

# Planning & Zoning

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Plumas County Regional  
Builder & Developer Forum

Tracey Ferguson, AICP  
Planning Director  
Planning Department  
555 Main Street, Quincy  
Desk Line: 530-283-6214



# 2020 CENSUS - BY THE NUMBERS

- ▶ Plumas County unincorporated population - 19,790
  - Housing Units - 15,437
  - Persons per household - 2.21
  - Owner-Occupied Housing - 73%
  - Renter-Occupied - 27%
  - Median Household Income - \$57,233
  - Persons in poverty - 13.5%
  - Total employers - 610
  - August 2022 (EDD) total labor force - 7,730
  - August 2022 (EDD) employment - 7,340
  - August 2022 (EDD) unemployment rate - 5.0%

# HOUSING

- ▶ Types
  - ❑ Single-Family Detached Dwelling Unit - **80% of housing stock**
  - ❑ Mobile Homes Dwelling Unit - **14% of housing stock**
  - ❑ Multi-Family Dwelling Unit Attached
    - duplex, triplex, fourplex - **2% of housing stock**
    - 5+ units - **4% of housing stock**
  - ❑ Additional Quarters (cannot exceed 30% of the floor area of the dwelling unit)
  - ❑ Accessory Dwelling Units (ADU) / Guest House (1,200 sq. ft. or less)
  - ❑ Tiny Homes (400 sq. ft. or less in floor area excluding loft space)
  - ❑ Recreation Vehicles (RVs) on wheels / DMV plate
  - ❑ Other (e.g., Yurts)
- ▶ Vacation Rentals
- ▶ 2<sup>nd</sup> Homes

# PLUMAS COUNTY CODE - TITLE 9

## CHAPTER 2 - ZONING

- ▶ Single-Family “2-R” “3-R” and “7-R” zones
  - 1/7, 1/3, 1/2 acre (typically 2 units per parcel - one dwelling unit and one ADU)
    - Up to 7 du/acre (planned development permit)
- ▶ Single-Family “S-1” and “S-3” zones
  - 1- 3 acre (typically 3 units per parcel - one dwelling unit, including additional quarters and one guest house)
- ▶ Single-Family “R-10” and “R-20” zones
  - 10 - 20 acre (typically 3 units per parcel - one dwelling unit, including additional quarters and one guest house)
- ▶ Multi-Family “M-R” zone
  - 21.8 du/acre
- ▶ Commercial “C-1” zone
  - One dwelling unit, including additional quarters, where the residential uses does not exceed the floor area of the commercial use; and
  - Dwelling units on the second floor if the entire first floor is in commercial use.
- ▶ Commercial “C-2” and “C-3” zones
  - One dwelling unit, including additional quarters, where the residential uses does not exceed the floor area of the commercial use or one dwelling unit on the rear 50% of the parcel; and
  - Dwelling units on the second floor if the entire first floor is in commercial use.

# RESIDENTIAL SITES INVENTORY

## ► 2019-2024 Housing Element

- Regional Housing Needs Allocation (RHNA) - 16 units (13 very low/low & 8 mod/above moderate)
- Vacant and underutilized inventory (2018)
  - Single-Family ("7-R") - 2,848 units
  - Multi-Family ("M-R") - 1,969 units
- Towns/Communities
  - Chester/Lake Almanor
  - Quincy/East Quincy
  - Greenville
  - Graeagle/Blairsden
  - Delleker/Unincorporated Portola
  - La Porte



## ► Water/Sewer infrastructure capacity to support higher density

- Independent special districts (CSDs, PUDs)

# US Housing and Urban Development (HUD) State Housing and Community Development (HCD) INCOME LIMITS

% Median Income	Income Category	4 Person Household Income Limit
15%	Acutely Low	\$12,350
16-30%	Extremely Low	\$27,750
31-50%	Very Low	\$40,850
51-80%	Low	\$65,350
<b>MEDIAN</b>		<b>\$82,400</b>
81-120%	Moderate	\$98,900

