



**Draft 2024-2025 Consolidated Annual Performance and Evaluation Report  
(CAPER)**

**for the Community Development Block Grant (CDBG) Program**

***Public Comment period September 29, 2025-October 15, 2025***

## 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 of Paradise had a challenging year - the drastic change in population from the 2018 Camp Fire was recognized by HUD and the Town's annual allocation was half of what was anticipated. The initial small business activity was scrapped and focus was turned to providing assistance to one subrecipient to fund a job training program, but HUD staff was unable to determine if the intended recipient could be considered a Community Based Development Organization before the end of the program year. Much of the Town's CDBG prior year funding was programmed to assist a state HOME Infill program that remained suspended until March of 2025. While the Town can't report completed units as accomplishments, progress was made by way finally executing the standard agreement for the state HOME Infill grant and the approval of program guidelines, completion of the 5-year Consolidated Plan, and a substantial contribution to a subrecipient for public services with CDBG-CV funding.

### **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: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	2000	40.00%			

2A Provide Public Services for LMI & Special Needs	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	534	534.00%	239	114	47.70%
3A Increase Affordable Housing Opportunity	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	25	0	0.00%			
3A Increase Affordable Housing Opportunity	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%			
4A Provide for Small Business Assistance	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	20	0	0.00%	20	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.**

The priorities and specific objectives were identified in the Town's 5-Year Consolidated Plan, drafted only a year after the Camp Fire when recovery needs and resident demographic information was still largely unknown. With CDBG funding, the Town of Paradise was able to complete the infill sidewalk project, provide public services to 442 people, and purchased 4 residential lots, which are long-term projects and future sites of affordable housing. Concurrently, the Town assisted 60 residents rebuild homes destroyed in the Camp Fire, and provided down payment assistance to 65 first-time home buyers, using other grant sources. The Town also financed the construction of 47 multifamily housing units with CDBG-DR funds, and funded meals for an additional 92 households with CDBG-CV funding.

The Town finally received an executed standard agreement for state HOME funding for Infill New Construction for First-Time Home Buyers, a grant initially awarded in 2022. CDBG funds were identified as leveraged funds needed to implement the HOME program. Since the standard agreement was received, program guidelines were created and approved by HCD and the Town Council.

Small business assistance was the goal with the lowest priority, and unfortunately its time came in the last year of the Consolidated Plan when the Town's entitlement was less than anticipated. Attempts were made to grant the funds to a non-profit organization for a job training program, but HUD was not able to make the determination that the organization qualified as a Community Based Development Organization before the end of the program year.

## 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	81
Black or African American	5
Asian	4
American Indian or American Native	3
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>93</b>
Hispanic	5
Not Hispanic	109

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

### Narrative

The total number of people assisted through public services this year total 114. The majority were youth, assisted through the Teen Center. The racial and ethnic data contained herein does not include people of more than one race.

## 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	75,501	24,381

Table 3 - Resources Made Available

### Narrative

In addition to the \$52,474 available from the annual allocation, the Town received \$23,027 in program income. \$16,322 was expended from the entitlement grant and \$8,059 was expended from the program income. An additional \$76,859 was disbursed from CDBG-CV.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Distributions were for services town-wide.

## **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.**

While only administrative funds for this activity were expended in the program year, the Town received its long awaited standard agreement for a state HOME Infill for New Construction grant this spring. Prior year CDBG funds were identified as an additioanl funding source needed to create new affordable housing through the HOME Infill grant program. Guidelines were developed and approved, and it is anticipated that the Town will move forward with lot acquisitions for the HOME Infill program in the 2025-2026 program year.

## 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	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

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	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

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

The prior year CDBG funds are programmed for the assistance of the state HOME Infill for New Construction for First-Time Home Buyers program. The grant was awarded in 2022, but subsequent suspension of HCD by HUD has meant that the program was on hold until March of this year. There is approximately \$2 million in state HOME funds that can be leveraged with the inclusion of CDBG funds. The Town also financed lot purchases for Habitat for Humanity and the North Valley Housing Trust with



prior year funds, construction is expected later this year and next. The Town anticipates the completion of 14 new homes through a combination of these activities.

**Discuss how these outcomes will impact future annual action plans.**

As the Town's annual allocation shrinks, it becomes increasingly difficult to find activities that have a meaningful impact, and activities that do not increase overall project costs by the inclusion of CDBG funds. Future plans will focus on activities that have a return to program income to supplement annual allocations.

