



# Housing Element 2022-2030 Update

Town of Paradise | September 21, 2021

# Who's Here Tonight

+ Tech Support!  
Call Alyssa Chung  
at (510) 956-3675



Susan Hartman

COMMUNITY DEVELOPMENT  
DIRECTOR

Town of Paradise



Leslie Carmichael

PRINCIPAL PLANNER

Urban Planning Partners



Meredith Rupp

SENIOR PLANNER

Urban Planning Partners



Zeke Lunder

FOUNDER/  
PYROGEOGRAPHER

Deer Creek Resources

# Meeting Outcomes

## Attendees:

- Are **familiar with basic requirements** of the Housing and Safety Elements
- **Understand the key findings** to date
- **Feel heard!**
- **Receive future notices** if interested

## Town staff and consultant:

- **Learn** about the community's ideas and concerns
- Have a **contact list** of who is interested in staying involved

# Tonight's Program



Background and Key Findings (10 mins)



Potential Solutions to Consider (5 mins)



Breakout Rooms (30 mins)



Reconvene and Vote (10 mins)



Closing (5 mins)

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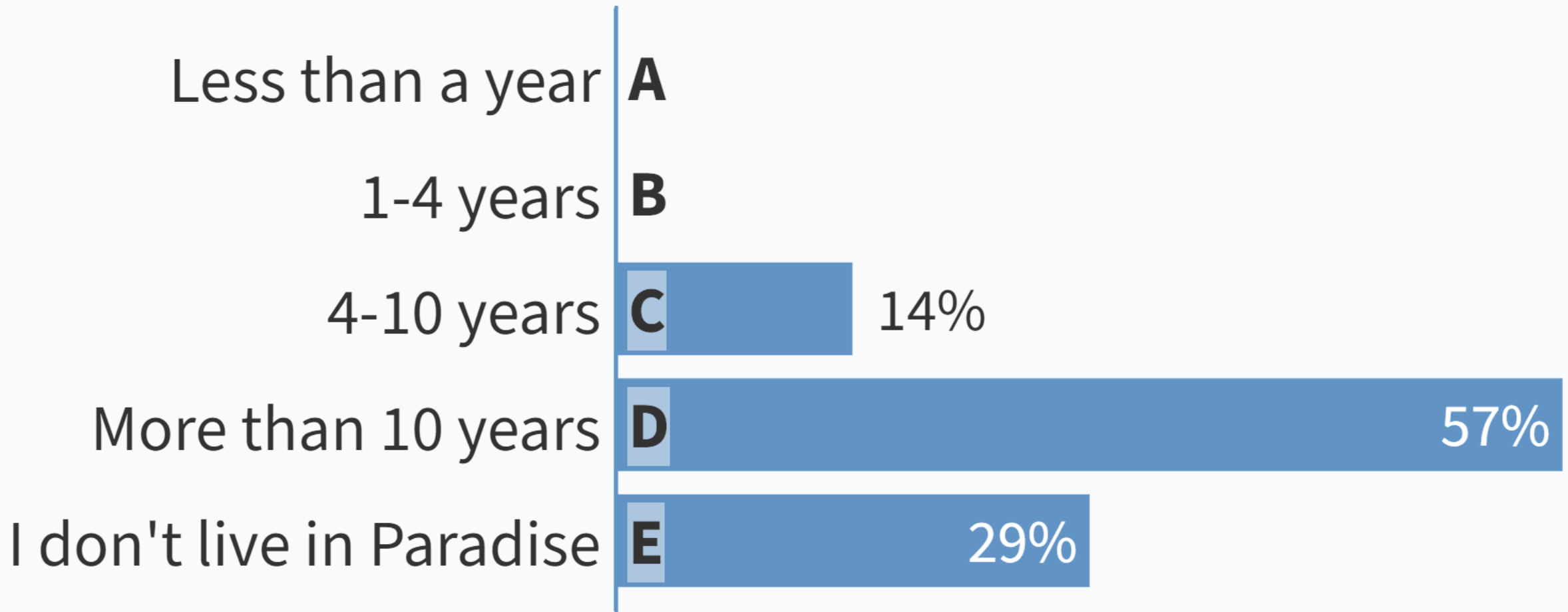
# Who's here in the audience tonight?

To participate:

- Visit **PollEv.com/uppartners**  
or
- Send a **text to 22333** with the word **UPPARTNERS**.



