


Camp Fire Rebuild Statistics

Amy Rohrer

Valley Contractors Exchange



Once again, Paradise was the fastest growing town in California! From the California Department of Finance's State Demographic Report released on April 30, 2024 The top five cities where housing production drove population growth include:

Paradise 16.1%
Lathrop (San Joaquin County) 5.4%
Emeryville (Alameda County) 5%
Orland (Glenn County) 4.9%
Shafter (Kern County) 4.3%

But we still have a lot of homes to build!

As of 8/31/2024, 25% of the total homes lost in the Camp Fire have received a Certificate of Occupancy with 28.24% in the Town of Paradise and almost 15% in Butte County.

(Based on 14,343 total homes lost, 10,638 in the Town, 3,705 in County)

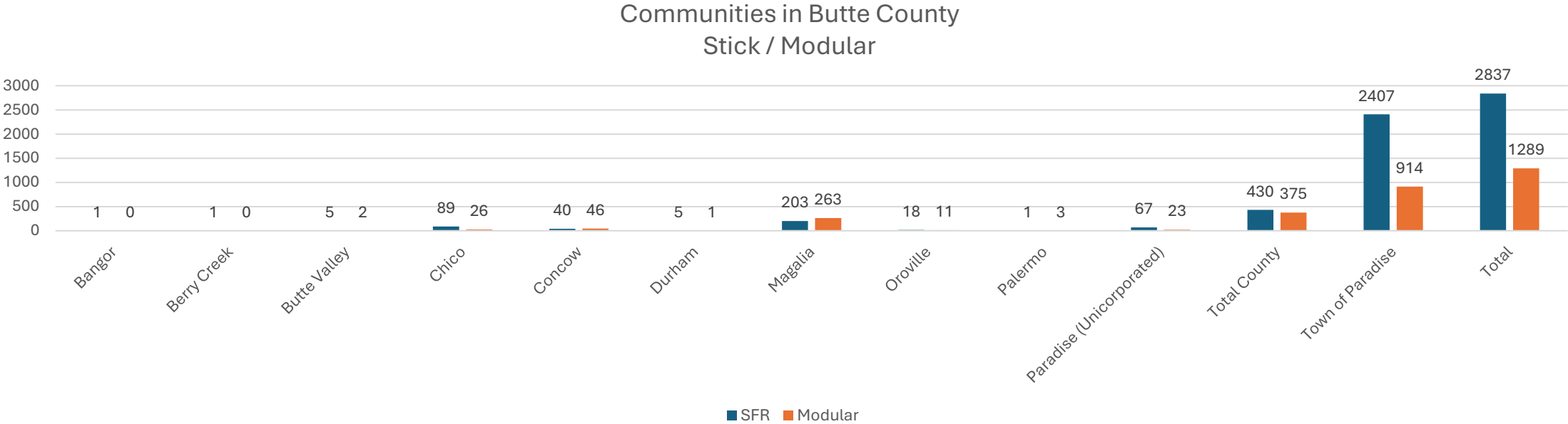
AS of 8/31/2024	Applied	Issued	Finalized	% Applied	% Issued	% Finalized
TOP	4135	3808	3004	0.38870088	0.357962	0.2823839
Butte County	805	719	553	0.21727395	0.1940621	0.1492578
Total	4940	4527	3557	34%	31.56%	25%

