

What is a Housing Element?



The Housing Element is part of the Town’s General Plan and lays out a blueprint for how the Town will meet its housing goals. It is an opportunity for community members and policy makers to address local housing challenges and find solutions. It contains detailed information on local housing needs, existing resources and constraints, and updated policies and programs to address those needs. In addition, the Housing Element identifies sites that are suitable for new housing.

Why is Paradise updating its Housing Element?

Under State law, each city, town, and county in California must update their Housing Element every eight years. The Housing Element must demonstrate how the jurisdiction will accommodate a certain number of dwelling units anticipated by the State (known as the Regional Housing Needs Allocation, or RHNA). The RHNA also stipulates how many units are needed at different affordability levels. The updated Housing Element must be approved by the California Department of Housing and Community Development (HCD). While the Housing Element must address specific state statutory requirements, it is ultimately a local plan and should reflect the vision and priorities of the community.



Paradise’s RHNA is 7,179 units (15% of units below market rate)

What are the consequences of a non-updated Housing Element?

Housing needs change over time; an updated Housing Element provides an accurate picture of housing-related issues and makes jurisdictions eligible for more funding resources. If the Housing Element is not updated and certified, jurisdictions may be fined or have limits imposed on their ability to make housing-related decisions.

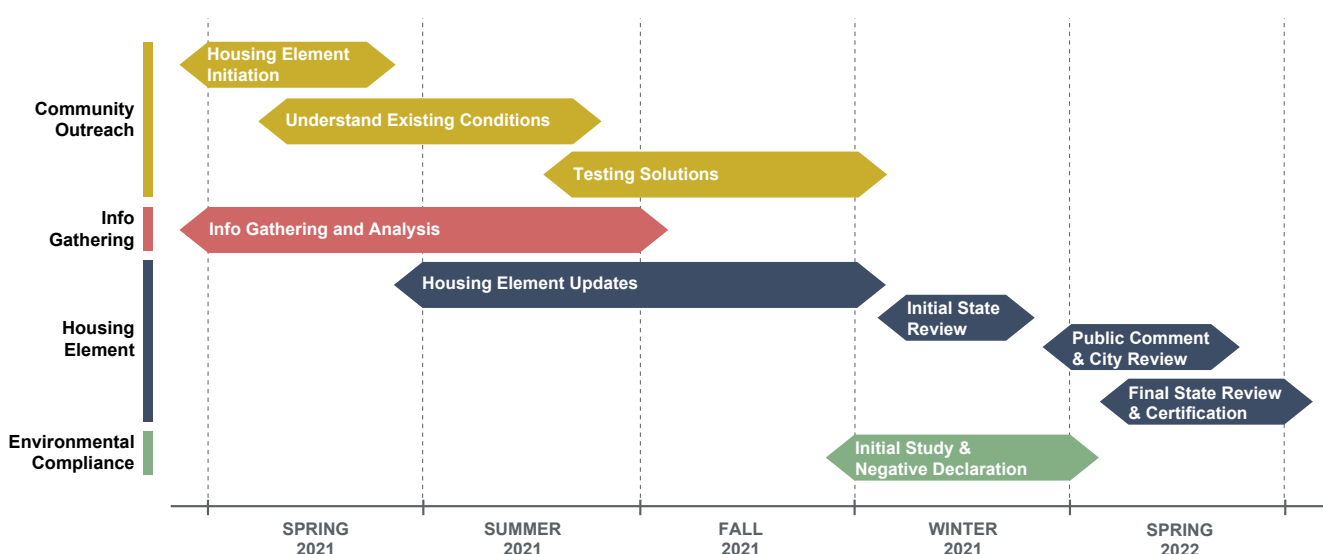
Key Features in a Housing Element

- Goals, policies, objectives, and available resources or constraints to support existing and new housing across all income levels
- Analysis of special housing needs and existing affordable housing
- Inventory of sites suitable and available for new housing
- Strategies to affirmatively further fair housing

How does the Housing Element relate to Paradise’s Long-Term Recovery?

The State knows that Paradise is in recovery and has given the Town a RHNA that reflects this. Almost the entirety of Paradise’s RHNA - 95 percent – is for rebuilding units that were lost in the Camp Fire. The Housing Element will also include goals, policies, and programs to help the town rebuild.

2022 Paradise Housing Element Update Timeline



Terms to Know/Understand

Affordable Housing

Housing that costs less than 30 to 35% of a household's monthly income. This term is used with different meanings in different contexts. When used by the Town, this term means Deed-Restricted Affordable housing, defined below.

Deed-Restricted Affordable Housing

Housing that may only be rented or purchased by households that qualify based on income. Deed-restricted affordable housing is often funded by a mix of grant funding and government subsidies, such as tax credits.

Assembly Bill (AB) 686 Affirmatively Furthering Fair Housing (AFFH)

Requires Housing Elements to demonstrate that the jurisdiction is "affirmatively furthering fair housing" (taking meaningful actions to address patterns of segregation and removing barriers to opportunity).

Regional Housing Needs Allocation (RHNA)

Pronounced "reeh-na." Number of new homes that each jurisdiction is assigned to plan for by the State to meeting California's housing needs across all incomes. Allocated by the Butte County Associate of Governments (BCAG) based on factors like housing demand, employment, and public facilities.

General Plan

A jurisdiction's long-term vision guiding future growth and reflecting community priorities and values.

Density

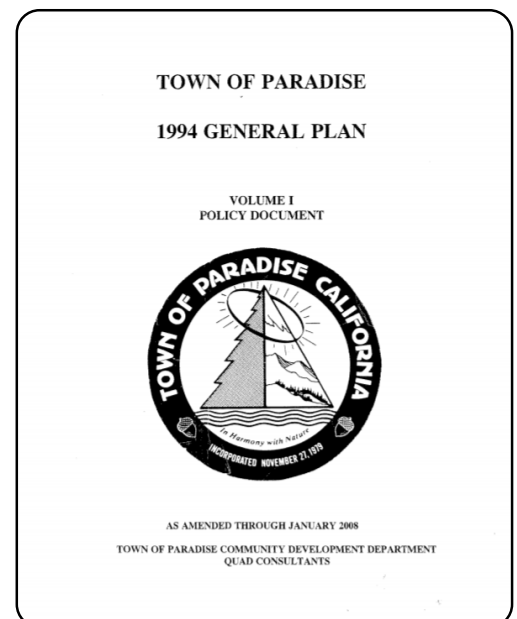
The maximum number of units that can be developed on a site, represented by a ratio of dwelling units per acre (du/ac).

Multi-Family Housing

Multiple residential dwelling units on one site. Duplexes, apartments, and townhomes are examples of multi-family housing.

Area Median Income (AMI)

The household income that is the midpoint for the county; half of families earn more than the AMI and half earn less. AMI is used to talk about who qualifies for deed-restricted affordable housing.



Paradise's General Plan, updated in 2008.