# How long have you lived in Paradise?

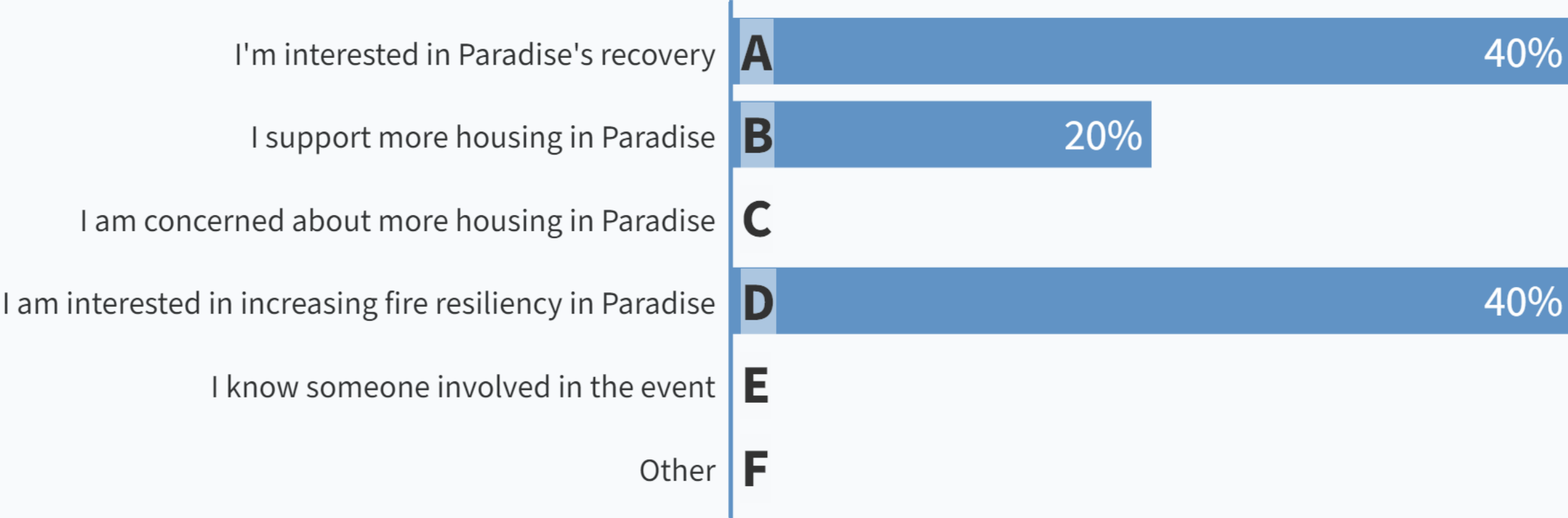


**In a word, what is one thing you love about your  
community and its housing?**



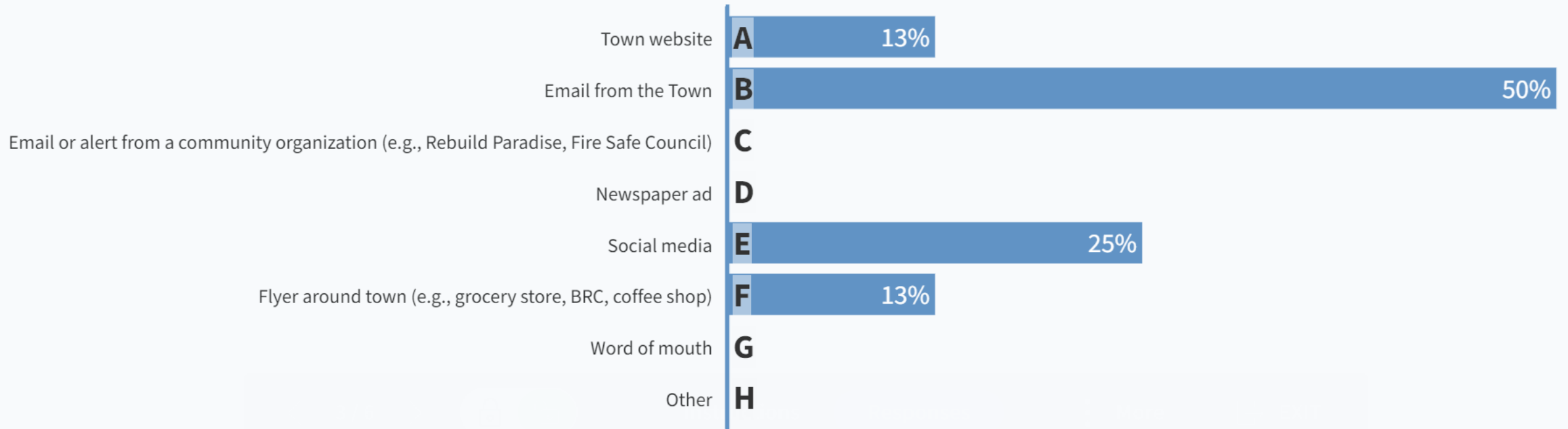
A word cloud where the word "people" is the largest and most prominent, centered in a dark red color. Surrounding it are other words in various sizes and colors: "peaceful" in green above and to the left, "friendliness" in blue below, "nature" in purple to the left, "good" in yellow above and to the right, and "friends" in purple to the right.

# Why are you attending this event? Please select the option you identify with most strongly.





# How did you hear about the event? If you heard about the event more than once, please select the one that most influenced you to attend.



# Background

What is a Housing Element? What is a Safety Element?

