

JUNE 27, 2025

PUBLIC REVIEW DRAFT

# PLUMAS COUNTY GENERAL PLAN

## HOUSING ELEMENT

7<sup>th</sup> CYCLE

2024-2029



# ACKNOWLEDGEMENTS

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## List of Acronyms

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AB – Assembly Bill

ACS – American Community Survey

ADT – Average Daily Traffic

ADU – Accessory Dwelling Unit

AFFH – Affirmatively Furthering Fair Housing

AHP – Affordable Housing Programs

AMI – Area Median Income

APR – Annual Percentage Rate

CDBG – Community Development Block Grants

CEQA – California Environmental Quality Act

CHFA – California Housing Finance Agency

CR – Commercial Recreation

CRA – Community Reinvestment Act

CSD – Community Services District

ELI – Extremely Low Income

FAFSA – Free Application for Federal Student Aid

FEMA – Federal Emergency Management Agency

FIRM – Flood Insurance Rate Maps

FNRC – Far Northern Regional Center

FRC – Feather River College

GIS – Geographic Information System

HAMFI – Housing Area Median Family Income

HCD – Housing and Community Development, California Department of

HEAP – Home Energy Assistance Program

HH – Household

HOME – Home Investment Partnerships Program

HUD – Housing and Urban Development, US Department of

ITC – Investment Tax Credit

JADU – Junior Accessory Dwelling Unit

LAFCo – Local Agency Formation Commission

LIHTC – Low-Income Housing Tax Credit

MASH – Multifamily Affordable Solar Housing

M-R – Multiple-Family Residential

NOFA – Notice of Funding Availability

PCCDC – Plumas County Community Development Commission

PCIRC – Plumas Crisis Intervention & Resource Center

PHA – Public Housing Authority

PUD – Public Utility District

RCRC – Regional Council of Rural Counties

RHNA – Regional Housing Needs Allocation

RHNP – Regional Housing Needs Plan

RV – Recreation Vehicle

SASH – Single-Family Affordable Solar Housing

SB – Senate Bill

SP-DRA – Special Plan Design Review Area

SRA – State Responsibility Areas

USDA – United States Department of Agriculture

WRAP – Winter Rate Assistance Program

WUI – Wildland Urban Interface

ZNE – Zero Net Energy

# CHAPTER 1: Introduction

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The Plumas County 2024-2029 Housing Element (7<sup>th</sup> cycle planning period beginning June 30, 2024, and ending June 30, 2029) is a comprehensive assessment of existing and projected housing needs for all economic segments of the County and provides clear policy direction for decision making pertaining to zoning, subdivision approval, housing allocations, and capital improvements.

State law (Government Code Sections 65580 through 65589) mandates the content of the Housing Element and requires an analysis of the following, which helps to develop an understanding of the existing and projected housing needs within Plumas County:

- An assessment of existing and projected local housing needs and an inventory of resources and constraints that are relevant to the meeting of these needs;
- A statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing for all economic segments of the population; and
- A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing.

The 2024-2029 Plumas County Housing Element is subject to mandatory review by the California Department of Housing and Community Development (HCD). This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government, non-governmental organizations, and the private sector is critical to attainment of the State's housing goals.

## Purpose

The purpose of the 2024-2029 Plumas County Housing Element is to identify housing solutions that address local housing needs and to meet or exceed the County's unincorporated area Regional Housing Needs Allocation (RHNA). The County recognizes that the provision of adequate housing is best met through a collaboration of various resources including County departments, outside state and federal agencies, and Plumas County housing and special needs stakeholders including those involved with the Plumas Housing Council.

Legislative changes to housing law addressed in the 2024-2029 Plumas County Housing Element include those from laws enacted since the fall of 2019, when the last (6th cycle) Housing Element was adopted, as follows:

- SB 1069 (California Government Code Sec. 65852) – Requires the County to develop regulations for Accessory Dwelling Units (ADUs).
- AB 1397 (California Government Code Sec. 65580, Sec. 65583 and Sec. 65583.2) – Housing Package that includes accelerating affordable housing development, revises methodology for determining realistic development capacity, reduces constraints to the production of affordable housing and creates new opportunities for housing development.
- SB 812 (California Government Code Sec. 65583) – Requires analysis of housing needs for the developmentally disabled.

- SB 2135 (California Government Code Sec. 54220) – Requires the County to provide opportunity to provide affordable housing on surplus County property.
- SB 35 (California Government Code Sec. 65400) – Requires the County to adopt regulations to provide a streamlined process (non-discretionary approval of qualifying affordable housing projects) within prescribed timelines without any environmental review.
- AB 2334, (California Government Code Sec. 65915) – Requires changes to the Density Bonus Law to define development capacity.
- AB 1551 (California Government Code Sec. 13957.5) – Applies residential density bonuses to commercial projects.
- SB 6 (California Government Code Sec. 5852.2) – Requires allowing residential use on commercially zoned property without requiring a rezoning.
- AB 162 (California Government Code Sec. 65302) – Requires the County to amend the general plan, including the safety element, to address constraints to housing development due to flooding issues.
- SB 1241 (California Government Code Sec. 65302 and Sec. 65302.5) – Requires the County to amend the general plan, including the safety element, to address constraints to housing development due to wildfires (areas located in high fire hazard severity zones).
- SB 379 (California Government Code Sec. 65080) – Requires the County to amend the general plan, including the safety element, to address constraints to housing development due to the risk from climate change.
- SB 423 (California Government Code Sec. 65913.4) – Requires extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules.
- AB 1633 (California Government Code Sec. 65589.5) – Includes CEQA reform for infill housing.
- SB 406 (California Government Code Sec. 21080.10) – Involves financial assistance exemption.
- AB 1287 (California Government Code Sec. 65915) – Requires additional density bonuses for very low- or moderate-income units.
- AB 821 (California Government Code Sec. 65860) – Mandates local agency obligation to resolve general plan and zoning conflicts.
- AB 976 (California Government Code Sec. 65852.2) – Requires owner-occupancy of Accessory Dwelling Unit (ADU) requirements prohibited beyond 2025.
- AB 1332 (California Government Code Sec. 65852.27) – Includes streamlined 30-day approval for preapproved ADU plans.
- AB 1308 (California Government Code Sec. 65863.3) – Mandates no increased minimum parking requirements on single-family home renovations.

## General Plan Consistency

State law (California Government Code Sec. 65300.5) requires the 2024-2029 Plumas County Housing Element to be an “...integrated, internally consistent, and compatible...” with other Plumas County 2035 General Plan elements, including Land Use, Noise, Circulation, Economics, Public Health and Safety, Conservation and Open Space, Agriculture and Forestry, and Water Resources. The 2024-2029 Housing Element update was analyzed for consistency with the County’s 2035 General Plan, and the Housing Element does not propose any goals, quantified objectives, policies, or programs that are considered contrary to the other General Plan element goals, policies, and implementation measures. No changes are proposed to the existing General Plan land use designations. The County will review and revise the Housing Element, as necessary, for consistency when amendments are made to the 2035 General Plan.

## Regional Housing Needs Allocation

The Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. HCD acts as the County Council of Governments and allocates the regional housing needs numbers for Plumas County.

**Table 1** provides the breakdown of the RHNA for unincorporated Plumas County, by income category, for the planning period beginning June 30, 2024, and ending June 30, 2029.