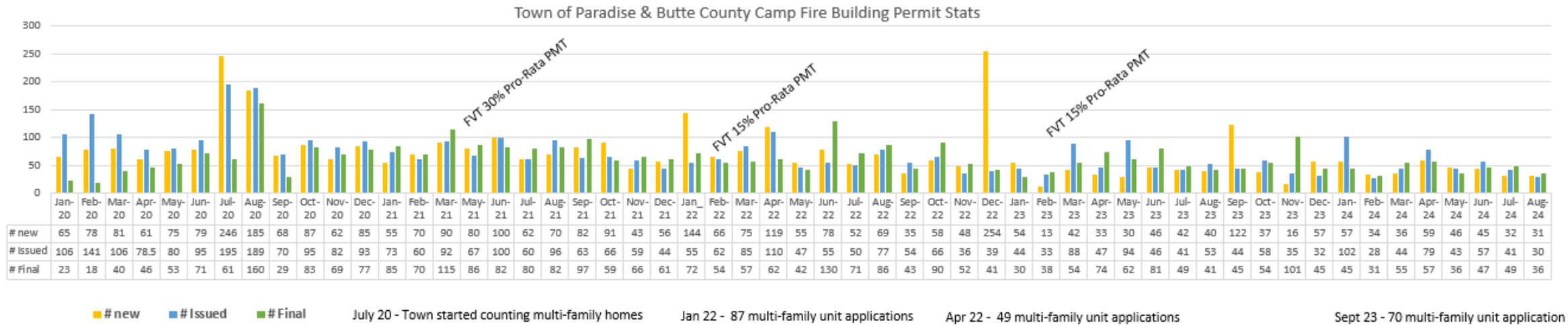
The statistics above demonstrate the unique challenges of rebuilding in rural unincorporated California, of the 14.9% of rebuilds in Butte County that have received a Certificate of Occupancy (COO), slightly less than half of them are manufactured homes, compared to 58.2% of rebuilt homes in the Town of Paradise being stick built, 22% being manufactured.

AS of 8/31/2024	Stick	Manufactured	Multi Family	Total	% Stick	% MFH	%MFR
TOP	2407	914	814	4135	58.21%	22.10%	19.69%
Butte Co.	422	377	0	799	52.82%	47.18%	0.00%
Total	2829	1291	814	4934	57.34%	26.17%	16.50%

Note that the farther the community is away from urban areas, the greater the percentage of manufactured homes.

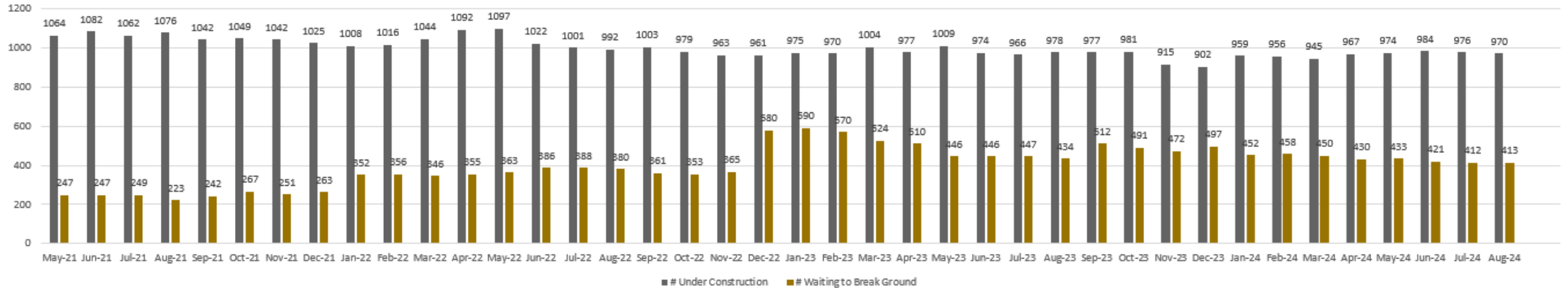
- Chico (mostly Butte Creek Canyon) 22.6%
 - Paradise (unincorporated) 25.5%
 - Concow 53.49%
 - Magalia 55.8%





