearly 60 percent of the community's retail purchases are made out of town.

In response, the community has adopted an aggressive downtown revitalization program. The goal of the program is to provide alternatives to big box and mall shopping, and reduce some of the dependency on Chico as an employment, shopping, social service, and entertainment center.

The CDBG Program has led the downtown revitalization effort with CDBG funded commercial façade renovations, parkland acquisition, and small business development activities. That support will continue during the 2005-2010 Consolidated Plan period. Those efforts improve the success of local businesses and thus allow them to create jobs. The program targets four façade renovations annually. In addition, the redevelopment agency provides support to business start-ups and a USDA-funded business incubator program assists small manufacturers with their expansion efforts.

The CDBG program's commitment to working with community-based organizations is one of the strongest aspects of the program, and one of the reasons for any success that it has experienced. That relationship will continue during the 2005-2010 planning period. As mentioned, the homeless assistance program will be coordinated with the Family Resources Center, and the construction of affordable housing will be coordinated with another local non-profit.

During the planning period, staff will endeavor to concentrate public service funding in those areas identified by the Paradise Ridge Master Plan (for social services and housing) and the goals and objectives of the Project Vision program – a supportive program for the town's youth.

### **Antipoverty Strategy (91.215 (h))**

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

#### **3-5 Year Strategic Plan Antipoverty Strategy response:**

Improving the local economy is one of the three main goals of the Community Development Block Grant Program. In past plans, an improved economy has been seen as one of several means by which the number of families living below the poverty level could be reduced. The 2005-2010 Consolidated Plan process asks local governments to look beyond the employment aspects of reducing poverty.

To meet that objective, town staff will continue to serve on the Paradise Ridge Community Network (PRCN). The PRCN is an inter-agency coordinating council made up of social service providers, local churches, youth organizations, town and county school staff, mental health professionals, and public health practitioners.

The PRCN serves as a clearinghouse for most of the grant applications submitted by its members. It also provides opportunities for sharing and coordinating service delivery. This comprehensive and coordinated approach to meeting the needs of the community's low-income residents will reduce poverty, improve housing conditions, strengthen families, and reduce program duplication.

### **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:  
Not applicable

## **NON-HOMELESS SPECIAL NEEDS**

### **Specific Special Needs Objectives (91.215)**

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

**3-5 Year Non-homeless Special Needs Analysis response:**

The community's special needs populations consist largely of elderly, frail elderly, mentally challenged individuals, and physically challenged individuals. The town has a well-established history of caring for these populations. The medical community and the religious organizations philosophically and financially support providing supportive housing and services for these populations.

The CDBG Program has and will continue to provide support to organizations that serve this client population. Over time, the CDBG Program has funded the addition of a senior's wing at the local work training facility, recreational equipment for work training facility clients, support for a local organization that provides recreational and social support services for elderly, as well as challenged individuals from many of the town care facilities, and support for the regional adult day health care facility that serves the Paradise area.

The continued commitment to those organizations is evidenced in the current program year allocations. The Council's support for these organizations is strong, and staff does not envision a change in funding priorities during the Consolidated Plan period.

**Non-homeless Special Needs (91.205 (d) and 91.210 (d))  
Analysis (including HOPWA)**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:  
Not applicable

### **Housing Opportunities for People with AIDS (HOPWA)**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan

statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

The Town of Paradise does not participate in the HOPWA program.

### **Specific HOPWA Objectives**

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

The Town of Paradise does not participate in the HOPWA program.

### **OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other section.