**Table 1: Plumas County (unincorporated) Future Housing Needs, 2024–2029**

Income Category <sup>1</sup>	Percent	2024–2029 RHNA
Extremely Low (below 30 percent of AMI) <sup>2</sup>	(included in Very Low)	(included in Very Low)
Very Low (31-50 percent of AMI)	25%	38
Low (51-80 percent of AMI)	15%	24
Moderate (81-120 percent of AMI)	19%	29
Above Moderate (above 120 percent of AMI)	41%	63
<b>Total</b>	<b>100%</b>	<b>154</b>

Source: HCD, *Final Regional Housing Need Determination, Letter to Plumas County Planning Department dated June 2, 2023*

<sup>1</sup> See Table 8 for more information on household income based on the Plumas County income limits and area median income (AMI) Data Sources.

<sup>2</sup> Extremely Low Income RHNA is included in the Very Low Income Category and is assumed to be approximately one-quarter (25%) of the Very Low Income RHNA based on Table 9 of this Housing Element, 2023 ACS 5-Year Estimates, Table DP03 household income trends.

## Data Sources

In preparing the 2024-2029 Housing Element 7<sup>th</sup> Cycle, various sources of information were used. The County relied upon the US Census – American Community Survey (ACS), The US Census Bureau Factfinder website, the California Department of Developmental Services, the California Department for Housing and Community Development (HCD), the California Housing Partnership, and the United States Department of Agriculture (USDA). Estimates vary based on methodology and data sources used.

The US Census, which is completed every 10 years, provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the data primarily provided from HCD and the 2019-2023 ACS data.

Zillow.com was used to collect market rate data on past and present residential dwelling units for sale and for rent, as well as lots/land for sale. Local sources used in updating the 2024-2029 Housing Element 7<sup>th</sup> Cycle include the Plumas County Geographic Information Services Department, Feather River College, the Plumas County Community Development Commission (PCCDC), the Far North Regional Center, the NorthStar Navigation Center, the 2024-2029 City of Portola 7<sup>th</sup> Cycle Housing Element, and the NorCal Point in Time Continuum of Care Report. These community references provided vital information, capturing the unique nature of Plumas County's housing needs.

## CHAPTER 2: Public Participation

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HCD requires local governments to make a diligent effort (California Government Code Sec. 65583(c)) to achieve the public participation of all economic segments of the community, and throughout the 2024-2029 Housing Element update process, the County engaged all segments of the community. The County elicited public participation by posting notices at the Plumas County Planning & Building Services Permit Center (555 Main Street, Quincy) and on the Plumas County 2024-2029 Housing Element Update website at <https://www.plumascounty.us/2629/Housing-Element>; by publishing press releases in The Plumas Sun at <https://plumassun.org/>; by soliciting public comment at Planning Commission workshops and Board of Supervisors meetings, and by coordinating with many housing stakeholders and advocates that assists lower income residents and special needs populations in meeting housing needs.

In an effort to continue to engage the public and housing stakeholders within the County in the planning process, the County's Planning Department reached out to the following agencies and organizations in July 2025 in an effort to inform them that the Public Review Draft 2024-2029 Housing Element was available for public comment in advance of submittal to HCD:

- Plumas County Behavioral Health Department
- Plumas County Public Health Department
- Plumas County Social Services Department
- Plumas County Building Department
- Plumas County Environmental Health Department
- Plumas County Public Works Department
- Plumas County Librarian
- Plumas County Community Development Commission (PCCDC) and Housing Authority
- Plumas Housing Council
- Plumas Rural Services (PRS)
- Environmental Alternatives (EA)
- Plumas Crisis Intervention & Resource Center (PCIRC)
- Far Northern Regional Center (FNRC)
- NorCal Continuum of Care (CoC)
- Plumas-Sierra Counties CoC Advisory Board
- Feather River College
- Plumas Association of Realtors
- Alliance for Workforce Development
- Native American Tribes (SB 18)

## AB 215 Compliance for Review and Adoption Timelines

In accordance with AB 215 the first draft of the Housing Element was circulated for a minimum 30-day public comment period from June 27, 2025, through July 28, 2024. Public comment is anticipated to be received, and 10 business days (July 28, 2025 through August 8, 2025) will be allowed for Planning Department staff to consider and incorporate public comments into the draft revision before submitting the initial HCD draft for the 90-day review period, anticipated on August 11, 2025.

Comments from HCD on the initial HCD draft are anticipated in November 2025. Thereafter, Planning Department staff will work with HCD staff to resolve the state's comments. Once the revisions are adequate, the final draft revisions will be released to the public for comment in response to HCD comments at least seven days before submitting the revised Element back to HCD. The additional seven-day public circulation

commenced on <DATE>, 2025 and ended on <DATE>, 2025. The revised HCD draft was then submitted on <DATE> to HCD for the 60-day review. The County received the ‘conditional letter’ from HCD that revised HCD draft meets State Housing Element Law, pending adoption, on <DATE>.

The Board of Supervisors adopted the 7<sup>th</sup> Cycle 2024-2029 Housing Element on <DATE> and thereafter the County submitted the Adopted Element to HCD for a 60-day review to obtain the official ‘certification letter’ (anticipated April 2026) that states the Board of Supervisors Adopted Element complies with all statutory requirements of State Housing Element Law.

## Public Workshops, Meetings, and Hearings

To provide opportunities for public participation in the preparation of the public review draft 2024-2029 Housing Element, the Planning Department conducted six (6) workshops (March, 6, 2025, April 3, 2025, April 17, 2025, May 15, 2025, June 5, 2025, and on June 18, 2025) during the meetings of the Plumas County Planning Commission. Four Planning Commissioners participated in the workshops, representing District 1, District 3, District 4, and District 5 (District 2 seat is vacant March 24, 2025 – present).

The purpose of the Housing Element, Housing Element State Law (e.g., Housing Element HCD Completeness Checklist), and relationship to the 2035 General Plan were explained to members of the Planning Commission. The Planning Commissioners then discussed in a public forum the countywide vacant and underutilized land inventory analysis and, in collaboration with County staff, compiled a list of the most viable properties for housing at all income levels to meet the County’s RHNA. Additionally, Commissioners discussed the Goals, Policies, and Actions of the Housing Element in context of the County’s housing issues and needs and to ensure consistency with the 2035 General Plan.

During the 30-day public comment period from June 27, 2025, through July 28, 2024, the following public workshops and meetings were held:

- July 15, 2025, Board of Supervisors Meeting
- <INSERT>

Public comment received during the 30-day AB 215 comment period included <INSERT>. Further information on public comment and outreach efforts by County staff and the Planning Commission and Board of Supervisors is included in Appendix A (Public Participation).

## Planning Commission Recommendation

The Planning Commission public hearing to recommend adoption of the 7<sup>th</sup> Cycle 2024-2029 General Plan Housing Element and CEQA Addendum (Resolution No. P.C. 2026-XXX) to the Board of Supervisors occurred on <DATE>. Public comment received at the <DATE> Planning Commission public hearing included <INSERT>.

## Board of Supervisors Adoption

The Board of Supervisors public hearing to adopt the 7<sup>th</sup> Cycle 2024-2029 General Plan Housing Element and CEQA Addendum (Resolution No. 2026-XXX) occurred on <DATE>. Public comment received at the <DATE> Board of Supervisors public hearing included <INSERT>.