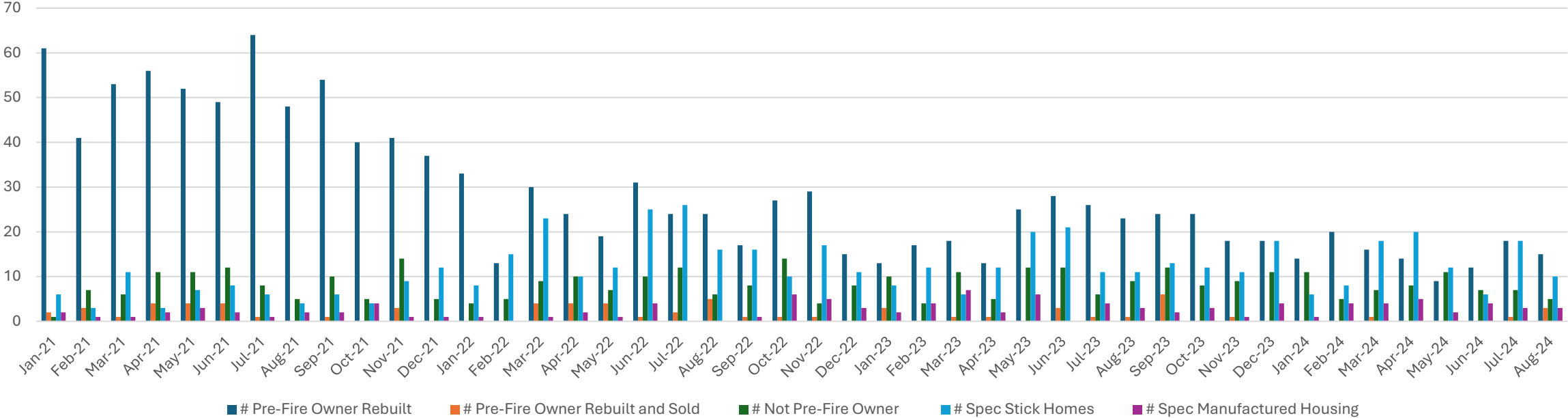
The chart above displays the number of new permits received, permits issued, and permits being finalized for the Town and unincorporated Butte County. Spikes in building permits being applied for can be attributed to 3-year building code cycle changes as in December of 2022, and spikes when multi-family permits are applied for. Small spikes can also be attributed to the Fire Victims Trust announcement of Pro-Rata payments. March of 2021 saw a 30% payment announcement, February 2022 15% pro-rata payment announcement and with this second payment Camp Fire survivors learned it can take a few months to be distributed, a 3rd 15% payment was announced at the end of January 2023, and the latest 6% pro-rata payment announced in April 2024.

of Rebuilds Under Construction & Waiting to Break Ground (Permit Applications Received But Not Issued)



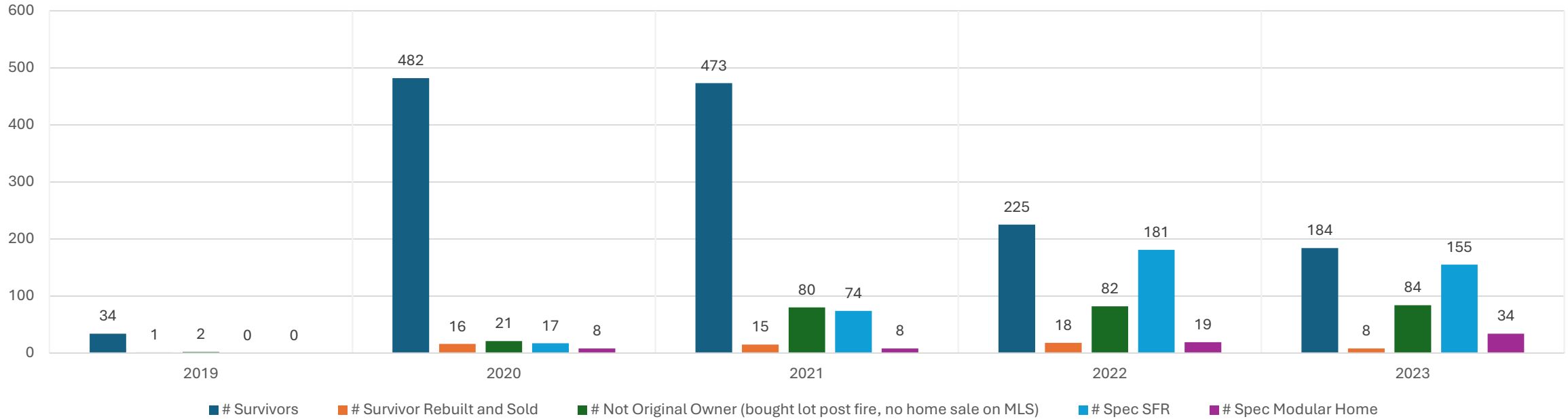
The chart above shows some hesitancy in breaking ground beginning in December of 2022, this coincides with 2022 mortgage interest spike from August 2022 (4.99%) to November 2022 (7.08%), of course one must also consider winter weather in these numbers. What is apparent is that hesitancy in the market and a shift in who is rebuilding is affecting construction starts.