# What is a Housing Element?

- A plan to meet the community's and region's housing needs over the next 8 years
- Required by the State
- The Town of Paradise does not build homes. It creates rules about where housing goes and how much

# Housing Element Overview

- Housing Needs Assessment
- Evaluation of Past Performance
- Housing Sites Inventory
- Constraints Analysis
- Policies and Programs
- Community Outreach & Engagement



# Regional Housing Needs Allocation (RHNA)

- One of the main drivers of the Housing Element
- State looks at data (e.g., population projections, overcrowding, occupied units, Camp Fire destruction) and assigns a number for Butte County
- Butte County Association of Governments allocates each jurisdiction their “fair share” based on factors like land availability, sewer and water capacity, transportation infrastructure, existing and projected jobs, Camp Fire destruction
  - 95% of Paradise’s allocation is for rebuilding

# Paradise's RHNA

Butte County Income limits for a family of 4:

- VLI: \$35,350
- LI: \$56,550
- Mod: \$84,850

For housing to be affordable, it must cost no more than 30% of the incomes above.

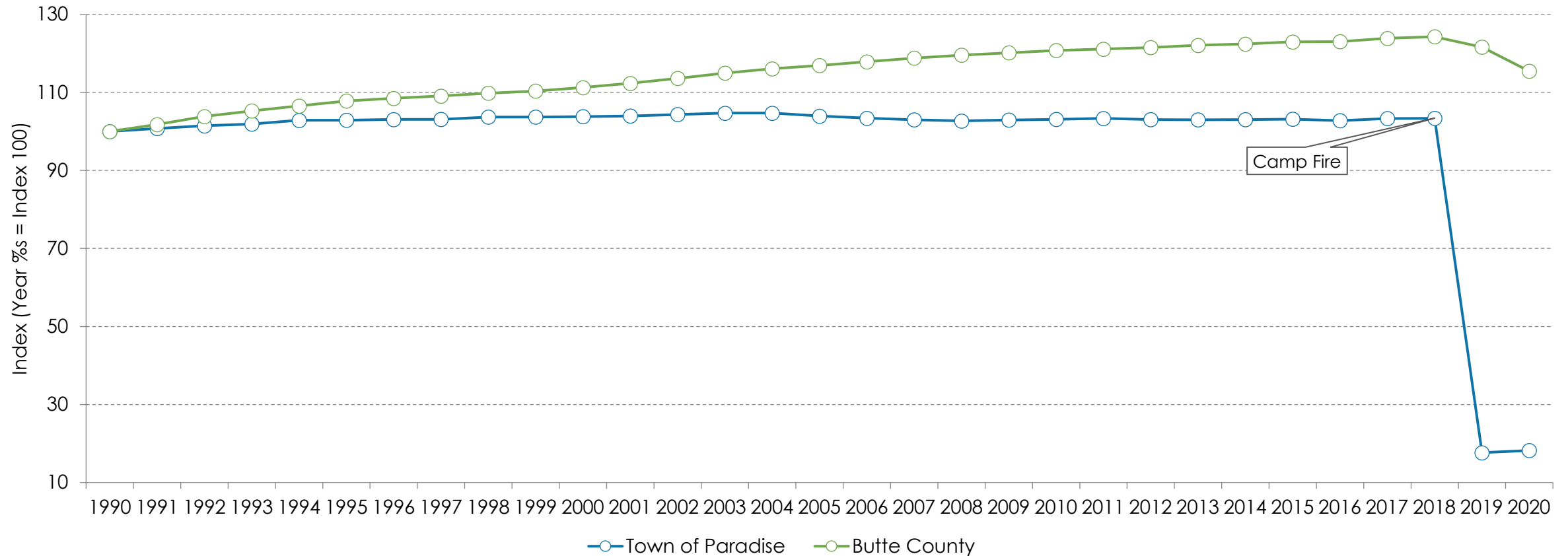
Income Group	Paradise Units	Butte County Units
Very Low Income (<50% of AMI)	383 (5.3%)	2,081
Low Income (50%-80% of AMI)	374 (5.2%)	1,290
Moderate Income (80%-120% of AMI)	1,319 (18.4%)	3,202
Above Moderate Income (>120% of AMI)	5,103 (71.1%)	8,933
Total	7,179	15,506

# Key Findings: Housing Needs Assessment

What housing needs and constraints have we identified?

