Town of *Paradise*

2014-2022 HOUSING ELEMENT UPDATE

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1. INTRODUCTION

Meeting the housing needs of Paradise's residents as well as the Town's share of regional housing needs is an important goal for the Town. As the population of the state continues to grow and pressure on resources increases, Paradise is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community. Recognizing the importance of providing adequate housing, the State has mandated a housing element in every general plan since 1969. This Housing Element (2014–2022) was created in compliance with state general plan law pertaining to housing elements and was certified by the California Department of Housing and Community Development (HCD) on XXXXX. **[to be filled in after adoption]**

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." Broad-based community participation is essential to preparing an implementable and locally meaningful housing policy and action program. The programs included in this document evolved through collaborative workshops with local residents and representatives of agencies that provide housing and other social service assistance to town, county, and regional residents, as well as analysis of local population characteristics, households, housing stock, and economic conditions.

Contents

Consistent with state law, this Housing Element consists of the following major components:

- Housing Needs Assessment [Chapter 2]. The Housing Needs Assessment chapter includes an analysis of population and employment trends, the Town's fair share of regional housing needs, household characteristics, and the condition of the housing stock.

- Constraints [Chapter 3]. The Constraints chapter reviews governmental constraints, including land use controls, fees, and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions, and units at risk of conversion, that may impede the development, preservation, and maintenance of housing.

- Resources [Chapter 4]. The Resources chapter identifies resources available for the production and maintenance of housing, including an inventory of land suitable for residential development and discussion of federal, state, and local financial resources and programs available to address the Town's housing goals.

- Effectiveness of the Previous Housing Element [Chapter 5]. The Effectiveness of the Previous Housing Element chapter evaluates implementation of the 2009–2014 Housing Element in order to determine the effectiveness of the previous Housing Element, the Town's progress in implementing the previous Housing Element, and the appropriateness of the housing goals, objectives, and policies.

- Housing Goals, Policies, and Programs [Chapter 6]. This chapter identifies the Town's housing goals and provides policies and programs to address the Town's housing needs.

- Community Participation [Chapter 7]. The Community Participation chapter describes how the Town engaged the public, including town residents, businesspeople, and interested parties, including housing and special needs advocates.

Relationship to Other Elements

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the town. All elements of the General Plan have been reviewed for consistency in coordination with this update to the Housing Element. In addition, the Town reviews the General Plan elements for consistency annually in order to prepare the General Plan annual report. Town staff conducts the consistency review which is reviewed by the Planning Commission then the Town Council prior to submitting the annual report to HCD and the Office of Planning and Research (OPR). Some General Plan policies pose some constraints on development of housing but have been deemed necessary to protect the health, safety and welfare of the Town.

General Plan Policies

In accordance with the Government Code and various environmental laws, the General Plan sets forth policies related to safety, open space, conservation, and energy. These policies seek to protect and preserve important values of the community, but tend to conflict with the ability to develop certain land for housing. Such conflicts can be considered a constraint. Some of the General Plan policies that could serve as a constraint to housing development are presented below.

Safety Element: Policy provisions in the General Plan minimize risks to life and property from various natural hazards. Policies SP-10 and SP-11, for example, prohibit structures within a potential floodway, and Policy SP-17 prohibits building on slopes in excess of 30 percent. These policies constrain development, but this constraint is necessary to protect the town's citizens.

Open Space: The General Plan includes a policy that seeks to minimize impacts to scenic areas. Policy OCEP-5 encourages locating new structures outside of scenic view corridors. This policy constrains development in scenic areas, but is consistent with environmental standards throughout California.

Conservation: Several policies provide for the protection and conservation of resources that are important to the community. For instance, Policy OCEP-13 protects large trees of historic and/or cultural significance, and Policies OCEP-15 through OCEP-17 seek to preserve natural habitat areas, fisheries, and deer migration areas. Policy OCEP-21 protects the viewsheds along the Skyway, and Policies OCEP-24 and OCEP-26 both

protect significantly important streams and riparian areas. Policy OCEP-32 protects significantly important agricultural and timber areas. These policies constrain development in numerous areas, but they are consistent with environmental standards throughout California.

Energy: The General Plan includes a policy that seeks to conserve energy. Policy OCEP-39 states that multi-family residential uses should be located near shopping areas, medical offices, and collector streets to promote pedestrian travel and the use of the bus system. This policy constrains development of multi-family units, but it is consistent with good planning practice and environmental standards throughout California.

Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the Town may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements. If any disadvantaged unincorporated communities are identified in the Town's Sphere of Influence due to analysis required to comply with Senate Bill (SB) 244, the Town will amend the Land Use and Housing elements per SB 244 requirements.

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2. HOUSING NEEDS ASSESSMENT

To successfully plan for housing needs, the demographic and socioeconomic variables of the community must be assessed. This chapter discusses the components of housing needs, which include population characteristics, household characteristics, employment, and housing stock conditions.

This chapter primarily relies on the HCD Butte County data packet which includes data from the 2000 and 2010 US Census, the three-year and five-year American Community Survey (ACS), the California Department of Finance (DOF), and other sources. Additional sources referenced include the Butte County Association of Governments (BCAG), the US Department of Housing and Urban Development (HUD), various Town documents, and other sources. Unless otherwise specified, the data in this chapter is specific to the Town of Paradise.

PARADISE POPULATION CHARACTERISTICS

Population Growth

The population of Paradise grew relatively slowly between 1990 and 2000. Since 2000, the Town's population decreased by an estimated 345 persons. This, however, is expected to change. Based on population projections prepared by BCAG, which is supported by data prepared by the DOF, the Town is projected to grow again and reach a population of 28,367 by 2020, a growth rate of slightly less than 1 percent per year. Historical and projected population growth from 2000 through 2035 is shown in Table 2-1.

TABLE 2-1: PARADISE POPULATION

	2000	2010	2012	2013	2015	2020	2030	2035
Population	26,408	26,218	26,027	26,063	27,235	28,367	30,281	32,430
Paradise % Change	–	-0.7%	-0.7%	0.1%	4.5%	4.2%	6.7%	7.%
Butte County Population	203,171	220,000	220,565	221,485	236,800	257,266	293,285	332,459
Butte County % Change	–	8.3%	0.3%	0.4%	6.9%	8.6%	14.0%	13.4%

Sources: 2000 and 2010 Census; ACS 2010–2012, DOF 2012 (E-5); BCAG Regional Growth Forecasts 2010–2035

Age

Overall age distributions between the primary age categories (child, adult, senior) indicate that the population of Paradise is older when compared to Butte County and the state. The Town of Paradise has a higher median age (50.2) than Butte County (37.2) or the state (35.2). This represents a slight increase in the Town's median age since 2000, when it was 49.7. This is

largely the result of a higher number of seniors (65+ years old). In Paradise, seniors account for 25% of the population, compared to 15% and 11% in the County and the State respectively. Adults age 55 to 64, the largest population group, constitute just over 17 percent of the total population, an increase of nearly 2 percent since 2000. Generally, persons age 25 to 44 are considered to be in the family-forming age group. The 25 to 44 age group accounts for 18.4 percent of the Town's population. Children age 5 to 19 are the third largest cohort, representing just under 20 percent of the population. Table 2-2 compares age distribution between the Town, Butte County, and the state.

TABLE 2-2: AGE SUMMARY – PARADISE, COUNTY, STATE (2010)

	Children 19 and Under	Adults Between 20 and 64	Senior Over 65	Median Age
Paradise	19%	55%	25%	50.2
Butte County	25%	59%	15%	37.2
California	28%	61%	11%	35.2

Source: US Census 2010 (DP-1 and P12)

EMPLOYMENT CHARACTERISTICS

Industry and Occupation

In 2010, there were 9,455 jobs in Paradise. Paradise's workforce is employed in a broad range of industries, including educational services, retail trade, and construction. Educational, health, and social services, retail trade, and construction are the top three employment industry categories. Table 2-3 summarizes Paradise's jobs by industry.

TABLE 2-3: EMPLOYMENT BY INDUSTRY (2010)

	Number	Percentage
Educational services/health care/social assistance	3,011	31.8%
Retail trade	1,360	14.4%
Construction	1,129	11.9%
Professional/scientific/management/administrative/waste management	903	9.6%
Arts/entertainment/recreation/accommodation/food services	493	5.2%
Public administration	468	4.9%
Transportation/warehousing/utilities	436	4.6%
Other services	397	4.2%
Manufacturing	365	3.9%
Information	351	3.7%
Wholesale trade	126	1.3%
Agriculture/forestry/fishing/hunting/mining	118	1.2%
Total	**9,455**	**100.0%**

Source: 2010–2012 ACS

Travel to Work

Most Paradise residents commute out of Paradise to work, as illustrated in the figure below. Approximately 40.4 percent of residents drove 10 or more miles to work. Most workers in Paradise, 89.6 percent, drive alone to work and 10.1 percent carpool. Less than 1 percent used public transportation. Table 2-4 identifies travel time to work for Paradise residents and Table 2-5 identifies commute methods.

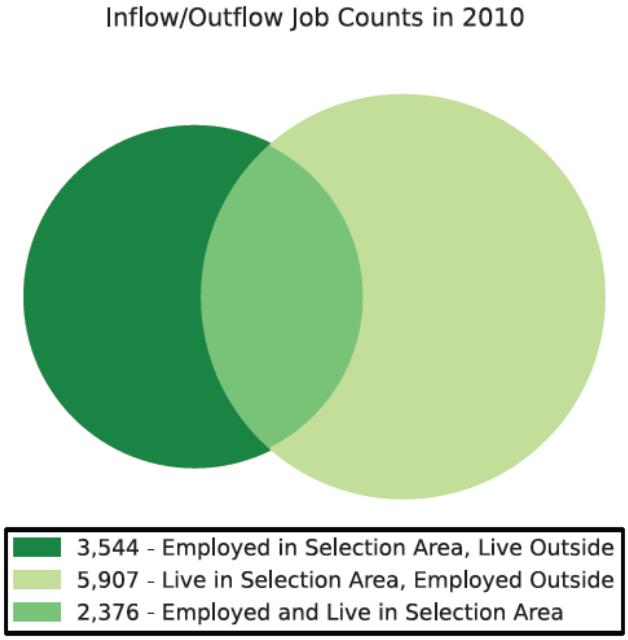

TABLE 2-4: TRAVEL DISTANCE TO WORK (2010)

	Number	Percentage
Less than 10 miles	3,528	59.6%
10 to 24 miles	1,351	22.8%
25 to 50 miles	370	6.3%
Greater than 50 miles	671	11.3%
Total Primary Jobs	5,920	100.0%

Source: OntheMap 2010

TABLE 2-5: COMMUTE METHOD (2010)

	Number	Percentage
Drive Alone	8,121	89.6%
Carpooled	917	10.1%
Public Transportation	22	0.2%

Source: 2010–2012 ACS

HOUSEHOLD CHARACTERISTICS

In 2012, there were 12,050 households in Paradise, which is a 3.9 percent increase from 2000. The number of households is predicted to grow between 1 and 2 percent annually to reach 13,789 by 2020. Table 2-6 identifies projected household growth through 2035. Interestingly, while the number of households increased in the Town, the population actually decreased during the same time period. This would indicate a decreasing average household size, as is shown in Table 2-8.

TABLE 2-6: HOUSEHOLD GROWTH

	2000	2010	2012	2020	2035
Households	11,591	11,893	11,657	13,789	15,764
Percentage Change	–	2.6%	-2.0%	18.3%	14.3%

Source: US Census 2000, 2010; 2010–2012 ACS; BCAG Regional Growth Forecasts 2010–2035

Tenure

Approximately 71.8 percent of households in Paradise are owner occupied and 28.3 percent are renter occupied. The owner rate has stayed steady after a slow decrease from 76.1 percent in 1990 to 71.8 percent in 2010; renter households have increased and leveled out at a commensurate rate. Table 2-7 identifies household tenure.

TABLE 2-7: HOUSEHOLD TENURE

	1990		2000		2010	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	8,853	76.1%	8,215	70.6%	8,541	71.8%
Renter	2,780	23.9%	3,376	29.1%	3,341	28.3%

Source: US Census 1990, 2000, 2010 (Table DP04)

Household Size

The average household size in Paradise is approximately 2.19 persons (2012). The average household size has gradually decreased since 1990 to 2010 but appears to growing again slightly as of 2012. Table 2-8 identifies average household size from 1990 to 2012.

TABLE 2-8: AVERAGE HOUSEHOLD SIZE

1990	2000	2010	2012
2.36	2.20	2.17	2.19

Source: US Census 1990, 2000, 2010; DOF 2008; 2010–2012 ACS

Renter-occupied households are, on average, smaller than owner-occupied households with average household sizes of 2.17 and 2.22, respectively, in 2012. Owner-occupied household sizes have decreased, while renter households' sizes have increased since 2000. The majority of households in Paradise are one- and two-person households. Table 2-9 identifies household size by tenure.

TABLE 2-9: HOUSEHOLD SIZE BY TENURE (2010)				
	Owner		Renter	
	Number	Percentage	Number	Percentage
1-person household	2,413	30.3%	1,625	41.5%
2-person household	3,485	43.7%	1,105	28.2%
3-person household	1,004	12.6%	567	14.5%
4-person household	626	7.8%	368	9.4%
5-person household	301	3.8%	154	3.9%
6-person household	92	1.0%	68	1.7%
7-person household	54	1.0%	31	0. 8%
Average Household Size by Tenure (2012)				
	2000		**2012**	
Owner Households	2.27		2.22	
Renter Households	2.14		2.17	

Source: US Census 2010; 2010–2012 ACS

Type of Household

In 2010, family households without children made up the largest proportion of households (38.1 percent), followed by single-person households (34.0 percent). One-quarter of the households were families with children, which is similar to household types in 2000. Household characteristics are summarized in Table 2-10.

TABLE 2-10: HOUSEHOLD TYPE (2012)				
Category	2000		2010	
	Number	Percentage	Number	Percentage
Family without children	4,408	38.1%	4,536	38.1%
Family with children	2,853	24.7%	2,510	21.1%
Single person	3,693	31.9%	4,038	34.0
Non-family multi-person household	613	5.3%	809	6.8%

Source: US Census 2000, 2010

Household Income

From 2000 to 2012, the median household income increased by 16.5 percent to $37,107 and the per capita income increased by 25.8 percent to $24,232. Table 2-11 identifies the per capita and median household income.

TABLE 2-11: MEDIAN AND PER CAPITA INCOME			
	2000	2012	Percentage Change
Median Household Income	$31,846	$37,107	16.5%
Per Capita Income	$19,267	$24,232	25.8%

Source: US Census 2000; 2010–2012 ACS, Table B19013

The largest proportion of households in Paradise (19 percent) earns between $15,000 and $24,999 per year. However, 18 percent of households earn between $50,000 and $74,000 annually. The incidence of households earning less than $15,000 per year is higher among renter households (23 percent) than owner households (9 percent). More than half of the households in Paradise earn in excess of $35,000 per year (54 percent), and 23 percent of households earn more than $75,000 per year. In 2012, the median income for an owner household ($47,460) was over 88 percent higher than that of a renter household ($25,199). Table 2-12 identifies household income by tenure.

TABLE 2-12: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2012)

	All Households		Owner Households		Renter Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than $14,999	1,538	13%	706	9%	832	23%
$15,000 to $24,999	2,223	19%	1,295	16%	928	26%
$25,000 to $34,999	1,716	15%	940	12%	776	22%
$35,000 to $49,999	1,497	13%	1,209	15%	288	8%
$50,000 to $74,999	2,075	18%	818	22%	257	7%
$75,000 to $99,999	930	8%	790	10%	140	4%
$100,000 to $149,999	1,139	10%	976	12%	163	5%
$150,000 or more	539	5%	364	4%	175	5%
Median Income	$37,107		$47,460		$25,199	

Source: US Census ACS , 2010–2012

Overcrowded Households

Overcrowding is defined as a situation where there is more than one person per room (e.g., living room, dining room, family room, bedroom, office) in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. In 2012, 204 households (1.7 percent) were living in overcrowded situations. Of these overcrowded households, 20 percent were living in severely overcrowded conditions with more than 1.50 persons per room. The number of overcrowded units has been reduced significantly over the last decade; in 2000, 35 percent were overcrowded. The level of overcrowding remains highest among renter households. Table 2-13 identifies overcrowded households by level of overcrowding and further breaks down overcrowding information between owner and renter households.

TABLE 2-13: OVERCROWDED HOUSEHOLDS (2012)						
	All Households		Owner Households		Renter Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Occupied Housing Units	11,700	100%	8,411	71.9%	3,289	28.1%
Occupants per Room						
1.00 Occupants per room or less	11,496	98.3%	8,300	98.7%	3,196	97.2%
Overcrowded – 1.01 to 1.50 occupants per room	163	1.4%	111	1.3%	52	1.6%
Severely Overcrowded – 1.5 or more	41	0.3%	0	0%	41	1.2%
Total Overcrowded	**204**	**1.7%**	**111**	**1.3%**	**93**	**2.8%**

Source: US Census ACS, 2008–2012 (B25014)

HOUSING STOCK CHARACTERISTICS

Residential Construction Trends

The largest proportion of Paradise's housing stock, 25.6 percent, was constructed between 1970 and 1979 and more than 60 percent was built between 1960 and 1989, as shown in Table 2-14. Approximately 43 percent of the housing stock was constructed prior to 1970. The rate of construction in Paradise has decreased over the last two decades. While the change in the housing market has affected Paradise, one of the main constraints to housing production is the lack of a municipal wastewater system and the high costs associated with constructing "clustered" or "package" wastewater treatment plants for individual and/or collective development projects. Only 6 percent of the Town's housing stock was constructed after 2000.

TABLE 2-14: AGE OF HOUSING STOCK			
	Number	Percentage	Accumulated Percentage
Built 1939 or earlier	645	5.0%	5.0%
Built 1940 to 1949	940	7.2%	12.2%
Built 1950 to 1959	1,692	13.0%	25.3%
Built 1960 to 1969	2,327	17.9%	43.2%
Built 1970 to 1979	3,323	25.6%	68.8%
Built 1980 to 1989	2,370	18.3%	87.0%
Built 1990 to 1999	1,057	8.1%	95.2%
Built 2000 to 2013	629	5.9%	100%
Total	**12,983**		**100%**

Source: US Census 2000; DOF 2013, Table E-5

In addition to the data shown in Table 2-14, according to the Department of Finance, between 2010 and 2013 only eight housing units were added to the housing stock. Of these new housing units, five were single-family residences and three were mobile homes.

Type of Housing Stock

Most homes in Paradise are single-family detached homes. Single-family attached homes, such as townhomes and condominiums, account for only 3 percent of the housing stock. Almost one in five residences in Paradise is a mobile home (16 percent), which is much higher than the percentage in the state, as mobile homes account for 4 percent of housing statewide. Duplexes, triplexes, and fourplexes make up 9 percent of the housing stock, and multi-family complexes with five or more units comprise the remaining 3 percent of housing. The composition of the housing stock by housing type is illustrated in Table 2-15.

TABLE 2-15: HOUSING UNITS BY TYPE

Housing Unit Type	Number	Percentage
Single-Family Detached	9,002	69%
Single-Family Attached	341	3%
Multi-Family – 2–4 Units	1,114	9%
Multi-Family – 5+ Units	386	3%
Mobile Homes	2,141	16%
Total	**12,984**	**100%**
Vacancy Rate	1,088	8.4%

Source: DOF 2013, Table E-5

Condition of the Housing Stock

Without physical inspection, it is difficult to gauge the condition of the housing stock. Housing indices, without physical inspection, can generally be used to determine units that are potentially substandard. These substandard housing indices include units lacking complete kitchen facilities, units lacking complete plumbing, and units constructed before 1960 that have not had significant maintenance.

Based on the 2012 American Community Survey, 1.5 percent of all housing units had inadequate plumbing or kitchen facilities. Approximately 25 percent of housing units were built before 1960. Approximately 3,278 housing units in Paradise may be substandard or require significant maintenance. Table 2-16 identifies the number of units in each substandard index.

A field survey to gauge the condition of the Town's housing stock was completed in 1990–1991 and was field verified by Town staff in 2005. The survey accounted for nearly 100 percent of the Town's 1990 housing stock. Survey results are shown in Table 2-17. As shown in the table, over 91 percent of the Town's housing stock was determined to be in sound condition. Mobile homes and manufactured dwellings were in the greatest need of minor repairs (10.6 percent of units surveyed). Based on Town information about the current condition of housing stock, the current need for rehabilitation has not changed significantly since 2005.

TABLE 2-16: SUBSTANDARD HOUSING INDICES		
	Number	**Percentage**
Lacking complete plumbing facilities	200	1.50%
Lacking complete kitchen facilities	361	2.70%
Built prior to 1960	3,278	25%

Source: US Census ACS; 2010–2012 (B25047 and B25051)

TABLE 2-17: HOUSING CONDITIONS SURVEY								
Condition	**Single-Family Dwellings**		**Mobile Homes and Manufactured Dwellings**		**Multi-Family Dwellings**		**Total by Condition**	
	#	**%**	**#**	**%**	**#**	**%**	**#**	**%**
Sound	7,784	92.5	2,159	87.6	761	95.6	10,704	91.6
Minor	375	4.5	260	10.6	25	3.1	660	5.7
Moderate	151	1.8	30	1.2	8	1.0	189	1.6
Substantial	58	0.7	7	0.3	0	0.0	65	0.6
Dilapidated	51	0.6	8	0.3	2	0.0	61	0.5
Total Units	**8,419**		**2,464**		**796**		**11,679**	

Source: Connerly and Associates, Inc., 1990; Quad Consultants, 1991; Town of Paradise/Planning Focus, Field Verification, 2005

Vacancy

Vacancy trends in housing are analyzed using a "vacancy rate" that establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997–2020," the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs. The vacancy rate as of 2010 is 8.3 percent, an increase from the prior decade as shown in Table 2-18.

TABLE 2-18: VACANCY RATES	
2000	2010
6.3%	8.3%

Source: US Census 2000, 2010 (H5)

There are different types of housing vacancies. Some housing units are vacant while on the market for sale or for rent, and others may be seasonally or recreationally occupied, while others may have been sold or rented but are not yet occupied. Forty-five percent of the vacant units in Paradise in 2010 were available for sale or rent, while 15 percent were for seasonal, recreational, or occasional use. Another 34 percent of units were vacant without being rented or sold. Table 2-18 identifies vacancy rates and Table 2-19 identifies types of vacancies.

TABLE 2-19: TYPE OF VACANCY (2010)		
	Number	**Percentage**
For rent	248	23%
For sale only	235	22%
Rented or sold, not occupied	71	6%
For seasonal, recreational, or occasional use	162	15%
For migrant workers	0	0%
Other vacant	372	34%

Source: US Census 2010 (H5)

For Sale Housing Market

The nationwide housing crisis beginning in 2008 caused a sharp decline in the residential real estate market. The resulting foreclosures and short sales increased available housing inventory and led to a decrease in housing prices. In Paradise, median sales prices for single-family homes decreased from a high of $290,000 in 2006 to $145,000 in 2012, as shown in Table 2-20, which represents a 50 percent decrease. In general, median sales prices for single-family homes in Paradise were lower than the rest of Butte County, which is consistent with previous years.

TABLE 2-20: MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES						
	2006	**2007**	**2008**	**2009**	**2012**	**Percentage Change 2006–2012**
Paradise	$290,000	$254,475	$216,500	$180,000	$145,500	-50%
Butte County	N/A	N/A	$235,250	$202,500	$167,000	N/A

Source: Metrolist Prospector 2009; Paradise Association of Realtors 2009; DQNews 2012

In 2000 the median home value in Paradise was $112,300, while the median home value in Butte County was higher at $116,200. In 1990 the median home value in Paradise was higher than Butte County's ($98,000 and $94,000, respectively). As shown in Table 2-21, Butte County realized a greater percentage increase in home values from 1990 to 2012 (77.7 percent) than Paradise (48.5 percent). Overall, Paradise's home values have grown by 30 percent since 2000, compared to 44 percent for Butte County as a whole.

TABLE 2-21: MEDIAN HOME VALUES (1990, 2000, AND 2010)					
	1990	2000	2012	Percentage Change 1990–2012	Percentage Change 2000–2012
Paradise	$98,000	$112,300	$145,500	48.47%	29.56%
Butte County	$94,000	$116,200	$167,000	77.66%	43.72%

Source: Metrolist Prospector 2009; Paradise Association of Realtors 2009; DQ News 2013

Rental Housing Costs

Based on a review of rental ads in the Paradise Post and craigslist.org, the median rent in Paradise is $795 per month. Rents range from a low of $200 for a studio to a high of $1,300 for a three-bedroom luxury unit, with the majority of units under $1,000. The range of rents and median rates by unit size is shown in Table 2-22. Median rental prices from 2000 and 2010 are shown in Table 2-23.

TABLE 2-22: RENTAL COSTS (2014)			
Bedroom Type	Units Surveyed	Range	Median Rent (2014)
Studio	3	$200–$630	$540
1 bedroom	13	$550–$1,300	$630
2 bedrooms	11	$550–1,200	$875
3 bedrooms	9	$900–$1,300	$1,026
4 bedrooms	0	N/A	N/A
5 bedrooms	0	N/A	N/A

Source: Craigslist, January 15,, 2014; Padmapper, January 15, 2014

TABLE 2-23: MEDIAN RENT BY BEDROOM SIZE (1990, 2000, AND 2010)			
Bedroom Type	1990	2000	2010
Studio	$300	$410	$540
1 bedroom	$375	$500	$630
2 bedrooms	$475	$650	$875
3 bedrooms or more	$600	$750	$1,120

Source: US Census 1990, 2000; Craigslist, January 15, 2014; Padmapper, January 15, 2014

Housing Affordability

Income groups are established based on data published annually by the California Department of Housing and Community Development (HCD) on household income for areas in the state. Affordability is calculated assuming a household can pay up to 30 percent of their monthly income toward housing. Table 2-24 identifies the maximum monthly housing costs affordable to households in Paradise by income group. Based on the rental rates in Table 2-22, the median rents in Paradise are not affordable to extremely low- and very low-income households with two to four persons. However, median rents are affordable to low- and moderate-income households, regardless of household size.

Table 2-24 also shows the maximum annual income level for each income group adjusted for household size in Butte County. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. Maximum rents and sales prices are shown, respectively, that are affordable to very low-, low-, moderate-, and above moderate-income households. Affordability is based on a household spending 30 percent or less of their total household income for shelter and is based on the maximum household income levels established by HCD (Table 2-24). Maximum affordable sales price is based on the following assumptions: 5.625 percent interest rate, 30-year fixed loan, $20,000 down payment, 1.25 percent property tax, 1 percent closing costs, and homeowners insurance.

TABLE 2-24: HOUSING AFFORDABILITY

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities1	Taxes and Insurance (for homeowners)	Total Mortgage2	Monthly Rental3
Extremely Low						
One Person	$12,350	$309	$75	$31	$57,818	$234
Two Person	$14,100	$353	$100	$41	$63,735	$253
Three Person	$15,850	$396	$125	$51	$69,653	$271
Four Person	$17,600	$440	$150	$61	$75,571	$290
Very Low						
One Person	$20,550	$514	$75	$71	$85,547	$439
Two Person	$23,500	$588	$100	$86	$91,375	$488
Three Person	$26,450	$661	$125	$101	$100,803	$536
Four Person	$29,350	$734	$150	$116	$110,072	$584
Low						
One Person	$32,900	$823	$75	$131	$121,417	$748
Two Person	$37,600	$940	$100	$160	$136,438	$840
Three Person	$42,300	$1,058	$125	$189	$151,459	$933
Four Person	$46,950	$1,174	$150	$218	$166,320	$1,024
Moderate						
One Person	$49,300	$1,233	$75	$256	$173,830	$1,158
Two Person	$56,350	$1,409	$100	$303	$200,773	$1,309
Three Person	$63,400	$1,585	$125	$350	$223,868	$1,460
Four Person	$70,450	$1,761	$150	$397	$246,963	$1,611

1. Monthly utility costs are assumed as $75 per person and $25 for each additional person.

2. Total affordable mortgage based on an annual 5.632 percent interest rate, 30-year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance), and $20,000 down payment.

3. Monthly affordable rent based on 30 percent of income less estimated utilities costs.

Overpayment

Overpayment compares the total housing cost for a household to the ability of that household to pay. Overpayment is specifically defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2011 American Community Survey, 38 percent of owner households and 68 percent of renter households are overpaying for housing. Lower-income households have much higher overpayment rates than moderate-income and above moderate-income households, including 80 percent of lower-income renters. Extremely low-income households, those earning up to 30 percent of the area median income (AMI), overpay at the highest rate (78 percent). Of the extremely low-income group, renter-occupied households have the highest rate of overpayment, with 95 percent of extremely low-income renter households paying more than 30 percent of their income. Table 2-25 identifies overpayment by income group and tenure, illustrating that those households in the lower income categories are those that overpay the most.

TABLE 2-25: OVERPAYMENT BY TENURE

Household	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower Income
Ownership Households	1,010	993	1,514	1,520	2,582	7,619	3,517
Overpaying owner households	616	512	625	830	339	2,922	1,753
Percentage of overpaying owners	61.0%	51.6%	41.3%	54.6%	13.1%	38.4%	49.8%
Renter Households	954	825	626	227	286	2,919	2,406
Overpaying renter households	910	627	387	48	0	1,973	1,925
Percentage of overpaying renters	95.4%	76.1%	61.8%	21.1%	0.0%	67.6%	80.0%
Total Households	1,964	1,818	2,140	1,747	2,868	10,538	5,922
Overpaying households	1,527	1,139	1,012	878	339	4,895	3,678
Percentage of overpaying households	77.7%	62.7%	47.3%	50.3%	11.8%	46.5%	62.1%

Source: US Census ACS 2007–2011, B25106

JOBS/HOUSING BALANCE

The jobs/housing balance is a meaningful way to gain a sense of how many people will commute to work and how far they will have to commute. An unbalanced jobs/housing ratio implies employees will be spending more time on roadways that may be better spent with their families, at work, or recreationally. Further examination of the jobs/housing balance

would identify what future type industries are needed in a city or town, future trends of employment, the future wage indicators, needed future housing to match the projected incomes of new jobs, etc., and be a study in and of itself, beyond the scope of a housing element. The jobs/housing balance is the ratio of jobs in a town compared to the number of housing units in that town. If the jobs/housing ratio is greater than one, the town is likely to import workers. If the ratio is less than one, the town is likely to export workers. However, a better indicator of the jobs/housing balance may be the number of persons who work in their town of residence compared to the number of housing units. A perfect jobs/housing ratio results when the number of employed households working in a town is equal to the number of housing units in that town. However, there is no perfect scenario for a town, and what works in one area may not work in another.