## HCD Certification

The Board of Supervisors adopted Housing Element was submitted to HCD on <DATE> 2026, for review and certification. On <DATE> 2026, HCD sent Plumas County a 'certification letter' stating HCD's findings that the County's Adopted 7<sup>th</sup> Cycle 2024-2029 General Plan Housing Element is in full compliance with State Housing Element law (Title 7 Planning and Land Use, Division 1 Planning and Zoning, Chapter 3 Local Planning, Article 10.6 Housing Elements, of the Government Code).

## CHAPTER 3: Affirmatively Furthering Fair Housing

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AB 686 (2018), also known as the Housing Discrimination: Affirmatively Furthering Fair Housing (AFFH) Act, mandates that public agencies proactively address housing disparities related to factors such as race, national origin, color, ancestry, sex, marital status, disability, religion, and other protected characteristics. State Housing Element Law requires all housing elements submitted after January 1, 2021, to include an Assessment of Fair Housing (AFH).

“Affirmatively furthering fair housing” means (Government Code Section 8899.50(a)(1)) taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.

According to HCD, when housing choice and access are limited because of someone’s race, sexual orientation, disability status, or other protected characteristics, there are far-reaching impacts on their lives. These impacts include access to job opportunities, access to quality education, and impacts to mental and physical health. HCD explains that the goal of AFFH is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

Therefore, Plumas County must ensure that the 2024-2029 7<sup>th</sup> Cycle Housing Element policies and programs promote fair housing while refraining from actions that undermine this objective. Pursuant to HCD AFFH Guidance (April 2021 Update), the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty, and affluence across racial/ethnic groups.

Goals, policies, and programs in the Plumas County 2024-2029 Housing Element Update, as outlined below, reflect the requirements of the AFFH Act.

### Related AFFH Goals

#### **Goal H 4 – Meet Special Housing Needs**

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The County shall encourage the construction of new and alteration of existing various housing types necessary to meet the needs of diverse population groups and households with special housing needs.

#### **Goal H 5 – Lower Barriers to Fair Housing and Prevent Housing Discrimination**

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The County shall not allow discrimination to interfere with the attainment of its housing vision, goals, policies, programs, and objectives and shall strive to remove barriers to fair housing by assuring affirmatively further fair housing for all residents is consistent with local, State, and Federal law.

## Related AFFH Policies

**Policy H 4.2:** The County shall specifically work to eliminate governmental constraints and support in the elimination of nongovernmental barriers for lower income senior households, persons with mobility and/or self-care limitations, persons with developmental disabilities, large households, female-headed households, farmworkers, homeless persons, and the resident student population.

**Policy H 5.1:** The County shall further the cause of fair housing and encourage compliance with fair housing laws.

**Policy H 5.2:** The County shall promote housing opportunities for all persons, regardless of race, age, color, national origin, ancestry, religion, ethnicity, disability, source of income, gender identity, sexual orientation, marital status, or familial status.

**Policy H 5.3:** The County shall work to educate the community about fair housing, housing programs, and housing assistance available to the public.

**Policy H 5.4:** The County shall strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.

**Policy H 5.5:** The County shall plan for and strive to reduce and mitigate the impacts of floods, wildfires, earthquakes, severe weather, and drought in high impact areas and vulnerable communities in the County.

## Related AFFH Programs

**Program H 4.1:** Transitional and Supportive Housing.

**Program H 4.2:** Emergency Shelter Managerial Standards and Unmet Emergency Shelter Bed Capacity Need.

**Program H 4.3:** Uses of Recreational Vehicles and/or Manufactured Homes for Special Housing Needs.

**Program H 4.4:** Employee (Farmworker) Housing.

**Program H 4.5:** Permanent Supportive Housing for the Severely Mentally Ill (SMI).

**Program H 4.6:** Student Housing.

**Program H 4.7:** Limited Density Owner-Built Rural Dwellings 'Title 25.'

**Program H 5.1:** Provide Assistance for Persons with Developmental Disabilities.

**Program H 5.2:** Reasonable Accommodation and Housing for Persons with Disabilities.

**Program H 5.3:** Housing Discrimination.

**Program H 5.4:** Furthering Fair Housing.

**Program H 5.5:** Reduce Barriers to Fair Housing

Refer to Chapter 4 for the full context of AFFH policies and programs, and Appendix C for the complete AFFH Assessment. Further, Plumas County's primary local fair housing advocate is the [Plumas County Community Development Commission and Housing Authority](#), and the regional fair housing advocate is the Fair Housing Council of Central California, based in Fresno, California, and for more information, link to: <https://www.fairhousingcentralca.org/>.

# CHAPTER 4: Housing Vision, Goals, Policies, and Programs

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Under State Housing Element Law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing. The Plumas County 2024-2029 7<sup>th</sup> Cycle General Plan Housing Element Update contains policies that guide the County toward reaching its housing goals and programs are actions that the County will take to implement its policies for the 2024-2029 5-year planning cycle. The programs include a specific time frame for implementation and identifies the agency or agencies responsible for implementation. Chapter 4 complies with the requirements and goals of Government Code Section 8899.50(b) and is consistent with State Housing Element Law.

## 2024-2029 Housing Element Vision

*Adequate supply of safe and livable housing types with opportunities for individual choices that accommodate all socioeconomic segments of the unincorporated County area, leading to housing possibilities that meet the needs, protect the environment, and are consistent with a jobs-housing balance based on future population and economic conditions.*

## Goal H 1 – Accommodate the County's RHNA

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The County shall plan to accommodate its 154-unit RHNA, including 9 extremely low-income, 29 very low-income, 24 low-income, 29 moderate-income, and 63 above moderate-income dwelling units between the June 30, 2024 and June 30, 2029 planning period.

### Goal H 1 Policies

- Policy H 1.1:** The County shall maintain an adequate supply of "M-R" Multiple-Family Residential, "2-R," "3-R," and "7-R" Single-Family Residential, and "S-1" Suburban zoned land to accommodate the RHNA and housing development at all income levels.
- Policy H 1.2:** The County shall not impose any requirements for single-family or multiple-family dwelling unit construction other than those mandated by State law or those necessary to maintain health and safety and the protection of the environment.
- Policy H 1.3:** The County shall consider the need to provide for additional land zoned to accommodate various types of residential development and densities whenever the County updates the Plumas County Code, Title 9 Planning and Zoning, Chapter 2 Zoning or the 2035 General Plan elements.
- Policy H 1.4:** The County shall support, as appropriate and feasible, community services districts, public utility districts, and other water and sewer districts when seeking to repair, upgrade, or expand water and sewer facilities in order to provide adequate services for the development of dwelling units.

## Goal H 1 Programs

**Program H 1.1: Residentially Zoned Vacant and Underutilized Sites.** In compliance with “no-net-loss” zoning requirements in Government Code Section 65863 and Government Code Section 54220, the County shall take and/or maintain the following actions:

- A. Monitor, maintain, and update an inventory of vacant and underutilized sites zoned for residential uses to affirmatively further fair housing including “M-R,” “2-R,” “3-R,” “7-R,” and “S-1” zoning districts and make available the inventory to the public by providing information at the Planning Department counter and on the County’s Planning Department Housing Element website at <https://www.plumascounty.us/2629/Housing-Element>.
- B. As part of its General Plan Annual Progress Report, the County shall update the inventory, as necessary, to maintain an adequate supply of land and to identify additional areas that may be suitable for higher-density residential development to ensure that a sufficient supply of land is available to achieve the County’s RHNA and quantified objectives for lower income households. Other considerations when reviewing a site for adequacy to include in the inventory are proximity to public transportation, retail stores, medical services, post office, law enforcement, and schools and being a site that is safe, walkable, and accessible.
- C. Identify and make available a replacement site within 180 days if any vacant parcel on the land inventory accommodating RHNA units is developed at lower density and/or income level than anticipated.
- D. Complete and maintain a list of residential zoned County-owned surplus properties to provide the opportunity to develop future affordable housing.
- E. As the Plumas Local Agency Formation Commission (LAFCo) reviews the municipal services provided within the County by special districts, incorporate information on services and infrastructure capacity into the inventory analysis.