# Population Growth Trends

Population Growth Trends, 1990-2020



Source: California Department of Finance, E-4, E-5, and E-8 series

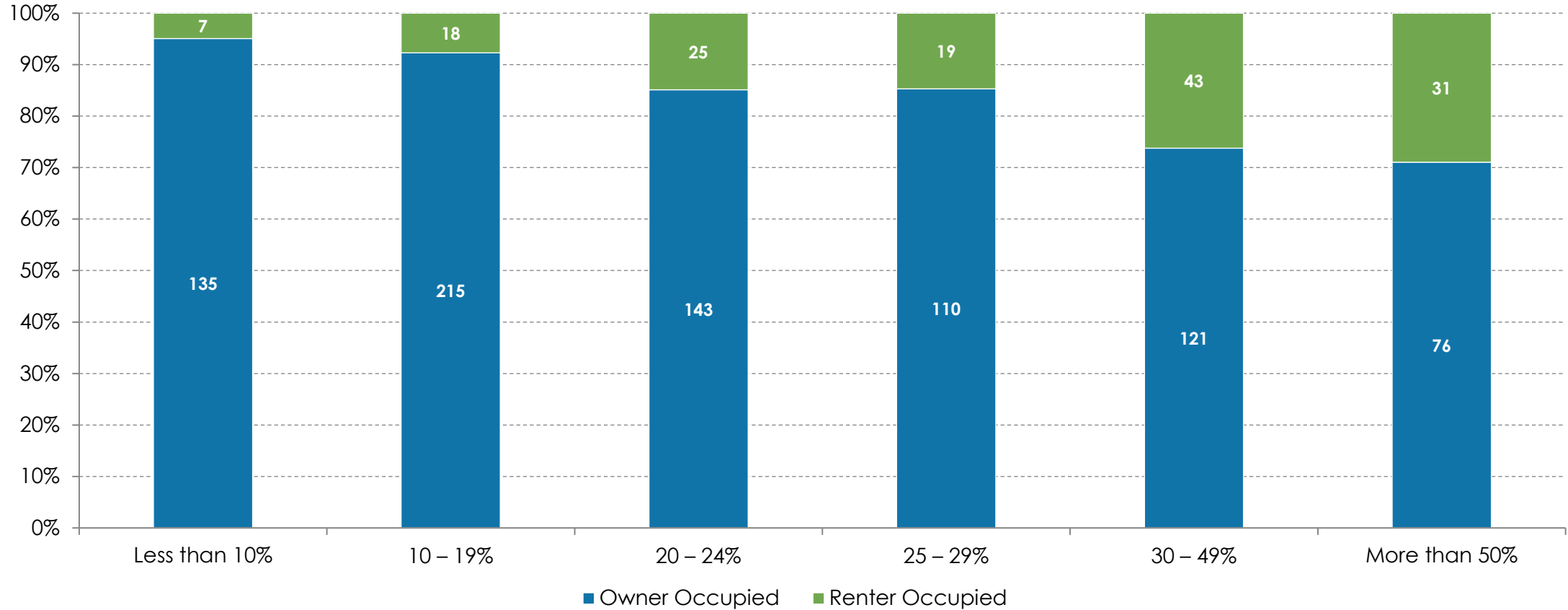


# Housing Cost Burden By Income



Source: U.S. Department of Housing and Urban Development (HUD), Town of Paradise Local Census Survey 2021