# HOUSING AFFORDABILITY & SALARIES

Sample Plumas County Jobs	Hourly Wage	Annual Income	Monthly Income	Income Category	Max Monthly Gross Rent	Maximum Purchase Price
Public Health Senior Transportation	\$15.00	\$31,200	\$2,600	Very Low	\$780	\$140,400
Maintenance Worker II	\$17.33	\$36,046	\$3,003	Very Low	\$900	\$162,207
Admin. Asst. - Building II	\$20.10	\$41,808	\$3,484	Low	\$1,045	\$188,136
Correctional Officer II	\$24.36	\$50,668	\$4,222	Low	\$1,266	\$228,806
Building Inspector II	\$28.36	\$58,988	\$4,915	Low	\$1,474	\$265,446
Public Health Program Division Chief	\$31.69	\$65,915	\$5,492	Moderate	\$1,647	\$296,618
Asst. Director Planning	\$37.06	\$77,084	\$6,423	Moderate	\$1,926	\$346,878

*Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.*

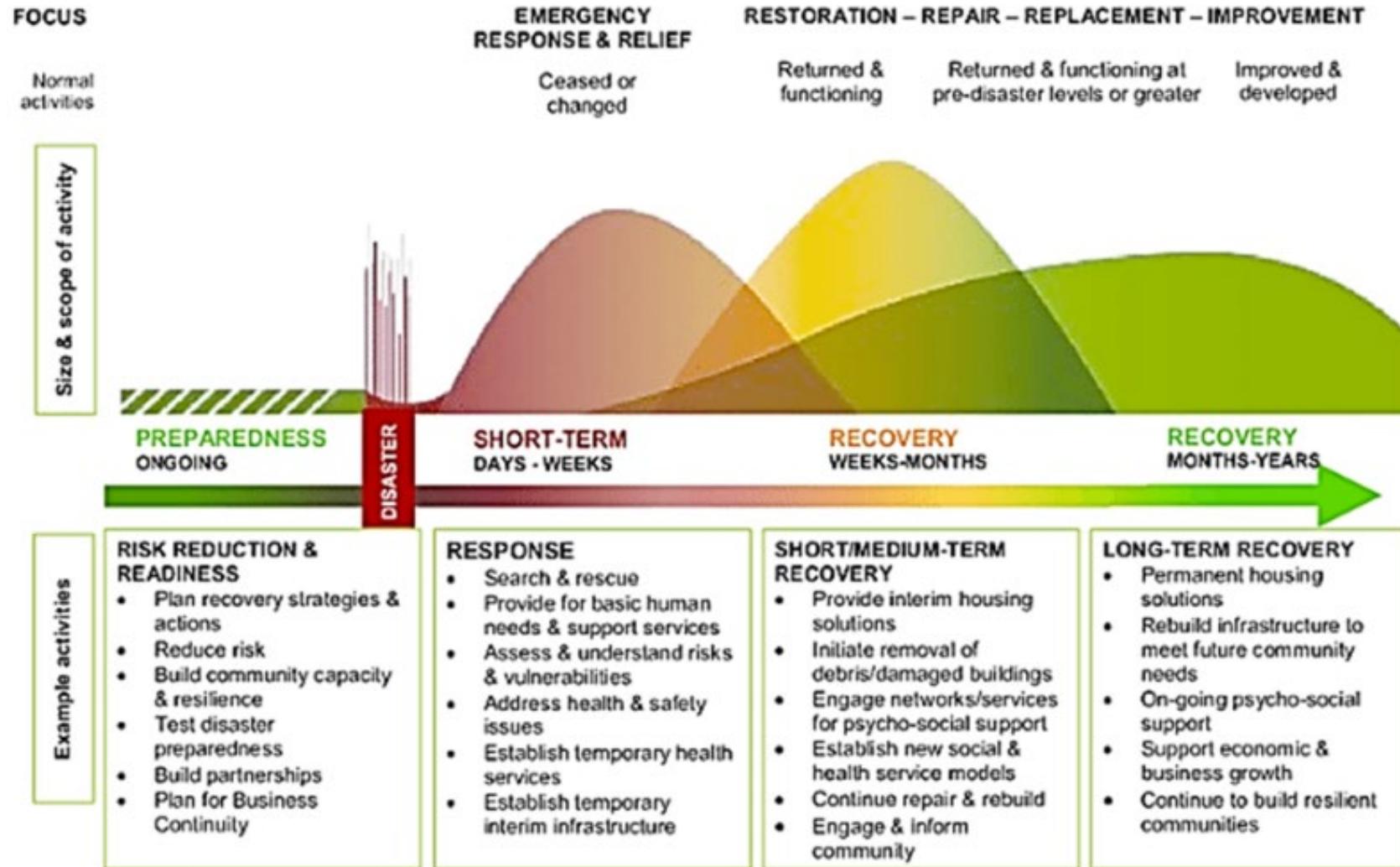
*Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate, taxes, insurance and private mortgage insurance (PMI).*