**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	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

All households assisted in with CDBG funds for housing will be at or below the 80% AMI limit.

## **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**

The Town's Code Enforcement Department continues to make visits to residents living in temporary shelters, connecting them with resources for permanent housing. Code Enforcement Officers are accompanied by Disaster Case Managers who can connect people with wraparound services. With CDBG-DR funds from the state, the Town has completed 47 affordable multifamily units with several hundred more in construction, expected to be finished by the end of 2026.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Town of Paradise does not have its own emergency shelter nor transitional housing; instead the Town relies on the County's resources. Within the County, there is an emergency shelter and transitional housing is available. Emergency rental assistance is available to residents who continue to live on their property due to the Camp Fire through CDBG-CV funding when the alternative option to camping in an RV is a congregant shelter.

### **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 the Camp Fire disaster, the Town has 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 refers people to the Housing Authority of the County of Butte which administers the County Section 8 voucher and VASH programs. Emergency rental assistance is available to residents who continue to live on their property due to the Camp Fire through CDBG-CV funding when the alternative option to camping in an RV is a congregant shelter. With the completion of the CDBG-DR funded multifamily housing units, Paradise will have more than doubled affordable rental housing options since the Camp Fire.

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

### **Actions taken to address the needs of public housing**

There are no public housing units in the Town of Paradise, however, Town Housing staff does sit on the Housing Authority County of Butte board of commissioners.

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

The Housing Authority County of Butte has two open board commission seats specifically for tenant commissioners. The Housing Authority participates in frequent outreach through property managers to encourage participation on the board. Town Housing staff provides a free workshop to prospective home buyers every other month. Over 100 households have attended one of these workshops in the past year.

### **Actions taken to provide assistance to troubled PHAs**

Town of Paradise Housing staff participated in hiring a new executive director of the Housing Authority and is a voting member of the board of commissioners.

## **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. The Town has no policies that prevent affordable housing. The only ordinances the Town has added over and above the California building codes is wildland urban interface (WUI) standards. The Town's fees are among the lowest in the state. The Town's growth limitations are geographic. The Town's biggest barrier to affordable housing is the lack of sewer and the overreliance on private investors to provide capital improvements. The Town of Paradise has completed 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.

### **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. The Town has identified people who were renting homes at the time of the fire as the largest population that is ineligible for most disaster-related housing programs. The Town has completed 47 affordable rental units with CDBG-DR funding and has hundreds more under construction.

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

The Town of Paradise has few homes that did not burn down in the 2018 Camp Fire, and many of those were apartment buildings or homes built since 1978. 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)**

The 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 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. Town Housing staff meet quarterly with Housing staff from other local jurisdictions to collaborate and assist each other with obstacles. The Town also has a Community Relations Committee and Housing Advisory Committee that meet quarterly to get community and stakeholder input.

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

The Town facilitated affordable housing projects with developers in public and private partnerships. The Town works closely with North Valley Housing Trust, Community Housing Improvement Program (CHIP) and Habitat for Humanity of Butte County on self-help homeownership and reconstruction projects. The Town created a Housing Advisory Committee to bring together public and private housing stakeholders in addition to community members at-large to identify the Town's housing needs and work together to address those needs.

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

The Town of Paradise completed 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. Bringing sewer to the Town will increase the capacity for housing density, making it more economically feasible to build affordable multifamily housing, and should also result in increased investment from businesses, creating jobs and services. The Town of Paradise Housing staff successfully argued for a change to HCD's program policies that denied owner-occupied rehabilitation funding to mobile home park residents who could not rebuild on the same lot as their destroyed property as an action that does not affirmatively further fair housing.

## **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. 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.**

The Town continues to adjust to the needs of a quickly growing population. Paradise is consistently one of the top 5 new housing producers and fastest growing city, by percentage, in the state of California. The Town's population has more than doubled in the last 5 years, but not all of the residents are former residents who were displaced by the Camp Fire. Many are new to the state and new to Paradise, and their demographics are not yet reflected in census survey data.

While there is emphasis on leverage funds with other funding sources, programming time sensitive CDBG funds to coordinate with other funding sources meant sacrificing timeliness in order to preserve a larger grant from the state. In the future, the Town will likely not leverage CDBG funds with other funding sources that don't also prioritize urgency.

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

No

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



**CR-45 - CDBG 91.520(c)**

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

No

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

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 8 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 9 – Qualitative Efforts - Number of Activities by Program**

## Narrative