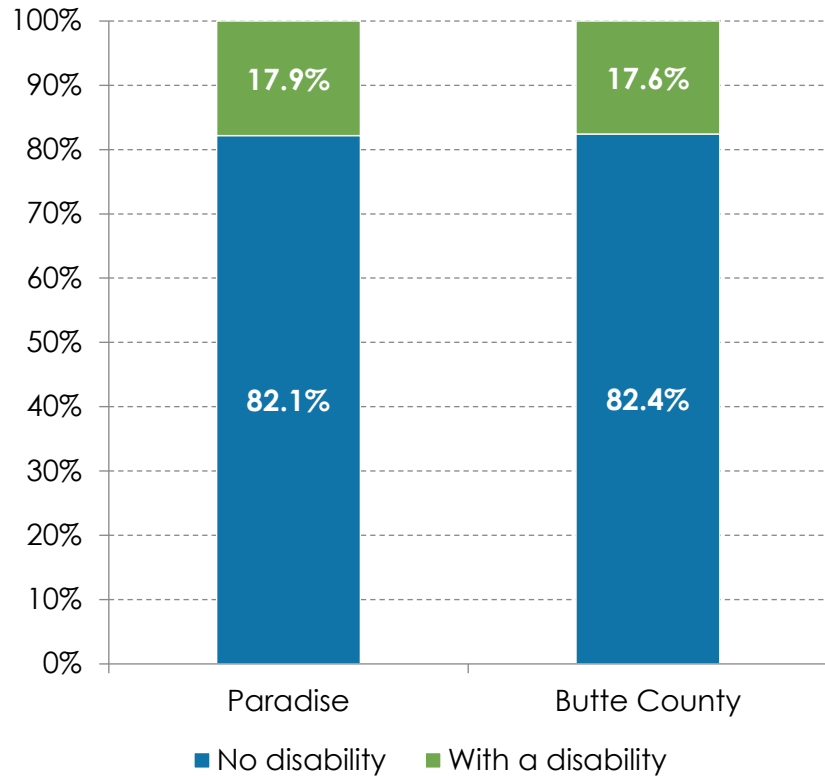
# Housing Cost Burden by Tenure



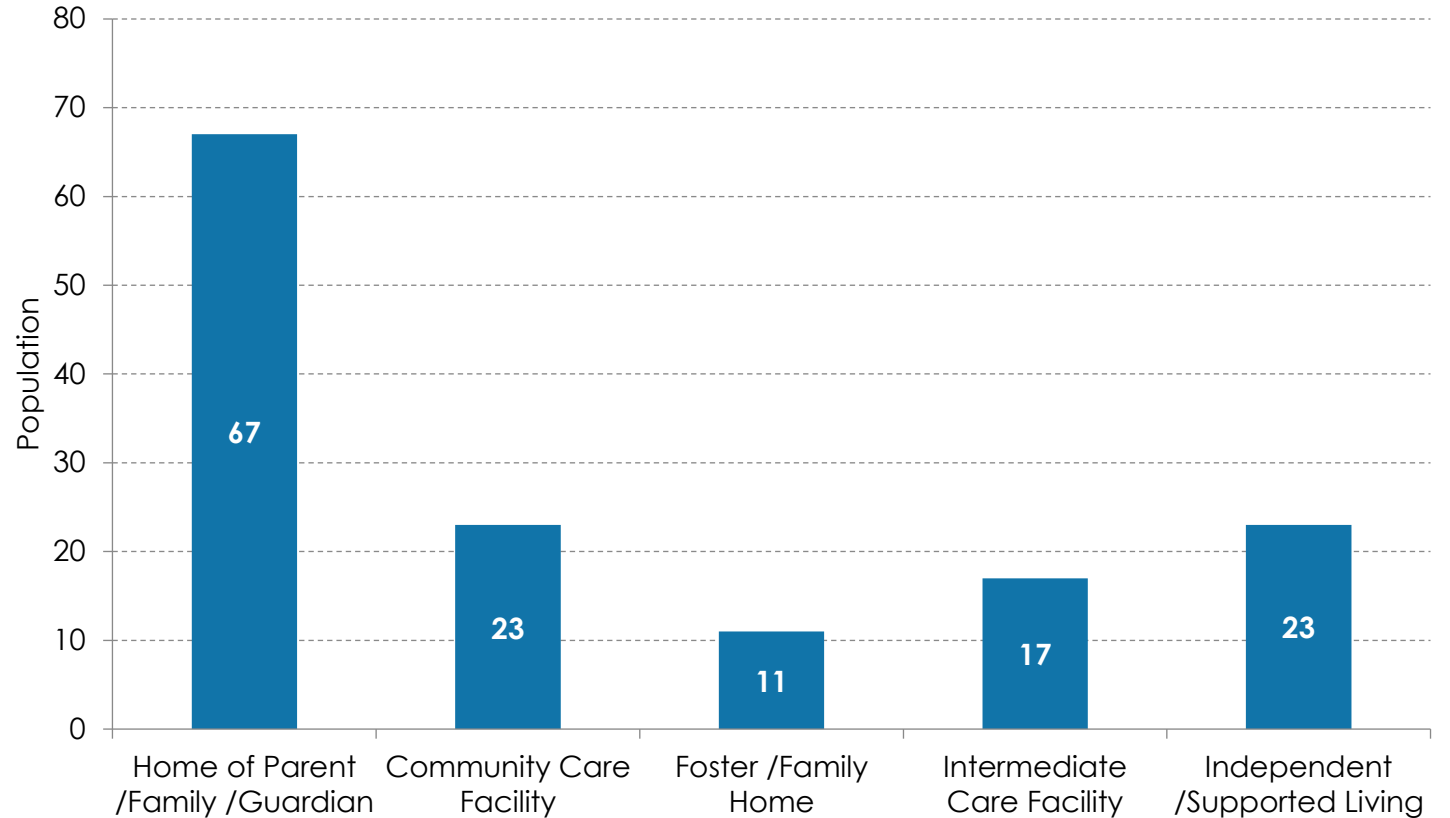
Source: U.S. Department of Housing and Urban Development (HUD), Town of Paradise Local Census Survey 2021

# People with Disabilities

**Population by Disability Status**



**Population with Developmental Disabilities by Residence**



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18101; Town of Paradise Local Census Survey 2021; California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

# Construction Costs

- Multifamily rental development (e.g., apartments) is **infeasible without subsidies given construction costs**
  - Shortages of materials and labor also contribute
  - Insurance fees and sewer utility costs may pose additional challenges
- Comparing costs to expected revenues, we found:
  - A one-story building with 60 units has a **\$12.7 million gap**
  - A three-story building with 160 units has a **\$28 million gap**.

# Housing Needs Summary

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There is a need for more **affordable housing and supportive housing**.

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**Construction costs** make new development infeasible without subsidy.

# What is a Safety Element?

- A plan how to minimize the risks that hazards like wildfire or flooding may pose to community members' physical safety, property, and business
- Required by the State to be updated with Housing Element
- Provides opportunity to create goals and policies to address risk and protect the community

# Housing and Safety Needs Summary

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There is a need for more **affordable housing and supportive housing**.

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**Construction costs** make new development infeasible without subsidy.