In 2010, Butte County had a jobs/housing ratio of 0.74:1, meaning there are 0.74 employed persons for each housing unit. This ratio is projected to decrease in future years (Table 2-26). A more accurate indication of a jobs/housing balance may be the ratio of persons working in their place of residence compared to the number of housing units. According to the 2010 Census, there were 11,346 employed persons and 13,145 housing units in the Town of Paradise, a ratio of 0.86 employed workers per housing unit, which indicates an imbalance in the jobs/housing ratio. This imbalance is likely due to Paradise's relatively large senior population, many of whom are no longer part of the local workforce. Table 2-4 indicates that approximately 40 percent of residents traveled more than 10 miles to their place of work. Commute distances and the relationship of employed workers to housing (0.86:1) imply a lack of employment opportunities in the Town, as many residents have to commute outside Paradise for employment.

TABLE 2-26: JOBS/HOUSING BALANCE

	2010	2020	2030
Butte County	0.74	0.78	0.78

Source: BCAG Projections, 2010–2035 (prepared 2011)

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, extremely low-income households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Seniors

In this Housing Element, seniors are considered persons age 65 or older. However, some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households

have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

In 2010, 7,183 persons in Paradise (27.4 percent) were 65 years and older. Of the senior population, 2,736 were 65 to 74 (10.5 percent), 2,276 were 75 to 84 (8.7 percent), and 1,480 were 85 or older (5.7 percent). From 2000 to 2010, the 85 years and older age group increased significantly by 27.4 percent and the 75 to 84 age group decreased by 25.1 percent. The overall senior population decreased by 8.3 percent from 2000 to 2010. Table 2-27 identifies the senior population by age group. Senior households overall are estimated to have decreased by approximately 9.6 percent from 2000 to 2010.

TABLE 2-27: SENIOR POPULATION BY AGE

	2000		2010		Percentage Change
	Number	Percentage	Number	Percentage	
65 to 74 years	2,984	11.3%	2,736	10.5%	-8.3%
75 to 84 years	3,037	11.5%	2,276	8.7%	-25.1%
85 years and over	1,162	4.4%	1,480	5.7%	27.4%

Source: US Census 2010

Most senior households own their home (78.5 percent), while approximately 21.5 percent of senior households rent. It is noted that the incidence of renting increases significantly with age for the senior population; a higher percentage of householders 75 and older rent than do householders in the 65 to 74 age bracket. Additionally, the percentage of seniors that rent has risen since 2000, when only 17 percent were renters. Table 2-28 summarizes senior households by age and tenure.

TABLE 2-28: HOUSEHOLDER AGE BY TENURE

	Owners		Renters	
	Number	Percentage	Number	Percentage
65–74 years	1,508	34.3%	341	7.8%
75 plus years	1,940	44.2%	603	13.7%
Total	**3,448**	**78.5%**	**944**	**21.5%**

Source: US Census 2010 (QT-H2)

Table 2-29 summarizes senior households that are at or below poverty level. 901 seniors or approximately eight percent of seniors in Paradise live below the poverty level.

TABLE 2-29: SENIORS IN POVERTY		
Age Group	**Number**	**Percentage of total Seniors below Poverty Level**
55 to 64 years	554	62%
65 to 74 years	184	20%
75 years and over	163	18%
Total	**901**	**100%**

Source: US Census 2010 (B17001)

Senior Housing

The following residential care facilities in Paradise were identified. Information regarding each facility's capacity is current as of this writing in 2014.

- Atria Paradise Retirement and Assisted Living Facility provides studios and one- and two-bedroom apartments for seniors in need of independent and assisted living facilities. There is also a special residence for seniors with Alzheimer's disease and those in need of hospice and memory care. The facility has 124 beds and is currently serving 101 seniors.

- Autumn Acres Facility is a residential care facility located in Paradise. It currently has a capacity to house 6 seniors and is at 100 percent capacity.

- Beavers Guest Home provides assisted living services to seniors in individual rooms. There are six rooms, all of which are currently occupied.

- Cypress Acres Convalescent Hospital has 50 rooms, and the units are affordable through HUD 232/223(f) financing. The facility provides 24-hour care and medical services.

- Mountain Meadow Lodge provides room and board, care, daily living activities, incontinent care, and hospice in 14 private rooms and one apartment. The facility is currently at full capacity.

- Sunshine House, Sunshine Manor, and Sunshine Cottage are three buildings operated under the same management that provide full assisted living and medical care for seniors. The Sunshine facilities together have a 51-bed capacity and currently have 50 beds occupied.

Other Senior Resources

- The Paradise Ridge Senior Center is a multipurpose center focusing on the recreational, educational, and social needs of ridge area senior residents.

- Paradise Hospice and Home Care provides 24-hour nursing care, emotional support, and respite care in the home for the terminally ill and their families.

- Community Action Agency's Senior Nutrition Project provides noon meals Monday through Friday at the Paradise Senior Center. Anyone over 60 years of age is eligible to participate.

- Paradise Meals on Wheels provides first class service and hot nutritious meals to homebound residents in Paradise and Magalia.

- Butte County Gleaners is a volunteer organization of seniors who distribute food they have collected from markets and farms. Food is available not only to members but to volunteer, charity, and church organizations who will further distribute the food to those in need.

Disabled and Developmentally Disabled Persons

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities often prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (lowered countertops, grab bars, adjustable shower heads, etc.), and special sensory devices including smoke alarms and flashing lights.

The 2000 Census defined six types of disabilities including sensory, physical, self-care, mental, go-outside-home, and employment.[1] A disability is defined as a mental, physical, or health condition that lasts over six months, and persons may have more than one disability.

[1] This data is not available in later census reports.

According to the 2000 Census, there were 12,519 disabilities in Paradise. However, this is not to say that there were 12,519 disabled persons in the Town, only 12,519 disabilities. Of the disabled persons in the 16 to 64 age bracket, 45 percent were employed and the remaining 55 percent were unemployed. Table 2-30 identifies disabled persons age 16 to 64 by employment status, and Table 2-31 identifies disabilities by type of disability.

TABLE 2-30: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS

	Ages 16 to 64
Employed with Disability	423
Unemployed with Disability	1,138
Total	**1,561**

Source: US Census 2000

TABLE 2-31: DISABILITIES BY DISABILITY TYPE

Type	Persons Ages 5–64		Persons Ages 65 +		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Sensory	439	4%	1,145	9%	1,584	13%
Physical	1,601	13%	2,015	16%	3,616	29%
Mental	1,373	11%	873	7%	2,246	18%
Self-care	433	3%	585	5%	1,018	8%
Go-outside-home disability	943	8%	1,126	9%	2,069	17%
Employment	1,986	16%	-	-	1,986	16%
Total Disabilities	**6,775**	**54%**	**5,744**	**46%**	**12,519**	**100%**

Source: US Census 2000

In 2000, 3,045 households had one or more disabled persons. Disabled renter households reported a higher incidence of housing problems, such as overcrowding, overpayment, or lacking full kitchen or plumbing facilities, than disabled owner households. Thirty-three percent of disabled households were in the extremely low- or very low-income brackets, 15 percent in the low-income bracket, and 39 percent in the moderate- or above moderate-income brackets.

Based on 2000 Census data, 26 percent of households in Paradise are disabled. Applying this figure to the Regional Housing Needs Allocation (RHNA), it is anticipated that 322 units of the Town's housing allocation should be accessible for one or more disabled household members.

Senate Bill (SB) 812 requires the Town to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. Developmental disabilities are studied separately from sensory, physical, cognitive, self-care, and independent living limitations because they are often lifelong physical and/or cognitive disabilities which manifested before age 18 in childhood. **Table 2-32** lists the population by age in Paradise which have a developmental disability. In 2013, 405 residents of Paradise had a developmental disability. Of that population group, 20.7 percent were 22 to 31 years of age, the age group with the highest percentage of developmental disabilities in the Town.

TABLE 2-32: POPULATION BY AGE WITH DEVELOPMENTAL DISABILITY

Age	2013	
	Number	Percent
3 to 5 years	14	3.5%
6 to 9 years	23	5.7%
10 to 13 years	30	7.4%
14 to 17 years	30	7.4%
18 to 21 years	32	7.9%
22 to 31 years	84	20.7%
32 to 41 years	47	11.6%
42 to 51 years	61	15.0%
52 to 61 years	57	14.1%
62 and older	27	6.7%
Total Population	**405**	**100%**

Source: California Department of Developmental Services, Quarterly Client Characteristics by County of Residence, 2013.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The state Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962

homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the Town will implement programs to coordinate housing activities and outreach with the Far Northern Regional Center (FNRC) and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program 2-18 is proposed to specifically address the needs of the developmentally disabled.

Resources for the Disabled

The College Hill Guest Home provides full residential care and support for developmentally disabled persons in Paradise. The facility has space for 16 residents and is currently (2014) at full capacity. College Hill receives subsidized state funding for the provision of services through the Far Northern Regional Center.

Golden Oaks Residential Care provides full residential care and support services for the developmentally disabled in Paradise. The facility is currently (2014) serving five residents, with capacity for up to six residents. Golden Oaks receives subsidized state funding for the provision of services through the Far Northern Regional Center.

The FNRC is a fixed point of referral for individuals with developmental disabilities and their families. The FNRC also provides services to infants and toddlers (from birth to 3 years old) who are showing a delay in their development or who are at substantially high risk for a developmental disability. The FNRC coordinates community resources such as education, recreation, health, rehabilitation, and welfare for individuals with developmental disabilities.

Several agencies in and around Paradise provide services for the disabled, including those listed below.

- Butte County Council for the Blind
- Butte County Department of Employment and Social Services
- Butte Home Health Plus
- California State University, Chico, Disability Support Services
- Community Action Agency of Butte County Disability Support Services

- Disabled Student Services, Butte College Do It Leisure
- Handi-Riders of Northern California
- Home Health Care Management, Inc.
- Housing Authority of Butte County
- Independent Living Services of Northern California
- Peg Taylor Center for Adult Day Health Care (Chico)
- Rowell Family Empowerment of Northern California
- California Department of Rehabilitation
- Work Training Center STRIVE
- Paradise Ridge Family Resource Center

The Town's zoning laws, practices, and policies related to disabled households are addressed in Chapter 3, Constraints.

Large Family Households

Large family households are defined as households of five or more persons who are related. Large family households are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms.

In Paradise, 700 households, or 5.9 percent of all households, have five or more persons. Of the large households, 63.9 percent own their home and 36.1 percent rent, as shown in Table 2-33.

TABLE 2-33: LARGE HOUSEHOLDS BY TENURE (2010)

	Number	Percentage	Percentage of Total Households
Renters	253	36.1%	2.1%
Owners	447	63.9%	3.8%
Total	**700**	**100.0%**	**5.9%**

Source: US Census 2010 (QT-H2)

Large households that rent or own have a disproportionate rate of housing problems; "any housing problem" includes overcrowding, units lacking complete kitchen facilities, and units lacking complete plumbing facilities. A special HUD data collection in 2000 found that 61

percent of large renter households experience some type of housing problem, while 51 percent of large owner households experience some type of housing problem. However, both large renter and owner households are not disproportionately cost burdened. Table 2-34 compares housing problems and cost burdens for large renter and owner households with all other households.

TABLE 2-34: HOUSEHOLD SIZE BY HOUSING PROBLEMS (2000)

		Large Families	All Other Households
Renters	Percentage with any housing problem	61%	41%
	Percentage cost burdened	37%	49%
Owners	Percentage with any housing problem	51%	37%
	Percentage cost burdened	28%	37%

Source: HUD 2000 (Special Aggregation of US Census Data)

Extremely Low-Income Households

The Town must provide an estimate of the projected extremely low-income housing needs. Per HCD guidelines 50 percent of the Town's very low-income households qualify as extremely low-income. Therefore, the Town is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 141 very low-income housing needed, the Town is estimating 70 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families or female-headed households) and require supportive housing services.

Single-Parent Households

Single-parent households are households with children under the age of 18 at home and include male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to daycare or childcare, health care, and other supportive services.

While the majority of households in Paradise are either married couples or single-person households, 19 percent of family households are headed by a single male or a single female, and about half of those have children under 18 present. There are 925 male heads of household with no wife present (8 percent) and 1,308 female heads of household with no husband present (11 percent). An additional 17 percent are multi-person, non-family households. Table 2-35 identifies single-parent households by the householder's gender and the presence of children.

TABLE 2-35: SINGLE-PARENT HOUSEHOLDS (2010)		
Category	**Number**	**Percentage**
Male householder, no wife present	925	8%
With children under 18 years	295	2%
Female householder, no husband present	1,308	11%
With children under 18 years	719	6%
Non-Family Households	2,017	17%

Source: US Census 2010 (QT-H3)

Agricultural Workers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2007 US Department of Agriculture (USDA) Census of Agriculture, the most recent agricultural census, there were 5,021 farmworkers in Butte County in 2007 (Table 2-36). This represents a 26 percent decrease from the 2002 Census of Agriculture figure of 6,786 farmworkers. To a large extent, this is due to a decrease in total farms from 2,128 in 2002 to 2,048 in 2007, a 4 percent decrease. Most of the farmworkers in Butte County were employed by farms using less than 10 workers. The total number of workers on farms with 10 or more workers decreased by 2,589 between 2002 and 2007. One factor may be the increased mechanization of agriculture, which reduces the number of workers needed for farm operations. Farms that have a greater number of workers may have a greater incentive to mechanize operations.

TABLE 2-36: AGRICULTURAL WORKERS, BUTTE COUNTY		
Description	**2002**	**2007**
Total Farms	**2,128**	**2,048**
Hired Farm Labor		
Farms	739	671
Workers	6,786	5,021
Farms with 10 Workers or More		
Farms	220	118
Workers	5,838	3,249
Laborers Working 150 Days or More		
Farms	412	354
Workers	1,972	1,439
Farms with 10 or More Laborers Working 150 Days or More		
Farms	54	32
Workers	1,008	586
Laborers Working Fewer Than 150 Days		
Farms	752	534
Workers	4,814	3,582

Source: USDA Census of Agriculture 2002, 2007

Approximately 71.3 percent of farmworkers in Butte County worked fewer than 150 days in a year, or less than about 60 percent of the year. There were 1,439 farmworkers that were known to work more than 150 days. These indicators suggest that

farmworkers need housing that is not exclusively located near work on farms, but can accommodate work at other locations. The 2007 Census of Agriculture did not indicate the number of farmworkers living in Paradise or in the vicinity. The Butte County 5th Cycle Housing Element Data Packet states that 105 persons age 16 and over in Paradise were employed in the agriculture, forestry, fishing, and hunting industry. It is the Town's understanding that the majority of the 105 employees work in the forestry and tree services industry. There are limited jobs in the other sub-industries within the category including agriculture. This count does not likely include seasonal or temporary employees, nor does it include migrant workers who may reside temporarily in Paradise during harvest time. According to the Butte County Office of Education's Migrant Education Program, no migrant students are enrolled in Paradise schools. This corroborates the Town's understanding that no seasonal or migrant farmworkers reside in Paradise.

There is no housing designated specifically for farmworkers in Paradise. However, the Butte County Housing Authority operates a farm labor housing center outside the City of Gridley. The center contains 130 family housing units, which are available to qualified farmworkers who earn a specific amount of their income in "farm labor" as defined by the US Department of Agriculture, Rural Development.

Under California Health and Safety Code Section 17021.5(b), housing for six or fewer farmworkers shall be considered a residential land use and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for a family dwelling of the same type in the same zone. The Paradise Zoning Ordinance does not directly define farmworker housing but does allow "group residential," which meets the state standards, in all residential zones by right. These group residential units serve as low-cost housing for farmworkers. Program HI-19 proposes amendments to the Zoning Ordinance to comply with Section 17021.6 of the Health and Safety Code related to allowing larger employee housing up to 36 beds.

Homeless Persons

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due both to the diversity and complexity of the factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients.

A countywide Homeless Census Survey, including the Town of Paradise, was conducted in January 2013 though a collaborative effort by the Butte Countywide Homeless Continuum of Care's participating agencies. According to the survey results, it is estimated that there were at least 89 homeless persons living in Paradise, about 6 percent of the county total, and is roughly consistent with the number counted in previous years. The majority of the homeless persons were families, including numerous women and children with no father present, with almost a third being children under the age of 18. Of the homeless persons in Paradise, 62 percent were reported to be spending nights with family or friends, while the majority of the remainder (21 percent, or 19 individuals) were without shelter at night, "living on the street." According to staff from

the Paradise Ridge Family Resource Center (PRFRC), the Town of Paradise has a larger incidence of family homelessness, parent(s) with one or more children with them, than the rest of Butte County. The type of homelessness reported in Paradise indicates the need for supportive and transitional housing to provide households with short- to long-term housing options while they stabilize and get back on their feet. The incidence of homelessness does not appear to be seasonal, and it is anticipated that the need for emergency shelter and supportive housing will be fairly static throughout the year.

Homeless Resources

Resources for the homeless in Paradise are relatively limited. There are no established emergency shelters or transitional housing units in Paradise. The Paradise Lutheran Church has accommodations for up to one family at a time, but most people seeking help at the church are referred to the PRFRC.

Paradise Ridge Family Resources Center

The Paradise Ridge Family Resources Center is the primary resource for the homeless in Paradise. It provides confidential and free services to individuals and families and provides services including play for children, therapy, support groups, laundry facilities, and computer labs and parenting classes. The PRFRC's Youth for Change program receives Community Development Block Grant (CDBG) program funds to provide direct services and interventions to income eligible families with the goal of avoiding those catastrophic situations that often result in unemployment, delinquent rent payments, and homelessness. Additional resources for the homeless are addressed in Chapter 4, Resources.

Since the majority of persons identified as homeless in Paradise were living with friends or family and had shelter, the estimate for emergency shelter is half of the total people counted as homeless. It is noted that most of the people identified as homeless do not meet the federal definition of homelessness. There is an additional need for increased motel vouchers and a network of supportive services to assist at-risk households. Per the Butte County Housing Authority, there are currently 271 Section 8 housing vouchers in Paradise and 189 on the waiting list(s).

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3. CONSTRAINTS

New housing development can be constrained by economic forces in the private market as well as regulations and policies imposed by public agencies. These constraints can limit the production of housing and increase its cost, and can also affect the maintenance and/or improvement of existing housing. Governmental and non-governmental constraints that can affect the housing market and stock in Paradise are discussed below. The Housing Plan (Chapter 6) will identify ways, where feasible, to reduce or overcome constraints to the maintenance, improvement, and development of housing for all income levels.

GOVERNMENTAL CONSTRAINTS

Governmental regulations, while intentionally regulating the quality and safety of development in the community, can also unintentionally increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, such as policies, standards, codes, requirements, development fees, processing procedures, and other exactions required of developers.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. They may also require improvements and/or off-site mitigation that increase the cost of development. Processing procedures, including review by multiple agencies and permitting requirements, may delay the approval process and increase the cost of development.

Federal and State

Federal and state programs and agencies play a role in the imposition of non-local governmental constraints. Federal and state requirements are generally beyond the influence of local government and therefore cannot be effectively addressed in this document.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was developed to protect the quality of the environment and the health and safety of persons from adverse environmental effects. Discretionary projects are required to be reviewed consistent with the requirements of CEQA to determine if there is potential for the project to cause a significant adverse effect on the environment. Depending on the type of project and its potential effects, technical traffic, noise, air quality, biological resources, and geotechnical reports may be needed. If potential adverse effects can be mitigated, a mitigated negative declaration is required. If potentially adverse effects cannot be mitigated, an environmental impact report is required. These documents have mandated content requirements and public review times. Preparation of CEQA documents can be costly and, despite maximum time limits set forth in the Public Resources Code, can extend the processing time of a project by a year or longer.

Prevailing Wage Laws

Public works projects and affordable housing financed through the use of public funds are required to pay prevailing wages, which create a significant cost impact on the construction or rehabilitation of affordable housing units for low- or moderate-income persons and the infrastructure to support such housing. The rehabilitation of certain qualifying affordable housing units for low- or moderate-income persons is exempted from this requirement. Senate Bill (SB) 972 provided exemptions from prevailing wage requirements for the construction or rehabilitation of privately owned residential projects.

Local

Land use controls are minimum standards included in the General Plan and implemented through the Zoning and Subdivision Ordinances. General Plan land use designations are a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations are designed to implement the intentions of the General Plan land use designations. They also control such features as the height and bulk of buildings, lot area, yard setbacks, population density, and building use. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, development costs could increase and housing production may decrease.

Paradise General Plan

The Paradise General Plan provides a range of residential building types and densities in various areas of Paradise. Densities range from a low of 1 unit or less per acre in the Agricultural-Residential designation to 15 units per acre in the Multi-Family designation. Below is a brief description of each General Plan residential land use designation.

Agricultural-Residential (A-R)

This designation applies to existing and planned residential areas characterized by larger parcels and accessory agricultural uses, including the raising of livestock and other forms of agricultural production. It provides for single-family detached homes, limited agricultural uses, churches, and public uses. Residential densities are in the range of 1 or less dwelling unit per gross acre. This designation is mainly applied to areas in the southern portion of town characterized by larger parcels and existing agricultural/residential land uses. The minimum lot area for this designation is 1 acre.

Rural-Residential (R-R)

This designation applies to a substantial portion of existing and planned single-family rural residential areas in the town. It is characterized by moderately large parcels and residential densities that range from 1 to 2 dwelling units per acre. This designation provides for single-family detached homes and secondary residential units as well as accessory rural uses. It may also provide for churches and public uses.

Town-Residential (T-R)

This designation applies to existing residential areas characterized by small (0.5 gross acres or less) parcels and the absence of accessory rural uses, particularly the keeping of livestock. It provides for single-family detached and attached homes, mobile home parks, churches, and public uses. These designated areas may be served by a community sewer system if established. Residential densities are in the range of 1 to 3 dwelling units per gross acre. Mobile home parks with densities no greater than 6 dwelling units per gross acre may also be deemed consistent with this designation.

Multi-Family Residential (M-R)

This designation applies to existing and planned multiple-family residential areas. It provides for single- and multiple-family residential structures, mobile home parks, convalescent homes, residential care facilities, churches, and public uses. Planned multi-family residential areas shall be located in areas near existing or planned commercial uses, community service uses, and along designated arterial or collector streets. Depending on the presence and application of constraints, maximum potential residential densities up to 15 dwelling units per acre are allowed if served by an approved clustered wastewater treatment and disposal system. Mobile home parks with densities no greater than 8 dwelling units per gross acre may also be deemed consistent with this designation.

Neighborhood-Commercial (N-C)

This designation applies to existing and planned neighborhood and locally oriented commercial retail and service uses. This designation is primarily applied to small sites adjacent to residential neighborhoods and along designated arterial or collector streets. Single-family residential structures, accessory dwelling units, convalescent homes, and residential care facilities are permitted uses with Town approval and issuance of a site plan review or by conditional use permit.

Central-Commercial (C-C)

This designation provides for retail and service uses, public uses, professional and administrative office uses, and multiple-family residential uses. This designation is applied only to the central commercial (downtown or core) area of Paradise and is intended to accommodate visitor-oriented as well as locally oriented commercial uses and mixed uses that conform to an

adopted architectural design theme and guidelines. Maximum potential residential densities cannot exceed 15 dwelling units per gross acre if served by an approved clustered wastewater treatment and disposal system.

Town-Commercial (T-C)

This designation provides for a full range of locally and regionally oriented commercial uses, including retail, retail centers, wholesale, storage, hotels and motels, restaurants, service stations, automobile sales and service, light fabrication, professional and administrative offices, churches, and public uses. This classification is applied to existing moderate- to high-intensity commercial uses that are suitable for infill and to areas located at the intersection of designated arterial and/or collector streets. Maximum potential residential densities cannot exceed 10 dwelling units per gross acre.

Community-Service (C-S)

This designation provides for private uses that serve a community purpose or benefit the community. These uses include private hospitals, medical offices, schools, residential care facilities and day care facilities (other than those located in private residences), convalescent homes, emergency shelters and transitional housing, auditoriums and other places of assembly, senior citizen and youth centers, clubs and lodges, private utilities and facilities, and airports. This designation is primarily applied to existing or planned uses of this nature throughout the primary study area. Depending on the presence and application of constraints, maximum potential residential densities cannot exceed 15 dwelling units per gross acre if served by an approved clustered wastewater treatment and disposal system.

Zoning Ordinance

The Zoning Ordinance identifies 10 residential districts (Agricultural Residential, Rural Residential, Town Residential, and Multi-family Residential and their respective subzones) and six other zones (Agricultural, Neighborhood Commercial, Central Business, Community Commercial, Community Facilities, and Community Services) that allow residential development. Some zones have varying zoning treatments, or sub-zones. Table 3-1 summarizes the uses allowed under each zone. Development standards for each district are identified in Table 3-2. Below is a brief description of each zoning district.

Residential Zones

Agricultural Residential (AR) Zones – The Agricultural Residential zone is intended for land areas that are planned or are existing residential areas characterized by larger parcels and accessory agricultural land uses, including raising of livestock and other forms of agricultural production. The Agricultural Residential-1, Agricultural Residential-3, and Agricultural Residential-5 zones are consistent with the Agricultural-Residential (A-R) land use designation of the Paradise General Plan. The Agricultural Residential-3 and Agricultural Residential-5 zones are also consistent with the Open-Space/Agricultural land use designation of the Paradise General Plan.

Rural Residential (RR) Zones – The Rural Residential zone is intended for land areas that are planned or are existing single-family rural residential areas characterized by moderately large parcels and with residential densities that range from 1 to 2 dwelling units per acre. The RR-1, RR-2/3, and RR-1/2 zones are consistent with the Rural-Residential (R-R) land use designation of the Paradise General Plan.

Town Residential (TR) Zones – The Town Residential zone is intended for land areas that are planned or are existing single-family residential areas characterized by small (0.5 gross acres or less) parcels and the absence of accessory rural land uses, particularly the keeping of livestock. The TR-1, TR-1/2, and TR-1/3 zones are consistent with the Town Residential (T-R) land use designation of the Paradise General Plan.

Multiple-Family Residential (M-F) Zones – The Multiple-Family Residential zone is intended for land areas that are planned or existing multiple-family residential areas. Depending on the presence and application of constraints, maximum potential residential densities cannot exceed 15 dwelling units per acre and 8 dwelling units per acre in mobile home parks. The Multiple-Family Residential zone is consistent with the Multi-Family Residential (M-R) land use designation of the Paradise General Plan.

Other Zones that Allow Residential Uses

Agricultural-10 (AG-10) and Agricultural-20 (AG-20) Zone – The Agricultural-10/20 (AG-10, AG-20) zones are intended for land areas planned and deemed suitable to remain in their natural, primarily undeveloped state or to be used for open space and agricultural purposes. Such land areas can also be deemed inappropriate for urban development due to steep slopes, a significant lack of public services, and a substantial desire to retain existing agricultural or open space characteristics. The Agricultural-10 and Agricultural-20 zones are consistent with the Open-Space/Agricultural land use designation of the Paradise General Plan.

Neighborhood-Commercial (N-C) Zone – The Neighborhood-Commercial zone is intended for land areas that are characterized by existing and planned neighborhood and locally oriented commercial retail and service uses. This zone is primarily applied to small sites adjacent to residential neighborhoods and along designated arterial or collector streets. The Neighborhood-Commercial zone is consistent with both the Neighborhood-Commercial (N-C) and the Town-Commercial (T-C) land use designations of the Paradise General Plan.

Central-Business (C-B) Zone – The Central-Business zone is intended for land areas located in the central commercial (downtown or core) area of Paradise and that provide for commercial retail and service uses, public uses, professional and administrative office uses, and multiple-family residential uses. The Central-Business zone is consistent with the Central-Commercial (C-C) land use designation of the Paradise General Plan and is potentially consistent with the Town-Commercial (T-C) Paradise General Plan land use designation.

Community-Facilities (C-F) and Community-Services (C-S) Zones – The Community-Facilities and Community-Services zones are intended for land areas that are planned to or already provide for public and public institutional land uses or private land uses which serve a community purpose or benefit the community. The Community-Facilities zone is consistent with the Public-Institutional (P-I), Community-Service (C-S), and Recreational (R) land use designations of the Paradise General Plan. The Community-Services zone is consistent with the Community-Service (C-S) and Recreational (R) land use designations of the Paradise General Plan. In addition, the Community-Services zone is potentially consistent with the Multi-Family Residential (M-R) land use designation of the Paradise General Plan.

Community-Commercial (C-C) Zone – The Community-Commercial zone is intended for land areas that are planned or are providing a full range of locally and regionally oriented commercial land uses, including retail, retail centers, wholesale, storage, hotels and motels, restaurants, service stations, automobile sales and service, professional and administrative offices, etc. Depending on the presence and application of constraints, maximum potential residential densities shall not exceed 10 dwelling units per acre. The Community-Commercial zone is consistent with the Town-Commercial (T-C) land use designation of the Paradise General Plan and is potentially consistent with the Community-Service (C-S) Paradise General Plan land use designation.