# HUD/HCD FAIR MARKET RENTS

Year	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FY 2022	\$608	\$716	\$915	\$1,300	\$1,566
FY 2021	\$618	\$722	\$937	\$1,318	\$1,569



# DISASTER RECOVERY CONTINUUM



# RECOVERY SUPPORT FUNCTION (RSF) WORKING GROUP FRAMEWORK



# LONG-TERM WILDFIRE RECOVERY PLAN PROCESS

## ► Phase 0 - Discovery (completed in May 2022)

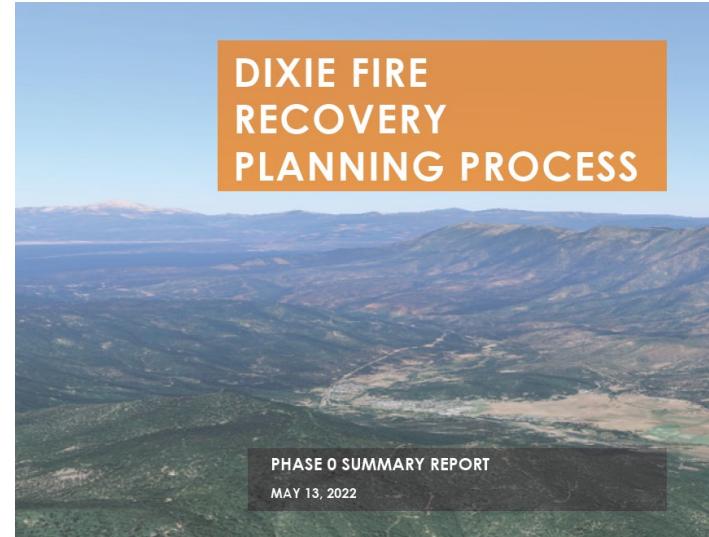
- ❑ Community listening sessions
- ❑ Needs identification
- ❑ Relationship building

## ► Phase 1 - Visioning (kicked-off September 2022)

- ❑ Vision, Mission, and Objectives
- ❑ Needs and Gaps
- ❑ Community Engagement & Workshops
- ❑ Project Identification

## ► Phase 2 - Recovery Plan Development (fall 2022 - 2023)

- ❑ Recovery Planning (countywide and community specific)
- ❑ Formalize Projects
- ❑ Project Funding Identification
- ❑ Project Funding and Implementation