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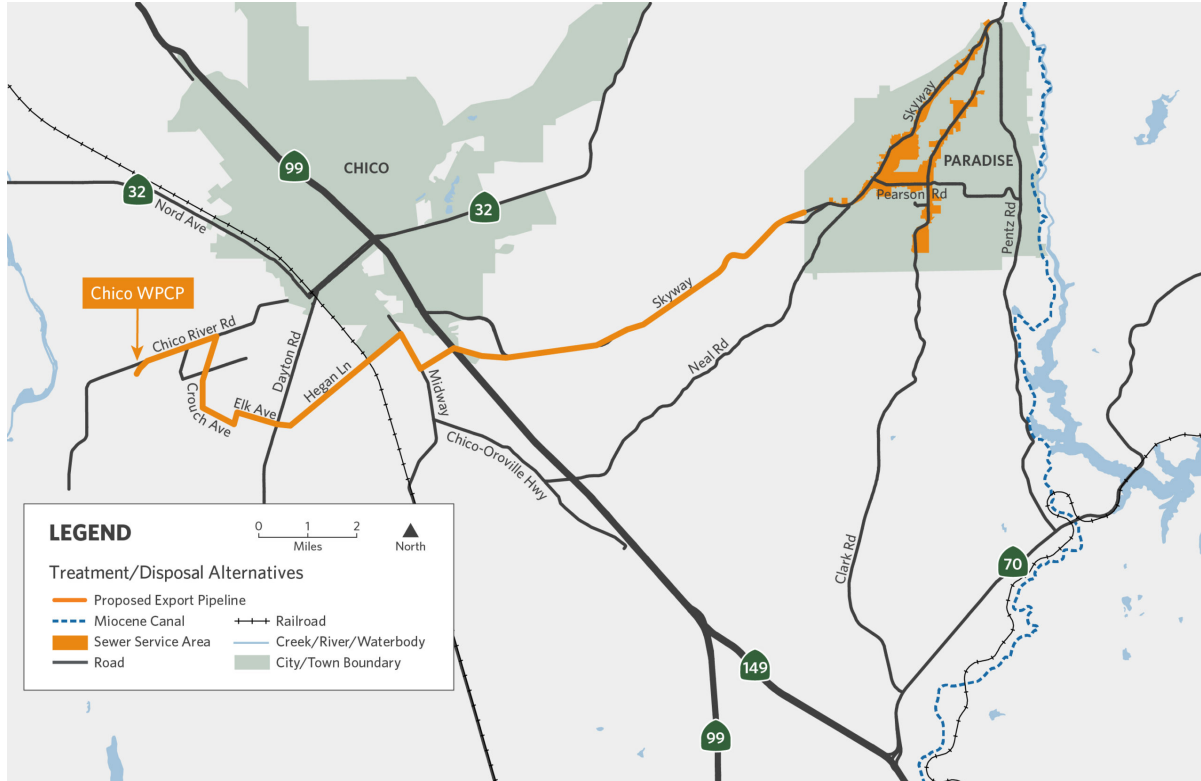
**Wildfire resiliency** must be considered as we plan for more housing.

# Potential Solutions

What are we considering?



# Sewer Service Area Overlay Zoning District



Build more and denser housing in areas with infrastructure and services and away from the greatest wildfire risk on the periphery of town

# Increasing Project Feasibility

- Recovery and infrastructure funding from State and federal government
- Nontraditional building methods and typologies: tiny homes, off-site construction
- Nontraditional labor force: volunteers, students

# Increasing Resiliency

- Buffers, greenbelts, parks on key parcels
- Fire hazard impact fees
- Easements for vegetation management
- Increase requirements like setbacks or fire-safe materials
- Defensible space and home hardening

+ Tech Support!  
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# What do you think?

You will be assigned to a breakout room for 30 mins of discussion. Please contact Alyssa Chung if you have any technical difficulties.

# Questions

1. What do you think about increasing the allowed density of housing along Skyway and Clark for when the sewer system comes in?
  - Would you support three-story buildings on these key corridors?
  - Do you have concerns about this approach?

# Questions

2. How do you see wildfire risk shaping future housing and safety goals? Which wildfire resiliency policies do you support? Do any give you concern?
  - Parks and greenbelts as buffers
  - Development impact fee
  - Increased requirements like setbacks or fire-safe materials
  - Programs to facilitate home hardening and vegetation management

# Questions

3. What do you see as best practice for managing and maintaining adequate defensible space in the town of Paradise?

# Questions

4. What can the Town do to support residents in extreme weather events related to heat and drought?



# Questions

5. What other ideas, policies, programs or suggestions do you have to meet our housing needs?

# Questions

6. How do you feel about policies to facilitate unconventional building methods, typologies, or labor forces to get around high construction costs?
  - Do you have ideas for partnerships or programs?
  - Do you have other ideas to address high construction costs?