Combining Zones

Planned Development Combining (P-D) Zone – The purpose of the Planned Development Combining zone is to allow the establishment of planned developments with flexibility in the design of development projects; to promote economical and efficient use of the land, an increased level of urban amenities, and preservation of the natural environment; and to provide for phased completion of planned development projects.

Mobile Homes

A mobile home or transportable factory-built housing unit may be used as a dwelling in all zones allowing single-family dwellings when such mobile home meets the following minimum requirements in addition to all other provisions applicable to the site.

1. The mobile home or transportable factory-built housing unit shall be structurally certified per requirements of the National Manufactured Housing Construction and Safety Act of 1974.
2. The mobile home shall be installed on an approved permanent foundation.
3. Roofs shall have a minimum pitch of 3 in 12 and shall be shingled or tiled in a manner sufficient to have the same appearance as a standard dwelling built on the site.
4. Siding material shall be of masonry, wood, stucco, or similar material having the same appearance as a standard dwelling built on the site.

Mobile home parks cannot exceed a maximum density of 2–8 units per acre, pursuant to Section 17.34.300 of the Zoning Ordinance, depending on which zone they are located in.

TABLE 3-1: USES ALLOWED BY ZONING DISTRICT

Zoning District	Density (units/ac)	Single-Family	Two-Family	Multiple Family	Secondary Dwelling	Mobile Home	Group Residential	Community Care Facility	Community Care Facility, Limited	Day Care one, Large Family	Day Care one, Small Family	Emergency Shelters	Transitional/ Supportive Housing	SROs	Farm Labor Housing/ Employee Housing
Residential Districts															
AR-1	1	X	UP	NO	AP	X	NO	UP	X	NO	X	NO	NO	NO	NO
AR-3	.33	X	UP	NO	AP	X	NO	UP	X	NO	X	NO	NO	NO	NO
AR-5	.2	X	UP	NO	AP	X	NO	UP	X	NO	X	NO	NO	NO	NO
RR-1	1	X	S	NO	AP	X	UP	UP	X	S	X	NO	NO	UP	NO
RR-2/3	1.5	X	S	NO	AP	X	UP	UP	X	S	X	NO	NO	UP	NO
RR-1/2	2	X	S	NO	AP	X	UP	NO	X	S	X	NO	NO	UP	NO
TR-1	1	X	UP	NO	AP	X	UP	NO	X	NO	X	NO	NO	UP	NO
TR-1/2	2	X	X	NO	AP	X	UP	NO	X	NO	X	NO	NO	UP	NO
TR-1/3	3	X	X	NO	AP	X	UP	NO	X	NO	X	NO	NO	UP	NO
M-F	15	X	X	AP	X	X	S	UP	X	AP	X	NO	NO	AP	NO
Other Districts Allowing Residential Uses															
AG-10	.1	X	NO	NO	X	X	NO	NO	X	NO	X	NO	NO	NO	NO
AG-20	.05	X	NO	NO	X	X	NO	NO	X	NO	X	NO	NO	NO	NO
N-C	8-14.52	S	NO	NO	NO	X	NO	UP	NO	UP	NO	NO	NO	NO	NO
C-B	8-14.52	AP	S	S	NO	X	NO	NO	NO	UP	NO	NO	NO	NO	NO
C-C	8-14.52	NO	S	S	NO	X	S	UP	NO	AP	NO	UP	NO	AP	NO
C-F	15	X	NO	NO	X	X	NO	UP	X	AP	NO	AP	NO	NO	NO
C-S	15	X	AP	S	X	X	S	S	X	AP	X	X	NO	AP	NO

Source: Town of Paradise Zoning Ordinance, 2014

NO = NOT ALLOWED X = ALLOWED UP = USE PERMIT
AP = ADMINISTRATIVE PERMIT
S = SITE PLAN REVIEW PERMIT PSC = PERMITTED (STANDARDS AND CONDITIONS)

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TABLE 3-2: DEVELOPMENT STANDARDS BY ZONING DISTRICT

Zoning District	Min. Site Area (ac)	Min. Site Width (ft)	Front Yard Setback from Centerline (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Max. Height	Off-Street Parking Per Unit	Maximum Building Coverage (%)	Maximum Floor Area Ratio
Residential Districts									
AR-1	1	130	50	10	10	35	2	none	none
AR-3	3	150	50	10	10	35	2–3	none	none
AR-5	5	150	50	10	10	35	2–3	none	none
RR-1	1	130	50	10	10	35	2–3	20	none
RR-2/3	.66	95	50	5	5	35	2–3	20	none
RR-1/2	.5	65	50	5	5	35	2–3	25	none
TR-1	1	65	50	5	5	35	2–3	25	none
TR-1/2	.5	65	50	5	5	35	2–3	25	none
TR-1/3	.33	65	50	5	5	35	2–3	30	none
M-F	.069 - .1	65	50	5	5	35	1.2–1.8	35	0.5 to 1
Other Districts Allowing Residential Uses									
AG-10	10	150	50	10	10	35	2–3	none	
AG-20	20	200	50	10	10	35	2–	none	
N-C	0.1	65	50	5	5	35	1.2–1.8	50	
C-B	.067 -.1	55	40	0	0	35	none	60	0.75 to 1
C-C	0.1	65	50	0	0	35	1.2–1.8	50	0.5 to 1
C-F	0.5 with densities up to 15 units/acre	none	50	10	10	35	1.2–1.8	50	none
C-S	0.5 with densities up to 15 units/ acre	none	50	10	10	35	1.2-1.8	50	none

Source: Town of Paradise Zoning Ordinance, 2013

Program HI-16 is proposed to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones. Program HI-19 is proposed to allow farm labor/employee housing in compliance with the state Employee Housing Act.

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Zoning Definitions

The Zoning Ordinance classifies the following types of residential uses that may be permitted in a zone:

- Single-family residential – Means use of a site for only 1 dwelling unit and its allowed accessory uses, or for 1 primary dwelling unit and 1 secondary dwelling.
- Two-family residence – Means use of a site for 2 dwelling units, either in the same building or in separate buildings, except when one of the dwelling units is a secondary dwelling.
- Multiple-family residential – Means use of a site for 3 or more dwelling units, in one or more buildings, including units intended for individual ownership together with common areas or facilities.
- Secondary dwelling – Means a dwelling unit containing 750 square feet or less, and which is located on a site in conjunction with a single-family dwelling.
- Mobile Home – Means a transportable factory-built housing unit designed and equipped for use as a dwelling unit with or without a permanent foundation. A mobile home may include two or more sections separately transported and joined together as one integral unit. A mobile home shall not include a recreational vehicle.
- Mobile home park – Means a unified residential development with two or more mobile home spaces, together with internal streets, common areas, and facilities for parking, recreation, laundry, utility, storage, or other services for the residents.
- Group residential – Means residential occupancy of dwelling units or sleeping units by groups of more than six persons not defined as a family. Typical uses include rooming or boarding, dormitories, residence halls, and fraternity and sorority houses.
- Community care facility – Means a facility, place, or building that is maintained and operated to provide nonmedical residential care, adult day care, child day care, intermediate care, congregate living, health care, or home-finding agency services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired, or incompetent persons and does not include drug recovery facilities.
- Community care facility, limited – Means a community care facility that provides service for six or fewer persons, with the residents and operators of the facility being considered a family.
- Day care home, large family – Means a family day care home facility in the provider's own residence that provides family day care for 7 to 14 children, including children under the age of 10 years who reside at the home.

- Day care home, small family – Means a family day care home facility in the provider's own residence that provides family day care for eight or fewer children, including children under the age of 10 years who reside at the home.

- Emergency shelters – Means facilities providing emergency shelter to homeless individuals or others in need of shelter. These accommodations include lodging and may include the following as ancillary uses: meals, laundry facilities, bathing, counseling, and other support services.

Affordable Housing and Density Bonus

Zoning Ordinance Chapter 17.44 includes provisions for affordable housing incentives and residential density bonuses. The purpose of providing a housing density bonus or incentives is to contribute to the economic feasibility of affordable housing in housing developments proposed in the town. When a developer proposes to enter into an agreement pursuant to Government Code Section 65915 to provide at least 20 percent of the total units of a housing development for lower-income households, as defined in California Health and Safety Code Section 50105, the developer is eligible for a housing density bonus or incentives if the housing development consists of five or more units.

Any person requesting a housing density bonus or incentives must apply for a development agreement with the Town. To fully qualify for the density bonus program, the developer must demonstrate a commitment to alternative site design such as clustering the units on a portion of the site and providing an open space buffer from surrounding developments. A housing density bonus or incentives are granted by approval of the development agreement, which specifies the density bonus and/or incentives and any conditions attached to the approval of the bonus and/or incentive.

The developer may specify the housing density bonus or incentives requested; however, the Town may agree to provide a housing density bonus or incentives other than those requested, as long as such housing density bonus or incentives meet the requirement set forth in Government Code Section 65915 and such action is determined to be consistent with the Housing Element of the Paradise General Plan. The Town's density bonus program is not consistent with the density bonus provisions of state law, particularly those that require a density bonus to be provided to developments with 5 percent of housing units for very low-income units and to developments with 10 percent of housing units for low-income units. The requirements to enter into a development agreement and demonstrate alternative site design go beyond the requirements of state law to receive a density bonus. Chapter 6 provides an implementation measure requiring amendment of the Town's density bonus provisions to bring the Zoning Ordinance into compliance with state law, including removal of requirements or restrictions that are more stringent than established by state law.

Zoning for a Variety of Housing Types

Large Family Day Care Homes

Zoning Ordinance Chapter 17.43 includes provisions whereby the Planning Director can grant a day care permit for a large family day care home as an accessory residential use on property zoned for a single-family residence, provided that the use complies with certain standards and criteria.

Secondary Units

The construction of secondary residential dwelling units in Paradise is permitted by right in the M-F, AG-10, AG-20, C-F, and C-S zones without a use permit and is allowed in the AR-1, AR-3, AR-5, RR-1, RR-2/3, RR-1/2, TR-1, TR-1/2, and TR-1/3 zones subject to approval with an administrative permit. Second units are required to be less than 750 square feet and are subject to the same requirements and development standards as any dwelling located on the same parcel in the same zoning district. The Town's Zoning Ordinance is consistent with the requirements of Assembly Bill (AB) 1866.

Farmworker Housing

The AG-10 and AG-20 zones allow single-family dwellings and secondary units. The secondary units provide housing opportunities for farmworkers employed on the premises.

Facilities for Disabled Households

Community care facilities are defined in the Zoning Ordinance as a facility, place, or building that is maintained and operated to provide nonmedical residential care, adult day care, child day care, intermediate care, congregate living, health care, or home-finding agency services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired, or incompetent persons and does not include drug recovery facilities. Community care facilities are allowed in the M-F, AR-1, AR-3, AR-5, RR-1, I-S and RR-2/3 residential zones with the issuance of a use permit. Other zones that allow community care facilities include the N-C, C-C, and C-F zones with the issuance of a use permit, and the C-S zone with a site plan review. The Town has not established any minimum spacing requirements for community care facilities or group residential uses.

Limited community care facilities are defined in the Zoning Ordinance as a community care facility which provides service for six or fewer persons, with the residents and operators of the facility being considered a family. These facilities are allowed in all residential zones by right as well as in other zones that allow residential uses.

The Zoning Ordinance allows day care homes for small families (limited to eight or fewer persons) in all residential zones and in the AG-10, AG-20, and C-S zones. Day care homes for large families (limited to 7 to 14 persons) are allowed in the AR-1, AR-3, AR-5, RR-1, RR-2/3, RR-1/2, TR-1, TR-1/2, and TR-1/3 residential zones subject to a permit and the project meeting certain standards and conditions.

The Zoning Ordinance defines "family" as an individual or two or more persons living together as a single household within a dwelling unit. A dwelling unit is defined as a residential building that provides complete, independent living facilities for one family, including permanent provisions of living, sleeping, eating, cooking, and sanitation. The Town does not distinguish between related and unrelated persons and does not limit the number of persons that may constitute a family.

The Town follows the requirements of the Americans with Disabilities Act (ADA) in regard to the development of accessible housing. Improvements, such as a wheelchair ramp or grab bars, to make a residence accessible to disabled persons are ministerial and typically require a building permit. Building permit applications for minor improvements can typically be issued over the counter. Paradise Municipal Code Title 15, Buildings and Construction, identifies improvements that do not require a building permit. No accessibility improvements are exempt from building permit requirements. Program HI-17 is included in Chapter 6 advocating that the Town amend Title 15 of the Municipal Code to identify specific listed improvements which are exempt from building permit requirements, amend the Zoning Ordinance to allow reasonable accommodations in zoning and land use, and create a handout identifying accessibility improvements that can be permitted over the counter.

Disabled Parking Standards. The Zoning Ordinance establishes parking standards for each type of facility in a zone in accordance with the regulations of Section 1129B of Title 24, California Code of Regulations. Table 3-3 provides those parking requirements. Parking standards for housing for disabled persons are the same as all for residential development and do not pose a constraint on development of housing for disabled persons. Chapter 6 of the Housing Element provides an implementation program to establish a reduced parking requirement for affordable housing projects, including senior and disabled facilities. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with state law to ease constraints to development of housing for disabled persons.

TABLE 3-3: PARKING REQUIREMENTS BY FACILITY	
Facility	**Parking Requirement**
Community care facility	2 per dwelling, plus 1 per 4 persons cared for at capacity, plus 1 per employee at maximum shift
Day care home (large family)	1 per 4 persons cared for, plus 1 per employee at maximum shift
Day care home (small family)	2 per facility, plus 1 per 4 persons cared for at maximum use level
Convalescent service	1 per 2.5 beds plus 1 per employee during maximum employee shift
Secondary dwelling	1 per dwelling
Single-family, two-family	2 per dwelling
Group residential	0.5 per sleeping unit
Multiple-family dwelling	Less than 700 square feet – 1.2 per unit; 700 to 1,200 square feet –1.5 per unit; more than 1,200 square feet – 1.8 per unit

Source: Town of Paradise Zoning Ordinance (17.38.1000)

Facilities for Homeless and Households at Risk of Homelessness

Facilities and housing for homeless persons and those at risk of homelessness fall into three categories: emergency shelter, supportive housing, and transitional housing.

Supportive and Transitional Housing

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Health and Safety Code Section 50675.14).

"Transitional housing" and "transitional housing development" mean buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Health and Safety Code Section 50675.2).

State law requires the consideration of both supportive and transitional housing as residential uses that must only be subject to the same restrictions that apply to similar housing types in the same zone. The Paradise Zoning Ordinance does not identify zones that will allow the development of supportive or transitional housing. Implementation Program HI-16 in Chapter 6 proposes to establish both supportive and transitional housing uses in the residential districts and to establish a permit process that is only subject to those restrictions which apply to other residential uses of the same type in the same zoning district. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with state law.

Emergency Shelters

Every local agency must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element, except that all local governments must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites/zones can include existing facilities that can be converted to accommodate the need for emergency shelters.

The Paradise Zoning Ordinance includes provisions for emergency shelters in the following zones: C-C (with a conditional use permit), C-F (with administrative approval), and C-S (permitted by right).Paradise amended the Zoning Ordinance in 2010 to allow emergency shelters in the C-S zone by right to be consistent with state law. Emergency shelters are compatible with the range of uses allowed in the C-S zone and sites in this zone are generally proximate to services. Sites designated C-S have adequate capacity to accommodate the Town's emergency shelter needs (see Appendix A for a list of vacant sites designated C-S); therefore, the C-S zone is considered the appropriate zone for ministerial approval of emergency shelters.

Housing Opportunities for Extremely Low-Income Households

Extremely low-income households can be housed in affordable housing developments with deep subsidies, such as Section 8 or Section 232. Other housing opportunities for extremely low-income households include housing with shared facilities, such as living or dining areas, with private sleeping areas and are often referred to as single-room occupancies (SROs). This type of development allows rents to be much lower than those associated with typical apartment complexes. The Town's Group Residential use allows for facilities such as SROs and is permitted in the M-F, C-C, and C-S zones with a site plan review and in the R-R and T-R zones with a conditional use permit. As discussed in Chapter 4, there are vacant sites in Paradise with these land use designations that accommodate group residential uses.

Parking Requirements

Chapter 17.38 of the Zoning Ordinance establishes parking standards for type of use, which have been interpreted as to how they apply to each zone in Table 3-4. The Town's parking requirements for single-family homes are two parking spaces per unit. Secondary units require one parking space. The parking requirements for multi-family residential units vary based on the size of the unit. For instance, units that are less than 700 square feet require 1.2 spaces per unit, while units of 700–1,200 square feet require 1.5 spaces, and units of 1,200 square feet or more require 1.8 spaces.

TABLE 3-4: PARKING REQUIREMENTS BY ZONING DISTRICT	
Zoning District	**Off-Street Parking per Unit**
Residential Districts	
AR-1	2–3
AR-3	2–3
AR-5 RR-1 RR-2/3 RR-1/2 TR-	2–3
1	2–3
TR-1/2 TR-1/3 M-F	2–3
	2–3
	2–3
	2–3
	2–3
	1.2–1.8
Other Districts Allowing Residential Uses	
AG-10 AG-20 N-C	2–3
C-B	2–3
C-C	1.2–1.8
C-F	1.2–1.8
C-S	1.2–1.8
	1.2–1.8
	1.2–1.8

The Zoning Ordinance allows the Planning Director to authorize an adjustment in the total parking requirement for mixed-use developments that can demonstrate lower than typical parking demand. There is not a reduction allowance in the Zoning Ordinance specifically for affordable housing projects, including for seniors and the disabled. Chapter 6 of the Housing Element provides an implementation program (see Program HG-3) to establish a reduced parking requirement for affordable housing projects, including senior and disabled facilities. The implementation program will result in a revision to the Zoning Ordinance to bring it into consistency with state law.

Subdivision Ordinance

The Subdivision Ordinance regulates the subdivision of land and real property in the town for the purposes of sale, lease, or financing in all instances except those which are exempt under the provisions of the Subdivision Map Act of the State of California as set forth in Title 7 of the Government Code. The ordinance provides for regulation and control of design and improvement of subdivisions to control growth, protect public health and safety, conserve resources, and require on- and off-site improvements to be installed in proper condition.

Annexations

The Butte County Local Agency Formation Commission (LAFCo) regulates the boundary changes proposed by public agencies or individuals. LAFCo does not have the power to initiate boundary changes on its own, except for proposals involving the dissolution or consolidation of special districts and the merging of subsidiary districts. Their authority includes both sphere of influence (SOI) amendments and annexations.

LAFCo's efforts are directed toward seeing that services are provided efficiently and economically while ensuring that agricultural and open-space lands are protected. LAFCo must conduct service reviews to evaluate the provision of municipal services with respect to nine areas: (1) infrastructure needs or deficiencies; (2) growth and population projections for the affected area; (3) financing constraints and opportunities; (4) cost avoidance opportunities; (5) opportunities for rate restructuring; (6) opportunities for shared facilities; (7) government structure options, including advantages and disadvantages for consolidation or reorganization of service providers; (8) evaluation of management efficiencies; and (9) local accountability and governance.

While LAFCo serves an important role in local land use planning and the provision of services, SOI and annexation approvals are considered a governmental constraint to housing development because of the lengthy time period and service review requirements.

Permit Approval Process

The review and approval of a use permit involves the filing of a complete application, staff review and report writing for Community Development Director (Director) review, and determination on the application. If the Director determines that the use permit application is controversial or deals with major policy questions, the application may be referred to the Planning Commission for public hearing and action. Notice for the public hearing shall be in accordance with Section 17.45.700 of the Town Code. Decisions of the Community Development Director may be appealed to the Planning Commission or City Council.

Use permits may be granted based on both of the following findings:

1. The proposed land use is consistent with the provisions of this title as well as the goals and policies of the Paradise general plan.

2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare.

Building Codes

Building codes regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, wiring, plumbing, height, area, use, and maintenance of all buildings and/or structures in the town. In December 2013, the Town adopted a new building code—the 2013 California Building Standard Code (Title 24, Part 2),

with local amendments in response to specific climatic, geographical, and topographical conditions. The California Building Standard Code (CBSC) is based on the 2012 International Building Code (IBC). The CBSC, as published by the California Building Standards Commission, is applied statewide. The building code includes provisions to reasonably accommodate disabled people in accordance with ADA requirements.

Compliance is verified by the Town first through the plan check process for new construction, remodeling, and rehabilitation projects. The plan check process ensures that the plan and specifications are designed according to code. The second step is scheduled inspections during construction to ensure that the structure is built to the plan specifications. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Paradise and maintains an acceptable standard of health and safety for all inhabitants.

Processing Times

The residential development process has various stages, each of which requires some form of Town review. Initial processing of a development application depends on the type of project proposed (e.g., planned development, subdivision, single-family unit) as well as whether additional requirements will need to be met (e.g., rezoning of land, environmental review). Therefore, processing review times can vary depending on many different factors. Processing times for development review in Paradise vary based on the size of the project and the extent of review required. The review period can range from 1 to 4 months, depending on the development type, with a maximum estimated wait time of 2 months for a single-family project. For a straightforward permit, such as a single-family home on appropriately zoned land, average estimated time is approximately 1 month. For a multi-family development, the maximum estimated time is approximately 4 months. Table 3-5 summarizes the approval requirements and estimated permit processing times of these typical housing types.

TABLE 3-5: APPLICATION PROCESSING TIMES

	Single-Family Unit	Multi-Family
List Typical Approval Requirements	Sanitation Land Use Review Site Plan Construction Documents Fire Protection Documents	Sanitation Land Use Review Land Use Entitlement Design Review Construction Documents Fire Protection Documents Engineered On/Off-Site Improvement Plans
Total Est. Time	**Maximum 2 months**	**Maximum 4 months**

Governmental Fees

Although governmental fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on the price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In "price-sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer or products modified to compensate the developer, affordable housing is not built.

Government Code Section 66020 requires that planning and permit processing fees do not exceed the reasonable cost of providing the service, unless approved by the voters; agencies collecting fees must provide project applicants with a statement of amounts and purposes of all fees at the time of fee imposition or project approval. Table 3-6 presents the 2013 permit processing, planning/zoning, and building fees for the Town of Paradise.

TABLE 3-6: PLANNING AND BUILD SERVICES FEE SCHEDULE	
Description of Service	**Fee**
Permits and Variances	
Use Permit Class A	$741.68
Use Permit Class B	$1,334.09
Use Permit Class C	$2,134.54
Administrative Permit Major	$693.72
Administrative Permit Minor	$297.23
Administrative Permit Modification Major	$320.18
Administrative Permit Modification Minor	$148.61
Administrative Variance Noise Ordinance	$149.28
Major Variance Permit Class	$1,387.45
Minor Variance Permit Class	$1,089.84
Mello-Roos District Creation Application Fee	$991.50
Design and Site Plan Review	
Design Review Application – Façade	$237.24
Design Review Application – Architecture	$379.59
Development Agreement	$16/acre
Development Agreement per acre fee	$19.84
Development Impact Fee Adjustment/Waiver/In-Lieu Credit Application	$178.98
Site Plan Review Class A	$692.23
Site Plan Review Class B	$1,067.27
Site Plan Review Class C	$1,654.27
Preliminary Development Review Major w/Meeting	$941.22
Preliminary Development Review Minor w/o Meeting	$544.92
Environmental Review	
EIR Requirement Appeal	$960.54
EIR Study Review	$712.08
CEQA Analysis/Document [Projects w/o Land Use Entitlement]	$640.36
Plans, and Plan Amendments	
General Plan Amendment & Rezoning	$3,095.08
General Plan Amendment (text only)	$1,494.18
General Plan Interpretation (Commission)	$445.84
Maps and Boundaries	
Tentative Map 20 Lots or More	$2,934.99
Tentative Map 5 to 19 Lots	$2,721.53
Minor Map Modification Review	$396.30
Major Map Modification Review	$960.54
Parcel Map	$2,175.58
Landscape Plan	$269.47

TABLE 3-6: PLANNING AND BUILD SERVICES FEE SCHEDULE	
Description of Service	**Fee**
Administrative Zoning Interpretation	$248.62
Modification to Planned Development Minor	$198.15
Modification to Planned Development Major	$533.63
Annexation Application	$2,347.99
Annexation Fee Developed Land (Commercial, Industrial and Multi-Family) [per square foot of developed area]	$2.88
Annexation Fee Developed Land (Residential) [per dwelling plus	$13.00/acre
Annexation Fee Vacant Land (per acre)	$365.00
Appeal Review	$99.08
Code Compliance Enforcement (per hour)	$101.95
Commission Zoning Interpretation	$365.08

Source: Town of Paradise, 2013/2014 Master Fee Schedule

Government Code Section 66000 et seq. (Mitigation Fee Act) sets forth procedural requirements for adopting and collecting capital facilities fees and exactions, and requires they be supported by a report establishing the relationship between the amount of any capital facilities fee and the use for which it is collected. Government fees in Paradise include charges from the Town, Paradise Unified School District, Paradise Irrigation District, and Paradise Parks and Recreation District. Table 3-7 shows the development impact fees. The Town of Paradise adopted these fees in accordance with the nexus requirements of the Government Code, which requires that any city or county that establishes, imposes, or increases a fee as a condition of development approval do all of the following: (1) identify the purpose of the fee; (2) identify the use to which the fee is to be put; (3) determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; and (4) determine how there is a reasonable relationship between the need for the public facility and the type of development project upon which the fee is imposed. These fees were established by Resolutions 01-04, 09-06, and 08-60, which include findings and facts regarding the purpose and relationship between the fee and public facility needs. These fees are not excessive compared to other fees collected in other communities in California.

TABLE 3-7: DEVELOPMENT IMPACT AND BUILDING PERMIT FEES			
Type	**Single-Family (per sq ft)**	**Multi-Family (per sq ft)**	**Residential Addition (per sq ft)**
Streets and Thoroughfares	$.50	$.36	$.25
Traffic Control Facilities	$.04	$.02	$.02
Law Enforcement Facilities	$.07	$.03	$.07
Fire Facilities	$.04	$.03	$.04
Storm Drainage Facilities	$.60	$.60	$.60
Unified School District	$2.63	$2.63	$2.63
Approximate Total Fees*	$7,760	$2,752.50	-
**Assumes a 2,000 sq ft home and a 750 sq ft apartment unit* *Source: Town of Paradise, Proposed Development Impact Fees*			

Source: Town of Paradise, Proposed Development Impact Fees, 2013.

Table 3-8 identifies the typical development fees for single-family and multi-family housing levied by the Town. The fees for a single-family unit make up about 3.5 percent of the total construction costs. For a multi-family unit (assumed to be 3,700 square feet constructed at a cost of $140 per square foot), fees constitute approximately 1.7 percent of total construction costs. These fees are a very small portion of development costs and do not represent a significant financial constraint to new housing development.

TABLE 3-8: TOTAL PROCESSING AND IMPACT FEES FOR SINGLE-FAMILY AND MULTI-FAMILY UNITS IN PARADISE					
Housing Type	**Planning Fees**	**DIF**	**Total Fees (per unit)**	**Approximate Cost per Unit**	**Estimated Proportion of Fees to Development Costs per Unit**
Single-Family Unit	$1,600	$7,760	$9,360	$255,000	3.5%
Multi-Family Unit	$5,900	$2,752.50	$8,653	$513,000	1.7%

Source: Town of Paradise Master Fee Schedule 2013, Development Impact Fees Resolution NO. 01-04; CHIP multi-family development estimate; Building-Cost.net 2013; PMC 2013

INFRASTRUCTURE CONSTRAINTS

Water

Water is provided by two water purveyors, the Paradise Irrigation District and the Del Oro Water Company. The Paradise Irrigation District is the major supplier of water in town with approximately 9,800 municipal and residential/commercial customers. The Del Oro Water Company serves approximately 140 acres in the southeast corner of Paradise on both sides of Pentz Road.

The Paradise Irrigation District (PID) is an independent special district governed by a five-member Board of Directors elected by the voters of the district. The district is a nonprofit agency that operates for the sole benefit of the lands and people within its boundaries. PID was originally formed in 1916 under the laws of the California Water Code for the purpose of providing agricultural water to approximately 1,000 ridge residents. Today PID delivers water to residential/commercial customers in an 11,250-acre area. The primary source of water supply is surface water from rainfall stored in two reservoirs, Paradise Reservoir and Magalia Reservoir, with a total capacity of 19,500 acre-feet. The district has approximately 6,000 acre-feet of additional water rights that are not being utilized due to a lack of storage. The water system includes 169 miles of transmission and distribution pipelines and a 22.8 treatment plant with a design capacity of 22.8 million gallons per day, constructed in 1994. Water is transported to the town through a single transmission line. Distribution lines, booster pumps, and surface-level tank reservoirs serve various pressure zones throughout the town. PID is expected to supply 24,703 acre-feet a year by 2035.

The Del Oro Water Company was established in 1963 to meet the water needs of the Paradise Pines area in Magalia. Del Oro currently serves Paradise Pines, Magalia, and Lime Saddle, which are unincorporated areas adjacent to Paradise. Paradise Pines is an unincorporated rural residential community located immediately north of Paradise with 11,810 customers. Magalia is an unincorporated area of approximately 400 acres located between Paradise Pines and the Town of Paradise with approximately 680 customers. Lime Saddle is an area of approximately 2,750 acres that extends south from the Town of Paradise to Lake Oroville with approximately 897 customers.

Summary

PID and Del Oro provide potable water to the Town of Paradise, including unincorporated communities immediately outside the town limits. These water purveyors have adequate infrastructure systems and water supplies to meet the town's service demand, including General Plan growth projects and the 2014-2022 RHNA. Water is not considered a constraint to housing development.