Town of Paradise & Butte County Finaled Permit Activity



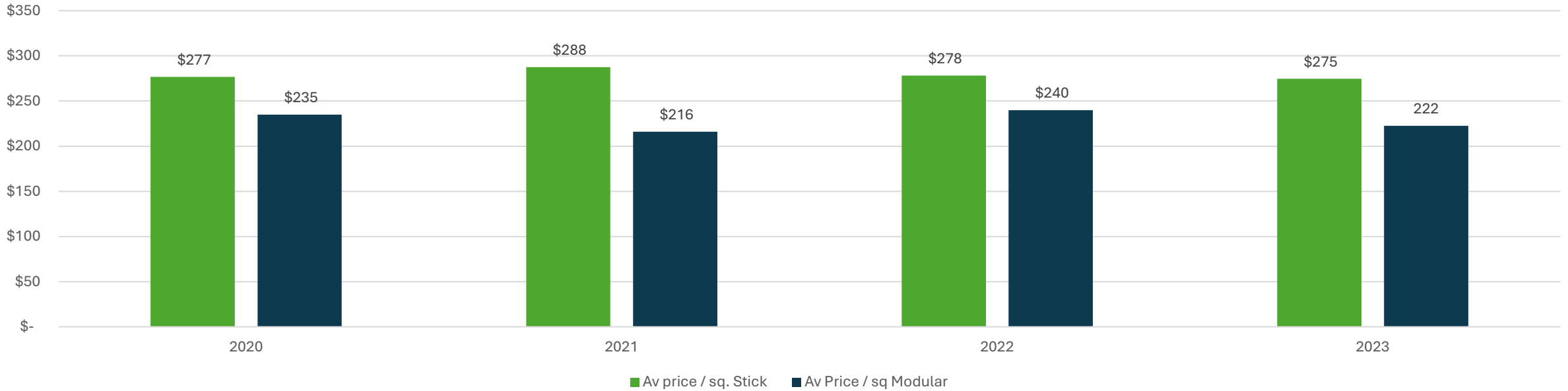
The chart above tracks finalized permits and compares it to MLS records. The first category in blue; # of Pre-Fire Owner Rebuilds had no record of lot or home sales on MLS, or we can tell by Town or County records they were pre-fire owners. The second column are Pre-fire owners that rebuilt a home, then listed it on MLS. The third column had a lot sale, or Town / County records identifying they were not a pre-fire owner, and no home sale on MLS. This group could be a fire effected individual moving to a new parcel, someone locally relocating within the Camp Fire burn scar, or ideally, a new family relocating. The final 2 categories had both lot and homes sales on MLS post fire indicated they are stick-built or manufactured spec homes.

Town of Paradise, Who is Rebuilding?



This chart quantifies the decrease of survivors rebuilding each year, coupled with the slight rise in those relocating to the ridge, and the volatility of spec homes built by year within the Town of Paradise. Through the end of August, 85 survivors have rebuilt and returned, 4 survivors have rebuilt and sold, 51 homes have been rebuilt by new owners and have not been listed for sale, 97 spec homes have been built, 22 manufactured spec homes have been placed.

Town of Paradise, Price / Sq. Ft.