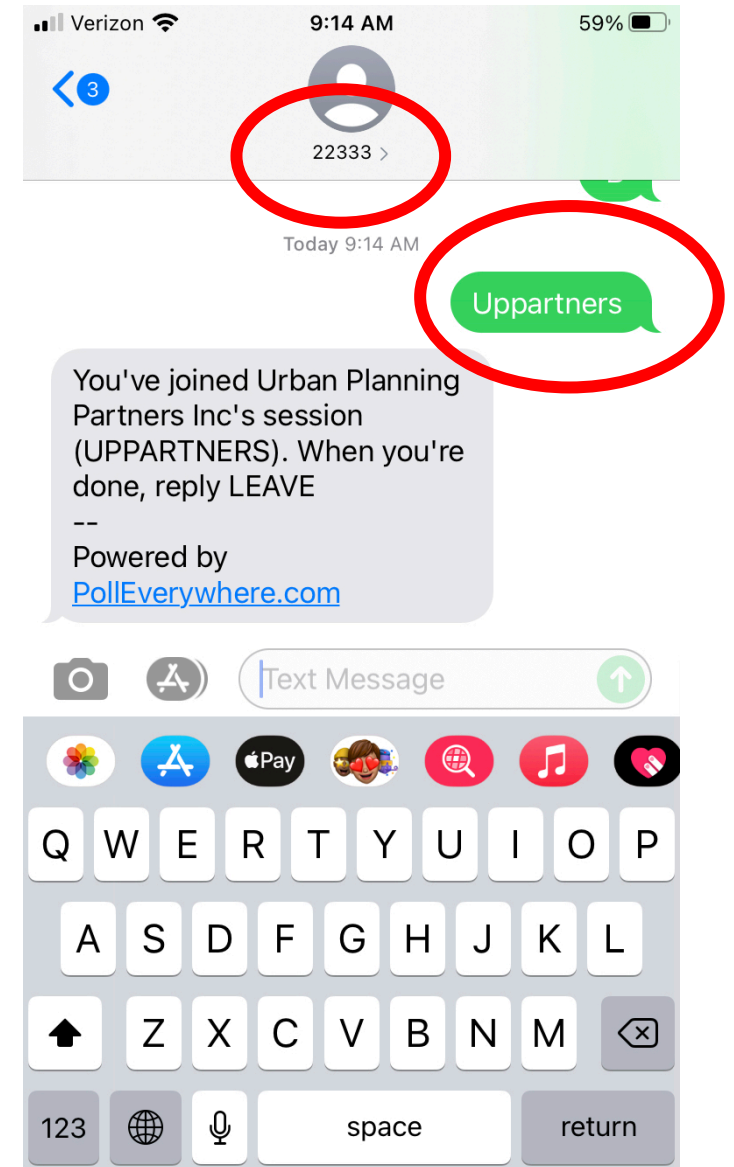
# Reconvene and Recap

Look for the live poll to vote on your preferred solutions.

# Of the potential solutions you heard, which do you support?

To participate:

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- Send a **text to 22333** with the word **UPPARTNERS**.



# Of the housing solutions you heard tonight, which do you support? Select all that apply.

Increased density in the Sewer Service Area to build more housing near services and away from greatest risk

**A**

26%

Policies or partnerships to facilitate nontraditional building methods like container architecture or off-site construction

**B**

13%

Policies to legalize tiny homes and tiny home villages

**C**

13%

Programs to welcome nontraditional labor forces to help rebuild

**D**

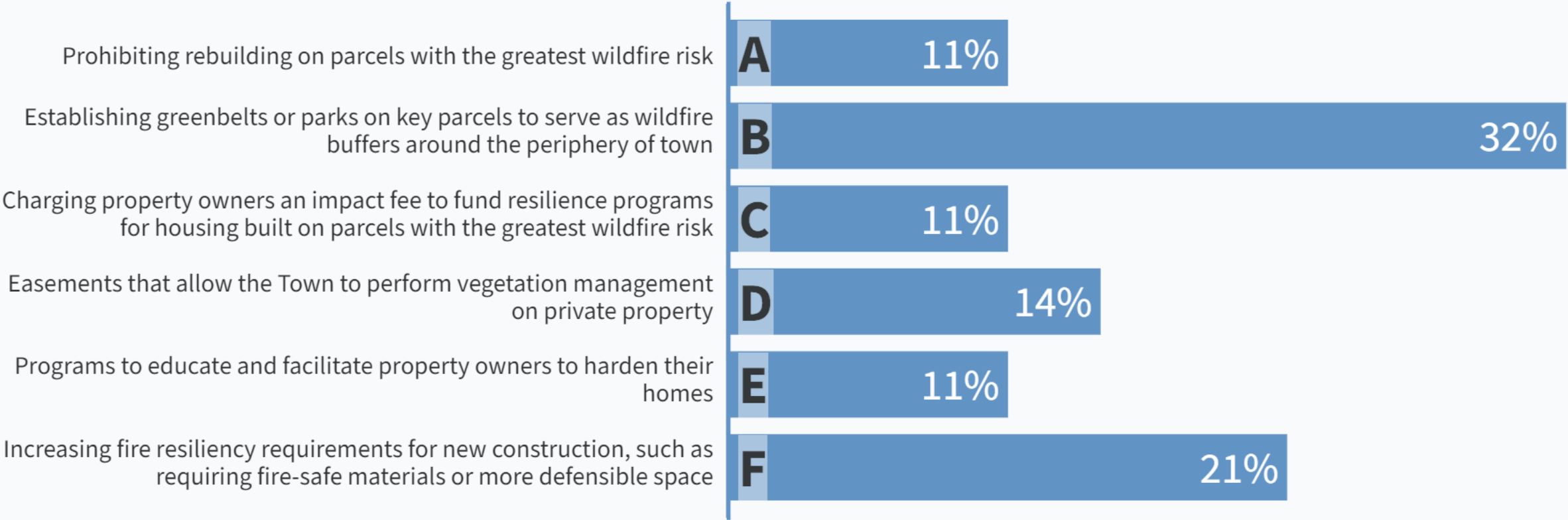
17%

Exploring additional funding or partnership opportunities for affordable and supportive housing