Wastewater

The Town of Paradise is the largest unsewered incorporated community in California. Wastewater treatment facilities in the town consist of privately owned septic tanks and soil absorption disposal systems known as leach fields, together with several engineered subsurface disposal systems serving commercial and institutional facilities. In anticipation of an eventual need for centralized wastewater management facilities, portions of a future sanitary sewer system have been constructed along the Skyway. However, there are no existing connections to the system. Businesses and residences in the vicinity of the future sewer system continue to rely on septic tank/leach field systems for wastewater treatment and disposal. The typical residential septic system installation in Paradise consists of two-chambered septic tanks, measuring approximately 1,000 gallons in volume, connected to about 150 feet of leach field piping. In the septic tank, heavy solids settle and decompose, leading to the formation of a sludge

blanket that must be periodically removed. Grease and other floatables are trapped in a scum layer that forms behind the baffles. In a properly designed, well-maintained septic tank, 40 to 70 percent of the total soluble solids (TSS) and 25 to 60 percent of the biological oxygen demand (BOD) are removed. However, septic tank effluent still contains large quantities of pathogenic microorganisms and nutrients. Effluent from the septic tank enters the leach field where physical, chemical, and biological processes in the soil provide further treatment and disposal of the wastewater.

Paradise formed a wastewater design assessment district to finance the preliminary steps to construct a wastewater collection, treatment, and disposal facility, including the environmental impact reports, feasibility studies, engineering plans, cost estimates, legal expenses, and acquisition of easements and rights-of-way. In 1992, Paradise formed the Town of Paradise Onsite Wastewater Management Zone. The purpose of the formation of the zone was to identify, permit, inspect, monitor, and regulate repairs and new construction of on-site wastewater systems which are required for new development. This was accomplished for the protection of public health and the environment. The zone currently permits and regulates over 11,000 various wastewater systems. The system varies in complexity from standard septic tanks and absorption fields to small biological wastewater treatment systems.

A typical on-site septic system can only accommodate densities at up to 10 units per acre and even this is a high intensity requiring ideal soil and site conditions. In order to facilitate the development of higher-density residential uses, the Town has also taken steps to provide alternatives to on-site wastewater treatment and to encourage high-density residential developments using alternative wastewater treatment systems. The Town is researching the development of the Town of Paradise Community Wastewater Collection System to accommodate development in the Downtown Revitalization Master Plan area and commercial corridors along Skyway, Clark Rd, and Pearson Rd. The Town has submitted a grant application to conduct a study regarding sending sewage to the nearby City of Chico for treatment.

The Downtown Revitalization Master Plan area includes sites designated M-F, C-S, C-B, N-C, and C-C. The M-F and C-S designations allow up to 15 units per acre when served by a clustered wastewater treatment system. The C-B designation allows 15 dwelling units per acre and the N-C and C-C designations allow 10 dwelling units per acre. The Town continues to research alternative methods of on-site septic and off-site treatment to accommodate increased densities. The Paradise Community Village project will be served by an on-site wastewater treatment system, which will allow the project to develop with densities of 11.9 to 13.0 dwelling units per acre.

In addition, the Town has begun to implement clustered treatment systems, which can increase the efficiency and efficacy of sewers. Paradise Community Village, the first development to utilize the clustered systems, recently completed installation.

Further, the Town recently amended the Municipal Code to allow privately owned wastewater treatment facilities to be placed and maintained off-site, which will aid in the development of small lots that would normally not be able to accommodate wastewater disposal on their own property as well as facilitate projects developing at near maximum densities.

Summary

The wastewater infrastructure in the Town of Paradise and throughout the unincorporated areas immediately adjacent to Paradise has relied mostly on septic and leach field systems in past years. This situation is a viable alternative for new development at lower densities, but not for development at densities of 10 units per acre or higher. Development in Paradise is constrained by the lack of a community sanitary collection and treatment system. The Town allows a clustered wastewater treatment system that combines several discharges, treats the waste in one biological treatment plant to a high quality level, and discharges to subsurface land disposal. The clustered system is an alternative design that is accepted by the Town and serves as a means to allow development to move forward without the impacts that are associated with the septic leach line systems that currently serve most of Paradise. This alternative can be feasible for a larger project or a consortium of property owners, but is a constraint to small individual projects due to the relatively high cost. Chapter 6 includes an implementation measure requiring the Town to continue to pursue alternative wastewater treatment systems and to provide processes to facilitate use of these systems as they are constructed. Furthermore, the Town is continuing to pursue of the Town of Paradise Community Wastewater Collection System. This system, when completed, will allow for the treatment of wastewater for commercial projects (existing and new) in Paradise's downtown area. While this system is not meant to provide wastewater treatment facilities for homes, it will reduce the amount of commercial wastewater being processed through a septic system and therefore allow for more commercial development in the town. This in turn may bring about the construction of additional housing as new jobs are created.

Traffic and Roads

Regional access to the Town of Paradise is provided via the Skyway and State Route (SR) 191, known as Clark Road within the town limits. The Skyway connects from SR 99 just south of Chico to Paradise in a southeasterly direction. SR 191 connects from SR 70 just north of Oroville to Paradise in a northerly direction.

The street classification system in Paradise consists of arterials, collectors, and local streets. The system consists of three major north–south streets (Skyway, Clark Road, and Pentz Road) and four east–west arterial streets (Wagstaff Road, Bille Road, Elliott Road, and Pearson Road). Other arterial streets include Sawmill Road, Nunneley Road, and Libby Road. A network of collector and local streets feeds into these arterials.

As individual development projects are proposed in Paradise, they are reviewed for their potential to result in project-level traffic impacts or contribution to cumulative adverse traffic conditions. Individual development projects are conditioned to provide traffic improvements

to reduce significant impacts, unless the Town determines that there are considerations, such as social, economic, or other benefits from a project, that override the project's contribution to adverse traffic impacts.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those that are generated by the economic and social environment which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are localized and have little influence on the housing need in the jurisdiction or market area. Non-governmental constraints to affordable housing consist of three major factors: land costs, cost of construction, and availability of financing.

The availability of financing is affected by factors that the local government cannot control, including capital levels of banks and investors, the creditworthiness of borrowers, and the willingness of investors to supply capital for real estate. Regional demand for housing has a direct impact on the cost of land. The local government can either limit or provide an adequate supply of entitled land for development in order to meet the regional demand. Construction costs are affected by a variety of factors, including the national demand for materials and commodities, and the supply of local construction labor. The state of the housing market, including land costs, cost of construction, and availability of financing, can affect the potential to develop housing projects.

Mortgage Lending

The mortgage lending market enjoyed a boom from 2000 through 2006. During this period, refinancing hit its highest point since the 1990s, and new loan products such as interest-only, adjustable rate, negative amortization, 40-year fixed, 50-year fixed, and subprime mortgages were created and offered to borrowers as an alternative to the traditional 30-year fixed prime rate mortgages.

Following the boom in the mortgage lending markets, a financial crisis began in 2007. Its proximate cause was the end of the U.S. housing boom, which revealed serious deficiencies in securitized mortgage products that were offered leading up to 2006, particularly subprime mortgages with adjustable interest rates. Mortgage markets, which were deeply affected by the financial crisis, have been showing slow signs of recovery since 2010. However, banks remain cautious about providing new mortgage loans and have tightened terms considerably, essentially closing the private market to borrowers with weaker credit histories.

Although the housing market has recovered in certain areas of California since the 2008 housing crisis, the market remains fairly sluggish in Butte County. Persons with short credit history, lower incomes or self-employment incomes, or those with other unusual circumstances have had trouble qualifying for a loan or were charged higher interest rates.

Financing Costs and Availability

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of financing. The average annual mortgage interest rates for the years 2000 through the first quarter of 2013 can be found in Table 3-9. In 2000, interest rates for a 30-year fixed rate mortgage were just over 8 percent. The rates fell by over 1 percent in 2001 and by another 0.5 percent in 2002. In 2003, rates declined to 5.83 percent and held under 6 percent for the following two years. In 2006 as home prices peaked, interest rates climbed by 0.5 percent to 6.41 percent and held over 6 percent for the next two years. Beginning in 2008, interest rates had already dropped significantly and have continued to drop. As of December 2013, the annual average had reached 3.98 percent.

TABLE 3-9: AVERAGE ANNUAL MORTGAGE INTEREST RATES 2000–2013 (Q1)

2000	8.05
2001	6.97
2002	6.54
2003	5.83
2004	5.84
2005	5.87
2006	6.41
2007	6.34
2008	6.03
2009	5.04
2010	4.69
2011	4.45
2012	3.66
2013	3.98

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed Rate Mortgages

Generally speaking, households can afford to spend 30 percent of their monthly income on housing. This figure assumes that the household does not have an already high debt-to-income ratio or other high monthly expenses. A household earning the median annual income of approximately $40,702 in Paradise could theoretically afford a monthly housing payment of $1,015. With a 10 percent down payment, a median income household could purchase a home valued at approximately $230,000 at a 5 percent interest rate. As interest rates increase, affordability is significantly eroded.

Assistance is available through a Town-sponsored Down Payment Assistance program to eligible and qualified buyers.

Land Costs

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960s, raw land has cost significantly more in California than in the rest of the United States. As with housing costs, land prices declined significantly during the recent recession but are beginning to rise again. In March 2013, the cost of land in Paradise varied widely depending on the lot's location and whether it had any infrastructure improvements. Available land ranged from slightly under 0.5 acres to approximately 30 acres, and prices varied from approximately $10,000 to $300,000 per acre (from a survey of listed land for sale on landwatch.com conducted January 2014).

Measures to reduce land costs, which are traditionally available to local governments, include the use of Community Development Block Grant (CDBG) funds and the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing. The Town of Paradise utilizes CDBG funding. Most of the funding to date has been utilized for commercial revitalization programs in the project area established under the Redevelopment Agency (now defunct).

Cost of Construction

Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs less per unit to construct than single-family housing.

Labor and materials costs also have a direct impact on housing costs and are the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed. Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees, and insurance. Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvements. These costs were a substantial part of the increased housing costs during the 1990s through 2005. Builders passed those increases along to the homebuyer or renter. As the value of homes has turned downward over the past few years, construction costs have also begun to come back down.

According to an Internet source of construction cost data (www.building-cost.net) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home in Paradise is estimated to cost approximately $115 per square foot as of January 2014. This cost estimate is based on a 2,200-square-foot house of good quality construction including a two-car garage and forced heating and air conditioning. The total construction costs are estimated at $254,625, excluding land costs and additional off-site infrastructure improvement costs required by the Town of Paradise. Table 3-10 summarizes projected construction costs.

TABLE 3-10: CONSTRUCTION COSTS				
Item Name	**Material**	**Labor**	**Equipment**	**Total**
Direct Job Costs (e.g., foundation, plumbing. materials)	$109,086	$96,894	$3,903	$209,883
Indirect Job Costs (e.g., insurance, plans and specifications)	$12,316	$1,005	–	$13,321
Contractor Markup	31,421	–	–	31,421
Total Cost	**$152,823**	**$97,899**	**$3,903**	**$254,625**

Source: Building-Cost.net, accessed February 2014

Environmental Issues

The geographical nature of the Paradise ridge is characterized as having steeper sloped canyons east and west of the town and smaller canyons to the south, limiting residential densities and entirely precluding development in some areas. These areas are generally designated for low-intensity uses, as they are not suitable for intense uses such as higher-density residential developments. Grading requirements and engineering techniques to develop on steeper slopes increase the cost of housing. Soil suitability for septic systems affects the minimum parcel size as well as septic system installation and monitoring requirements, all of which affect the cost of housing.

AT-RISK HOUSING UNITS

Housing element law requires that there be an analysis of existing or potential "at-risk" assisted housing developments, which are eligible to convert to market-rate housing over the next 10 years. The conversion may be due to the termination of a subsidy contract, mortgage prepayment, or expiration of use restrictions. "Assisted housing developments" are multi-family rental housing projects that receive or have received government assistance under federal programs listed in the housing element law, state and local multi-family revenue bond programs, the federal Community Development Block Grant Program, or local in-lieu fees.

Units in Paradise

In the Town of Paradise, 98 affordable housing units are currently subsidized. These units are funded under the following federal programs:

- Project-Based Section 8: Section 8 is a rent subsidy program in which tenants pay no more than 30 percent of their income for rent, with the US Department of Housing and Urban Development (HUD) paying the difference up to the contract rent amount. Project-based Section 8 contracts have terms of up to 20 years, except for those financed by the California Housing Finance Agency, which have terms of 30 years.

- Section 515: The USDA Rural Development (RD)–administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest rate of 1 percent. By 2010, over 70 percent of California's 515 portfolio—an estimated 280 projects—will be eligible to prepay, although there are some limitations on the ability of owners to prepay and to sell the properties.

- Section 232/223(f): Section 232 insures lenders against the loss on mortgage defaults. Section 232 insures mortgages that cover the construction and rehabilitation of nursing homes and assisted living facilities for people who need long-term care or medical attention. The program allows for long-term, fixed rate financing (up to 40 years) for new and rehabilitated properties and (up to 35 years) for existing properties without rehabilitation that can be financed with Government National Mortgage Association Mortgage Backed Securities.

At-Risk Assessment

Each property is assigned a level of risk of conversion. There are three levels of risk: at risk, lower risk, and low risk. Properties are at risk when they are within 5 years of the end date of the most valuable subsidy or rent restriction. Properties are at lower risk of conversion when their most valuable subsidy or rent restriction is scheduled to terminate within 6 to 10 years of the current date. Properties are low risk when their subsidies and/or rent restrictions will expire more than 10 years in the future. If a property is owned by a nonprofit organization, the database assumes that the risk of conversion to market rate is one level lower than it otherwise would be. While this is not always accurate, on average it has been found that the risk of conversion is lower when a property is owned by a nonprofit whose mission is typically to maintain the affordability of apartments for lower-income households. The federally and state-assisted multi-family housing developments in Paradise are presented in Table 3-11 along with their current expiration date and risk level.

TABLE 3-11: FEDERALLY ASSISTED MULTI-FAMILY HOUSING					
Name	**Address**	**Program**	**Units**	**Affordability Exp. Date**	**Risk Assessment**
Paradise Gardens III	1040 Buschmann Road	USDA Rural Development Multifamily Housing Rental (Section 515); Section 8 Project-based HAP Senior Housing (515/8 NC)	48	12/21/2015	High Risk
Cypress Acres Convalescent	1633 Cypress Lane	232/223(f) Nursing home	50	3/1/2031	Low Risk
Paradise Community Village	1001 Village Parkway	LIHTC	36	2041	Low Risk
Total			**134**		

Source: HUD; USDA; California Housing Partnership Corporation

As shown in the table, the Paradise Gardens III multi-family project, which has a Section 515 contract for low- to moderate-income units, has its restrictive clause set to expire in late 2015. With a profit-motivated owner, this project is considered to be at high risk of converting to market-rate housing within 10 years of the beginning of the Housing Element planning period (through June 15, 2024).

To maintain the existing affordable housing stock, the Town can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

The current market value of the projects was estimated using information from multi-family sales listings in Butte County. The average cost to purchase a multi-family development was

$85,500 per unit. There are 48 units at risk of converting to market rate in the current planning cycle. If these were purchased, the estimated cost of their acquisition would be $4,104,000.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 48 at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Butte County, the 2013 fair market rent is determined to be $532 for a studio, $666 for a one-bedroom unit, and $878 for a two-bedroom unit.

The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in Table 3-12, the total cost of subsidizing the rents for all 48 at-risk units is estimated at $10,896 per month or $130,750 annually.

TABLE 3-12: OPTIONS COSTS ANALYSIS FOR UNIT PRESERVATION

Unit Size	Total Units	Fair Market Rent[1]	Household Size	Very Low Income (50% AMI)	Affordable Cost without Utilities	Monthly per Unit Subsidy	Total Monthly Subsidy
1 bedroom	48	$666	1	$20,100	$439	$227	$10,896

Notes:

1. Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.

Affordable cost = 30% of household monthly income minus estimated utility allowance of $75 for a studio, $100 for a one-bedroom unit, and $150 for a two-bedroom unit.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the Town can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Based on examples of construction projects by the

Community Housing Improvement Program (CHIP) from 2012, an assumed average construction cost per unit in the Paradise area is $513,298. It would cost approximately $24 million to construct 48 new assisted units.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the at-risk project and transferring ownership to nonprofit organizations is the second highest of the three quantified options ($4.1 million). In comparison, the annual costs of providing rental subsidies required to preserve the 48 assisted units are relatively low, and would cost $1.31 million over 10 year or $2.62 million over 20 years. Of course, 10 years is not a truly long-term analysis. The option of constructing 48 replacement units has by far the highest cost based on data from CHIP ($24 million) and is constrained by a variety of factors, including the growing scarcity of land, rising land costs, and potential community opposition. The best option to preserve the at-risk units for the next two decades appears to be subsidizing the units.

Termination Notice Requirements

State law (Government Code Section 65863.10) requires notice by owners who want to terminate their rental restrictions (Section 8 and federally assisted mortgages), whose restrictions expire (tax credit projects), or who want to sell an assisted property. The law applies to projects with low-income rental restrictions, including (1) all types of project-based Section 8 developments; (2) projects with mortgages financed through the Section 221(d)(3) BMIR, Section 236, Section 202 programs or Section 515; and (3) projects that have received an allocation of tax credits under Section 42.

Two notices are required: one at 12 months prior to termination or expiration of the restrictions, and a second notice at 6 months. The purpose of these notices is to inform tenants, local governments, local housing authorities, and the California Department of Housing and Community Development (HCD) of the owner's intention to terminate restrictions.

California law also contains an "option to make an offer to purchase" (Government Code Section 65863.11). The purpose of this provision is to provide buyers willing to preserve an assisted project with an opportunity to try to purchase the development from the seller. An owner who chooses to terminate rental restrictions or whose restrictions are expiring is required to provide a notice to potential qualified buyers. An owner with an assisted project also must provide notice if selling the project would result in discontinuance of the use restrictions.

A notice must be sent to all qualified entities who register with HCD on its website or who contact the owner directly. This notice must be sent 12 months prior to sale or termination by registered or certified mail, as well as posted in the project.

Active Termination Notices

At the time of this writing, no notices have been filed with HCD by private owners of assisted multi-family housing units indicating they are considering termination of rental restrictions or conversion of restricted units to market-rate units.

Resources

Housing element law states that the analysis shall also identify public and private nonprofit corporations known to the local government which have legal and managerial capacity, and interest in acquiring and managing assisted housing developments. The next section contains a representative list of public and private sector organizations with a registered interest and documented managerial capacity with HCD's First Right of Referral Program. Program HI-14 proposes efforts the Town will make to maintain affordability of existing assisted units.

Qualified Entities

HCD maintains a list of qualified entities who are interested in purchasing government-subsidized multi-family housing projects. The current list of qualified entities for Butte County includes:

- Sandidge and Associates,
- Christian Church Homes of Northern California, Inc.
- Community Housing Improvement Program, Inc.
- Housing Authority of the County of Butte
- Northern Valley Catholic Social Service
- ROEM Development Corporation

Housing Authority of the County of Butte (HACB)

The HACB is located in Chico and is a nonprofit public agency that assists low- and moderate-income residents of Butte County to secure and maintain high quality affordable housing. Subsidized housing is provided to families, seniors, and disabled individuals whose income is between 50 and 80 percent of median area income. The HACB's funding source is various programs provided by HUD and the USDA Rural Development. Open market housing is available to all applicants at affordable rents.

The HACB administers the Housing Choice Voucher program, which is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the open market. Since the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses, and apartments. The participant is free to

choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. A rental subsidy is paid to the landlord directly by the HACB on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

As of January 2014, 271 families in the Town of Paradise were receiving Section 8 rental assistance, with 189 families on the waiting list.

The HACB also administers the Family Self-Sufficiency (FSS) Program for Section 8 voucher holders. The FSS Program is a HUD program that encourages low-income families receiving Section 8 housing assistance to obtain employment that will lead them to economic independence and self-sufficiency. All families or individuals receiving Section 8 housing assistance are eligible to participate in the FSS Program. None of these other programs are available in the Town of Paradise. The HACB administers other programs in Butte County such as public housing projects and farm labor housing. The agency also owns several properties, including a 12-unit apartment building in Paradise.

Town of Paradise

The Town of Paradise offers a deferred loan to eligible first-time home buyers through the Town's First-Time Homebuyer Program (described in Program HI-2). The loan provides a bridge between what borrowers can afford and the amount needed to purchase a home. The loan is secured by a note and a deed of trust on the home. It does not require monthly payments. Repayment of the loan is required when the home is sold, the family stops using it as their principal residence, or title is transferred out of the names of the original borrowers. At the time the loan is repaid, the Town collects its original loan amount, plus interest or a share of the homeowner's equity.

The Paradise Business and Housing Services Division offers housing rehabilitation programs to town residents through the Owner-Occupied Housing Rehabilitation Program. These programs are funded through HCD in the form of HOME Investment Partnerships Programs and/or the Community Development Block Grant. The purpose of these programs is to maintain the existing housing stock to supply decent housing for low- and very low-income families by providing low-interest or deferred loans to eligible residents.

Funding Sources

Finally, housing element law states that the analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve assisted housing developments for lower-income households. The following funding sources are available in Paradise for this purpose as replacement housing becomes necessary:

- Community Development Block Grant (CDBG). The Town of Paradise is an entitlement jurisdiction and receives an annual award of CDBG funds through HUD. These funds can be utilized for the replacement of substandard housing, rehabilitation of lower-income owner-occupied and renter-occupied housing units, and other programs that assist households

with incomes at or below 80 percent of area median income. The funds can also be used to offset infrastructure costs in support of affordable housing development. Policy HP-6 and Program HI-2 demonstrates efforts the Town will take to use CDBG funds for affordable housing efforts.

- CalHome. This is a state program designed to help enable low- and very low-income households to become homeowners. CalHome provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. Direct, forgivable loans assist development projects involving multiple-ownership units, including single-family subdivisions. Loans can be provided to a first-time homebuyer for down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans.

- Low-Income Housing Tax Credits. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for 10 years and a state credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

- HOME Program. HOME funds are also obtained through a competitive application process to HCD. Funds may be used for rehabilitation, acquisition, and/or new construction of affordable housing. At least 90 percent of the households assisted must be at or below 60 percent of area median income. HOME funds are available on an annual basis to the Town during a competitive application process for up to $800,000.

- Low-Income Housing Preservation and Residential Homeownership Act (LIHPRHA). The act requires that all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA incentives. The incentives to owners include HUD subsidies that guarantee owners an 8 percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to nonprofit organizations, tenants, or public bodies for a 12-month period followed by an additional 3-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

- Preservation Interim Repositioning Program (PIRP). PIRP is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only nonprofits dedicated to the provision of affordable housing may apply. Local matching funds, together with PIRP funds, may not exceed 20 percent of total costs.

Opportunities for Energy Conservation

Energy-related costs could directly impact the affordability of housing in Paradise. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." Subsequently, the housing industry must meet these standards and the Town is responsible for enforcing the energy conservation regulations.

Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what was previously required, but not requiring thermal mass or window-orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The utility company serving Paradise, Pacific Gas and Electric Company (PG&E), offers various programs to promote the efficient use of energy and assist lower-income customers.

PG&E provides electricity and natural gas to consumers in Paradise as well as a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for special needs and lower-income households to help households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), Family Electric Rate Assistance (FERA), and the Energy Partners Program.

The CARE program provides a 20 percent monthly discount on natural gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. CARE offers assistance to single-family households, sub-metered tenants, and agricultural employee and migrant farmworker housing.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, that experience hardships and are unable to pay for their necessary energy needs. Individuals who experience an uncontrollable or unforeseen hardship can receive credits to pay their energy bills.

The FERA program provides utility assistance to households with three or more members that are low or middle income. This program allows these households to be billed at Tier 2 rates for Tier 3 power usage.

The Energy Partners Program provides free weatherization measures and energy-efficient appliances to low-income households.

In addition, the California Department of Community Services and Development funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

Additionally, the Town of Paradise offers a reduced flat fee ($131.40), fast-tracked, plan review process for residential solar projects.

4. RESOURCES

This chapter discusses resources available for the accommodation and development of the Town's housing needs. One of the most important resources is adequate land to accommodate future housing. Other resources include financial assistance programs for the development and maintenance of housing, supportive services provided to special needs populations, and incentives provided by the Town to encourage the development of housing affordable to all income levels.

HOUSING SITES INVENTORY

Regional Housing Needs Allocation

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by the Butte County Association of Governments and allocates a "fair share" of regional housing needs to the Cities of Biggs, Chico, Gridley, and Oroville and the Town of Paradise. The RHNP not only addresses the immediate needs of each jurisdiction, it also ensures that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

BCAG's current RHNP schedule is from 2014 through 2022. Pursuant to the provisions of the RHNP and to adequately provide affordable housing for all income groups, specifically very low- and low-income groups, the Town of Paradise will need to plan to accommodate 637 new units from 2014 through 2022. The Town will need to identify sites to accommodate 241 new extremely low-, very low-, and low-income units, 93 moderate-income units, and 303 above moderate-income units through 2022.

The Town identified adequate sites in its 2007–2014 Housing Element. There is no unaccommodated need from the previous cycle that needs to be addressed in this Housing Element.

Table 4-1 identifies the Town's allocation from the current 2014–2022 cycle and the number of housing units constructed since January 1, 2014, when the cycle began. As shown in Table 4-1, there have been three above moderate-income housing units constructed in 2014, which results in a remaining allocation of 300 above moderate-income units for a total remaining RHNA of 634 units.

TABLE 4-1: PROGRESS TOWARDS REGIONAL HOUSING NEEDS ALLOCATION (2014-2022)						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals
2014–2022 Allocation	70	71	100	93	303	637
Housing Units Constructed or Permitted	0			0	3	0
Remaining RHNA	241			93	300	634
Sites Inventory	814			334	829	1,977
Surplus RHNA	573			241	529	1,343

Source: BCAG 2013; Town of Paradise, 2014

Note: Assumes 50 percent of the very low-income households are extremely low-income households.

Available Housing Sites

Approximately 596 acres of land were identified that are both suitable for residential development and constitute realistic sites for residential development. Available sites could yield approximately 1,977 housing units (see Table 4-2). There is adequate capacity on appropriately zoned and designated sites to accommodate Paradise's 2014–2022 Regional Housing Needs Allocation (RHNA).

Sites considered appropriate for residential development include those designated in the General Plan for residential use and zoned to allow residential development. There are two primary types of sites:

1. Residential Only – These sites allow solely residential uses and include sites zoned Rural Residential (RR-1, R-1/2, R-2/3), Town Residential (TR-1/3, TR-1/2, TR-1), and Multiple-Family Residential (M-F). There is adequate capacity on these sites to accommodate the all of the Town's lower income housing needs.

2. Multiple Uses Allowed – These sites allow a range of uses, including residential uses. Sites zoned Central Business (C-B), Community Commercial (C-C), and Community Services (C-S) are included in this category. The C-B, C-C, and C-S sites are anticipated to accommodate a range of affordability levels and will provide developers with flexibility in determining a range of uses, densities, and unit types.

A number of assumptions, varying by zoning district, were made to determine the realistic unit yield anticipated for individual parcels. Appendix A includes an inventory of each site by assessor's parcel number, acreage, General Plan land use designation, zoning, realistic unit yield, affordability by income group, and notes regarding the status of each site in terms of vacancy and proposed development. An analysis of the adequacy of the Town's sites to accommodate extremely low-, very low-, low-, moderate-, and above moderate-income units is provided below.

TABLE 4-2: SUMMARY OF AVAILABLE HOUSING SITES BY ACREAGE AND UNIT YIELD			
Zoning	**Number of parcels**	**Acreage**	**Realistic Unit Yield**
Above Moderate (AM) Income Units			
RR-1/2	67	50.93	67
RR-2/3	51	102.52	120
RR-1	55	149.86	131
TR-1	8	26.37	24
C-B	4	2.27	16
Above Moderate C-S	5	18.07	198
C-C	42	36.53	273
AM Subtotals	232	399.45	840
Moderate Income Units			
M-F	5	12.66	76
TR-1/3	52	20.75	55
TR-1/2	64	62.92	203
Moderate Subtotals	122	102.18	342
Lower Income Units			
M-F	39	60.21	696
Lower C-S (including C- S/P-D)	4	53.23	118
Lower Subtotals	43	113.44	814
Total	**396**	**596.32**	**1,977**

Source: Town of Paradise and PMC 2014

Extremely Low, Very Low, and Low Income

Government Code Section 65583.2(c)(3) requires a jurisdiction to either (1) provide an analysis demonstrating how adopted densities accommodate the need for lower-income households or (2) use default densities deemed appropriate for metropolitan, suburban, and rural areas. Paradise is considered a suburban area, and the default density for lower-income housing needs is 20 dwelling units per acre (du/ac) for suburban areas. However, Paradise is a fairly unique jurisdiction in that it does not have a municipal wastewater system and most residences are on individual septic systems or require the construction of a clustered or packaged wastewater treatment plant. For these reasons, development in Paradise often occurs more slowly and at lower densities than would be typical for other comparable communities.

Minimum Densities for Extremely Low, Very Low, and Low Income

In order to address the unique characteristics and achievable densities in Paradise, densities appropriate for extremely low-, very low-, and low-income units are lower than 20 du/ac in order to accommodate wastewater treatment needs. Historically, maximum allowed densities were typically 10 du/ac or less. In the last 10 years, the Town amended its Zoning Ordinance to

accommodate increased densities of up to 15 du/ac for projects using alternative wastewater treatment methods in order to encourage the development of lower-income housing.