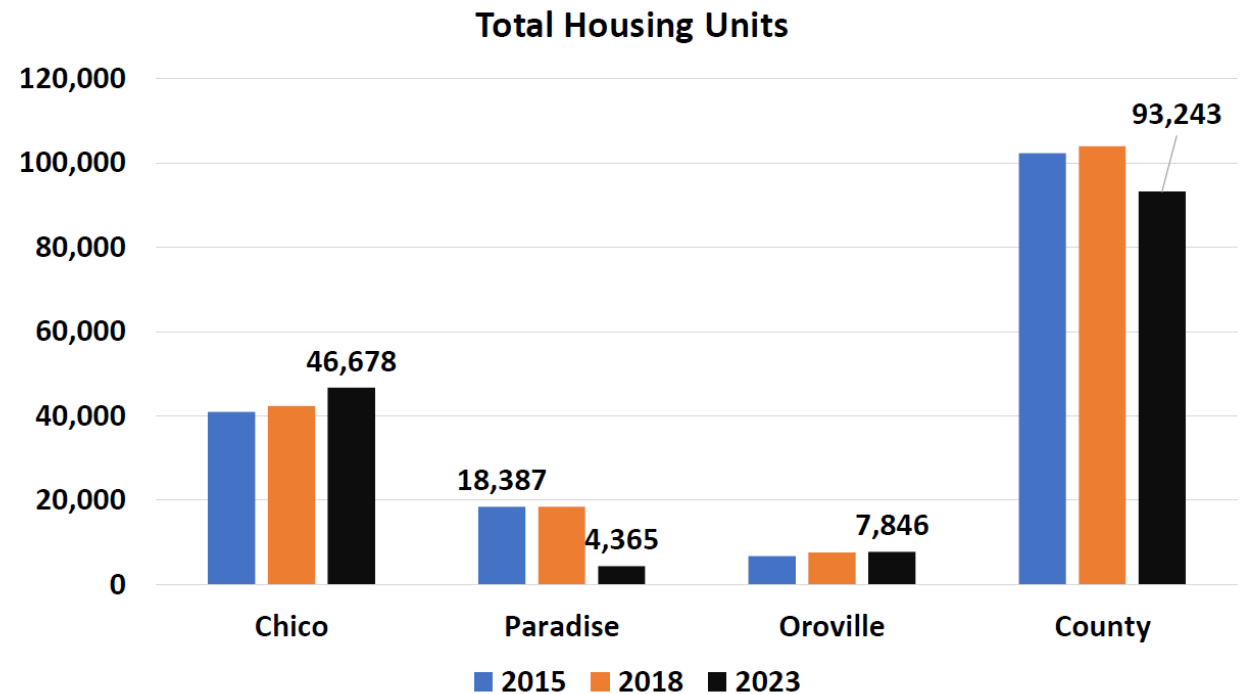


This chart displays the average sales price for homes that were lost in the Camp Fire, rebuilt, then sold. Through 8/31/2024 the Town has 97 stick built spec homes and 22 modular spec homes at an average sales price of \$280 / \$217 per square foot respectively.

One interesting trend that has been noticed in 2024 is the increasing number of homes being built then listed for rent, either by the builder or the buyer. Of the SFR built in 2024, 13 newly constructed homes were put up for rent within 60 days of being completed.

We've come a long way, but we still have a long road ahead. Dr. Robert Eyler facilitated a series of discussions with local policy makers and industry partners focused on the Butte 2030 economy, much of which is depending on the homes lost to fire being rebuilt. As you can see by his research, there remains a significant deficit.

Total Housing, Butte County, 2015-2023, Number of Units



Source: California Dept of Finance

Barriers to Reconstruction

Insurance

Geography – developers like
flat lots

Infrastructure – sewer will
help!

Uncertainty in the housing
speculation market

Paradise has a LOT going for it



REASONABLY PRICED LAND



NO DEVELOPMENT IMPACT
FEES



PREAPPROVED MASTER
PLANS



BRC AND ENGAGED STAFF



NEW ROADS, SCHOOLS,
AND AMAZING
RECREATIONAL
OPPORTUNITIES MAKE IT A
GOOD BET!

THANK YOU!
Questions?

Amy Rohrer
Executive Director
Valley Contractors Exchange
amy@vceonline.com
530-343-1981