**E**

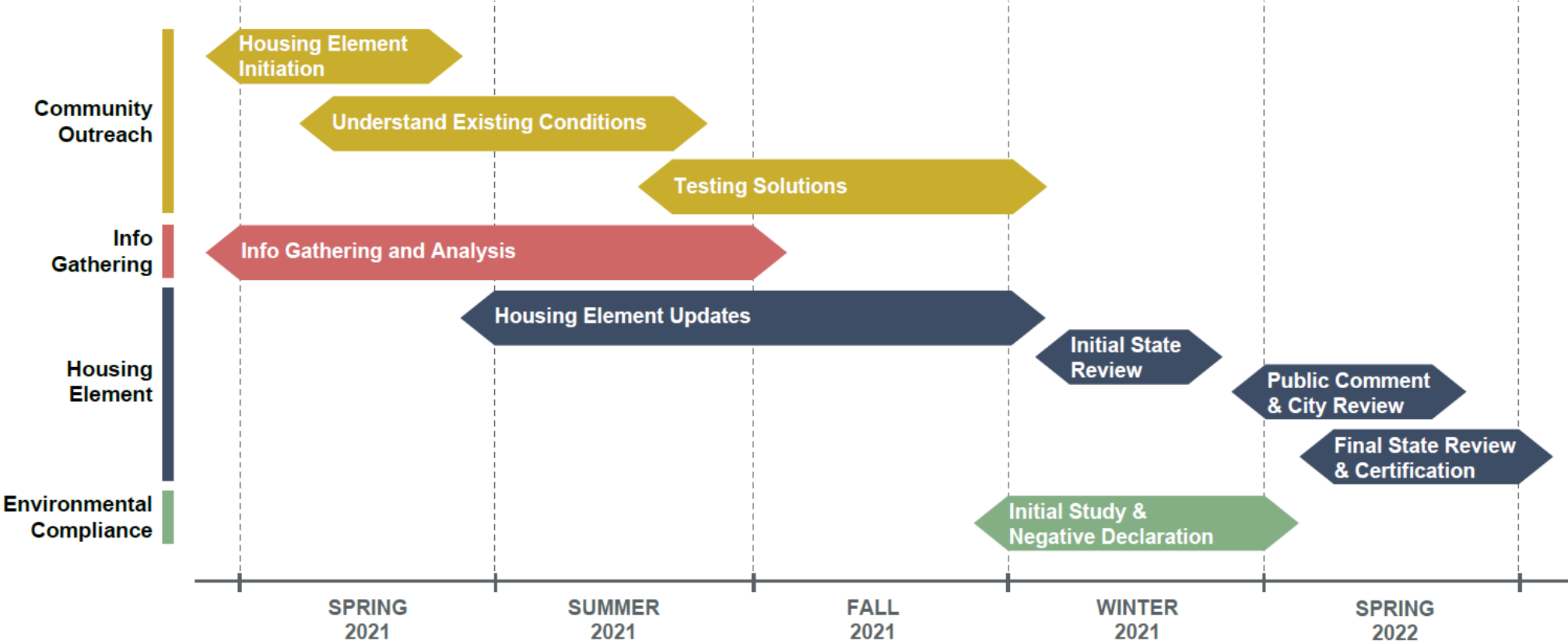
30%

# Of the resiliency solutions you heard tonight, which do you support? Select all that apply.



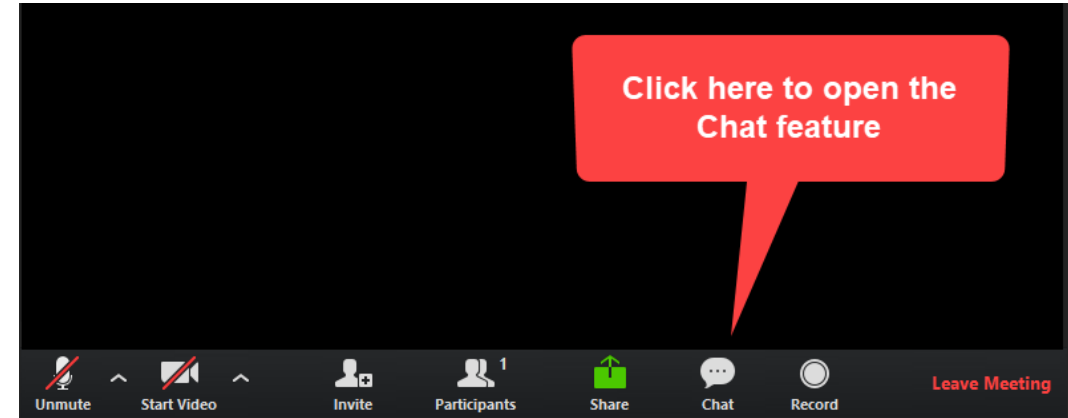
# Next Steps

## 2022 Paradise Housing Element Update Timeline



# Next Steps for You

1. Take the exit survey! **\$50 gift card** available!
2. Get signed up for updates:
  - Send us your email address via the chat or to Meredith at [mrupp@up-partners.com](mailto:mrupp@up-partners.com)
  - Find the sign-up sheet at Town hall
3. Share the poll you did today with your friends
4. Review the Draft Housing Element when it is published in November
5. Check the Town's Housing Element 2022 webpage for updates





# Thank you!

Questions or comments?

Contact Meredith at [mrupp@up-partners.com](mailto:mrupp@up-partners.com) or  
Susan Hartman at [shartman@townofparadise.com](mailto:shartman@townofparadise.com)