**Objective:** To retain lower income housing and provide opportunities for future development of affordable housing, in addition to communicating where vacant and underutilized sites are zoned for residential uses in the County.

**Responsible Agency:** Planning Department, and Plumas County LAFCo.

**Time Frame:** Complete and post inventory to website upon adoption of the Housing Element, complete list of residentially zoned County-owned surplus properties by June 2026, and thereafter, annually review inventory, by April 1.

**Funding:** General Fund.

**Program H 1.2: Development Review, Processing Procedures, and Online Permitting Platform.** The County shall periodically review and streamline, when possible, its permit procedures to increase efficiency and shall continually seek to improve development review timeframes required for project approval while meeting legal review requirements. The County shall also annually review Planning and Building Services fee schedules to ensure the fees do not constrain the development of housing. Lastly, the County shall implement an online permitting platform designed to streamline and manage community development processes specifically focusing on building, planning, and environment health permits and code enforcement activities.

**Objective:** Reduction of time and cost to applicants and increased housing production in the County.

**Responsible Agency:** Planning Department, Building Department, Environmental Health Department, and Code Enforcement Department.

**Time Frame:** Annually, in the month of October.

**Funding:** General Fund.

**Program H 1.3: Building, Planning, and Zoning Codes.** As new California codes are adopted, the County shall review Title 8 (Building Regulations) and Title 9 (Planning and Zoning) of the Plumas County Code of Ordinances for current compliance and adopt the necessary revisions to further local development objectives, including the incorporation of ADA accessibility accommodation provisions through the implementation of the latest California Buildings Standards Code requirements.

**Objective:** Maintain State law compliance and improve ADA accessibility.

**Responsible Agency:** Planning Department and Building Department.

**Time Frame:** Annually, as new codes are adopted by the State.

**Funding Source:** General Fund.

**Program H 1.4: Accessory Dwelling Units Pre-Approved Plans Program.** The County shall promote the ADU Pre-Approved Plans Program (Plan A – Starter One Bedroom at 705 square feet, 1 Bedroom / 1 Bathroom; Plan B – Large One Bedroom at 830 square feet, 1 Bedroom / 1 Bathroom; Plan C – Two Bedroom at 990 square feet, 2 Bedrooms / 2 Bathrooms; and Plan D – Three Bedroom at 1,200 square feet, 3 Bedrooms / 2 Bathrooms), including the ADU Idea Book, through education and dissemination of information at the Planning and Building department counters and by referring potential applicants to the County's ADU website:

<https://www.plumascounty.us/3285/Accessory-Dwelling-Units-ADU-Pre-Approve>

Further, the County shall improve the affordability of ADUs by amending its fee schedules to waive building permit and other governmental fees, if the owner applies a deed restriction (covenant) on the property to restrict ADU rents to low- and/or very low-income tenants.

**Objective:** Meet the 9-unit extremely low-income RHNA with new construction of ADUs which are an affordable housing option to address the attainable housing needs of residents.

**Responsible Agency:** Planning Department and Building Department.

**Time Frame:** Promotion is ongoing. Amend fee schedule for ADUs in 2026 with Planning Department comprehensive fee schedule update.

**Funding Source:** General Fund.

**Program H 1.5: Housing for Lower Income and Extremely Low-Income Households.** The County shall provide regulatory incentives to developers through reducing or waiving development fees for lower and extremely low-income housing and outreach to non-profits and affordable housing developers to assist in applications for State and Federal housing funding sources, in addition to exploring the feasibility of preserving and rehabilitating existing older (structurally sound) motels in Plumas County suitable for single-room occupancy (SRO) units, typically between 200 and 350 square feet, and consider providing funding sources to assist.

**Objective:** Proactively encourage and facilitate the development of affordable housing for lower income households, including SRO units that provide a valuable source of affordable housing for extremely low-income households and can serve as an entry point into the housing market for people who have previously experienced insecure housing conditions.

**Responsible Agency:** Planning Department and Building Department.

**Timeframe:** Bi-annual review and outreach and assess the feasibility of SRO units by 2026; and if determined to be feasible, apply annually thereafter for various types of grant funding as NOFAs are released.

**Funding Source:** HOME funds, in addition, the County shall consult with HCD annually and refer to the NOFA calendar to determine other potential funding sources.

## **Goal H 2 – Provide Affordable, Attainable Housing for All**

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The County shall support the production of attainable housing that is affordable to serve the needs of lower income households and encourage housing opportunities for all.

### **Goal H 2 Policies**

**Policy H 2.1:** The County shall support State and Federal subsidized housing programs.

**Policy H 2.2:** The County shall promote a variety of affordable housing types.

**Policy H 2.3:** The County shall encourage the development and support programs that expand the supply of workforce rental housing stock affordable to household earning between 60 and 80 percent of AMI.

**Policy H 2.4:** The County shall continue to administer standards, in accordance with State Housing Law, to treat a manufactured home the same as a dwelling unit and to permit manufactured homes in zoning districts that allow dwelling units.

**Policy H 2.5:** The County shall continue to implement, based on the zoning district, a local land use, zoning, and entitlement process to permit State-licensed mobile home and recreational vehicle parks.

**Policy H 2.6:** The County shall update and maintain housing regulations that comply with State and Federal laws to address the need for lower income housing, such as allowing higher density housing development, encouraging the production of accessory dwelling units, and increasing investment into infrastructure that supports the development of housing.

**Policy H 2.7:** The County shall support the Plumas Housing Council.

## Goal H 2 Programs

**Program H 2.1: State Accessory Dwelling Units Law.** To ensure consistency with State ADU Law, the County shall review and revise, as necessary, its Zoning Ordinance.

**Objective:** Facilitate the development of ADUs.

**Responsible Agency:** Planning Department.

**Time Frame:** Review annually and update, as needed.

**Funding Source:** General Fund.

**Program H 2.2 Density Bonus Program.** The County shall review and revise, as necessary, its Zoning Ordinance to ensure compliance with State Density Bonus Law (Government Code Section 65915) and actively encourage developers to utilize the density bonus provision and develop affordable housing by providing information about the program at the Planning Department counter, on the County's website, and at pre-application meetings.

**Objective:** Maintain State law compliance and allow for a greater density of dwelling units than typically allowed by zoning and development standards through developer incentives to build affordable housing.

**Responsible Agency:** Planning Development.

**Time Frame:** Update the Zoning Ordinance by 2027; outreach ongoing and as projects are processed through the Planning Department.

**Funding Source:** General Fund.

**Program H 2.3: Preserve Assisted Units.** The Plumas County Community Development Commission as the County's Housing Authority owns all of the subsidized properties in Plumas County for a total of 213 units, and in cooperation with the County, shall monitor the status of all affordable housing projects and, as funding sources near expiration, shall work to consider options to preserve the units.

