

Board of Supervisors Economic Development and Recovery Report

March 11, 2025

Indian Valley Innovation HUB

- I'm happy to announce there were 9 New Business Filings in February 2025 across Plumas County:**
 - 3 in District 1**
 - 1 in District 2**
 - 1 in District 3**
 - 2 in District 4**
 - 2 in District 5**
- USDA Single Family Home interest rates rose from 4.50% last month to 4.75%; this month they have risen to 5.15%. Not news we wanted to hear; it seems as if the prediction that interest rates won't go down significantly until the end of next year are coming true.**
- Last week Tuesday night, March 4th, we had an Open House at The Quincy HUB; between 180 and 200 people attended the event. A thank you to the staff and Board Members of the Quincy Chamber and the Indian Valley Innovation HUB for revitalizing downtown Quincy, part of the Recreation Economies for Rural Communities program from 2022. We now have almost 40 product makers displaying their products at the Made In Plumas County Store. I'm proud to say that we have many product makers from Indian Valley, some recovering from losing everything in the Dixie Fire. We also have quite a few new business starts represented by many of our product makers. We are helping them get organized as Bonafide businesses in many ways, from getting a Fictitious Business Name to helping them get a digital presence, as well as providing them a beautiful storefront to display their products.**
- Jake Williams, the IT Manager for the IVIH, will give you a quick report on how we are helping areas businesses:**
 - 1-2 minutes.**
 - Potential Plumas County Events Page on a TV in one of the windows at The Quincy HUB.**

- Report on the FRC Job Fair. Over 50 employers attended the Job Fair, including Plumas County: Social Services, Sheriff Department, Human Resources, Public Health, Rural Services, Elections, and Behavioral Health. It was also a great opportunity for organizations to network with each other.
- Down Payment Assistance (DPA) Program:
 - RCAC has notified us that they are willing to supply a nationally experienced staff person with Down Payment Assistance experience to head the program that Roger Diefendorf and I are spearheading. We are looking for some funding to get that going asap.
- An analysis by the PC Building Department shows that in all of 2024, we had:
 - 3 permits for ADUs
 - 1 permit for a cabin
 - 3 permits for a garage
 - 48 permits for single family dwellings
 - 16 manufactured home installations
 - Total of 71
- So far in 2025, we have had:
 - 0 permits for ADUs
 - 5 permits for single family dwellings
 - 1 manufactured home installation
 - 1 Prefab installation
 - 1 Office/Living Unit permit
 - Total of 8
 - Not a good sign of building permits so far, but perhaps things will pick up this Spring. At the current pace we will have approximately 30 permits for single family dwellings in Indian Valley this year.
- Lastly: It has been approximately 7 months since Plumas County has offered and advertised the Greenville Economic Development Grant. To date, there have only been 10 grant awards. And while there are more coming, I have a concern that we will not get the 25 grant awards of

\$20,000 each to area businesses. Nevertheless, we all realize the need for business growth in Indian Valley. With neither a large number of housing permits nor a large number of grant applications, this tells me that recovery in Indian Valley is concerning. I believe we need to be proactive on getting these grants to businesses and startups in Indian Valley, and one way to do that is to open the grant to any and all businesses in Indian Valley. We have one major business that is located 60' from the LMI Boundary but is not eligible, despite being forced to move outside the eligible area because of the Dixie Fire. Other businesses are trying to establish work-force housing that is desperately needed in the area.

While I fully realize the intent of recognizing low-to-moderate income demographics, all of the Indian Valley businesses offer goods and services to all residents and visitors to the area, including all LMI residents. The area and its recovery will suffer if the LMI requirement is not changed.

I propose that you request an exemption from the LMI Requirement by HCD on business locations for the Greenville Economic Development Grant. I implore you take a proactive stance on this and make this request. If the Governor can exempt or waive the CEQA and Costal Acts requirements to reduce regulatory barriers for wildfire risk reduction and community protection projects in the face of a new wildfire season in the LA area, then you should have some say in the wildfire recovery that your County desperately needs. If the Governor is making exemptions in the name of cutting red tape and making historic investments for the wildfire recovery of LA, then you should ask for exemptions to make the investments you need for Indian Valley to recover.

I would like to note that on February 25th of this year, Planning Director Tracey Ferguson requested the review of the National Objective and the Grant Eligibility Zone for meeting the 50% or greater LMI Metric. This is the leadership we need to make this grant effective to the recovery of Indian Valley and I encourage you to approve the above exemption that I have requested.

Thank you for your consideration.