Paradise Community Village was the first affordable project proposed with higher densities using alternative wastewater treatment. The densities of this project are appropriate for future affordable development projects (see Table 4-3). Local affordable housing developers and operators, including the Community Housing Improvement Program (CHIP) and the Butte County Housing Authority, have been consulted to determine appropriate densities for lower-income units. The biggest constraint to increased densities for multifamily projects in Paradise is the cost of providing wastewater treatment. Due to Paradise's unique situation as the only moderate-large size incorporated town in California that does not have a public sewer system, it is not appropriate to compare densities of affordable housing in other jurisdictions. Based on the densities approved for the Paradise Community Village and discussions with affordable housing developers, it is feasible to provide very low- and low-income units with densities ranging from 12.37 dwelling units per acre to 15.0 du/ac. Discussions also indicated that projects do not become any more financially feasible with densities above 15 du/ac as high as 20 du/ac. Based on one additional moderate-income project, low- and moderate-income units can be feasibly provided with densities ranging from 5.8 du/ac to 15 du/ac. Both the Paradise Community Village and Paradise Apartments project developed at more than 80 percent of maximum allowed density.

TABLE 4-3: HISTORICAL DENSITIES OF MULTI-FAMILY PROJECTS

Year Built	Project Name	Number of Income Restricted Units	Density (units/acre)
2013	Paradise Community Village Phase I	36 deed-restricted units for 9 very low-, 26 low- and 1 moderate-income households.	14.30
2010	Paradise Apartments	24 units for low- and moderate-income households	12.37
2009	054-171-132 (No project name)	7 units for moderate-income households	5.38

Realistic Unit Yield Assumptions

For the analysis of density and unit yield, it was assumed that M-F and C-S zoning districts (including all sites in Table 4-4 except the Paradise Community Village site with units based on the approved project) would develop at 15 du/ac and 80 percent unit yield to accommodate infrastructure, right-of-way, setbacks, habitat, avoidance of natural resources, and other common site constraints. In order to not overstate development potential, the total number of units was rounded down for each parcel, so a remainder of 0.01 to 0.99 units was reduced to 0. For example, if there were three parcels that each could accommodate 4.65 units, only four units were counted for each parcel.

The Town's development standards will accommodate development at the maximum density of 14.52 to 15 du/ac in the M-F, C-S, and C-B districts. The Town allows a floor area ratio (FAR) of 0.5 to 1 in the M-F and C-C districts and 0.75 to 1 in the C-B district. No maximum floor area ratio is established for the C-F and C-S districts. The maximum building height in the M-F, C-B, and C-S districts is 35 feet, which will accommodate three stories. Allowing off-site private wastewater treatment systems assists developers in achieving maximum densities on small sites.

Wastewater Treatment

Currently, the Town is researching a clustered wastewater treatment system to serve the Downtown Revitalization Master Plan area, which generally extends from Elliot Road in the north to Pearson Road in the south and from parcels abutting the Skyway to the west to the Paradise Memorial Trail to the east and includes vacant sites zoned C-B and M-F. Alternatively, the Town is currently preparing a grant application to conduct a study to construct a sewer line to send sewage from approximately 1,200 of the parcels in the town to the nearby City of Chico for treatment.

Individual development projects are also encouraged to use alternative forms of wastewater treatment in order to accommodate higher densities and affordability to lower-income households. The Paradise Community Village development constructed its own clustered treatment system to serve the 78 units that will be developed there when Phase II is complete. Multi-family sites 1 through 18 and C-B sites 19 through 23 and 56 are located within the service area of the Town of Paradise Community Wastewater Collection System. These sites are shown on Figure 4-1 and identified in Table 4-3, Table 4-4, and Appendix A.

Program HI-1 in Chapter 6 requires the Town to identify alternative wastewater treatment approaches and seek funding for alternative wastewater treatment systems. The Town has adopted procedures for alternative wastewater treatment systems in order to facilitate development. The system at Paradise Community Village was developed after these procedures were adopted. Alternative treatment may involve clustered off-site systems, the use of materials that provide increased absorption and storage to reduce the land area needed for septic disposal, and on-site systems that treat the effluent to a higher level to reduce the land area needed for effluent disposal. Use of these alternative methods allows development at 15 dwelling units per acre. Continuing to implement Program HI-1 will encourage development at higher densities through encouraging and accommodating off-site treatment and alternative on-site treatment.

Available Sites for Extremely Low, Very Low, and Low Income Units

Development of extremely low-, very low-, and low-income units is anticipated to occur primarily in the M-F and C-S zones, as these zones accommodate densities of up to 15 du/ac and have established these densities to work in conjunction with clustered and alternative wastewater treatment systems. The allowable FARs and height restrictions will allow developers to achieve the 15 du/ac densities while providing for clustered or other alternative on- or off-site wastewater treatment.

The Town has 113.44 acres of available sites that allow densities up to 15 dwelling units per acre (see Appendix A and Table 4-4). Based on the review of available parcels, 113.44 acres of M-F and C-S sites were identified to accommodate extremely low-, very low-, and low-income development (see Table 4-4 and Figure 4-1). As shown in Table 4-4, there are 60.21 acres of vacant and underdeveloped M-F sites appropriate for lower-income housing. These M-F sites have a realistic yield of 698 units. Combined, the M-F and lower-income component of the undeveloped parcel in Paradise Community Village (Site 43) could accommodate 740 lower-income units, which exceeds the Town's allocated lower-income housing needs.

Of the M-F sites, eight sites have the capacity for 50 or more units with implementation of the lot consolidation program identified in Chapter 6. These sites (Sites A, B, 23, 27, D, F, 41, and 42) can accommodate the Town's full allocation of very low- and low-income units. To provide additional capacity and flexibility, four M-F sites and Site 43 (Sites 24, 25, 26, 43, and C) that can accommodate multi- family projects of 24 to 49 units are included in the inventory of sites for lower-income units.

Additionally, there are 6.41 vacant acres of parcels zoned C-S that could realistically provide up to 76 units of very low- and low-income housing.

In summary, the Town has 113.44 acres of land that will accommodate 814 lower-income units. These sites will accommodate all of the Town's extremely low-, very low-, and low-income housing needs. Six of these sites (Sites A, B, C, D, E, and F) are composed of multiple smaller parcels adjacent to one another.

Chapter 6 includes programs to encourage lot consolidation, provide incentives for small and infill lot development, and identify methods and procedures for alternative wastewater treatment. Chapter 6 also includes programs that encourage development of extremely low-income units.

TABLE 4-4: LOWER-INCOME SITES SUMMARY

Site #		APN	Zoning	General Plan	Acreage	Site Description	Realistic Unit Capacity
A	1	052-150-054-000	M-F	M-R	0.99	Underdeveloped/ redevelopment potential – Sites 1–18 (collectively, Site A) are underdeveloped with multiple structures, which include 22 mobile homes. These sites are located adjacent to one another in the Downtown Revitalization Master Plan area and will be served by the Downtown Clustered Wastewater	
	2	052-123-001-000	M-F	M-R	0.43		
	3	052-160-013-000	M-F	M-R	2.49		
	4	052-160-010-000	M-F	M-R	0.19		
	5	052-160-014-000	M-F	M-R	0.22		
	6	052-160-003-000	M-F	M-R	0.21		
	7	052-160-004-000	M-F	M-R	0.21		
	8	052-160-011-000	M-F	M-R	0.51		
	9	052-143-009-000	M-F	M-R	0.02		

TABLE 4-4: LOWER-INCOME SITES SUMMARY

Site #		APN	Zoning	General Plan	Acreage	Site Description	Realistic Unit Capacity
	10	052-160-015-000	M-F	M-R	3.25	Treatment System. These sites are suitable for a lot consolidation program and redevelopment. Their downtown location is proximate to services and would be appropriate for a higher-density, infill redevelopment project. These sites could be developed as a single 10.92-acre project of 131 units (at 80 percent of maximum density). Since there are 22 mobile homes on the site, the total net very low/low-income unit yield is estimated at 109 (131 less 22).	
	11	052-160-002-000	M-F	M-R	0.21		
	12	052-160-016-000	M-F	M-R	0.26		
	13	052-143-006-000	M-F	M-R	0.20		
	14	052-143-005-000	M-F	M-R	0.17		
	15	052-143-004-000	M-F	M-R	0.23		
	16	052-143-003-000	M-F	M-R	0.41		
	17	052-143-010-000	M-F	M-R	0.71		
	18	052-143-002-000	M-F	M-R	0.21		
		Site A Capacity			***10.92***		***109***
B	19	053-080-006-000	M-F	M-R	1.92	Vacant. Sites 19 through 22 (collectively, Site B) are located adjacent to one another and can be developed as a unit. These sites are suitable for a lot consolidation program.	
	20	053-080-005-000	M-F	M-R	1.84		
	21	053-080-003-000			1.34		
	22	053-080-002-000	M-F	M-R	1.84		
		Site B Capacity			***6.94***		***83***
23		054-080-005-000	M-F	M-R	5.26	Vacant	63
24		050-051-024-000	M-F	M-R	2.06	Underdeveloped; structure with assessed value less than $15,000.	24
25		052-012-032-000	M-F	M-R	3.05	Vacant	36
26		053-040-057-000	M-F	M-R	4.09	Underdeveloped; structure with assessed value less than $15,000.	49
27		050-040-131-000	M-F	M-R	4.60	Approved for a 26-unit senior housing project. Initially proposed as an affordable project, site was sold and is now available for sale again. Site has potential to be developed at a higher density with affordable units.	55

TABLE 4-4: LOWER-INCOME SITES SUMMARY

Site #		APN	Zoning	General Plan	Acreage	Site Description	Realistic Unit Capacity
C	28	050-070-015-000	M-F	M-R	1.00	Sites 28 and 30 vacant; Sites 29 and 31 underdeveloped with improvements valued less than $15,000. Sites could be consolidated with potential capacity for 47 units. Site C29 would require reciprocal access agreement with parcel between Sites EE and 29. The current use of that area of the parcel is a driveway, so it could be shared with Sites 29 through 31.	
	29	050-070-083-000	M-F	M-R	2.15		
	30	050-070-060-000	M-F	M-R	0.41		
	31	050-070-061-000	M-F	M-R	0.37		
		Site C Capacity			***3.93***		***47***
D	32	054-080-063-000	M-F	M-R	2.62	Site 32 is vacant and Site 33 is underdeveloped with single-family home and second unit with total combined living area of less than 2,392 square feet. Sites 32 and 33 could be consolidated to accommodate 50 lower-income units.	
	33	054-080-062-000	M-F	M-R	1.62		
		Site D Capacity			***4.24***		***50***
E	34	050-140-151-000	C-S	C-S	3.41	Sites 34 through 36 (collectively, Site E) are located adjacent to one another and can be developed as a 6.41-acre unit. These sites are suitable for a lot consolidation program.	
	35	050-140-053-000	C-S	C-S	1.00		
	36	050-140-050-000	C-S	C-S	2.00		
		Site E Capacity			***6.41***		***76***
F	37	050-081-010-000	M-F	M-R	1.60	These parcels have a total of eight dwelling units. These sites have the potential to be consolidated and developed as a single project and could accommodate 56 multi-family units.	
	38	050-081-008-000	M-F	M-R	1.60		
	39	050-081-043-000	M-F	M-R	1.01		
	40	050-081-024-000	M-F	M-R	0.49		
		Site F Capacity			***4.70***		***56***
41		052-160-006-000	M-F	M-R	6.19	Underdeveloped; site has two dwelling units that total 1,400 square feet.	74

TABLE 4-4: LOWER-INCOME SITES SUMMARY						
Site #	**APN**	**Zoning**	**General Plan**	**Acreage**	**Site Description**	**Realistic Unit Capacity**
42	053-040-033-000	M-F	M-R	4.23	Underdeveloped; structure with assessed value less than $17,000.	50
43	054-380-002-000	C-S	CS-PD	46.82	Paradise Community Village – 78 very low- and low-income multi-family units approved. 36 have been built. 42 additional units are approved but not yet built.	42
Totals				**113.44**		**814**

Source: Town of Paradise 2014

Moderate Income

Moderate-income units are anticipated to be accommodated by the TR-1/3, TR-1/2, and M-F zones, based on historical development trends. Development capacity for the T-R zones was calculated assuming three dwelling units per acre for the TR-1/3 zone and two dwelling units per acre for the TR-1/2 zone. In most cases, the residential lots are already subdivided and would yield a single unit. Several of the lots can be split to allow two to four units. For lots that were calculated to yield less than one unit, the lot was assumed to allow a single unit, as the Town has provisions to allow development of nonconforming lots. A few sites for moderate-income units could produce more units, including the approved Mountain Terrace Project site.

As shown in Table 4-5, there is adequate capacity to accommodate the Town's fair share of moderate-income units with 96.33 acres that will accommodate 334 units. It is anticipated that most moderate-income units would be developed in the TR-1/3, TR-1/2, and M-F zoning districts. The Town's 2014–2022 allocation for moderate-income units is 93 and can be accommodated by the available sites summarized in Table 4-5.

TABLE 4-5: MODERATE-INCOME SITES SUMMARY		
	Total Acreage	**Realistic Unit Yield**
M-F	12.66	76
TR-1/3	20.75	55
TR-1/2	62.92	203
Total	**96.33**	**334**

Source: Town of Paradise, 2014

Above Moderate Income

Above moderate-income units are anticipated to be accommodated primarily by the RR-1, RR-1/2, RR-2/3, and TR-1 zoning districts. Larger lots that would yield 10 or more units were assumed to develop at 90 percent of capacity to provide for right-of-way, open space, and other requirements. Additional development capacity for above moderate-income units exists within the AR-1, AR-3, and AR-10 zoning districts. Development assumptions were similar to the assumptions described in the Moderate Income discussion for the TR-1/3 and TR-1/2 lots. Most lots would yield a single unit, or two to four units with a parcel split. However, several of the sites were larger and would yield 10 or more units. Due to the large parcel sizes, it is anticipated that these sites would achieve the full allowed density or close to it, as the sites can accommodate a variety of constraints. However, these parcels were assumed to develop at 90 percent of capacity to accommodate public roads, open space, and other requirements. As shown in Table 4-6, approximately 343 acres of land are zoned solely for single-family units in the RR-1, RR-1/2, RR-2/3, and TR-1 zoning districts, which are appropriate for development of above moderate-income units, with a realistic yield of 342 housing units. There is adequate capacity to accommodate the allocation from the 2014–2022 cycle for above moderate-income units.

TABLE 4-6: ABOVE MODERATE-INCOME SITES SUMMARY

	Total Acreage	Realistic Unit Yield
RR-1	149.86	131
RR-1/2	50.93	67
RR-2/3	102.52	120
TR-1	26.37	24
Total	**329.68**	**342**

Source: Town of Paradise, 2014

Additional Residential Capacity

There is additional development potential for 487 moderate- or above moderate-income units in areas zoned C-B, C-C, and C-S, as shown in Table 4-7. For the purposes of the land inventory analysis, these units have been conservatively included as above moderate-income units. Development was calculated as described under the Very Low and Low Income discussion.

TABLE 4-7: ADDITIONAL POTENTIAL RESIDENTIAL SITES (COMMERCIAL SITES WITH LESS THAN 15-UNIT YIELDS)

Acreage		Units
C-B	2.27	163
C-C	36.53	273
C-S	18.07	198
Total	**56.87**	**487**

Source: Town of Paradise, 2014

LOCAL FINANCIAL RESOURCES

Community Development Block Grant

Since 1994, the Town of Paradise has received an annual allocation of Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD). The primary objective for the funding is to develop viable urban communities, principally for low- and moderate-income persons. Eligible CDBG activities include housing assistance programs; public improvement projects, such as parks and infrastructure; land acquisition; business assistance programs that promote economic development; programs that support community organizations that work directly with low- and moderate-income residents; and planning and administration. The Town will receive $173,625 in CDBG funds for the 2014/2015 fiscal year.

Housing Rehabilitation Program

The Town provides a housing rehabilitation program operated by the Business and Housing Services Division. Loans are available to lower-income Paradise households and cover moderate or substantial rehabilitation to single-family residences for residents who own and live in their home. Funding for the housing rehabilitation program is provided through CDBG, CalHome, and HOME funds that the Town receives. From 2007 to 2014, the Town issued 20 single-family rehabilitation loans. No loans were made for multi-family housing rehabilitation.

Homebuyer Assistance

The Town of Paradise offers a deferred loan to eligible first-time homebuyers. The loan provides a bridge between what borrowers can afford on their own and the amount needed to purchase a home. The loan is secured by a note and a deed of trust on the home. It does not require monthly payments. Repayment of the loan is required when the home is sold, the family stops using it as their principal residence, or title is transferred out of the names of the original borrowers. At the time the loan is repaid, the Town collects its original loan amount, plus interest or a share of the homeowner's equity.

From 2007 through 2014, the Town issued 20 first-time homebuyer loans to eligible residents. The Town's First-Time Homebuyer Program is funded through CalHome and HOME.

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program provides monthly rental assistance payments to private landlords on behalf of low-income families who have been determined eligible by the Housing Authority. The program's objective is to assist low-income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing.

The Housing Authority of the County of Butte operates the countywide Section 8 Housing Choice Voucher Program for the county and its incorporated cities. As of January 2014, 271 families in Paradise receive Section 8 Vouchers, with 189 households on the waiting list.

Additionally, the Housing Authority of the County of Butte owns a 12-unit apartment complex in Paradise (Kathy Apartments, located 1561 Kay Court). The units do not fall under any subsidy and are not considered affordable housing, as they are open market units.

Community Action Agency of Butte County

The Community Action Agency (CAA) of Butte County operates a transitional housing program for homeless families with children known as the Esplanade House. The Esplanade House is a transitional housing program designed to provide shelter and essential services for homeless families. The facility houses up to 60 families who live in apartments. The facility was completed in 2004 through the combined efforts of the CAA, the City of Chico, the Esplanade House Children's Fund, the State of California, the Federal Home Loan Bank, and many private donations.

The program offers comprehensive case management and supportive services to families with children. The program provides clients with the necessary tools to become self-sufficient so the risk of future homelessness is greatly reduced. The Esplanade House is located in Chico. There are no transitional housing programs or emergency shelters for the homeless in Paradise.

Help-4-People

Help-4-People is a nonprofit agency in Paradise. Help-4-People is supported by fraternal and civic service organizations, ministerial associations, churches, businesses, and individual volunteers. Help-4-People offers aid to transients and the homeless in the form of food distribution every Tuesday and Thursday and agency referrals when needed.

Catalyst Women's Shelter

The Catalyst Women's Shelter provides emergency and transitional housing predominantly for abused women and their children. Services are also available for abused men.

Other State and Federal Financial Resources

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the Town on a competitive basis for a variety of housing and community development activities. Town competes for funds through the State's allocation process.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Housing Choice Voucher Program	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	- Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to $30,000 for a down payment.	- Homebuyer Assistance
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Homebuyer Assistance - Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units	- New Construction

Program Name	Description	Eligible Activities
	develop affordable housing.	
HUD Emergency Shelter Grants (administered through the State)	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	- New Construction - Rehabilitation - Homeless Assistance - Public Services
Local Programs		
Rehabilitation Revolving Loan Account	The Town has a revolving loan account that can be used to fund housing-related projects.	- Rehabilitation - Accessibility
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	- Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	- Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent Median Family Income (MFI) qualify.	- Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	- New Construction - Homebuyer Assistance - Rehabilitation - Housing Supportive Services

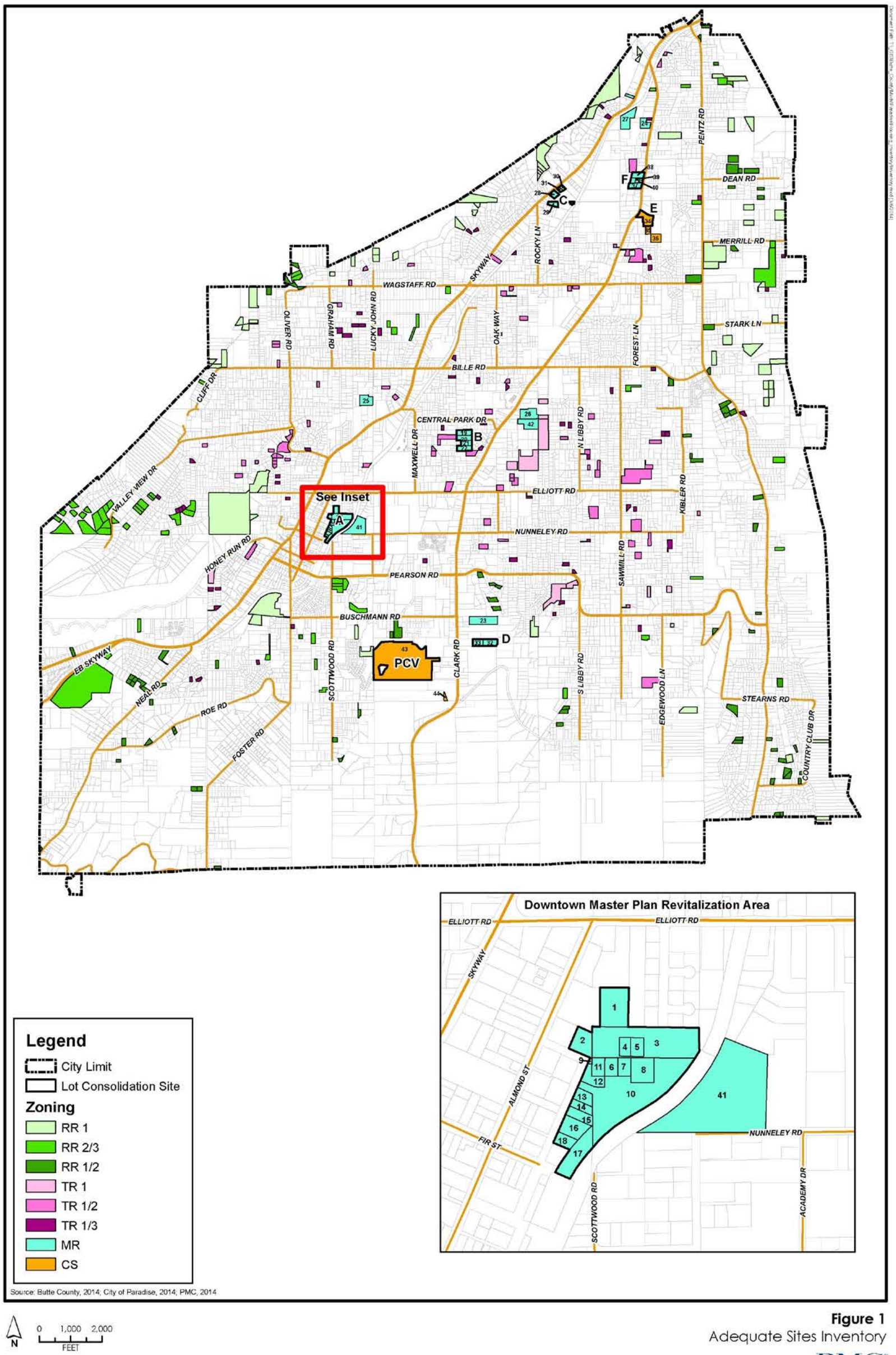
INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENT

In addition to the affordable housing resources listed above, the Town offers incentives to promote the development of housing affordable to very low- and low-income households through its Affordable Housing Incentives/Residential Density Bonus Ordinance, which is contained in Chapter 17.44 of the Paradise Municipal Code. As specified in Chapter 17.44, when a developer proposes to enter into an agreement pursuant to Government Code Section 65915 to provide at least 10 percent of the total units of a housing development for lower-income households, as defined in California Health and Safety Code Section 50105, the developer is eligible for a housing density bonus or incentives if the housing development consists of five or more units.

Any person requesting a housing density bonus or incentives must apply for a development agreement with the Town. To fully qualify for the density bonus program, the developer must demonstrate a commitment to alternative site design such as clustering the units on a portion of the site and providing an open space buffer from surrounding developments. A housing density bonus or incentives are granted by approval of the development agreement, which specifies the density bonus and/or incentives and any conditions attached to the approval of the bonus and/or incentive.

The developer may specify the housing density bonus or incentives requested; however, the Town may agree to provide a housing density bonus or incentives other than those requested, as long as such housing density bonus or incentives meet the requirement set forth in California Government Code Section 65915 et seq. and such action is determined to be consistent with the Housing Element of the Paradise General Plan. Program HI-4 is proposed to amend the Town's density bonus ordinance to comply with California Government Code Section 65915 et seq.

FIGURE 4-1: ADEQUATE RESIDENTIAL SITES



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5. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

Accomplishments under the 2009–2014 Housing Element are evaluated in this chapter in order to determine the effectiveness of the previous Housing Element, the Town's progress in implementing the 2009–2014 Housing Element, and the appropriateness of the housing goals, objectives, and policies. This evaluation is conducted pursuant to Government Code Section 65588.

REVIEW OF THE PREVIOUS HOUSING ELEMENT

The 2009–2014 Housing Element program strategy focused on the accomplishment of policies and the implementation of programs to encourage the production of new housing, including affordable and special needs housing, to encourage the rehabilitation of existing housing, and to provide housing opportunities for seniors, disabled persons, and large families through provision of appropriate programs and removal of constraints to development of units appropriate for these populations.

The 2009–2014 Housing Element identified quantified objectives for the construction and rehabilitation of housing units. These objectives are compared to achievements in Table 5-1. As shown in Table 5-1, the Town did not meet any of the new construction objectives, although the majority of newly constructed units in the town during the planning period were for lower-income households. One of the primary difficulties in developing affordable housing in Paradise is procuring adequate funding support to make the units affordable and to meet septic/wastewater treatment requirements. However, the Town has revised its Municipal Code to allow exceptions to development standards for privately owned wastewater treatment facilities or to allow them to be placed and maintained off-site, which will aid in the development of small lots that would normally not be able to accommodate wastewater disposal on the property as well as facilitate projects developing at near maximum densities. This will assist in the development of affordable housing, as well as market-rate housing.

TABLE 5-1: COMPARISON OF OBJECTIVES AND ACHIEVEMENTS

Unit Type	2009–2014 Objectives	Achievements
New Construction		
Extremely Low	2	–
Very Low Income	40	36
Low Income	40	
Moderate Income	80	3
Above Moderate Income	250	5
Rehabilitation		
Extremely Low Income	5	20
Very Low Income	25	
Low Income	25	
Moderate Income	80	N/A
Above Moderate Income	350	N/A

Table 5-2 identifies implementation measures provided in the 2009–2014 Housing Element, describes the results of each program, and recommends whether each policy or implementation program should be kept, modified, or removed in this update.

As described in Table 5-2, the Town had varied results with the programs in the 2009–2014 Housing Element and took steps to reduce constraints to the provision of housing, particularly affordable and special needs housing, and approved the development of a number of affordable units, as well as to bring the Town's Zoning Ordinance into compliance with state housing law.

Appropriateness of Housing Element

The 2009–2014 Housing Element includes policies and programs that have been implemented, as well as several outdated measures that do not reflect current housing needs. As discussed in Table 5-2, the majority of policies and programs continue to be appropriate and will either be kept in the Housing Element and revised to address identified housing needs, constraints, or other concerns or maintained without significant revision. Some policies and programs are redundant and will be revised to be more concise. The Housing Plan will also be revised to provide clearly stated goals and to associate policies and programs with the most relevant goals. Quantified objectives will be provided for each program. See Chapter 6 for the goals, policies, and programs of this Housing Element.

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Status of Program Implementation	Continue/Delete/Modify
HI-1 Reduce Infrastructure Constraints to Development: Continue to reduce infrastructure constraints to new development, particularly those constraints associated with wastewater disposal. The General Plan authorizes an ongoing identification of infrastructure and service limitations including those related to sanitary waste disposal which inhibit housing development. Downtown Clustered Wastewater Treatment System • The Town will continue to implement the Downtown Clustered Wastewater Treatment System, which has been allocated its full funding amount of $7,150,000 through Redevelopment Agency Funds. • The Town will review other funding sources and, if funding sources are available that will significantly expedite the system, the Town will make every effort to secure those funds. • The Town will make all efforts to have the system completed and available in 2012. • Progress on the system will be identified in the Annual Housing Report (see HI-10) and actions will be identified to cure any delays. Other Alternative Wastewater Systems • The Town will identify programs and resources to address short-term and long-term needs while continuing to investigate potential state/federal funding sources. Programs evaluated each year will be identified in the Annual Housing Report (see HI-10). Based on this evaluation, the Town will prepare a brochure or handout identifying acceptable alternative wastewater treatment systems. (March 2011) • Develop procedures, such as the review and approval process, to facilitate the planning and development of clustered and alternative wastewater treatment systems. The procedures will identify alternative wastewater treatment systems appropriate for use in the Town and will	Status: The Town is in ongoing discussions with the City of Chico for the conveyance of wastewater from commercial areas in Paradise including the downtown to the Chico sewer system and treatment plant. The City of Chico reviewed the feasibility of additional tie-ins as part of its 2012 Sanitary Sewer Master Plan Update. The Town's Onsite Manual for the Disposal of Wastewater was revised in 2011 to clarify development standards that will promote the development of new housing opportunities. Phase I of the Paradise Community Village project is complete. The development is served by a clustered wastewater treatment system. Effectiveness: While not all objectives were met for this program, the Town did succeed in revisions to the Onsite Manual, which will help to promote housing opportunities, and a clustered treatment system has been installed at Paradise Community Village. Additionally, inroads were made on the potential for developing area-specific wastewater treatment. However, as the lack of a town-wide	Modify to reflect current conditions and remove anything addressed by the revisions to the Town's Onsite Manual for the Disposal of Wastewater and continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Status of Program Implementation	Continue/Delete/Modify
prioritize systems that optimize development potential of sites (e.g., systems with reduced land area requirements). (March 2011) • The Town will analyze other areas of Town with significant high density residential development potential and determine areas where clustered wastewater treatment systems may be feasible. (2010–2011) • The Town will seek funding through available infrastructure, water quality, and wastewater treatment programs to fund the research and development of additional alternative wastewater treatment systems. Potential funding sources for wastewater treatment or infrastructure serving affordable housing include the Small Community Wastewater Grant Program, Infrastructure State Revolving Loan Fund, and Infill Infrastructure Grant Program. Recognizing that available funding sources will change from time to time, the Town will regularly check state grant programs offered by the Department of Health and Human Services, State Water Resources Control Board, Infrastructure and Economic Development Bank, and Department of Housing and Community Development and will aggressively seek funding for alternative wastewater treatment when grant funds are available. (ongoing) • As clustered wastewater treatment systems are developed, the Town will prepare an application process, including fee structure and pamphlet explaining the process, to facilitate development of projects that can use of the systems. (ongoing) **Expected Results:** None quantified	wastewater treatment facility may constrain future development, this program will be continued.	