**Objective:** To preserve publicly assisted affordable housing projects at-risk of converting to market-rate housing.

**Responsible Agency:** Plumas County Community Development Commission and Planning Department.

**Time Frame:** Ongoing, as projects approach expiration.

**Funding Source:** General Fund.

**Program H 2.4: Housing Choice Voucher Program.** The Plumas County Community Development Commission shall continue to manage the Housing Choice Voucher Program (Section 8) for Plumas, Lassen, Sierra, and Tehama counties, and in cooperation, the County shall promote the program and distribute program information to property owners and managers across the County through resources on the Plumas County Community Development Commission website at <http://www.plumascdc.org/> and through posters and brochures available at the Plumas County Community Development Commission office, County Planning Department counter, and Plumas County library branches. The Plumas County Community Development Commission shall review available funding opportunities annually and work with the County to create viable incentives for participating property owners as funds become available.

**Objective:** Facilitate access to housing opportunities and assist, at minimum, 5 new eligible household tenants and 5 new property owners into the program.

**Responsible Agency:** Plumas County Community Development Commission and Planning Department.

**Timeframe:** Assist with advertising no less frequently than bi-annually on the County's website and social media pages, and coordinate to seek funding annually to provide incentives for property owners.

**Funding Source:** General Fund.

**Program H 2.5: Support Lower Income Workforce Housing Development.** The County shall encourage, support, and, to the extent the County has available resources, assist the Plumas Housing Council member agencies and developers in seeking financial assistance from State and Federal programs to provide workforce housing for lower income households earning between 60 and 80 percent of AMI (e.g., in 2025 for a household of 4, this income range was \$57,180 to \$76,240). The County shall provide services such as:

- A. Assist in identifying sites where housing is compatible with existing zoning regulations and General Plan policies and programs in support of the Build to Rent, 'Welcome Home,' and Lease to Locals housing initiatives.
- B. Assist in promoting the 'Move In' campaign that provides one-time financial incentives and social support networks for new households wanting to move to Plumas County.
- C. Apply for State and Federal grant funding on behalf of housing providers when funding sources require public agency involvement.
- D. Proactively reach out to affordable housing developers to identify development opportunities and funding sources.
- E. Support housing provider funding applications in the form of supporting letters and resolutions.
- F. Offer regulatory incentives, such as density bonuses, for projects that include housing units affordable to lower income households.
- G. Work with non-profits and for-profit housing development corporations specializing in housing for various special needs groups.

**Objective:** 20 units of affordable, attainable workforce housing, including 10 very low- and 10 low-income housing units and 20 'Move In' households.

**Responsible Agency:** Plumas County Board of Supervisors, Planning Department, Building Department, and Plumas Housing Council.

**Timeframe:** Actively pursue State and Federal funds at least every other year and on an ongoing basis proactively reach out to affordable housing developers to identify development opportunities.

**Funding Source:** State and Federal Programs (CDBG, HOME, USDA Rural Housing Services) and other potential government and non-government housing financial resources.

## **Goal H 3 – Maintain, Rehabilitate, and Replace Existing Housing Stock**

The County shall support, as permitted and feasible, the maintenance, rehabilitation, and replacement of substandard dwelling units, manufactured homes, and mobile homes and recreational vehicles in State-licensed parks.

### **Goal H 3 Policies**

**Policy H 3.1:** The County shall work in co-operation with State and Federal agencies to provide housing maintenance, rehabilitation, and replacement education and assistance for lower income homeowners wanting to address substandard housing units.

**Policy H 3.2:** The County shall continue to enforce the California Building Code, International Building Code, California Fire Code, California Mechanical Code, California Electrical Code, California Plumbing Code, and the Health and Safety regulations.

**Policy H 3.3:** The County shall abate dangerous residential structures through code enforcement actions.

### **Goal H 3 Programs**

**Program H 3.1: Housing Rehabilitation Program Opportunities.** The County shall refer interested lower income homeowners, non-profits, manufactured housing and mobile home park owners, and Federally recognized Tribes to USDA Rural Development Housing Services and HCD for housing rehabilitation financial assistance (e.g., grants and loans) and promote the availability of funding and resources through public outreach and collaboration with non-profits, local realtors, lenders, and escrow companies.

**Objective:** Promote rehabilitation of existing substandard housing by distributing financial assistance information on the USDA Single Family Housing Rehabilitation Program (Section 504 Home Repair Program), to rehabilitate 9 very low-income homeowner dwelling units, 5 of which being senior very low-income homeowner households.

**Responsible Agency:** Planning Department.

**Time Frame:** Ongoing; County shall work with USDA Rural Development and consult with HCD annually and refer to the NOFA calendar to determine other potential funding sources.

**Funding Source:** USDA Home Repair Loans and Grants (Section 504 Home Repair Program), USDA Housing Preservation Grants, and HCD HOME and Predevelopment Loan Program.

**Program H 3.2: Code Enforcement.** The County shall continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own home repairs and utilize the Code Enforcement Department, as well as the Plumas County Sheriff's Office and Building Department staff, when needed, to ensure public health and safety through code enforcement compliance.

**Objective:** Preserving the County's housing stock, including no fewer than 5 lower income residents. The County's Code Enforcement Officer handles code enforcement issues on a complaint-driven basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. Complaints are investigated through an established code enforcement process. An Investigative Service Request Form or Complaint Form (found on the County's website at <https://www.plumascounty.us/79/Code-Enforcement>) is mandatory before a complaint is accepted for investigation. The complaint form can be submitted by mail, email, walk-in, or fax. Complaints should be filed when someone feels there is a violation of County Zoning Ordinance, Building Codes, and Environmental Health and Safety Regulations occurring in their neighborhood or community.

**Responsible Agency:** Code Enforcement Department, Sheriff, and Building Department.

**Time Frame:** Ongoing, as complaints are received.

**Funding Source:** General Fund.

**Program H 3.3: Title 24 Energy Efficiency Standards.** The County shall continue to enforce Title 24 of the California Building Code on all development.

**Objective:** Compliance with State law and Title 24 Energy Efficiency Standards.

**Responsible Agency:** Building Department.

**Timeframe:** Ongoing.

**Funding Source:** General Fund.

**Status of Program Implementation:** The Building Department reviews and enforces

**Program H 3.4: Energy Efficiency Programs.** The County shall work with utility providers (e.g., Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and PG&E) and the Plumas County Community Development Commission to encourage existing income qualifying residents to participate in energy efficiency retrofit programs such as the Low Income Weatherization Program, Low Income Home Energy Assistance Program ( HEAP), and Winter Rate Assistance Program (WRAP).

**Objective:** Education and awareness of energy efficiency retrofit program benefits.

**Responsible Agency:** Plumas County Community Development Commission, Planning Department, Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and PG&E.

**Timeframe:** Ongoing.

**Funding Source:** General Fund, Plumas County Community Development Commission, Plumas County utility providers.

**Program H 3.5: Housing Condition Survey.** The County shall conduct a housing condition survey.

**Objective:** To identify areas of housing deterioration and dilapidation to determine the number of housing units in the unincorporated Plumas County area that are in need of rehabilitation or replacement.

**Responsible Agency:** Planning Department.

**Timeframe:** 2026.

**Funding Source:** Existing and secured funding through the County's Community Development Block Grant (CDBG) 2022 Annual Planning Grant.

