

Town of Paradise

Draft 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program

Public Review Copy

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Town's goals for the 2020-2021 Annual Action Plan was to acquire land for low-income housing, as well as to perform program administration. Due to our disaster in 2018 and the HUD COVID waiver, the Town of Paradise's 2020-2024 Consolidated Plan was delayed by a year. The Town of Paradise did not have access to their 2020-2021 CDBG Annual Allocation until year 2021-2022. The only CDBG activity during 2020-2021 was associated with program income and prior annual allocations. Therefore, our accomplishments do not match with the goals of the 2020-2021 Annual Action Plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Expand & Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$150,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%	0	0	0.00%

2A Provide Public Services for LMI & Special Needs	Non-Housing Community Development	CDBG: \$150,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%	0	0	0.00%
3A Increase Affordable Housing Opportunity	Affordable Housing	CDBG: \$199,285.00	Homeowner Housing Added	Household Housing Unit	25	0	0.00%	5	0	0.00%
3A Increase Affordable Housing Opportunity	Affordable Housing	CDBG: \$199,285.00	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	0	0	0.00%
4A Provide for Small Business Assistance	Non-Housing Community Development	CDBG: \$150,000.00	Businesses assisted	Businesses Assisted	20	0	0.00%	0	0	0.00%
5A Planning and general administration	Non-Housing Community Development	CDBG: \$150,000.00	Other	Other	0	0	0.00%	1	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During 2020-2021, the Town of Paradise focused on correctly accounting for its program income, five owner-occupied rehabilitation loans made out of its program income, and activity delivery taken on its program income. In addition, the Town drew down CDBG funds that were expended prior to our 2018 disaster through December 30, 2020 for which it had not been reimbursed. Lastly, the Town assisted one low-income

household during 2020-2021 with housing repairs.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	5
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	5
Hispanic	0
Not Hispanic	5

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Our population prior to our disaster was predominately white alone (92%) and non-hispanic (88%) so these families are representative of our population.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	0	449,477

Table 3 - Resources Made Available

Narrative

Normally, the 2020 Annual Allocation (\$169,714) would be the resources made available above; however, since the Town did not complete their 2020-2024 Consolidate Plan until July 2021, the 2020 Annual Allocation was not made available until 2021-2022. The amount expended during program year 2020-2021 was from prior annual allocations and program income.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Town of Paradise	100.0%	0.00%	See below

Table 4 – Identify the geographic distribution and location of investments

Narrative

The target area is within the Town limits of Paradise. All funds expended during the program year 2020-2021 were within the Town limits of Paradise. Expenditures that were incurred prior to our 2018 disaster include 2019 program administration, public services reimbursements, some code enforcement and several housing loans.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

During this reporting period, no additional funds were leveraged and no matching requirements were satisfied. In addition, no publically-owned land/property was used to address the needs identified in the plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	5	5
Number of Special-Needs households to be provided affordable housing units	0	0
Total	5	6

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	5
Number of households supported through Acquisition of Existing Units	5	0
Total	5	5

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

This year was particularly unusual in that our 2020-2024 Consolidated Plan which includes the 2020-2021 Annual Action Plan was approved in 2021-2022. Therefore, the goals could not have been met. However, we did correct/update our drawdowns, correct IDIS issues, acknowledge program income and loans made out of program income, performed code enforcement, and helped with home repairs.

Discuss how these outcomes will impact future annual action plans.

The result of the work we did during 2020-2021 has set us up well moving forward. Our 2020-2024 Consolidated Plan will provide a framework for our recovery. Correcting IDIS issues has put us on the correct path for future success.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	0
Low-income	4	0
Moderate-income	0	0
Total	5	0

Table 7 – Number of Households Served

Narrative Information

The households served were a mix of extremely low- and low-income households.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Due to the disaster, we have over 300 households living in RVs. Throughout 2020-2021, our code enforcement and housing staff has done site visits to residents ensuring that they are living in satisfactory conditions and informing them of various long-term housing options. We connect all unsheltered homeless persons to a Disaster Case Manager for assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

Indicative to many rural jurisdictions, the Town of Paradise does not have its own emergency shelter nor transitional housing, instead we rely on the County's resources. Within the County, we have an emergency shelter and transitional housing available.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Due to our disaster, we have a very robust Disaster Case Management (DCM) system. Since the entire Town is within the footprint of the wildfire, all residents qualify for a case manager. These DCMs work with households to identify long-term housing, food programs, public assistance program, behavioral health services, etc.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Town had few homeless persons prior to our disaster. The majority of our homeless households now are previously-housed persons trying to figure out how to rebuild a home with little to no funding. Through State and Federal programs, we are identifying and assisting those we can and referring those

we cannot assist to County programs.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

All public housing in Butte County is managed by the Housing Authority of the County of Butte. No public housing is available within the Town limits of Paradise.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Town works closely with the Housing Authority of the County of Butte to promote its First-Time Homebuyer program to its public housing resident and Family Self-Sufficiency program graduates.

