HOUSING AND RECOVERY
AFTER WILDFIRE
TOWN OF PARADISE
JULY 13, 2022

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2018 Camp Fire
Most Destructive Fire in California History

- Sparked on November 8, 2018
- Over 11,000 homes lost
- This represents 85% of the Town’s housing stock
- Property tax and sales tax decimated
- 3.5 years into robust recovery
- Outpacing recovery expectations
- 500 homes rebuilt per year
- 700 homes under construction at any given time

**Single Family Residences**
2,427 - Applied
2,223 - Issued
204 - In review
1,469 - Certificates of Occupancy

**Multi-Family**
538 – Units applied
429 – Units issued
109 – Units in review
328 – Units with a Certificate of Occupancy
Housing is Recovery

- Pre-fire, Paradise’s economy was primarily local, supporting residents and their needs.
- With the loss of Paradise housing stock, the region lost affordable housing and workforce housing.
- Recovery is dependent on rooftops returning to support local service-based businesses as well as to provide housing for the critical workforce in the region.
Housing Challenges

• Contractor and material availability
• Cost of rebuilding/inflation
• Unexpected costs (surveying, septic repair, soil, tree removal)
• Complicated entry to assistance programs
• Trauma
WHAT WE’RE SEEING

• 2019-2020: Primarily returning residents rebuilding
• 2020-2021: 75% returning residents 25% new residents
• 2022: 50% returning 50% new residents
Primarily custom builds, increasing spec homes

70% stick built homes (includes modular)
30% manufactured homes
Fiscal Sustainability model Projections

General Fund Revenue & Expense (mil.)

- Revenue
- PG&E+Sec 115
- Expense
BUSINESSES OPENING

• Construction support
• Food and drink
• Grocery
• Auto parts
• National Chains
• New business owners
Recovery Projects

Early Warning System
Repaving of all public roads
Evacuation route improvements
Sewer
Downtown Restoration Project