**Program H 3.6: Mobile Home Parks.** The County, in coordination with HCD, shall review and evaluate the housing conditions of tenants at mobile home and recreational vehicle parks and identify strategies to address the needs, as appropriate, including seeking technical assistance and financial resources from HCD.

**Objective:** Assist the 103 mobile home and RV park owners across Plumas County providing 816 mobile home and 1,973 RV spaces to address the needs such as health and safety concerns.

**Responsible Agency:** Planning Department and HCD.

**Timeframe:** Review, bi-annually.

**Funding Source:** Existing and secured funding through the County's Community Development Block Grant (CDBG) 2022 Annual Planning Grant and HUD FY 2021/2022 Rural Capacity Building Grant (RCBG) for Community Development and Affordable Housing through Rural Community Assistance Corporation's (RCAC) Building Rural Economies (BRE) program, in addition to HCD.

**Program H 3.7: Home Hardening and Defensible Space Wildfire Hazard Mitigation Assistance.** The ReCoverCA 2021 Single-Family Mitigation (SFM) Retrofits Program is designed in response to the federally declared 2021 Dixie Fire and Beckwourth Complex Fire (DR-4610) with grants of up to \$75,000 for mitigation retrofits, including home hardening and defensible space needs, to increase protection against future wildfire disasters.

**Objective:** To assist no fewer than 17 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households located countywide.

**Responsible Agency:** Planning Department, Building Department, and HCD.

**Timeframe:** Ongoing through April 2028.

**Funding Source:** HUD disaster recovery federal funding.

**Program H 3.8: Hazard Mitigation Funding Opportunities.** The County shall review the Multi-Jurisdictional Local Hazard Mitigation Plan project actions and seek funding opportunities through the Hazard Mitigation Grant Program (HMGP) to address, reduce, and mitigate impacts from natural disasters on the most vulnerable communities, such as single-access road residents, and special needs populations, such as seniors, youth, and lower income households in the County.

**Objective:** Apply as opportunities are available to match needs, submitting at least one HMGP application during the planning period.

**Responsible Agency:** Planning Department and County Office of Emergency Services (OES).

**Timeframe:** Review funding opportunities on an annual basis.

**Funding Source:** Cal OES/FEMA HMGP.

**Program H 3.9: Reconstruction of Single-Family Homes Destroyed Due to 2021 Wildfire.** The ReCoverCA 2021 Single-Family Reconstruction (SFR) Program is designed in response to the federally declared 2021 Dixie Fire and Beckwourth Complex Fire (DR-4610) with grants of up to \$500,000 to rebuild single-family homes, including all construction, inspection, and permitting start to finish to achieve a Wildfire Prepared Home designation.

**Objective:** To assist no fewer than 30 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households.

**Responsible Agency:** Planning Department, Building Department, and HCD.

**Timeframe:** Ongoing through July 2028.

**Funding Source:** HUD disaster recovery federal funding.

## Goal H 4 – Meet Special Housing Needs

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The County shall encourage the construction of new and alteration of existing various housing types necessary to meet the needs of diverse population groups and households with special housing needs.

### Goal H 4 Policies

**Policy H 4.1:** The County shall encourage the inclusion of units designed to accommodate wheelchair bound, blind, and other physically restricted persons in new or rehabilitated multiple-family housing projects of more than 4 units which are funded through State or Federal sources.

**Policy H 4.2:** The County shall specifically work to eliminate governmental constraints and support in the elimination of nongovernmental barriers for lower income senior households, persons with mobility and/or self-care limitations, persons with developmental disabilities, large households, female-headed households, farmworkers, homeless persons, and the resident student population.

**Policy H 4.3:** The County shall maintain maximum flexibility when considering dwelling unit construction alternatives to allow for individual choice in housing design and to provide provisions for alternative means, materials, and methods in limited density owner-built rural dwellings in the unincorporated areas of Plumas County.

### Goal H 4 Programs

**Program H 4.1: Transitional and Supportive Housing.** In an effort to comply with state law, the County shall review and revise, as necessary, its Zoning Ordinance to define and consider transitional and supportive housing a residential use permitted by right in all zones that permit residential uses, subject to only those restrictions that apply to residential uses of the same type in the same zone.

**Objective:** Compliance with Assembly Bill (AB) 2162 (Chiu, 2018).

**Responsible Agency:** Planning Department.

**Time Frame:** Update the Zoning Ordinance by 2027.

**Funding Source:** General Fund.

**Program H 4.2: Emergency Shelter Managerial Standards and Unmet Emergency Shelter Bed Capacity Need.**

The County shall adopt development and managerial standards into the Zoning Ordinance for the 'emergency shelter' use allowed by right in "M-R" Multiple Family Residential zoning consistent with Government Code Section 65583(a)(4), with standards including such items as lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation. The County shall continue to support PCIRC and other social service organizations and encourage the maintenance and development of emergency and transitional housing across Plumas County by assisting with the due diligence of "M-R" zoned land of not less than 0.75 acres available for the development of a 28-bed emergency shelter to meet the unmet capacity need during the 2024-2029 planning period and provide incentives for such development, including building permit fee waivers or reductions.

**Objective:** To meet State law requirements consistent with Government Code Section 65583(a)(4), assist with the due diligence of "M-R" zoned land for the development of a 28-bed emergency shelter to meet the unmet capacity need, and support emergency and transitional housing facilities.

**Responsible Agency:** Planning Department, Building Department, Behavioral Health Department, Social Services Department, and Public Health Department.

**Timeframe:** Update the Zoning Ordinance by 2027, with support and due diligence ongoing.

**Funding Source:** General Fund.

**Program H 4.3: Uses of Recreational Vehicles and/or Manufactured Homes for Special Housing Needs.** The County shall review, and revise, as necessary the Zoning Ordinance to meet the following special housing needs through the use of recreational vehicles and/or manufactured homes, either for permanent or temporary occupancy and where all aspects of County health regulations are met:

- A. Caregivers – persons who are responsible for the well-being of another person, and permanently reside on the same property, to take care of someone who has a medical and/or other condition preventing them from caring for themselves in-home.
- B. Caretakers – persons who are tasked with the upkeep, maintenance, protection, and/or security of a property, and permanently reside on the same property.
- C. Labor force housing – temporary workforce housing basecamps occupied by individuals associated with permitted construction activities, with the exception of single-family residential construction.
- D. Temporary occupancy – temporary housing on the same parcel as a permitted single-family residential dwelling unit is being constructed.

**Objective:** To provide for alternative affordable housing opportunities to meet special housing needs.

**Responsible Agency:** Planning Department.

**Time Frame:** Amend by 2026.

**Funding Source:** General Fund.

**Program H 4.4: Employee (Farmworker) Housing.** The County shall review and revise, as necessary, its Zoning Ordinance to ensure compliance with Health and Safety Code Sections 17021.5 and 17021.6, including but not limited to, employee housing cannot be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use, and the permitted occupancy and definition of employee housing in an agricultural zone must include agricultural employees who do not work on the property where the employee housing is located. The County shall review and revise, as necessary, its Zoning Ordinance to allow for seasonal or temporary employee housing in agricultural zoning districts (“AP” and “GA”) in recreational vehicles or manufactured homes not on a permanent foundation where all aspects of County health regulations are met and clustering of the recreational vehicles or manufactured homes is permissible.