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS		
Program	**Status of Program Implementation**	**Continue/Delete/Modify**
HI-2 Affordable Housing Resources Promote affordable housing through working with and assisting developers who are interested in producing affordable housing, through providing staff support, identifying available resources, supporting funding applications, and providing funding when available. The Town will take the following actions: Coordinate a housing stakeholders group that includes affordable housing developers, that will meet semi-annually to identify potential housing projects, including affordable new construction, special needs housing, and first time homebuyer assistance, and prioritize potential funding efforts. • Annually encourage nonprofit sponsors to make application to state and federal agencies for affordable senior citizen and/or disabled rental housing. • Develop an approach to seek funding for affordable housing rehabilitation and new construction that ensures that a variety of populations are addressed (e.g., once one project is funded, support a different type of project in the next funding round). The approach should maximize the Town's available funding resources, prioritize projects that will be very competitive in the funding process, support new construction for a variety of affordable housing needs, and be based on the interest of developers in providing specific housing types. • Prepare a brochure identifying affordable housing resources and incentives and provide the brochure to development applicants interested in affordable and/or multifamily housing Consider allocating CDBG funds, when available and appropriate, to assist with preparation of HOME applications, and other applicable state and federal program applications in support of affordable housing projects. Annually seek funding from CalHOME and other programs to augment the Town's funding sources. If multiple projects request funding assistance, projects providing at least 25 percent of the units for extremely low or very	Status: A Development Impact Fee deferral program has been implemented for development applications, including those building affordable and/or multi-family housing. The stakeholder group has not been formed. Phase I of the Paradise Community Village project providing 36 deed-restricted affordable apartment units was completed in 2013. On June 14, 2013, the Town of Paradise was awarded a $1.7 million CalHOME grant for mortgage assistance to first-time, low-income homebuyers. Effectiveness: While not all of the affordable units identified as an expected result were developed, the Town has been fairly effective in completing the objectives of this program. The Town assisted in the production of 36 housing units. However, as affordable housing is an ongoing need, this program will be continued.	Modify to include content of Program HI-13 and continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Status of Program Implementation	Continue/Delete/Modify
low income households will receive priority for funding assistance. **Expected Results:** 80 affordable family units; 25 senior or disabled units		
HI-3 Affordable Housing Incentives Provide incentives through project processing and development regulations to promote extremely low, very low, and low income and special needs housing. These incentives will include: • Expedited processing and approvals for such projects, without jeopardizing environmental quality, or the integrity of the overall goals, objectives, and policies of the General Plan. • Reduction in development standards, such as parking, setbacks, floor area ratios, and lot coverage requirements. Additional incentives will be identified for development of small lots with extremely low, very low, and low income housing and for development of Single Room Occupancy (SRO) projects. • Continue to require only the minimum design standards for housing construction, provide engineered specifications, and a residential construction guide to interested builders and property owners. • Identify cost-saving and innovative development approaches that may assist developers in providing affordable housing and developing projects at or near maximum densities. • Support funding applications in conjunction with HI-2. The incentives will be described in the brochure prepared under HI-2 **Expected Results:** 80 affordable family units; 25 senior or disabled units (in conjunction with HI-2)	Status: Affordable housing incentive regulations are in place, promoting density bonuses for housing projects that include affordable housing units. Effectiveness: As discussed in the previous program review, 36 affordable housing units were constructed in 2013. The Town did adopt new regulations regarding affordable housing incentives. New affordable housing incentives include Municipal Code amendments adopted in December 2013 that allow privately owned wastewater treatment facilities to be placed and maintained off-site, which will aid in the development of small lots that would normally not be able to accommodate wastewater disposal on their own property as well as facilitate projects developing at near maximum densities. Additionally, up to a 20 percent reduction in parking standards is allowed if approved by the Planning Commission. This program is considered to be important for the production of	Continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Status of Program Implementation	Continue/Delete/Modify
	affordable housing and as such will be continued.	
HI-4 Density Bonus Implement the density bonus requirements of state law by amending the Town's Zoning Ordinance to be consistent with Government Code Sections 65915 and 65917. The ordinance will also identify incentives for affordable housing development. Develop a Density Bonus brochure that describes how the density bonus program is implemented (e.g., increase in density provided for specific affordability levels), including examples of incentives that an affordable housing project can request, and provides several examples of development projects with various levels of affordability, the associated density bonus, and the resultant project. **Expected Results:** None quantified	Status: Density bonuses are currently allowed for multi-family projects utilizing clustered wastewater treatment. Ordinance amendments have not been completed nor a brochure developed. Effectiveness: This program has been partially effective and will be continued.	Modify to call for revisions to the existing density bonus ordinance (Chapter 17.44 of Municipal Code) to comply with Government Code Sections 65915 and 65917 and continue
HI-5 Publicly Owned Lands Inventory Develop and maintain an inventory of publicly owned land within the Town and its sphere of influence and analyze that land for potential housing sites. If appropriate sites are identified, the Town may approach developers and funding agencies to facilitate development of the sites with assisted housing. **Expected Results:** None quantified	Status: No new public lands have been acquired that resulted in new housing opportunities since an inventory was compiled in 2009. Phase I of Paradise Community Village, a partnership with CHIP affordable housing, was completed in 2013, resulting in 36 affordable housing units. Effectiveness: The Town continues to maintain the publicly owned lands inventory.	Continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Status of Program Implementation	Continue/Delete/Modify
HI-6 Housing Authority Support the Housing Authority's continued implementation of the conventional Public Housing Rental Program and the Section 8 existing program, which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs. **Expected Results:** None quantified	Status: Ongoing directive; ongoing implementation. Effectiveness: The Town's Housing Supervisor sits on the board as a public member and therefore is kept current with the Housing Authority's needs. Town staff responds to all housing complaints filed by the Housing Authority, if and when any complaints are filed. This is an effective program and will be continued.	Modify to clarify language and update name of program to Housing Choice Voucher program and continue
HI-7 Small Lot Consolidation and Development Encourage consolidation of small multi-family parcels as well as small, commercially-designated parcels appropriate for residential use. • Require Sites A, B, C, D, and E (see Figure 4-1) be planned as a single unit. • Provide incentives to encourage owners of small, contiguous parcels appropriate for affordable housing, including those parcels in Sites A, B, C, D, and E, to consolidate lots • Inform owners of parcels in Sites A, B, C, D, and E of available incentives for lot consolidation and encourage owners to take advantage of such incentives. • Assist affordable housing developers with the purchase and consolidation of small, contiguous parcels, through providing staff assistance and financial assistance, when available through CDBG, HOME, Redevelopment, or other appropriate funds.	Status: The Town continues to look for opportunities to implement this program. No applications for development have been submitted on Sites A, B, C, D, or E during the planning period. Therefore, opportunities for small lot consolidation have not been present up to this point. The owners of parcels in Sites A, B, C, D and E have not been informed of lot consolidation opportunities and incentives and the Zoning Ordinance has not been revised with incentives. Effectiveness: Because this is an ongoing directive of the Town, this is considered to be an effective	Continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS		
Program	**Status of Program Implementation**	**Continue/Delete/Modify**
Expected Results: None quantified. Program will encourage and accommodate development of small lots with affordable housing.	program.	
HI-8 Promote Second Units Encourage development of affordable second units through: • Preparing a Second Units Handbook that provides prototypes preferred by the Town for second units that can be approved with minimal planning and building review. Prototypes should be provided for accessible second units, as well as two-story second units. The Handbook will identify incentives for development of affordable second units, including expedited processing, and explain affordability and monitoring requirements. • Publicizing the Town's Second Unit Program through handouts available at Town Hall and on the Town's website. **Expected Results:** None quantified	Status: Second units are permitted by right in residential zones with an administrative permit acted upon by staff as opposed to site plan review permits, which previously required a public hearing. Reduction of 200-foot stream setbacks to 100 feet for sewage disposal promotes second unit density previously unavailable. Handbook/handouts are being developed. Effectiveness: While some actions have been taken to encourage the development of second units, the handbook and handouts have not been developed at this time. As such, this program will be continued.	Continue
HI-9 Address Discrimination The Town's Housing and Business Services Division will provide filing information and direct residents with discrimination complaints to the California Department of Fair Employment and Housing and/or the U.S. Department of Housing and Urban Development. Fair housing/non-discrimination requirements will be posted at Town Hall and other public facilities. A log of all complaints will be kept and total complaints will be reported in the Annual Report (HI-10). **Expected Results:** None quantified	Status: Implementation is ongoing. Fair housing/nondiscrimination requirements are posted at Paradise Town Hall. No fair housing complaints were filed with the Town during the previous Housing Element planning period. Effectiveness: This program has been effective in providing filing information. This program is considered to be necessary and will	Continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Status of Program Implementation	Continue/Delete/Modify
	be continued.	
HI-10 Annual Report Provide an Annual Report to the Town Council and Planning Commission which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the Town's housing needs. The Annual Report will address the requirements of Government Code 65400. Submit this report to the Department of Housing and Community Development within 30 days after review by the Town Council. **Expected Results:** None quantified	Status: Implemented and ongoing. Effectiveness: This is an effective program and will be continued.	Continue
HI-11 Housing Rehabilitation and Improvement Continue to provide housing rehabilitation and repair opportunities for extremely low income, very low income, low income, elderly, disabled, and special needs households through: • Continue to aggressively seeking housing rehabilitation funds through CalHOME, HOME and other state and federal funding sources. • Continue operating the CDBG and HOME revolving loan fund to fund housing rehabilitation for very low and low income households. • Support the applications for County HOME and CDBG funds of local non-profit and service providers that provide housing rehabilitation and repair programs. • Conduct an updated housing conditions survey to identify areas targeted for rehabilitation and use Community Development Block Grant (CDBG) funds for housing rehabilitation projects in target areas. • Update the brochure, when and if programs change (e.g., increased funding amounts, changes to services provided, etc.) that summarizes	Status: The Town has continued to aggressively promote and provide housing rehabilitation through CalHOME and HOME funds. A housing condition survey has not been conducted. The Town secured approx $1.8 million in rehabilitation funds for the planning period. Twenty housing units were rehabilitated with those funds during that period. Updates have been made to the application forms (part of brochure packet) to accommodate changes in the use of HOME funds for rehabilitation (HOME funds can now be used for acquisition with	Continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS		
Program	**Status of Program Implementation**	**Continue/Delete/Modify**
housing rehabilitation and housing repair programs available to lower income, elderly, disabled, and other special needs households. • Continue to advertise availability of housing rehabilitation and repair programs through distribution of brochure at Town Hall, on the Town's website, and in conjunction with housing code enforcement activities. **Expected Results:** 5 to 10 housing rehabilitations per year	rehabilitation as well as distributed as "no equity grants" in addition to loans). Effectiveness: The Town has been somewhat effective in meeting the program objectives. However, the goal of 5 to 10 rehabilitated units per year was not met, nor was a housing condition survey conducted. This program will be continued, as it is considered essential.	
HI-12 Condominium and Mobile Home Conversions Revise Chapter 16.10 of the Municipal Code to address both condominium and mobile home park conversion. The revisions shall require: 1) analysis of rental rates, vacancy rates, and recent growth or decline in the number of multi-family dwellings to determine whether there are adequate housing opportunities for households that may be relocated as the result of a conversion, 2) preparation and implementation of a relocation plan, and 3) relocation assistance to occupants in the event that a mobile home park or apartment complex is converted from rental to another type of housing or use. **Expected Results:** None quantified	Status: The Town is currently in the process of revising this chapter of the Zoning Ordinance to implement these program requirements. Effectiveness: The revisions outlined in the program have not yet been accomplished. This program will be continued.	Continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Status of Program Implementation	Continue/Delete/Modify
HI- 13 Down Payment Assistance Pursue various housing program grants to fund down payment assistance to lower income first time home buyers. Continue to fund down payment assistance programs with RDA, CDBG, HOME, and CalHOME funds, when feasible and appropriate. **Expected Results:** None quantified	Status: On June 14, 2013, the Town of Paradise was awarded a $1.7 million CalHOME grant for mortgage assistance to first-time low-income homebuyers. Twenty first-time homebuyer loans have been funded during the planning period. Effectiveness: This program has been effective in acquiring new funding for down payment assistance and will be continued.	Combine into Program HI-2 and delete.
HI-14 Enforce Housing Codes Provide a safe and decent living environment through enforcement of housing codes, including the following actions: • Inspect housing upon receiving complaints regarding health and safety problems, and require compliance with applicable codes. • Enforce compliance with the applicable Town adopted housing and building codes to ensure existing residential structures remain in habitable condition. **Expected Results:** None quantified	Status: Procedures are in place through the building division for the thorough investigation of housing complaints and the prompt abatement of resulting violations. The Building Official has record of 22 special inspections for building safety complaints during the planning period. Any deficiencies noted in those inspections have been brought into compliance. The Code Enforcement Office has record of 12 building complaints during the period, which are in various states of completion. Most cases are closed, some had no violation found, and a few are still undergoing active enforcement action.	Continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS

Program	Status of Program Implementation	Continue/Delete/Modify
	Effectiveness: This is an effective program and will be continued.	
HI-15 Conversion of At-Risk Units Reduce the potential conversion of affordable housing to market-rate through the following actions: • Revise the Zoning Ordinance to require a one year notice to residents, the Town, Butte County Housing Authority, and Community Housing Improvement Program (CHIP) of all proposed conversions of assisted affordable (extremely low, very low, low, and/or moderate income) housing units. Following revision of the Zoning Ordinance, provide the owner of each assisted affordable housing complex in the town with the noticing requirements. • Continue to maintain communication with the Butte County Housing Authority and local non- profit housing organizations to monitor the potential conversion of assisted housing units to market-rate housing. **Expected Results:** Preservation of at-risk units	Status: The Town is notified as a party on title to assisted affordable housing units. Coordination with the Butte County Housing Authority is ongoing. Effectiveness: The Zoning Ordinance was not revised to include the noticing requirements of this program. However, the Town would provide this notice if units become at risk. The Paradise Gardens III project has been identified as at risk of conversion in 2015. The Town will work to prevent conversion of the 48 assisted units in this project.	Modify to include the number of units at risk during the planning period and continue
HI-16 Removal of Constraints Continue to assess and update the Zoning Ordinance, Municipal Code, and Town procedures to remove constraints and address changes in state law, particularly regarding housing for special needs groups, including seniors, the disabled (consistent with requirements of SB 520), large families, farmworkers, and homeless. **Expected Results:** None quantified	Status: The Town allows for the application of planned developments to accommodate smaller lot sizes while providing open space for constrained areas as well as clustered wastewater treatment facilities for the development. Reductions in sewage disposal setbacks also reduce constraints to development. Deferral of frontage improvements (through covenants) for projects also helps encourage the development of special needs housing.	Include as a policy and delete as a program

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS		
Program	**Status of Program Implementation**	**Continue/Delete/Modify**
	Effectiveness: This program has been effective but is more appropriate as a policy with programs included to remove constraints and comply with state law as needed.	
HI-17 Reduce Standards for Senior and Disabled Housing Revise the Zoning Ordinance to provide reduced standards for senior and disabled housing, including: • Reduce the number of required parking spaces for mobile home parks and senior citizen housing projects. • Allow disabled persons to potentially locate parking within setback areas subject to administrative Town review. • Allow reduced parking standards for housing developments associated with seniors and/or persons with disabilities via an administrative Town staff review and approval process. **Expected Results:** 25 disabled or senior housing units	Status: The Municipal Code was revised in April 2010 to allow handicapped and/or disabled parking space facilities to be located within a yard setback area subject to the issuance of an administrative permit or Town Engineer review. No revision to the parking standards for reduction in spaces for mobile homes or senior units was completed. Effectiveness: The Town was somewhat effective in completing the objectives of this program, which was partially implemented. However, parking requirements are still considered an impediment. This program will be modified and continued.	Modify to remove the portions of the program that have been implemented and continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS		
Program	**Status of Program Implementation**	**Continue/Delete/Modify**
HI-18 Emergency Shelters and Transitional/Supportive Housing Revise the Zoning Code to allow emergency shelters, transitional housing, and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5). Emergency shelters will be allowed by right in the Community Services (C-S) zoning district. Language identifying transitional housing and supportive housing as permitted uses and subject to the same standards as other residential dwellings of the same type will be included in the Zoning Ordinance. The Zoning Code can include objective criteria, such as hours of operation, for approval of the shelter but may not include a discretionary review process. The C-S district has multiple available sites with capacity to meet the Town's homeless needs. **Expected Results:** None quantified	Status: The Zoning Ordinance was revised in October 2010 to include emergency shelters as a land use allowed by right in the Community Services zoning district. Effectiveness: While the Zoning Ordinance was revised to include emergency shelters in the C-S zoning district, amendments were not completed regarding transitional and supportive housing.	Modify to require that transitional and supportive housing is allowed in all zones allowing residential in the same way other residential uses are allowed per state law and continue
HI-19 Housing for Persons with Disabilities Ensure that new housing for persons with disabilities and home improvements intended to provide accessibility for projects for persons with disabilities are reasonably accommodated. • Amend Title 15, Buildings and Construction, of the Paradise Municipal Code to identify certain home improvements that provide accessibility for disabled persons as exempt from building permit requirements. • Prepare an information brochure designed to help the community understand local zoning regulations, building standards, and programs available to reasonably accommodate persons with disabilities. The brochure will identify which accessibility improvements are exempt from building permit requirements and which accessibility improvements may be permitted over the counter. **Implementation Schedule:** Prepare brochure by May 2010	Status: The Housing Rehabilitation Program administered through the Business and Housing Services Division includes projects involving improvements necessary to ensure accessibility for disabled persons. Effectiveness: While projects for the improvement of buildings to assist disabled persons have been completed during the planning period, Title 15 has not been amended nor has an informational brochure been completed. As such, this program will be continued.	Modify to clarify how this program implements state requirements for a reasonable accommodation procedure or ordinance and continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS		
Program	**Status of Program Implementation**	**Continue/Delete/Modify**
HI-20 Special Needs Housing Provide incentives, such as a density bonus, expedited processing, relaxation of development standards, etc., to encourage development of housing for persons with special needs. Incentives will be identified in the brochure developed to promote affordable housing (HI-2) and will be codified where appropriate. **Expected Results:** None quantified	Status: Development Impact Fee deferral program has been implemented for development applications, including those building affordable and/or multi-family housing. Effectiveness: While the implementation of the deferral program will assist in the development of special needs housing, no brochure has been developed. Additionally, the Town recognizes that incentives to promote special needs housing is an ongoing necessity. As such, this program will be continued.	Modify to remove portions of the program that were implemented and to address requirements of SB 812 for the developmentally disabled and continue

TABLE 5-2: EVALUATION OF PREVIOUS HOUSING ELEMENT PROGRAMS		
Program	**Status of Program Implementation**	**Continue/Delete/Modify**
HI-21 Energy Conservation and Efficiency Promote energy efficiency and conservation in residential development through: • Accommodating green building standards, including alternative design and building approaches, into the Municipal Code. • Reviewing the Town's land use regulations and subdivision ordinances and, where appropriate, amend to include provisions which promote and/or require energy conservation measures as a factor in project approval. • Support inclusion of weatherization activities including, but not limited to, weatherization, siding, dual pane windows, in the Housing Rehabilitation program. • Support the SaveUEnergy program (formerly Weatherization Program) operated by Community Action Agency services, which provides free energy audits and energy-saving services to low income households and for a small fee to non-low income households, through advertising availability of this program through the Town's Housing Rehabilitation Program brochure. **Expected Results:** None quantified	Status: In 2010, the Town adopted design standards including energy efficiency recommendations for development considerations such as solar access, water conservation, and landscaping, as well as the adoption of the state green building standards. In 2013, the Town adopted the 2013 California Building Code including Title 24 energy standards. Additionally, the Town charges only a minimal permit fee for solar panels and water heaters in order to reduce the cost of retrofitting an existing dwelling to provide for a more energy efficient unit. Effectiveness: Adoption of the Town's design standards and the 2013 CBC assist in the production of more energy efficient housing. The SaveUEnergy program has not been included in the rehabilitation brochure. This program will be continued.	Continue

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6. HOUSING GOALS, POLICIES, AND PROGRAMS

This chapter describes housing goals, policies, and programs for the Town of Paradise. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action that implements the policy and moves the community toward the achievement of its goals. Programs are a part of the Town's eight-year action plan and constitute the Town's local housing strategy.

State Housing Goals

According to the California Statewide Housing Plan Update, it is the goal of the State to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." Additionally, the California Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing.
- Preservation of existing housing and neighborhoods.
- Reduction of housing costs.
- Improvement of housing conditions for special needs groups.

Housing Element Goals, Policies, and Programs

The Town of Paradise Housing Element is consistent with and addresses the state goals listed above. The goals of this Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all Town residents. These goals encompass new construction, conservation of existing stock, affordability, and provision of adequate housing for all persons.

- HG-1 Encourage and facilitate the production of all housing types, from affordable workforce housing to executive homes, to meet the Town's share of regional housing needs consistent with the overall goals, objectives, and policies of the Paradise General Plan.
- HG-2 Improve and preserve safe, decent housing and neighborhoods for all Paradise residents.
- HG-3 Reasonably accommodate housing designed for persons with special housing needs.
- HG-4 Encourage energy-efficient resources in new residential development as well as in the existing housing stock.

Goals, policies, and implementation measures from the 2009–2014 Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate.

For each implementation measure, the party responsible for implementation, funding source, timing of implementation, and quantified results (where appropriate) are identified. Housing goals are denoted by "HG", housing policies are denoted by "HP", and housing implementation measures are denoted by "HI". Where programs require Planning Commission and/or Town Council approval, such as amendments to the Municipal Code or Zoning Ordinance, the Planning Commission and/or Town Council are also entities responsible for implementation.

HG-1 ENCOURAGE AND FACILITATE THE PRODUCTION OF ALL HOUSING TYPES, FROM AFFORDABLE WORKFORCE HOUSING TO EXECUTIVE HOMES , TO MEET THE TOWN 'S SHARE OF REGIONAL HOUSING NEEDS CONSISTENT WITH THE OVERALL GOALS, OBJECTIVES, AND POLICIES OF THE PARADISE GENERAL PLAN.

HP-1 The Town will encourage a full range of housing types, including both lower- and higher-density housing, at rents and sales prices suitable for a range of household incomes, including extremely low, very low, low, and moderate.

HP-2 The General Plan will identify lands most suitable for multi-family development and safeguard this type of use on these sites.

HP-3 The Town will maintain a sufficient inventory of appropriately zoned land to accommodate the timely development of new housing. The inventory will be prepared and maintained by the Community Development Department.

HP-4 The Town will promote balanced and orderly residential growth so as to minimize or avoid unnecessary development costs that add to the cost of housing.

HP-5 New residential development will be directed to areas of the community where essential public facilities and services are available or can be provided at a reasonable cost.

HP-6 The Town will encourage the production and availability of new affordable housing through a variety of measures including the density bonus program and second unit development, providing incentives such as expedited processing, relaxed zoning restrictions where appropriate, support for funding applications, and Community Development Block Grant (CDBG) funds when available.

HP-7 The Town will promote development of infill housing, residential, and mixed uses in the Central Commercial area, through continuing to allow appropriate residential uses in commercial zones and continuing to provide flexibility in development standards for mixed-use projects.

HP-8 The Town will encourage providers to give priority to the very low- and low-income housing developments pursuant to Government Code Section 65589.7. The Town will also provide a copy of the 2014–2022 Housing Element to local water providers upon its adoption. Should a public sewer system, such as an off-site clustered system or alternative wastewater

treatment system, be developed and made available, the Town will provide its operator with a copy of the Housing Element and encourage the operator to give priority to very low- and low-income housing developments pursuant to Government Code Section 65589.7.

HP-9 The Town will pursue county, state, and federal programs and funding sources that provide housing opportunities for low- and moderate-income households.

HP-10 In accordance with applicable federal and state laws, the Town will promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

HP-11 The Planning Commission and Town Council will annually review progress in implementing the Housing Element including the progress in achieving its objectives and meeting its share of regional housing needs.

HI-1 Reduce infrastructure constraints to development

Continue to reduce infrastructure constraints to new development, particularly those constraints associated with wastewater disposal. The General Plan authorizes an ongoing identification of infrastructure and service limitations including those related to sanitary waste disposal which inhibit housing development.

- The Town will identify programs and resources to address short- and long-term needs while continuing to investigate potential state/federal funding sources. Programs evaluated each year will be identified in the Annual Housing Report (see HI-10). Based on this evaluation, the Town will update the Onsite Manual for the Disposal of Wastewater if needed.

- The Town will analyze other areas of town with significant high-density residential development potential and determine areas where clustered wastewater treatment systems may be feasible. (2015–2016)

- The Town will seek funding through available infrastructure, water quality, and wastewater treatment programs to fund the research and development of additional alternative wastewater treatment systems. Potential funding sources for wastewater treatment or infrastructure serving affordable housing include the Small Community Wastewater Grant Program, Infrastructure State Revolving Loan Fund, and Infill Infrastructure Grant Program. Recognizing that available funding sources will change from time to time, the Town will regularly check state grant programs offered by the Department of Health and Human Services, State Water Resources Control Board, Infrastructure and Economic Development Bank, and Department of Housing and Community Development and will aggressively seek funding for alternative wastewater treatment when grant funds are available. (annually and ongoing)

Responsible Party: Community Development Departments

Funding Source: General Fund

Implementation Schedule: Ongoing – timing for specific actions indicated in parentheses

Expected Results: None quantified

HI-2 Affordable Housing Resources

Continue to promote affordable housing by working with and assisting developers who are interested in producing affordable housing and by providing staff support, identifying available resources, supporting funding applications, and providing funding when available. The Town will take the following actions:

- Coordinate a housing stakeholders group that includes affordable housing developers, which will meet annually to identify potential housing projects, including affordable new construction, special needs housing, and first-time homebuyer assistance, and prioritize potential funding efforts.

- Annually encourage nonprofit sponsors to make application to state and federal agencies for affordable senior citizen and/or disabled rental housing.

- Continue to seek funding for affordable housing rehabilitation and new construction that ensures that a variety of populations are addressed (e.g., once one project is funded, support a different type of project in the next funding round). The approach should maximize the Town's available funding resources, prioritize projects that will be very competitive in the funding process, support new construction for a variety of affordable housing needs, and be based on the interest of developers in providing specific housing types.

- Continue to pursue various housing program grants to fund down payment assistance to lower-income households, including extremely low-income first-time homebuyers. Continue to fund down payment assistance programs with CDBG, HOME, and CalHOME funds, when feasible and appropriate.

- Prepare a brochure identifying affordable housing resources and incentives and provide the brochure to development applicants interested in affordable and/or multi-family housing.

- Consider allocating CDBG funds, when available and appropriate, to assist with preparation of HOME applications and other applicable state and federal program applications in support of affordable housing projects.

- Annually seek funding from CalHOME and other programs to augment the Town's funding sources. If multiple projects request funding assistance, projects providing at least 25 percent of the units for extremely low- or very low-income households will receive priority for funding assistance.

Responsible Party: Housing Services staff

Funding Source: Restricted grant funds; CDBG; CalHOME, HOME

Implementation Schedule: Stakeholders group formed by December 2015; funding approach and strategy established by March 2016; annual funding applications; pursue down payment assistance funding starting in 2014 and ongoing throughout planning period.

Expected Results: 25 affordable family units; 15 senior or disabled units

HI-3 Affordable Housing Incentives

Provide incentives through project processing and development regulations to promote extremely low-, very low-, and low-income and special needs housing. These incentives will include:

- Expedited processing and approvals for such projects, without jeopardizing environmental quality or the integrity of the overall goals, objectives, and policies of the General Plan.
- Additional reduction in development standards, such as setbacks, floor area ratios, and lot coverage requirements. Additional incentives will be identified for development of small lots with extremely low-, very low-, and low-income housing and for development of single-room occupancy (SRO) projects.
- Continue to require only the minimum design standards for housing construction, and provide engineered specifications and a residential construction guide to interested builders and property owners.
- Identify cost-saving and innovative development approaches that may assist developers in providing affordable housing and developing projects at or near maximum densities.
- Support funding applications in conjunction with HI-2.
- The incentives will be described in the brochure prepared under HI-2.

Responsible Party: Housing Services and Community Development Department

Funding Source: General Fund; CDBG

Implementation Schedule: Additional incentives identified by December 2014; brochure prepared by March 2015

Expected Results: 25 affordable family units; 15 senior or disabled units (in conjunction with HI-2)

HI-4 Density Bonus

Revise the density bonus ordinance (Chapter 17.44) to be consistent with Government Code Sections 65915 and 65917. The ordinance will also identify incentives for affordable housing development.

Develop a density bonus brochure that describes how the density bonus program is implemented (e.g., increase in density provided for specific affordability levels), including examples of incentives that an affordable housing project can request, and provides several examples of development projects with various levels of affordability, the associated density bonus, and the resultant project.

Responsible Party: Community Development Department

Funding Source: General Fund

Implementation Schedule: Chapter 17.44 revised by February 2016

Expected Results: None quantified

HI-5 Publicly Owned Lands Inventory

Continue to maintain an inventory of publicly owned land in the town and its sphere of influence for potential housing sites.

Responsible Party: Community Development Department

Funding Source: General Fund

Implementation Schedule: 2014; updated biannually

Expected Results: None quantified

HI-6 Housing Authority

Support the Housing Authority's continued implementation of the conventional Public Housing Rental Program and the Housing Choice Voucher program, which provides rent subsidies directly to participants' landlords, and support that agency's attempts to secure additional funding for expanded programs.