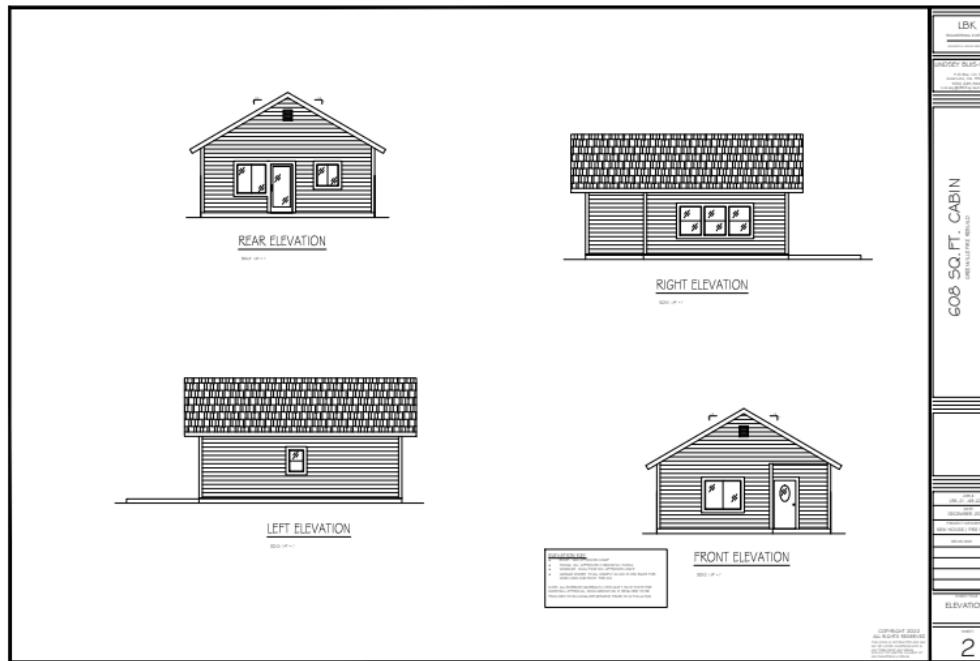
# COUNTY HOUSING URGENCY ORDINANCE

## EFFECTIVE THROUGH DEC 31, 2024

- ▶ “Temporary Housing”
  - ❑ 2 RVs or 1 Mobilehome per private parcel zoned for dwelling units
  - ❑ Mobilehomes to meet the standards for water and sewage disposal, and electrical
  - ❑ Inside fire impacted area RVs can be self-contained
  - ❑ Cargo containers used for storage
  - ❑ No building permit required
- ▶ “Basecamps”
  - ❑ A site that includes some or all of the following features: employee housing; commissary; laundry; and other services for the purpose of providing workforce housing for wildfire Recovery efforts.
  - ❑ Administrative use permit required

# PRE-APPROVED SINGLE-FAMILY RESIDENTIAL BUILDING PLANS WILDFIRE RECOVERY

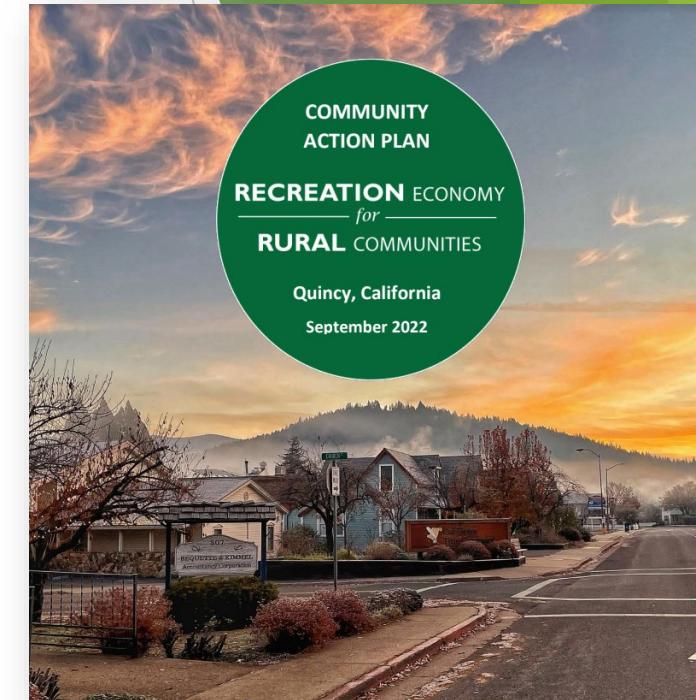
- ▶ NST Engineering Inc.
- ▶ LBK Engineering (Lindsey Buis-Kelly, PE)
- ▶ Sierra Institute Cross Laminated Timber (CLT)



# RECREATION ECONOMY FOR RURAL COMMUNITIES (RERC) GRANT FOCUS - QUINCY

Goal 5 - Housing: Increase housing types and options, including affordable for-sale and rental housing, to accommodate existing and new residents that want to live, prosper, and recreate in the Quincy/American Valley area.

- ▶ Action 5.1 - Address housing issues and needs.
  - Convene a housing working group.
- ▶ Action 5.2 - Identify land available for housing.
  - Prepare inventory of public and private vacant and underutilized land zoned for various housing densities, types, and affordability levels.
- ▶ Action 5.3 - Expand the use of pre-approved housing building plans.
  - Advertise pre-approved single-family housing building plans to the public and builders.
- ▶ Action 5.4 - Develop additional tent camping, RV sites, and mobile home parks.
  - Understand recreational visitor needs and new and existing resident needs in the development of additional tent camping, RV sites, and mobile home parks.



*Sierra Butte Trail Stewardship - Grant Recipient*

*Sponsored by US EPA, USDA Forest Service, and Northern Boarder Regional Commission, and Appalachia Regional Commission*