**Objective:** To comply with Health and Safety Code Sections 17021.5 and 17021.6 and allow for seasonal or temporary employee housing in agricultural zoning districts.

**Responsible Agency:** Planning Department.

**Timeframe:** Update the Zoning Ordinance by 2027.

**Funding Source:** General Fund.

**Program H 4.5: Permanent Supportive Housing for the Severely Mentally Ill (SMI).** The County shall partner with a development sponsor to own and construct a permanent supportive housing project with County wrap around social services utilizing a variety of incentives, including zoning and land use regulations, flexible development standards, technical assistance, and expedited permit processing to meet the needs of severely mentally ill behavioral health clients.

**Objective:** To develop 10 permanent supportive housing units.

**Responsible Agency:** Planning Department and Behavioral Health Department.

**Time Frame:** Ongoing due diligence for site control, pre-construction, and construction plans.

**Funding Source:** State and Federal grants.

**Program H 4.6: Student Housing.** The County shall support Feather River College in the form of letters and resolutions as the College seeks funding sources to develop additional on-campus dormitories to address the unmet student housing need.

**Objective:** To develop a 120-bed student housing project.

**Responsible Agency:** Plumas County Board of Supervisors and Planning Department.

**Time Frame:** As requested.

**Funding Source:** General Fund.

**Program H 4.7: Limited Density Owner-Built Rural Dwellings ‘Title 25.’** The County shall make aware the opportunity for the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of a limited density owner-built rural dwelling and appurtenant structures designated in the unincorporated areas of Plumas County, including 2021 wildfire affected areas under Plumas County Code Title 8 Building Regulations, Chapter 20 and Chapter 21. “Limited Density Rural Dwelling” is any permanent (primary) or seasonal (secondary) dwelling structure consisting of one or more habitable rooms intended or designed to be occupied by one family with permanent provisions for living, sleeping, cooking, eating, and sanitation. Pre-engineered, manufactured, and assembly type structures or a hybrid of these is allowed, if the structures meet the Code requirements.

**Objective:** To allow for affordability and individual choice in housing design and construction.

**Responsible Agency:** Planning Department and Building Department.

**Time Frame:** Chapter 20 Code regulations pertain to eligible parcels and zoning districts in the unincorporated County area in perpetuity, while Chapter 21 pertains to all parcels in unincorporated Plumas County within the 2021 Dixie Fire and Beckwourth Complex Fire perimeters as delineated by CAL FIRE and is effective through December 31, 2028.

**Funding Source:** General Fund.

## Goal H 5 – Lower Barriers to Fair Housing and Prevent Housing Discrimination

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The County shall not allow discrimination to interfere with the attainment of its housing vision, goals, policies, programs, and objectives and shall strive to remove barriers to fair housing by assuring affirmatively further fair housing for all residents is consistent with local, State, and Federal law.

### Goal H 5 Policies

**Policy H 5.1:** The County shall further the cause of fair housing and encourage compliance with fair housing laws.

**Policy H 5.2:** The County shall promote housing opportunities for all persons, regardless of race, age, color, national origin, ancestry, religion, ethnicity, disability, source of income, gender identity, sexual orientation, marital status, or familial status.

**Policy H 5.3:** The County shall work to educate the community about fair housing, housing programs, and housing assistance available to the public.

**Policy H 5.4:** The County shall strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.

**Policy H 5.5:** The County shall plan for and strive to reduce and mitigate the impacts of floods, wildfires, earthquakes, severe weather, and drought in high impact areas and vulnerable communities in the County.

## Goal H 5 Programs

**Program H 5.1: Provide Assistance for Persons with Developmental Disabilities.** Senate Bill (SB) 812 (Ashburn, 2010), which took effect January 2011, requires the County to address the needs of individuals with a developmental disability. The County shall work with the Far Northern Regional Center to implement an outreach program that informs families in the County about housing and services available for persons with developmental disabilities. This outreach program shall include outreach to potential developers of affordable housing in the form of an informational brochure and directing people to service information on the County's website.

**Responsible Agency:** Planning Department and Far Northern Regional Center.

**Time Frame:** Develop an outreach program by spring 2027 and implement the program within six months after it is developed.

**Funding Source:** General Fund.

**Objective:** To communicate housing resources and services available for persons with developmental disabilities.

**Program H 5.2 Reasonable Accommodation and Housing for Persons with Disabilities.** The County shall adopt a written procedure to make reasonable accommodations (i.e., modifications or exceptions) allowable through its Zoning Ordinance and other land use regulations and practices. The procedure shall be ministerial and address all aspects of the Americans with Disabilities Act (ADA) in regard to home construction, retrofitting restrictions, and parking requirements. The following decision making criteria may be incorporated into the procedure, including but not limited to, the request for a reasonable accommodation shall be used by an individual with a disability and is necessary to make housing available to an individual with a disability protected under fair housing laws, the requested accommodation would not impose an undue financial or administrative burden on the County, and the requested accommodation would not require a fundamental alteration in the nature of the County's Building, Planning, and Zoning Codes. The County shall apply financial incentives for home developers who address SB 520 (Chesbro, 2001) accessibility issues for persons with disabilities in new construction and retrofitting existing homes.

**Responsible Agency:** Planning Department and Building Department.

**Timeframe:** Update the Zoning Ordinance by 2027.

**Funding Source:** General Fund.

**Objective:** To afford persons with disabilities, and other special needs, an equal opportunity to use and enjoy a dwelling unit.

**Program H 5.3: Housing Discrimination.** The County shall refer persons with complaints of housing discrimination to the local contact and referral agency, that being the Plumas County Community Development Commission. Specific actions shall include:

- A. Making literature available on housing discrimination and fair housing resources through Housing Choice Voucher Program (Section 8) applications, how to file a discrimination complaint through resources at <https://www.plumascdc.org/>, and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, Plumas County Library branches, and PCIRC's Quincy Wellness & Family Resource Center and the Portola Family Resource Center.
- B. Establishing a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and refer all fair housing complaints to service providers including California Rural Legal Assistance.
- C. Continuing to provide tenant-landlord dispute resolution information and literature on housing discrimination and fair housing resources.

**Objective:** Ensure that any persons subjected to any housing discrimination shall be provided with a conduit to eliminate this discrimination.

**Responsible Agency:** Planning Department, PCIRC, Plumas County Library, and Plumas County Community Development Commission.

**Timeframe:** Establish complaint process/protocol for referring complaints to California Rural Legal Assistance and update County Website to address complaints by December 2025, , then monitor and update on an annual basis.

**Funding Source:** General Fund.

**Program H 5.4: Furthering Fair Housing.** The County shall disseminate fair housing information in English and Spanish at appropriate public locations and events and collaborate with other local agencies and service providers to include fair housing information in appropriate formats within their facilities. Specific actions shall include:

- A. Refer interested persons to the California Fair Housing and Employment Council.
- B. Facilitate public education and outreach by creating informational flyers on fair housing in English and Spanish that shall be available to public counters, libraries, and on the County's website.
- C. Include a fair housing presentation annually at a Plumas County Community Development Commission Board meeting and County Board of Supervisors.