Responsible Party: Community Development Department; Housing Services staff

Funding Source: General Fund

Implementation Schedule: 2014 and ongoing

Expected Results: None quantified

HI-7 Small Lot Consolidation and Development

Continue to encourage consolidation of small multi-family parcels as well as small, commercially designated parcels appropriate for residential use.

- Encourage parcels aggregated to make up Sites A, B, C, D, and E (see Figure 4-1) to be planned as single sites that can produce at least 24 units per site.
- Provide incentives to encourage owners of small, contiguous parcels appropriate for affordable housing, including those parcels in Sites A, B, C, D, and E, to consolidate lots.
- Inform owners of parcels in Sites A, B, C, D, and E of available incentives for lot consolidation and encourage owners to take advantage of such incentives.
- Assist affordable housing developers with the purchase and consolidation of small, contiguous parcels by providing staff assistance and financial assistance, when available through CDBG, HOME, or other appropriate funds.

Responsible Party: Community Development Department

Funding Source: General Fund

Implementation Schedule: Zoning Ordinance revised and small lot owners contacted by December 31, 2015.

Expected Results: None quantified

HI-8 Promote Second Units

Continue to encourage development of affordable second units by:

- Preparing a Second Units Handbook that provides prototypes preferred by the Town for second units that can be approved with minimal planning and building review. Prototypes should be provided for accessible second units, as well as two-story second units. The handbook will identify incentives for development of affordable second units, including expedited processing, and explain affordability and monitoring requirements.
- Publicizing the Town's Second Unit Program through handouts available at Town Hall and on the Town's website.

Responsible Party: Housing Services staff

Funding Source: General Fund

Implementation Schedule: Handouts made available at Town Hall and website by December 2014; handbook developed by December 2015

Expected Results: None quantified

HI-9 Address Discrimination

The Town's Housing and Business Services Division will continue to provide filing information and direct residents with discrimination complaints to the California Department of Fair Employment and Housing and/or the US Department of Housing and Urban Development. Fair housing/nondiscrimination requirements will continue to be posted at Town Hall and other public facilities. A log of all complaints will be kept and total complaints will be reported in the Annual Report (HI-10).

Responsible Party: Housing Services staff

Funding Source: General Fund

Implementation Schedule: Handouts made available at Town Hall and website by December 2014

Expected Results: None quantified

HI-10 Annual Report

Provide an Annual Report to the Town Council and Planning Commission that describes (1) implementation of Housing Element programs to date, (2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and (3) an updated summary of the Town's housing needs. The Annual Report will address the requirements of Government Code Section 65400. Submit this report to the California Department of Housing and Community Development within 30 days after review by the Town Council.

Responsible Party: Planning Division

Funding Source: General Fund

Implementation Schedule: Winter/Spring 2015; annually thereafter. Annual reports are due April 1st every year.

Expected Results: None quantified

HG-2 IMPROVE AND PRESERVE SAFE, DECENT HOUSING AND NEIGHBORHOODS FOR ALL PARADISE RESIDENTS.

HP-12 The Town will encourage the maintenance and improvement of its residential areas.

HP-13 The Town will design and implement housing programs that maximize access to the market, such as housing rehabilitation, including replacement housing, and down payment assistance for first-time homebuyers.

HP-14 The Town will support and encourage public and private efforts to provide ongoing home

improvement and neighborhood rehabilitation programs.

HP-15 New housing and rehabilitated housing will be constructed in accordance with design standards and Town-adopted Building Code requirements that will ensure the safety and integrity of each housing unit.

HP-16 The Town will continue to provide a revolving loan fund for housing rehabilitation and down payment assistance programs.

HP-17 The Town will support the continuance and expansion of the Housing Authority's rental assistance program.

HP-18 The Town will regulate conversion of housing stock that, by its nature, is affordable to residents of modest means, such as apartments and mobile homes, to either market-rate, for-sale, or nonresidential uses, by requiring such conversions to provide a housing relocation plan and replacement assistance to residents who would be displaced by the conversion and by requiring that the Town make a finding of clear public benefit.

HP-19 Provided staffing and funding are available, the Town will monitor the quality of the local housing stock.

HP-20 The Town will encourage safe and decent housing through demolition of dilapidated units that cannot be cost-effectively improved to code standard.

HI-11 Housing Rehabilitation and Improvement

Continue to provide housing rehabilitation and repair opportunities for extremely low-income, very low-income, low-income, elderly, disabled, developmentally disabled, and special needs households through:

- Continue to aggressively seek housing rehabilitation funds through CalHOME, HOME, and other state and federal funding sources.
- Continue operating the CDBG and HOME revolving loan fund to fund housing rehabilitation for very low- and low-income households.
- Support the applications for County HOME and CDBG funds of local nonprofit and service providers that provide housing rehabilitation and repair programs.
- Conduct an updated housing conditions survey to identify areas targeted for rehabilitation and use CDBG funds for housing rehabilitation projects in target areas.
- Update the brochure, when and if programs change (e.g., increased funding amounts, changes to services provided), that summarizes housing rehabilitation and housing repair programs available to lower-income, elderly, disabled, developmentally disabled, and other special needs households.

- Continue to advertise the availability of housing rehabilitation and repair programs through the distribution of a brochure at Town Hall, on the Town's website, and in conjunction with housing code enforcement activities.

Responsible Party: Housing Services staff

Funding Source: Community Development Block Grant; CalHOME

Implementation Schedule: Housing rehabilitation program ongoing; complete housing conditions survey by June 2017; update brochure annually

Expected Results: 2 to 5 housing rehabilitations per year

HI-12 Condominium and Mobile Home Conversions

Revise Chapter 16.10 of the Municipal Code to address both condominium and mobile home park conversion. The revisions will require (1) analysis of rental rates, vacancy rates, and recent growth or decline in the number of multi-family dwellings to determine whether there are adequate housing opportunities for households that may be relocated as the result of a conversion, (2) preparation and implementation of a relocation plan, and (3) relocation assistance to occupants in the event that a mobile home park or apartment complex is converted from rental to another type of housing or use.

Responsible Party: Planning Division

Funding Source: General Fund

Implementation Schedule: Amend code by June 2015

Expected Results: None quantified

HI-13 Enforce Housing Codes

Provide a safe and decent living environment through enforcement of housing codes, including the following actions:

- Inspect housing upon receiving complaints regarding health and safety problems, and require compliance with applicable codes.
- Enforce compliance with the applicable Town-adopted housing and building codes to ensure existing residential structures remain in habitable condition.

Responsible Party: Code Enforcement Division

Funding Source: General Fund

Implementation Schedule: Ongoing

Expected Results: None quantified

HI-14 Conversion of At-Risk Units

Reduce the potential conversion of the 48 assisted affordable housing units at risk during the current planning period to market rate through the following actions:

- Revise the Zoning Ordinance to require a one-year notice to residents, the Town, the Housing Authority of the County of Butte, and the Community Housing Improvement Program (CHIP) of all proposed conversions of assisted affordable (extremely low, very low, low, and/or moderate income) housing units. Following revision of the Zoning Ordinance, provide the owner of each assisted affordable housing complex in the town with the noticing requirements.

- Continue to maintain communication with the Housing Authority of the County of Butte and local nonprofit housing organizations to monitor the potential conversion of assisted housing units to market-rate housing.

- If conversion of units is likely, work with the Housing Authority of the County of Butte and other organizations as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.

Responsible Party: Planning Division

Funding Source: General Fund; CDBG; HOME

Implementation Schedule: Revision of Zoning Ordinance by June 2015; ongoing communication with the Housing Authority of the County of Butte and local nonprofits

Expected Results: Preservation of at-risk units

HG-3 REASONABLY ACCOMMODATE HOUSING DESIGNED FOR PERSONS WITH SPECIAL HOUSING NEEDS.

HP-21 The Town will continue to encourage the development and expansion of housing opportunities for the elderly and the disabled through techniques such as smaller unit sizes, a reduction in parking space requirements, common dining facilities, and fewer but adequate amenities.

HP-22 The Town will encourage development of suitable sites with rest homes and care facilities for the elderly and the disabled and developmentally disabled and will encourage senior citizen housing in the Central Commercial area of Paradise.

HP-23 The Town will facilitate housing opportunities for the homeless by accommodating transitional and supportive housing and allowing emergency, transitional, and supportive housing consistent with state law.

HP-24 The Town will encourage development housing types and programs for senior citizens,

the disabled, developmentally disabled, large families, and other groups identified as having special housing needs.

HP-25 The Town will continue to require the first floors of multi-family developments to accommodate access and use by the elderly and the disabled.

HP-26 The Town will continue to assess the Zoning Ordinance, Municipal Code, and Town procedures for constraints and address changes in state law, particularly regarding housing for special needs groups, including seniors, the disabled, developmentally disabled, large families, farmworkers, and the homeless.

HI-15 Reduce Standards for Senior and Disabled Housing

Revise the Zoning Ordinance to provide reduced standards for senior and disabled housing, including:

- Reduce the number of required parking spaces for mobile home parks and senior citizen housing projects.
- Allow reduced parking standards for housing developments associated with seniors and/or persons with disabilities via an administrative Town staff review and approval process.

Responsible Party: Planning Division

Funding Source: General Fund

Implementation Schedule: Amend code by December 2014

Expected Results: 15 disabled or senior housing units

HI-16 Transitional/Supportive Housing

Revise the Zoning Ordinance to allow transitional housing and supportive housing consistent with the requirements of state law (Government Code Section 65583(a)(4,5). The Zoning Ordinance will be revised to allow transitional and supportive housing in all zoning districts in the town in the same way other residential uses are allowed in each zoning district, as required by state law. Language identifying transitional housing and supportive housing as permitted uses and subject to the same standards as other residential dwellings of the same type will be included in the Zoning Ordinance.

Responsible Party: Planning Division

Funding Source: General Fund

Implementation Schedule: Amend Zoning Ordinance by August 2015

Expected Results: None quantified

HI-17 Housing for Persons with Disabilities

Continue to ensure that new housing for persons with disabilities and home improvements intended to provide accessibility for projects for persons with disabilities are reasonably accommodated.

- Amend Title 15, Buildings and Construction, of the Paradise Municipal Code to identify certain home improvements that provide accessibility for disabled persons as exempt from building permit requirements.

- Provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with a minimal or no processing fee, subject to approval by the Community Development Director or designee applying the following decision-making criteria:

    - The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.

    - The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.

    - The requested accommodation would not impose an undue financial or administrative burden on the Town.

    - The requested accommodation would not require a fundamental alteration in the nature of the Town's land use and zoning program.

- Prepare an information brochure designed to help the community understand local zoning regulations, building standards, and programs available to reasonably accommodate persons with disabilities. The brochure will identify which accessibility improvements are exempt from building permit requirements and which accessibility improvements may be permitted over the counter. The brochure will be made available in the following locations:

    - Community Development Department counter

    - Town of Paradise website

    - Paradise Senior Center

    - Rehabilitation Program through the Town's Business & Housing Dept

    - Butte County Adult Services

    - Butte County Community Action Agency

    - Feather River Hospital Home Care Services

Responsible Party: Planning Division; Planning Commission

Funding Source: General Fund

Implementation Schedule: Amend Title 15 and Zoning Ordinance by May 2015; prepare brochure by August 2015

Expected Results: None quantified

HI-18 Special Needs Housing

Provide incentives, such as a density bonus, expedited processing, relaxation of development standards, etc., to encourage development of housing for persons with special needs. Incentives will be identified in the brochure developed to promote affordable housing (HI-2) and will be codified where appropriate. In addition, the Town will work with the Far Northern Regional Center to implement an outreach program that informs families in Paradise on housing and services specifically available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the Town's website, and providing housing-related training for individuals/families through workshops.

Responsible Party: Planning Division

Funding Source: General Fund

Funding: General Fund; Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups for efforts to address needs of those with developmental disabilities

Implementation Schedule: Development of outreach program within one year of adopting the Housing Element; prepare brochure by February 2015

Expected Results: None quantified

HI-19 Farm Labor Housing

To comply with the state's Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the Town will amend the Zoning Ordinance to treat employee and farm labor housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee and farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.

Responsible Party: Planning Division

Funding Source: General Fund

Implementation Schedule: Amend Zoning Ordinance by July 2015

Expected Results: None quantified

HG-4 ENCOURAGE ENERGY-EFFICIENT RESOURCES IN NEW RESIDENTIAL DEVELOPMENT AS WELL AS IN THE EXISTING HOUSING STOCK.

HP-27 The Town will encourage energy efficiency and energy conservation in residential development to ensure sustainable practices and to reduce long-term housing costs.

HI-20 Energy Conservation and Efficiency

Promote energy efficiency and conservation in residential development by:

- Continuing to incorporate green building standards, including alternative design and building approaches, into the Municipal Code.
- Continuing to review the Town's land use regulations and subdivision ordinances and, where appropriate, amend to include provisions that promote and/or require energy conservation measures as a factor in project approval.
- Continuing to support inclusion of weatherization activities including, but not limited to, weatherization, siding, and dual-pane windows in the Housing Rehabilitation program.
- Continuing to support the SaveUEnergy program operated by Community Action Agency services, which provides free energy audits and energy-saving services to low-income households and for a small fee to non-low-income households, by advertising the availability of this program in the Town's Housing Rehabilitation Program brochure.

Responsible Party: Community Development Department

Funding Source: General Fund

Implementation Schedule: Every two years beginning in 2015, review and revise codes as necessary

Expected Results: None quantified

Conclusion

The foregoing programs are considered appropriate and desirable to ensure that the Town's housing needs through 2022, as identified in Chapters 1 through 5, are met in a timely and cost-effective manner. The programs designate implementation schedules and expected results, including quantified objectives where applicable. Table 6-1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated, and conserved over the planning period. Tables 6-2 and 6-3 identify the quantified objectives for

individual programs. To achieve these objectives, the community will require developer and nonprofit participation and funding from the CDBG, HOME, and CalHOME programs as well as from other sources.

TABLE 6-1: QUANTIFIED OBJECTIVES: CONSTRUCTION, REHABILITATION, AND PRESERVATION BY INCOME LEVEL

Income Levels	Construction	Rehabilitation	Preservation
Extremely Low	2	5	–
Very Low	40	25	48
Low	40	25	
Moderate	80	0	–
Above Moderate	250	0	–
Total	**412**	**55**	**48***

**This number represent the number of units at-risk during the planning period at the Paradise Gardens III project.*

TABLE 6-2: QUANTIFIED OBJECTIVES FOR VERY LOW- AND LOW-INCOME UNITS BY PROGRAM

Program	Construction	Rehabilitation	Preservation
HI-2: Affordable Housing Resources	20	–	–
HI-3: Affordable Housing Incentives*	20	–	–
HI-11: Housing Rehabilitation and Improvement	–	16–40	–
Total	**40**	**16–40**	**–**

**In Conjunction With HI-2*

TABLE 6-3: QUANTIFIED OBJECTIVES FOR SPECIAL NEEDS UNITS BY PROGRAM

Program	Seniors/Disabled
HI-2 and HI-3: Affordable Housing Resources and Incentives	15
Total	**15**

7. COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the draft Housing Element and the adoption of the final Housing Element.

DEVELOPMENT OF THE DRAFT HOUSING ELEMENT

In order to engage the community in the Housing Element update process, a public stakeholder workshop, a public workshop, two Planning Commission meetings, and one Town Council meetings were held. The public, including residents, businesspeople, housing advocates, service agencies, and other organizations addressing housing and special needs, were encouraged to participate in the process. Key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately.

Workshops and Public Outreach

Public participation not only is a required portion of the update process but is also crucial for understanding the community's goals and preferences. The Town encouraged residents to get involved for the following reasons:

1. Assist in creating a new and updated Housing Element
2. Identify housing concerns and suggest solutions
3. Help decide where and how new housing will occur
4. Inform the staff and consultants what housing types are preferred in Paradise
5. Participation is key to understanding and achieving community goals
6. The plan is more likely to be implemented with broad community support

In order to encourage residents, businesspeople, and other stakeholders to participate, the Town used multiple outreach outlets, including:

- Public notices posted at Town Hall and press release to the local newspaper
- Invitations extended via phone calls or in-person meetings to local organizations, including:

Stakeholders contacted are included in Appendix B.

Stakeholders Workshop

A stakeholders workshop was held on February 4, 2014, to receive input from stakeholders such as housing advocates, local builders, and business owners regarding the Housing Element update process and its requirements and, more particularly, to identify local housing priorities and preferences.

The workshop included a presentation describing the Housing Element update process, Housing Element content requirements, and key findings regarding housing in Paradise. The workshop was attended by representatives from the Paradise Ridge Homeless Task Force, SHOR VOL Homeless Task Force, Feather River Hospital, Butte Baby Steps, North Valley Catholic Social Service (NVCSS), Community Legal Information Center (CLIC), Paradise CDGB Housing Services, as well as members of the public. Comments concerning homeless shelters, transitional and supportive housing, senior housing, funding for affordable and emergency housing, and the Town's land use designations regarding emergency shelters were discussed during the workshop. Also discussed was the Town's lack of a community wastewater system and how this constrains housing construction.

Public Workshop

A public workshop was also held on February 4, 2014. This workshop was attended by members of the public, as well as housing advocates. This workshop included a presentation describing the Housing Element update process, Housing Element content requirements, and key findings regarding housing in Paradise. Issues raised during the meeting included affordable housing and the limited number of funding possibilities as well as the inequality of banking restitution for areas outside of major cities.

Planning Commission and Town Council Hearings

A Planning Commission hearing to provide input on the Public Review Draft Housing Element and receive input from the public was held on March 31, 2014. The meeting was noticed on the City's website, at Town Hall, and in the Paradise Post. The meeting was attended by the Planning Commission, town staff members and members of the public. No comments were made by the public during the meeting regarding the Housing Element**.** The Planning Commission gave unanimous approval for the Housing Element to be submitted to HCD for their 60-day review. An electronic version of the draft is available to view and download on the Town's website. Hardcopies of the draft Housing Element can be reviewed at Town Hall and the Town Library.

Following HCD review of the public review draft Housing Element, the Housing Element was revised to address HCD's comments. The Housing Element was reviewed by the Planning Commission on June 3, 2014 during a noticed public hearing. Following Planning Commission review, the Town Council adopted the Housing Element on June 10, 2014. **[SECTION TO BE REVISED IF NEEDED FOLLOWING ADOPTION HEARINGS]**

APPENDIX A –
SITES INVENTORY LIST

Map ID Number	APN	Land Use	Zoning	Acreage	Max Allowed Density (du/acre)	Units	Income Category	Notes
No Number	052-100-002-000	RR	RR 1	40.08	1	34	AM	Vacant
No Number	050-030-010-000	AR	RR 1	1.42	1	1	AM	Vacant
No Number	052-250-117-000	RR	RR 1	11.79	1	10	AM	Vacant
No Number	050-230-060-000	RR	RR 1	9.10	1	7	AM	Vacant
No Number	052-310-032-000	RR	RR 1	6.15	1	5	AM	Vacant
No Number	051-040-024-000	RR	RR 1	5.93	1	5	AM	Vacant
No Number	050-060-087-000	RR	RR 1	5.48	1	5	AM	Vacant
No Number	051-072-012-000	RR	RR 1	4.13	1	4	AM	Vacant
No Number	050-052-062-000	RR	RR 1	3.60	1	3	AM	Vacant
No Number	050-100-151-000	RR	RR 1	3.40	1	3	AM	Vacant
No Number	053-240-007-000	RR	RR 1	3.00	1	2	AM	Vacant
No Number	054-080-036-000	RR	RR 1	2.72	1	2	AM	Vacant
No Number	050-230-082-000	RR	RR 1	2.61	1	2	AM	Vacant
No Number	052-260-010-000	RR	RR 1	2.58	1	2	AM	Vacant
No Number	050-220-007-000	RR	RR 1	2.55	1	2	AM	Vacant
No Number	055-202-021-000	RR	RR 1	2.44	1	2	AM	Vacant
No Number	050-380-020-000	RR	RR 1	2.29	1	2	AM	Vacant
No Number	052-290-047-000	RR	RR 1	2.22	1	2	AM	Vacant
No Number	051-060-032-000	RR	RR 1	2.18	1	2	AM	Vacant
No Number	050-110-007-000	RR	RR 1	2.00	1	1	AM	Vacant
No Number	050-250-041-000	RR	RR 1	2.00	1	1	AM	Vacant
No Number	050-250-012-000	RR	RR 1	2.00	1	1	AM	Vacant
No Number	050-110-025-000	RR	RR 1	1.91	1	1	AM	Vacant
No Number	051-104-053-000	RR	RR 1	1.65	1	1	AM	Vacant
No Number	055-280-013-000	RR	RR 1	1.42	1	1	AM	Vacant
No Number	050-220-120-000	RR	RR 1	1.32	1	1	AM	Vacant
No Number	055-420-009-000	RR	RR 1	1.18	1	1	AM	Vacant
No Number	050-220-012-000	RR	RR 1	1.17	1	1	AM	Vacant
No Number	055-290-069-000	RR	RR 1	1.16	1	1	AM	Vacant
No Number	052-290-037-000	RR	RR 1	1.14	1	1	AM	Vacant
No Number	052-310-029-000	RR	RR 1	1.13	1	1	AM	Vacant
No Number	051-072-085-000	RR	RR 1	1.10	1	1	AM	Vacant
No Number	050-370-024-000	RR	RR 1	1.09	1	1	AM	Vacant
No Number	051-060-038-000	RR	RR 1	1.08	1	1	AM	Vacant
No Number	051-050-097-000	RR	RR 1	1.04	1	1	AM	Vacant
No Number	051-110-009-000	RR	RR 1	1.03	1	1	AM	Vacant
No Number	053-240-064-000	RR	RR 1	1.01	1	1	AM	Vacant
No Number	051-120-046-000	RR	RR 1	1.00	1	1	AM	Vacant
No Number	053-240-063-000	RR	RR 1	1.00	1	1	AM	Vacant
No Number	051-072-083-000	RR	RR 1	0.97	1	1	AM	Vacant
No Number	051-110-013-000	RR	RR 1	0.95	1	1	AM	Vacant
No Number	050-070-071-000	RR	RR 1	0.90	1	1	AM	Vacant
No Number	052-130-001-000	RR	RR 1	0.76	1	1	AM	Vacant
No Number	050-240-083-000	RR	RR 1	0.74	1	1	AM	Vacant
No Number	051-060-039-000	RR	RR 1	0.70	1	1	AM	Vacant
No Number	051-072-079-000	RR	RR 1	0.69	1	1	AM	Vacant
No Number	050-011-028-000	RR	RR 1	0.67	1	1	AM	Vacant
No Number	051-104-165-000	RR	RR 1	0.59	1	1	AM	Vacant
No Number	051-104-157-000	RR	RR 1	0.53	1	1	AM	Vacant
No Number	051-050-028-000	RR	RR 1	0.52	1	1	AM	Vacant
No Number	050-011-030-000	RR	RR 1	0.41	1	1	AM	Vacant
No Number	050-070-070-000	RR	RR 1	0.40	1	1	AM	Vacant
No Number	050-070-068-000	RR	RR 1	0.34	1	1	AM	Vacant

Map ID Number	APN	Land Use	Zoning	Acreage	Max Allowed Density (du/acre)	Units	Income Category	Notes
No Number	050-070-069-000	RR	RR 1	0.30	1	1	AM	Vacant
No Number	054-172-032-000	RR	RR 1	0.29	1	1	AM	Vacant
Subtotal RR1				***149.86***		***131***		
No Number	050-171-019-000	RR	RR 1/2	2.86	2	1	AM	Vacant
No Number	054-090-072-000	RR	RR 1/2	2.86	2	1	AM	Vacant
No Number	050-430-015-000	RR	RR 1/2	2.49	2	1	AM	Vacant
No Number	055-261-081-000	RR	RR 1/2	1.76	2	1	AM	Vacant
No Number	051-050-123-000	RR	RR 1/2	1.69	2	1	AM	Vacant
No Number	050-430-014-000	RR	RR 1/2	1.64	2	1	AM	Vacant
No Number	050-120-073-000	RR	RR 1/2	1.64	2	1	AM	Vacant
No Number	050-250-091-000	RR	RR 1/2	1.35	2	1	AM	Vacant
No Number	051-250-146-000	RR	RR 1/2	1.30	2	1	AM	Vacant
No Number	054-240-130-000	RR	RR 1/2	1.09	2	1	AM	Vacant
No Number	053-180-053-000	RR	RR 1/2	1.07	2	1	AM	Vacant
No Number	055-470-005-000	RR	RR 1/2	1.05	2	1	AM	Vacant
No Number	054-070-024-000	RR	RR 1/2	0.95	2	1	AM	Vacant
No Number	053-272-096-000	RR	RR 1/2	0.92	2	1	AM	Vacant
No Number	055-470-004-000	RR	RR 1/2	0.83	2	1	AM	Vacant
No Number	053-140-093-000	RR	RR 1/2	0.82	2	1	AM	Vacant
No Number	053-272-058-000	RR	RR 1/2	0.81	2	1	AM	Vacant
No Number	051-250-141-000	RR	RR 1/2	0.81	2	1	AM	Vacant
No Number	051-250-137-000	RR	RR 1/2	0.80	2	1	AM	Vacant
No Number	054-070-029-000	RR	RR 1/2	0.79	2	1	AM	Vacant
No Number	055-211-078-000	RR	RR 1/2	0.74	2	1	AM	Vacant
No Number	055-261-087-000	RR	RR 1/2	0.72	2	1	AM	Vacant
No Number	066-460-006-000	RR	RR 1/2	0.72	2	1	AM	Vacant
No Number	054-070-037-000	RR	RR 1/2	0.69	2	1	AM	Vacant
No Number	055-020-047-000	RR	RR 1/2	0.69	2	1	AM	Vacant
No Number	051-050-109-000	RR	RR 1/2	0.69	2	1	AM	Vacant
No Number	055-330-002-000	RR	RR 1/2	0.69	2	1	AM	Vacant
No Number	055-070-039-000	RR	RR 1/2	0.64	2	1	AM	Vacant
No Number	052-271-057-000	RR	RR 1/2	0.64	2	1	AM	Vacant
No Number	055-020-028-000	RR	RR 1/2	0.64	2	1	AM	Vacant
No Number	051-230-006-000	RR	RR 1/2	0.64	2	1	AM	Vacant
No Number	053-170-041-000	RR	RR 1/2	0.61	2	1	AM	Vacant
No Number	055-211-058-000	RR	RR 1/2	0.59	2	1	AM	Vacant
No Number	055-440-143-000	RR	RR 1/2	0.58	2	1	AM	Vacant
No Number	053-250-077-000	RR	RR 1/2	0.57	2	1	AM	Vacant
No Number	055-261-088-000	RR	RR 1/2	0.57	2	1	AM	Vacant
No Number	055-112-082-000	RR	RR 1/2	0.56	2	1	AM	Vacant
No Number	051-250-149-000	RR	RR 1/2	0.55	2	1	AM	Vacant
No Number	055-440-038-000	RR	RR 1/2	0.54	2	1	AM	Vacant
No Number	055-400-034-000	RR	RR 1/2	0.53	2	1	AM	Vacant
No Number	055-211-077-000	RR	RR 1/2	0.52	2	1	AM	Vacant
No Number	055-270-079-000	RR	RR 1/2	0.50	2	1	AM	Vacant
No Number	055-160-008-000	RR	RR 1/2	0.50	2	1	AM	Vacant
No Number	054-090-050-000	RR	RR 1/2	0.48	2	1	AM	Vacant
No Number	054-230-075-000	RR	RR 1/2	0.48	2	1	AM	Vacant
No Number	050-120-133-000	RR	RR 1/2	0.45	2	1	AM	Vacant
No Number	050-120-160-000	RR	RR 1/2	0.45	2	1	AM	Vacant
No Number	051-250-082-000	RR	RR 1/2	0.45	2	1	AM	Vacant
No Number	050-120-085-000	RR	RR 1/2	0.45	2	1	AM	Vacant
No Number	055-330-014-000	RR	RR 1/2	0.43	2	1	AM	Vacant