Actions taken to provide assistance to troubled PHAs

The Town of Paradise does not own nor manage any public housing. However, a member of the Town's housing staff has been a Commissioner to the Housing Authority for a number of years and is aware that no public housing is troubled within our County.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Town of Paradise has always been and continues to be a very accessible and affordable community to build and live. We have not policies that prevent affordable housing. The only ordinances we have added over and above the California building codes is wildland urban interface (WUI) standards. Our fees are among the lowest in the state. We have no growth limitations. Our biggest barrier to affordable housing continues to be the lack of sewer. Currently, the Town of Paradise is completing a feasibility study and implementation plan for a sewer for the more densely populated areas, including many of the properties that would be suitable for multi-family developments. After the Camp Fire, new sources of funding are now available to the Town of Paradise, and we are persuing them to construct a sewer to aid our recovery.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Town provides two housing programs for low-income households: the first to assist homeowners with repairs and reconstruction of their residence, and the second to encourage affordable home ownership. In addition, our subrecipients address underserved needs within the community.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Town of Paradise was primarily developed between 1950 and 1980 which was a prime period for the use of lead-based paint. However, we lost 90% of that housing stock in the 2018 Camp Fire. Of the remaining 10% of housing that survived the fire, much of that stock was new which is why they survived the wildfire because of the wildland urban interface (WUI) building standards put in place several years prior to the disaster. For those few pre-1978 homes that did survive the fire, the Town offers its Owner-Occupied Housing Rehabilitation program to address lead-paint mitigation.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

One silver lining to our disaster is the robust Disaster Case Management program that came as a result of the disaster but has been a successful program that assists our poverty-level families with a multitude of services. In addition, the Town works closely with non-profit organizations in the area to provide programs/services to to very low-, low- and moderate-income residents, including the frail and elderly, mentally disabled, physically disabled, homeless, and at-risk youth.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The institutional structure of the Town includes a five-member Town Council. Additionally, the Business and Housing Services staff provide the main administrative and project management duties for the CDBG entitlement. The Town works closely with non-profit organizations in the area to provide programs/services to very low-, low- and moderate-income residents, including the frail and elderly, mentally disabled, physically disabled, homeless, and at-risk youth. The Town also focuses on collaboration with government agencies, community needs organizations and local businesses. Last, but not least, the Town has formed a Community Relations Committee made up of approximately 11 community members to ensure feedback from its citizens.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Thanks to CDBG-DR funding, the Town is coordinating new affordable housing projects with developers. In addition, the Town is working to develop a program to replace much of its private rental housing lost in the Camp Fire. The Town works closely with Community Housing Improvement Program (CHIP) and Habitat for Humanity of Butte County on several mutual self-help homeownership and reconstruction projects. The Town is beginning to work with the North Valley Housing Trust to pool funds for affordable housing construction.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Currently, the Town of Paradise is completing a feasibility study and implementation plan for a sewer for the more densely populated areas, including many of the properties that would be suitable for multi-family developments. After the Camp Fire, new sources of funding are now available to the Town of Paradise, and we are persuing them to construct a sewer to aid our recovery. Our development fees are among the lowest in California. In addition, the Town continues to offer mastered ADU plans which have a 50% reduction in plan check fees. The Town continues to search properties to acquire for affordable housing. Through HUD's Distressed Cities Technical Assistance, the Town is working with a local non-profit entity to provide gap financing to contractors for spec builds.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Town follows the procedures adopted in the Code of Federal Regulations, created by the Office of the Assistant Secretary of Community Planning and Development that pertain to Community Development programs are contained within Part 570 for CDBG entitlement communities.

Organizations receiving CDBG funds are required to report quarterly to the Town and also provide an end of year report which is reviewed and input into IDIS for yearly accomplishments at the close of the program year. Organizations are audited and staff performs site visits on a yearly basis. Staff will monitor the organizations to make sure that HUD regulations are being met or funding is relinquished. At the end of each funding year, staff reviews the accomplishments of community service agencies to determine their ability to serve the low/mod residents of Paradise and meet the program requirements.

The Town also follows all applicable program requirements regarding housing projects and lead-based paint standards. Housing applicants are reviewed thoroughly by staff to ensure they have met all eligibility requirements. Site inspections are utilized to ensure that the housing, whether for purchase or rehabilitation, complies with safety and health requirements of the programs. Recipients are verified annually through utility billing verification to ensure owner occupancy of the property.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Town follows its Citizen Participation Plan for all CDBG-related programs. A public notice is published in the local newspaper 15 days prior to the public hearings. The draft document is made available at Town Hall, the Town's Building Resiliency Center, the Butte County Public Library (Paradise Branch) and on the Town's website. All of these locations are known to be accessible to persons with disabilities, persons of low/moderate income, as well as citizens at large who may be interested in participating through public commentary. Two public hearings are held for public comment and

questions of draft reports. All comments received are presented to Council for consideration of adoption.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes have been made to the Town's program objectives. Affordable housing remains the Town's top priority.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.