Map ID Number	APN	Land Use	Zoning	Acreage	Max Allowed Density (du/acre)	Units	Income Category	Notes
No Number	050-120-148-000	RR	RR 1/2	0.42	2	1	AM	Vacant
No Number	053-240-075-000	RR	RR 1/2	0.42	2	1	AM	Vacant
No Number	054-070-014-000	RR	RR 1/2	0.42	2	1	AM	Vacant
No Number	055-440-138-000	RR	RR 1/2	0.42	2	1	AM	Vacant
No Number	055-270-016-000	RR	RR 1/2	0.41	2	1	AM	Vacant
No Number	054-230-134-000	RR	RR 1/2	0.40	2	1	AM	Vacant
No Number	054-070-012-000	RR	RR 1/2	0.38	2	1	AM	Vacant
No Number	055-440-126-000	RR	RR 1/2	0.38	2	1	AM	Vacant
No Number	052-360-008-000	RR	RR 1/2	0.38	2	1	AM	Vacant
No Number	050-090-014-000	RR	RR 1/2	0.36	2	1	AM	Vacant
No Number	053-180-047-000	RR	RR 1/2	0.34	2	1	AM	Vacant
No Number	055-140-053-000	RR	RR 1/2	0.33	2	1	AM	Vacant
No Number	054-220-021-000	RR	RR 1/2	0.32	2	1	AM	Vacant
No Number	055-060-032-000	RR	RR 1/2	0.30	2	1	AM	Vacant
No Number	055-020-070-000	RR	RR 1/2	0.28	2	1	AM	Vacant
No Number	055-020-091-000	RR	RR 1/2	0.27	2	1	AM	Vacant
No Number	055-090-040-000	RR	RR 1/2	0.26	2	1	AM	Vacant
Subtotal RR 1/2				***50.93***		***67***		
No Number	051-240-012-000	RR	RR 2/3	38.71	1.5	42	AM	Approved for 42 single family lots
No Number	050-230-085-000	RR	RR 2/3	11.14	1.5	15	AM	Vacant
No Number	051-460-039-000	RR	RR 2/3	3.18	1.5	4	AM	Vacant
No Number	051-460-032-000	RR	RR 2/3	3.00	1.5	4	AM	Vacant
No Number	051-460-061-000	RR	RR 2/3	2.04	1.5	2	AM	Vacant
No Number	052-244-049-000	RR	RR 2/3	2.02	1.5	2	AM	Vacant
No Number	051-460-046-000	RR	RR 2/3	1.97	1.5	2	AM	Vacant
No Number	051-330-060-000	RR	RR 2/3	1.87	1.5	2	AM	Vacant
No Number	053-260-021-000	RR	RR 2/3	1.58	1.5	2	AM	Vacant
No Number	051-330-065-000	RR	RR 2/3	1.57	1.5	2	AM	Vacant
No Number	051-190-082-000	RR	RR 2/3	1.51	1.5	2	AM	Vacant
No Number	050-100-150-000	RR	RR 2/3	1.46	1.5	2	AM	Vacant
No Number	052-244-001-000	RR	RR 2/3	1.34	1.5	1	AM	Vacant
No Number	051-460-045-000	RR	RR 2/3	1.33	1.5	1	AM	Vacant
No Number	052-244-041-000	RR	RR 2/3	1.23	1.5	1	AM	Vacant
No Number	053-140-047-000	RR	RR 2/3	1.21	1.5	1	AM	Vacant
No Number	052-244-026-000	RR	RR 2/3	1.20	1.5	1	AM	Vacant
No Number	051-460-011-000	RR	RR 2/3	1.14	1.5	1	AM	Vacant
No Number	051-050-121-000	RR	RR 2/3	1.09	1.5	1	AM	Vacant
No Number	052-260-088-000	RR	RR 2/3	1.03	1.5	1	AM	Vacant
No Number	054-191-016-000	RR	RR 2/3	1.02	1.5	1	AM	Vacant
No Number	051-220-063-000	RR	RR 2/3	0.98	1.5	1	AM	Vacant
No Number	052-340-045-000	RR	RR 2/3	0.98	1.5	1	AM	Vacant
No Number	051-161-004-000	RR	RR 2/3	0.93	1.5	1	AM	Vacant
No Number	050-140-026-000	RR	RR 2/3	0.92	1.5	1	AM	Vacant
No Number	051-050-107-000	RR	RR 2/3	0.92	1.5	1	AM	Vacant
No Number	051-152-036-000	RR	RR 2/3	0.91	1.5	1	AM	Vacant
No Number	051-240-026-000	RR	RR 2/3	0.89	1.5	1	AM	Vacant
No Number	051-460-060-000	RR	RR 2/3	0.88	1.5	1	AM	Vacant
No Number	054-165-013-000	RR	RR 2/3	0.84	1.5	1	AM	Vacant
No Number	050-230-084-000	RR	RR 2/3	0.84	1.5	1	AM	Vacant
No Number	054-171-082-000	RR	RR 2/3	0.81	1.5	1	AM	Vacant
No Number	052-350-013-000	RR	RR 2/3	0.79	1.5	1	AM	Vacant
No Number	051-151-058-000	RR	RR 2/3	0.79	1.5	1	AM	Vacant

Map ID Number	APN	Land Use	Zoning	Acreage	Max Allowed Density (du/acre)	Units	Income Category	Notes
No Number	051-190-107-000	RR	RR 2/3	0.74	1.5	1	AM	Vacant
No Number	051-460-035-000	RR	RR 2/3	0.69	1.5	1	AM	Vacant
No Number	052-350-018-000	RR	RR 2/3	0.69	1.5	1	AM	Vacant
No Number	054-210-086-000	RR	RR 2/3	0.68	1.5	1	AM	Vacant
No Number	051-460-019-000	RR	RR 2/3	0.67	1.5	1	AM	Vacant
No Number	051-460-037-000	RR	RR 2/3	0.67	1.5	1	AM	Vacant
No Number	051-460-027-000	RR	RR 2/3	0.67	1.5	1	AM	Vacant
No Number	052-244-015-000	RR	RR 2/3	0.64	1.5	1	AM	Vacant
No Number	051-460-028-000	RR	RR 2/3	0.64	1.5	1	AM	Vacant
No Number	051-163-029-000	RR	RR 2/3	0.63	1.5	1	AM	Vacant
No Number	051-460-050-000	RR	RR 2/3	0.63	1.5	1	AM	Vacant
No Number	051-190-101-000	RR	RR 2/3	0.62	1.5	1	AM	Vacant
No Number	051-180-098-000	RR	RR 2/3	0.56	1.5	1	AM	Vacant
No Number	051-152-023-000	RR	RR 2/3	0.52	1.5	1	AM	Vacant
No Number	051-190-078-000	RR	RR 2/3	0.52	1.5	1	AM	Vacant
No Number	050-040-011-000	RR	RR 2/3	0.45	1.5	1	AM	Vacant
No Number	051-190-067-000	RR	RR 2/3	0.38	1.5	1	AM	Vacant
Subtotal RR 2/3				***102.52***		***120***		
No Number	053-104-046-000	TR	TR 1	7.81	1	7	AM	Vacant
No Number	053-162-016-000	TR	TR 1	7.40	1	7	AM	Vacant
No Number	054-151-068-000	TR	TR 1	5.60	1	5	AM	Vacant
No Number	053-103-019-000	TR	TR 1	2.07	1	1	AM	Vacant
No Number	053-150-187-000	TR	TR 1	1.03	1	1	AM	Vacant
No Number	053-162-009-000	TR	TR 1	0.93	1	1	AM	Vacant
No Number	054-163-018-000	TR	TR 1	0.82	1	1	AM	Vacant
No Number	054-163-004-000	TR	TR 1	0.71	1	1	AM	Vacant
Subtotal TR 1				***26.37***		***24***		
No Number	052-141-031-000	TC	CB	0.43	14.52	3	AM	Vacant
No Number	052-201-033-000	TC	CB	1.25	14.52	9	AM	Vacant
No Number	052-194-004-000	TC	CB	0.29	14.52	2	AM	Vacant
No Number	052-121-039-000	TC	CB	0.30	14.52	2	AM	Vacant
Subtotal CB				***2.27***		***16***		
No Number	053-030-052-000	TC	CC	1.08	14.52	8	AM	Vacant - Sites 30-31 could be consolidated and developed as a single 3.66-acre project of 29 units.
No Number	053-030-051-000	TC	CC	2.59	14.52	20	AM	
No Number	053-101-025-000	TC	CC	0.79	14.52	6	AM	Vacant - Sites 36-38 could be consolidated and developed as a single 2.70-acre project of 21 units.
No Number	053-101-026-000	TC	CC	0.69	14.52	5	AM	
No Number	053-101-022-000	TC	CC	0.70	14.52	5	AM	
No Number	053-101-027-000	TC	CC	0.51	14.52	4	AM	
No Number	053-150-195-000	TC	CC	3.54	14.52	28	AM	Vacant
No Number	052-211-036-000	TC	CC	2.19	14.52	17	AM	Vacant
No Number	054-080-061-000	TC	CC	2.30	14.52	18	AM	Vacant
No Number	053-022-020-000	TC	CC	0.44	14.52	3	AM	Vacant
No Number	053-022-021-000	TC	CC	0.53	14.52	4	AM	Vacant
No Number	052-213-025-000	TC	CC	0.48	14.52	3	AM	Vacant
No Number	052-213-021-000	TC	CC	0.64	14.52	5	AM	Vacant
No Number	066-460-022-000	TC	CC	1.04	14.52	8	AM	Vacant
No Number	050-013-038-000	TC	CC	0.36	14.52	2	AM	Vacant
No Number	050-012-002-000	TC	CC	0.30	14.52	2	AM	Vacant
No Number	050-040-068-000	TC	CC	0.56	14.52	4	AM	Vacant
No Number	050-060-093-000	TC	CC	0.51	14.52	4	AM	Vacant
No Number	051-132-120-000	TC	CC	0.45	14.52	3	AM	Vacant
No Number	051-142-010-000	TC	CC	1.32	14.52	10	AM	Vacant

Map ID Number	APN	Land Use	Zoning	Acreage	Max Allowed Density (du/acre)	Units	Income Category	Notes
No Number	050-400-013-000	TC	CC	0.56	14.52	4	AM	Vacant
No Number	051-153-014-000	TC	CC	0.60	14.52	4	AM	Vacant
No Number	051-163-003-000	TC	CC	0.92	14.52	7	AM	Vacant
No Number	051-164-061-000	TC	CC	0.83	14.52	6	AM	Vacant
No Number	051-164-019-000	TC	CC	0.34	14.52	2	AM	Vacant
No Number	053-011-112-000	TC	CC	0.50	14.52	4	AM	Vacant
No Number	053-022-019-000	TC	CC	1.51	14.52	12	AM	Vacant
No Number	053-011-029-000	TC	CC	0.28	14.52	2	AM	Vacant
No Number	052-060-029-000	TC	CC	0.27	14.52	2	AM	Vacant
No Number	053-080-013-000	TC	CC	0.28	14.52	2	AM	Vacant
No Number	053-103-028-000	TC	CC	0.61	14.52	4	AM	Vacant
No Number	054-330-019-000	TC	CC	1.47	14.52	11	AM	Vacant
No Number	052-212-014-000	TC	CC	0.34	14.52	2	AM	Vacant
No Number	052-213-023-000	TC	CC	0.30	14.52	2	AM	Vacant
No Number	052-182-086-000	TC	CC	0.57	14.52	4	AM	Vacant
No Number	054-050-102-000	TC	CC	1.45	14.52	11	AM	Vacant
No Number	054-080-064-000	TC	CC	0.78	14.52	6	AM	Vacant
No Number	052-260-142-000	TC	CC	0.40	14.52	3	AM	Vacant
No Number	051-230-047-000	TC	CC	0.37	14.52	2	AM	Vacant
No Number	051-230-055-000	TC	CC	0.64	14.52	5	AM	Vacant
No Number	051-230-054-000	TC	CC	0.67	14.52	5	AM	Vacant
No Number	054-120-060-000	TC	CC	1.82	14.52	14	AM	Vacant
Subtotal CC				***36.53***		***273***		
No Number	054-110-039-000	PD	CS	6.00	15	66	AM	
No Number	054-110-007-000	PD	CS	10.40	15	114	AM	
No Number	053-290-029-000	CS	CS	0.60	15	7	AM	Vacant
No Number	053-111-030-000	CS	CS	0.57	15	6	AM	Vacant
No Number	054-110-028-000	CS	CS	0.50	15	5	AM	Site has existing minor improvements associated with Lava Creek Golf Course.
Subtotal CS				***18.07***		***198***		
No Number	054-060-103-000	PD	MF	4.35	15	60	M	Approved Mountain Terrace project. Project is anticipated to provide market rate units.
No Number	054-060-102-000	PD	MF	2.04	15			
No Number	054-060-101-000	PD	MF	4.91	15			
No Number	054-171-054-000	MR	MF	0.84	15	10	M	Vacant
No Number	050-040-004-000	MR	MF	0.52	15	6	M	Vacant
Subtotal MF				***12.66***		***76***		
No Number	053-180-075-000	TR	TR 1/2	8.56	2	16	M	Vacant
No Number	050-172-023-000	TR	TR 1/2	4.14	2	7	M	Vacant
No Number	054-201-049-000	TR	TR 1/2	3.83	2	7	M	Vacant
No Number	053-230-019-000	TR	TR 1/2	2.86	2	5	M	Vacant
No Number	053-330-048-000	TR	TR 1/2	2.53	2	4	M	Vacant
No Number	052-033-024-000	TR	TR 1/2	2.42	2	4	M	Vacant
No Number	050-081-021-000	TR	TR 1/2	2.31	2	4	M	Vacant
No Number	053-070-016-000	TR	TR 1/2	2.02	2	3	M	Vacant
No Number	052-182-002-000	TR	TR 1/2	1.63	2	3	M	Vacant
No Number	053-110-101-000	TR	TR 1/2	1.56	2	2	M	Vacant
No Number	053-101-001-000	TR	TR 1/2	1.34	2	2	M	Vacant
No Number	054-290-026-000	TR	TR 1/2	1.07	2	2	M	Vacant
No Number	053-131-048-000	TR	TR 1/2	1.05	2	1	M	Vacant
No Number	051-132-038-000	TR	TR 1/2	1.03	2	1	M	Vacant
No Number	053-170-179-000	TR	TR 1/2	1.03	2	1	M	Vacant
No Number	054-131-037-000	TR	TR 1/2	0.98	2	1	M	Vacant

Map ID Number	APN	Land Use	Zoning	Acreage	Max Allowed Density (du/acre)	Units	Income Category	Notes
No Number	054-131-099-000	TR	TR 1/2	0.98	2	1	M	Vacant
No Number	053-104-034-000	TR	TR 1/2	0.95	2	1	M	Vacant
No Number	053-104-018-000	TR	TR 1/2	0.95	2	1	M	Vacant
No Number	051-145-062-000	TR	TR 1/2	0.87	2	1	M	Vacant
No Number	053-050-028-000	TR	TR 1/2	0.83	2	1	M	Vacant
No Number	053-180-151-000	TR	TR 1/2	0.82	2	1	M	Vacant
No Number	053-161-052-000	TR	TR 1/2	0.76	2	1	M	Vacant
No Number	051-146-019-000	TR	TR 1/2	0.75	2	1	M	Vacant
No Number	052-070-114-000	TR	TR 1/2	0.74	2	1	M	Vacant
No Number	053-200-061-000	TR	TR 1/2	0.68	2	1	M	Vacant
No Number	052-080-014-000	TR	TR 1/2	0.67	2	1	M	Vacant
No Number	052-033-022-000	TR	TR 1/2	0.63	2	1	M	Vacant
No Number	053-021-007-000	TR	TR 1/2	0.61	2	1	M	Vacant
No Number	052-070-102-000	TR	TR 1/2	0.57	2	1	M	Vacant
No Number	051-071-091-000	TR	TR 1/2	0.55	2	1	M	Vacant
No Number	051-071-090-000	TR	TR 1/2	0.55	2	1	M	Vacant
No Number	053-110-087-000	TR	TR 1/2	0.54	2	1	M	Vacant
No Number	053-162-025-000	TR	TR 1/2	0.53	2	1	M	Vacant
No Number	054-010-103-000	TR	TR 1/2	0.52	2	1	M	Vacant
No Number	050-190-071-000	TR	TR 1/2	0.50	2	1	M	Vacant
No Number	053-021-063-000	TR	TR 1/2	0.50	2	1	M	Vacant
No Number	052-300-004-000	TR	TR 1/2	0.48	2	1	M	Vacant
No Number	052-310-005-000	TR	TR 1/2	0.48	2	1	M	Vacant
No Number	051-071-056-000	TR	TR 1/2	0.46	2	1	M	Vacant
No Number	050-190-069-000	TR	TR 1/2	0.46	2	1	M	Vacant
No Number	050-013-067-000	TR	TR 1/2	0.45	2	1	M	Vacant
No Number	051-120-067-000	TR	TR 1/2	0.44	2	1	M	Vacant
No Number	051-180-075-000	TR	TR 1/2	0.43	2	1	M	Vacant
No Number	051-145-064-000	TR	TR 1/2	0.42	2	1	M	Vacant
No Number	053-011-106-000	TR	TR 1/2	0.41	2	1	M	Vacant
No Number	053-070-051-000	TR	TR 1/2	0.41	2	1	M	Vacant
No Number	052-050-012-000	TR	TR 1/2	0.39	2	1	M	Vacant
No Number	053-104-040-000	TR	TR 1/2	0.39	2	1	M	Vacant
No Number	052-011-062-000	TR	TR 1/2	0.38	2	1	M	Vacant
No Number	051-050-069-000	TR	TR 1/2	0.37	2	1	M	Vacant
No Number	053-070-043-000	TR	TR 1/2	0.37	2	1	M	Vacant
No Number	052-310-006-000	TR	TR 1/2	0.34	2	1	M	Vacant
No Number	050-390-015-000	TR	TR 1/2	0.34	2	1	M	Vacant
No Number	052-300-008-000	TR	TR 1/2	0.34	2	1	M	Vacant
No Number	053-104-039-000	TR	TR 1/2	0.33	2	1	M	Vacant
No Number	052-310-008-000	TR	TR 1/2	0.33	2	1	M	Vacant
No Number	052-310-007-000	TR	TR 1/2	0.32	2	1	M	Vacant
No Number	053-230-113-000	TR	TR 1/2	0.31	2	1	M	Vacant
No Number	051-172-060-000	TR	TR 1/2	0.30	2	1	M	Vacant
No Number	054-162-021-000	TR	TR 1/2	0.29	2	1	M	Vacant
No Number	052-033-021-000	TR	TR 1/2	0.29	2	1	M	Vacant
No Number	050-350-035-000	TR	TR 1/2	0.27	2	1	M	Vacant
No Number	053-210-069-000	TR	TR 1/2	0.26	2	1	M	Vacant
Subtotal TR 1/2				***62.92***		***203***		
No Number	051-093-014-000	TR	TR 1/3	0.82	3	2	M	Vacant
No Number	051-093-047-000	TR	TR 1/3	0.80	3	2	M	Vacant
No Number	054-010-113-000	TR	TR 1/3	0.70	3	2	M	Vacant
No Number	050-150-109-000	TR	TR 1/3	0.61	3	1	M	Vacant

Map ID Number	APN	Land Use	Zoning	Acreage	Max Allowed Density (du/acre)	Units	Income Category	Notes
No Number	051-161-028-000	TR	TR 1/3	0.61	3	1	M	Vacant
No Number	053-250-117-000	TR	TR 1/3	0.52	3	1	M	Vacant
No Number	053-170-197-000	TR	TR 1/3	0.51	3	1	M	Vacant
No Number	053-170-198-000	TR	TR 1/3	0.51	3	1	M	Vacant
No Number	051-083-077-000	TR	TR 1/3	0.49	3	1	M	Vacant
No Number	054-141-072-000	TR	TR 1/3	0.49	3	1	M	Vacant
No Number	054-171-113-000	TR	TR 1/3	0.47	3	1	M	Vacant
No Number	053-162-089-000	TR	TR 1/3	0.45	3	1	M	Vacant
No Number	053-023-003-000	TR	TR 1/3	0.45	3	1	M	Vacant
No Number	053-162-086-000	TR	TR 1/3	0.44	3	1	M	Vacant
No Number	053-011-096-000	TR	TR 1/3	0.43	3	1	M	Vacant
No Number	051-370-010-000	TR	TR 1/3	0.42	3	1	M	Vacant
No Number	054-040-115-000	TR	TR 1/3	0.41	3	1	M	Vacant
No Number	052-050-027-000	TR	TR 1/3	0.40	3	1	M	Vacant
No Number	051-310-005-000	TR	TR 1/3	0.39	3	1	M	Vacant
No Number	053-011-048-000	TR	TR 1/3	0.38	3	1	M	Vacant
No Number	053-150-133-000	TR	TR 1/3	0.38	3	1	M	Vacant
No Number	051-103-017-000	TR	TR 1/3	0.38	3	1	M	Vacant
No Number	051-320-017-000	TR	TR 1/3	0.38	3	1	M	Vacant
No Number	051-320-018-000	TR	TR 1/3	0.38	3	1	M	Vacant
No Number	052-310-011-000	TR	TR 1/3	0.37	3	1	M	Vacant
No Number	051-083-075-000	TR	TR 1/3	0.37	3	1	M	Vacant
No Number	050-082-079-000	TR	TR 1/3	0.36	3	1	M	Vacant
No Number	052-182-069-000	TR	TR 1/3	0.36	3	1	M	Vacant
No Number	050-300-013-000	TR	TR 1/3	0.35	3	1	M	Vacant
No Number	050-330-078-000	TR	TR 1/3	0.35	3	1	M	Vacant
No Number	051-320-016-000	TR	TR 1/3	0.35	3	1	M	Vacant
No Number	052-310-013-000	TR	TR 1/3	0.34	3	1	M	Vacant
No Number	051-164-037-000	TR	TR 1/3	0.33	3	1	M	Vacant
No Number	050-370-010-000	TR	TR 1/3	0.33	3	1	M	Vacant
No Number	053-320-050-000	TR	TR 1/3	0.33	3	1	M	Vacant
No Number	052-360-012-000	TR	TR 1/3	0.33	3	1	M	Vacant
No Number	053-050-019-000	TR	TR 1/3	0.33	3	1	M	Vacant
No Number	051-300-010-000	TR	TR 1/3	0.33	3	1	M	Vacant
No Number	053-050-020-000	TR	TR 1/3	0.33	3	1	M	Vacant
No Number	052-110-038-000	TR	TR 1/3	0.32	3	1	M	Vacant
No Number	050-230-027-000	TR	TR 1/3	0.31	3	1	M	Vacant
No Number	053-132-084-000	TR	TR 1/3	0.31	3	1	M	Vacant
No Number	051-310-010-000	TR	TR 1/3	0.31	3	1	M	Vacant
No Number	054-141-062-000	TR	TR 1/3	0.31	3	1	M	Vacant
No Number	051-103-020-000	TR	TR 1/3	0.31	3	1	M	Vacant
No Number	050-051-025-000	TR	TR 1/3	0.29	3	1	M	Vacant
No Number	052-320-009-000	TR	TR 1/3	0.29	3	1	M	Vacant
No Number	053-070-009-000	TR	TR 1/3	0.28	3	1	M	Vacant
No Number	054-142-090-000	TR	TR 1/3	0.27	3	1	M	Vacant
No Number	050-051-042-000	TR	TR 1/3	0.26	3	1	M	Vacant
No Number	050-380-019-000	TR	TR 1/3	0.26	3	1	M	Vacant
No Number	054-151-065-000	TR	TR 1/3	0.25	3	1	M	Vacant
Subtotal TR 1/3				***20.75***		***55***		
1	052-150-054-000	MR	MF	0.99	15			Underdeveloped/ Redevelopment potential – Sites 1-18 (collectively, Site A) are underdeveloped with multiple structures, which include 22 mobile
2	052-123-001-000	MR	MF	0.43	15			
3	052-160-013-000	MR	MF	2.49	15			

Map ID Number	APN	Land Use	Zoning	Acreage	Max Allowed Density (du/acre)	Units	Income Category	Notes
4	052-160-010-000	MR	MF	0.19	15			homes. These sites are located adjacent one another in the Downtown Revitalization Master Plan area and will be served by the Downtown Clustered Wastewater Treatment System. These sites are suitable for a lot consolidation program and redevelopment. Their downtown location is proximate to services and would be appropriate for a higher density, infill redevelopment project. These sites could be developed as a single 10.92-acre project of 131 units. Since there are 22 mobile homes on the site, the total net very low/low income unit yield is estimated at 109 (131 less 22).
5	052-160-014-000	MR	MF	0.22	15			
6	052-160-003-000	MR	MF	0.21	15			
7	052-160-004-000	MR	MF	0.21	15			
8	052-160-011-000	MR	MF	0.51	15			
9	052-143-009-000	MR	MF	0.02	15			
10	052-160-015-000	MR	MF	3.25	15			
11	052-160-002-000	MR	MF	0.21	15			
12	052-160-016-000	MR	MF	0.26	15			
13	052-143-006-000	MR	MF	0.20	15			
14	052-143-005-000	MR	MF	0.17	15			
15	052-143-004-000	MR	MF	0.23	15			
16	052-143-003-000	MR	MF	0.41	15			
17	052-143-010-000	MR	MF	0.71	15			
18	052-143-002-000	MR	MF	0.21	15			
				10.92		**109**		
19	053-080-006-000	MR	MF	1.92	15			Vacant. Sites 19 through 22 (collectively, Site B) are located adjacent one another and can be developed as a unit. These sites are suitable for a lot consolidation program.
20	053-080-005-000	MR	MF	1.84	15			
21	053-080-003-000	MR	MF	1.34	15			
22	053-080-002-000	MR	MF	1.84	15			
				6.94		**83**		
23	054-080-005-000	MR	MF	5.26	15	63		Vacant
24	050-051-024-000	MR	MF	2.06	15	24		Underdeveloped; structure with assessed value less than $15,000
25	052-012-032-000	MR	MF	3.05	15	36		Vacant
26	053-040-057-000	MR	MF	4.09	15	49		Underdeveloped; structure with assessed
27	050-040-131-000	MR	MF	4.60	15	55		Approved for a 26-unit senior housing project. Initially proposed as affordable project, site was sold and is now available for sale again. Site has potential to be developed at a higher density with affordable units.
28	050-070-015-000	MR	MF	1.00	15			Sites 28 and 30 vacant; Sites 29 and 31 underdevelopd with improvements valued less than $15,000. Sites could be consolidated with potential capacity for 49 units. Site C29 would require reciprocal access agreement with parcel between Sites EE and 29. The current use of that area of the parcel is a driveway, so it could be shared with Sites 29 through 31.
29	050-070-083-000	MR	MF	2.15	15			
30	050-070-060-000	MR	MF	0.41	15			
31	050-070-061-000	MR	MF	0.37	15			
				3.93		**47**		
32	054-080-063-000	MR	MF	2.62	15			Site 32 is vacant and Site 33 is underdeveloped with single family home and second unit with total combined

Map ID Number	APN	Land Use	Zoning	Acreage	Max Allowed Density (du/acre)	Units	Income Category	Notes
33	054-080-062-000	MR	MF	1.62	15			living area of less than 2,392 s.f. Sites 32 and 33 could be consolidated to accommodate 50 lower income units.
				4.24		**50**		
34		CS	CS	3.41	15			Sites 34 through 36 (collectively, Site C) are located adjacent one another and can be developed as a 6.41-acre unit. These sites are suitable for a lot consolidation program.
35		CS	CS	1.00	15			
36		CS	CS	2.00	15			
				6.41		**76**		
37	050-081-010-000	MR	MF	1.60	15			These parcels have a total of eight dwelling units. These sites have the potential to be consolidated and developed as a single project and could accommodate 56 multi-family units.
38	050-081-008-000	MR	MF	1.60	15			
39	050-081-043-000	MR	MF	1.01	15			
40	050-081-024-000	MR	MF	0.49	15			
				4.70		**56**		
41	052-160-006-000	MR	MF	6.19	15	74		Underdeveloped; site has two dwelling units that total 1,400 square feet.
42	053-040-033-000	MR	MF	4.23	15	50		Underdeveloped; structure with assessed value less than $17,000
43	054-380-002	CS-PD	CS	46.82	15	42		Paradise Community Village – 78 very low and low income multifamily units approved. 36 have been built. 42 additional units are approved but not yet built.
Above-Moderate Income Totals				**386.55**		**829**		
Moderate Income Totals				**96.33**		**334**		
Lower Income Totals				**113.44**		**814**		
Grand Totals				**596.32**		**1977**		

APPENDIX B - STAKEHOLDERS

SHOR SOJOURNER'S HOUSE ON THE RIDGE
PO BOX 892
PARADISE, CA 95967

PARADISE RIDGE SENIOR CENTER
877 NUNNELEY RD
PARADISE, CA 95969

SALVATION ARMY SERVICE CENTER
5796 CLARK RD, STE 14
PARADISE, CA 95969

PARADISE RIDGE FAMILY RESOURCE CENTER
6249 SKYWAY
PARADISE, CA 95969

JIM HARDING
500 BAY TREE DR
PARADISE, CA 95969

LARRY WRIGHT
1831 APPLE VIEW WAY
PARADISE, CA 95969

DAVE ANDERSON
5584 LITTLE GRAND CANYON DR
PARADISE, CA 95969

BUTTE COUNTY HOUSING AUTHORITY
2039 FOREST AVE
CHICO, CA 95928

COMMUNITY LEGAL INFORMATION CENTER
25 MAIN ST, STE 102
CHICO, CA 95929

PUSD PARADISE UNIFIED SCHOOL DIST.
6696 CLARK RD
PARADISE, CA 95969

BUTTE COUNTY PUBLIC HEALTH DEPT
202 MIRA LOMA DR
OROVILLE, CA 95965

FEATHER RIVER HOSPITAL ADMINISTRATION
5974 PENTZ RD
PARADISE, CA 95969

ALZHEIMERS ASSOCIATION
2105 FOREST AVE, STE 130
CHICO, CA 95928

BUTTE COUNTY ADULT SERVICES
78 TABLE MOUNTAIN BLVD
OROVILLE, CA 95965

DREW SYPHERD
PO BOX 1186
PARADISE, CA 95967

JIM RICKARDS
6670 TWIN OAKS DR
PARADISE, CA 95969

CHIP CHICO HOUSING IMPROVEMENT PROGRAM
1001 WILLOW ST
CHICO, CA 95928

PARADISE RIDGE CHAMBER OF COMMERCE
5550 SKYWAY
PARADISE, CA 95969

PARADISE BOARD OF REALTORS
6178 CENTER ST
PARADISE, CA 95969

PRPD PARADISE REC. + PARK DIST.
6626 SKYWAY
PARADISE, CA 95969

PID PARADISE IRRIGATION DIST.
6332 CLARK RD
PARADISE, CA 95969

MOORETOWN RANCHERIA
1 ALVERDA DR
OROVILLE, CA 95966

MECHOOPDA INDIAN TRIBE
125 MISSION RANCH BLVD
CHICO, CA 95926

GREENVILLE RANCHERIA
1405 MONTGOMERY RD
RED BLUFF, CA 96080

BERRY CREEK RANCHERIA
5 TYME WAY
OROVILLE, CA 95966

ENTERPRISE RANCHERIA
2133 MONTE VISTA AVE
OROVILLE, CA 95966

LEGAL SERVICES OF NORTHERN CALIFORNIA
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CHICO, CA 95927

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