**Objective:** To promote equal housing opportunity access including information in both English and Spanish.

**Responsible Agency:** Planning Department, Plumas County Community Development Commission.

**Timeframe:** Ongoing, annual presentation.

**Funding:** General Fund.

**Program H 5.5: Reduce Barriers to Fair Housing.** The County shall work to reduce key barriers to fair housing including implementing the following actions:

- A. Review funding opportunities to invest active transportation and park infrastructure adjacent to residential neighborhoods, such as sidewalks and/or accessible playground equipment.
- B. Facilitate coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students.
- C. Review funding opportunities to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure.
- D. Coordinate with the Northern Sierra Air Quality Management District (NSAQMD) to conduct outreach about available grant and incentive programs such as the woodstove change out grant program and grants to farmers to upgrade agricultural equipment.

**Objective:** To the extent funding is available, seek assistance for one project annually to improve active transportation, increase telecommunications access, and air quality for residents.

**Responsible Agency:** Planning Department, Public Works, Plumas County Transportation Commission, schools, recreation and park special districts, and NSAQMD.

**Timeframe:** Ongoing.

**Funding:** State and Federal grants.

## **Goal H 6 – Support Housing Resources and Opportunities**

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The County shall support the need for the availability of public facilities (e.g., water and sewer capacity and power) to support housing growth, and to the extent feasible, maximize financial resources available to help accelerate the production of affordable housing.

### **Goal H 6 Policies**

**Policy H 6.1:** The County shall support housing downpayment assistance programs and programs that contribute benefits to first-time homebuyers.

**Policy H 6.2:** The County shall continue to promote and educate the public on the ADU Idea Book and availability of the at-no-cost Plumas County Pre-Designed and Plan Checked ADU Plans to streamline permitting and make the overall ADU development process more affordable.

**Policy H 6.3:** The County shall maintain minimum governmental regulations, as necessary, for public health and safety and the protection of the environment when processing ministerial and discretionary housing applications and permits.

## Goal H 6 Programs

**Program H 6.1: Down Payment Assistance Program.** Plumas County Community Development Corporation or the non-profit arm of the Plumas County Community Development Commission, in collaboration with Rural Community Assistance Corp (RCAC), shall determine the feasibility of sustainably operating a down payment assistance program. If developed within the planning period, the County shall provide interested household referrals to the program.

**Objective:** Provide financial assistance to lower income homebuyers in Plumas County, including those recovering and rebuilding from the 2021 wildfires.

**Responsible Agency:** Plumas County Community Development Corporation and Planning Department.

**Time Frame:** Determine feasibility in 2025; develop program into 2026 and then refer interested households thereafter.

**Funding Source:** \$25,000 feasibility study funding from the Dixie Fire Collaborative; other funding to be determined.

**Program H 6.2: Water and Sewer Infrastructure.** In cooperation with special districts, Plumas County and the Community Development Commission, shall assist in seeking funding for water and sewer infrastructure repairs, upgrades, and new facilities in the form of supporting letters and resolutions.

**Objective:** Address aging water and sewer infrastructure needs and issues through viable funding sources.

**Responsible Agency:** Plumas County Board of Supervisors; Plumas County Community Development Commission; and public utility districts, community service districts, and other water and sewer providers.

**Timeframe:** Continue to apply as NOFAs are released.

**Funding Source:** Various types of grants.

**Program H 6.3: Community Development Block Grant Funding.** The County shall seek, as needed, annual Community Development Block Grant (CDBG) program funding for planning, economic development and infrastructure.

**Objective:** To support housing initiatives.

**Responsible Agency:** County Grant Manager and Planning Department.

**Timeframe:** Ongoing, as need warrants and NOFAs are released.

**Funding Source:** HCD/HUD CDBG.

## Goal H 7 – Ensure Citizen Participation and Plumas County 2035 General Plan Consistency

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The County shall ensure all elements of the General Plan are consistent and provide opportunities for public participation.

### Goal H 7 Policies

**Policy H 7.1:** The County shall review 2035 General Plan land use designations and zoning district mapping to utilize in land use and density decision making consistent with County, State, and Federal regulations.

**Policy H 7.2:** The County shall ensure public participation and comment opportunity when updating any element of the 2035 General Plan and when discretionary project decisions are being considered.

**Policy H 7.3:** The County shall continue to monitor State and Federal legislation that becomes law for compliance to amend its housing and zoning regulations and procedures in a timely manner.

### Goal H 7 Programs

**Program H 7.1: General Plan Annual Review.** The County shall review the General Plan and Housing Element on an annual basis, as part of its General Plan Annual Progress Report, to determine the effectiveness of the Housing Element in achieving its RHNA, programs, and quantified objectives and provide the opportunity for public participation, as required by California Government Code Section 65400, before and during reporting the information to the Planning Commission, Board of Supervisors, and State.

**Objective:** Maintain a General Plan, including the Housing Element, which contains current data and is effective in implementing housing goals.

**Responsible Agency:** Planning Department.

**Timeframe:** Annually review, by April 1.

**Funding Source:** General Fund.

**Program H 7.2: Water and Sewer Priority and Participation.** Pursuant to Government Code Section 65589.7, the County shall immediately deliver its adopted Housing Element to water and sewer providers operating in the unincorporated areas of Plumas County, and grant priority plan checks to sewer and water infrastructure building permits for residential developments that include units affordable to lower income households.

**Objective:** To communicate new housing objectives to affected water and sewer providers.

**Responsible Agency:** Planning Department and Building Department.

**Timeframe:** Immediately following Board of Supervisors adoption of Housing Element.

**Funding Source:** General Fund.

## CHAPTER 5: Quantified Objectives

Based on the policies and program actions outlined above, the following quantified objectives represent a reasonable expectation of the maximum number of housing units that will be developed (i.e., new construction), rehabilitated, or conserved/preserved and the number of households that will be assisted over the next five-year planning period.

The “New Construction” objective refers to the number of new units that potentially could be constructed using public and/or private sources over the planning period, given the locality’s land resources, constraints, and proposed programs. The “Rehabilitation” objective refers to the number of existing units expected to rehabilitated during the planning period. The “Conservation/Preservation” objective refers to the preservation of the existing affordable housing stock throughout the planning period.

**Table 2** illustrates the County’s realistic expectations for development during the planning period.

**Table 2: Quantified Objectives, 2024–2029**

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (1)	9	29	24	110	170	342
Rehabilitation (2)	3	3	3	-	-	9
Conservation/Preservation (3)	50	100	100	-	-	250
<b>Total</b>	<b>59</b>	<b>136</b>	<b>131</b>	<b>29</b>	<b>63</b>	<b>601</b>

*Source: Plumas County, June 2025.*

(1) New construction objectives are based on the 154-unit 2024–2029 RHNA, with an assumption of the Extremely Low Income RHNA being approximately one-quarter (25%) of the Very Low Income RHNA based on Table 9 of this Housing Element, 2023 ACS 5-Year Estimates, Table DP03 household income trends, and an exception of increasing the Moderate and Above Moderate income categories new construction estimated on average actual permits issued of 110 units for Moderate and 170 units for Above Moderate over the 6<sup>th</sup> Cycle 5-year planning period.

(2) Program HE 3.1 (Housing Rehabilitation Program Opportunities) directs the County to refer interested lower income homeowners, including senior households, to the USDA Single Family Housing Rehabilitation Program (Section 504 Home Repair Program) for financial assistance to rehabilitate existing substandard housing.

(3) Conservation/preservation assumptions are based on the historical annual average number of clients (i.e., 51 in 2023 and 49 in 2024) served by PCCDC through their weatherization programs. County staff has indicated that there are zero affordable units at-risk of converting to market-rate housing based upon available information as of July 2024, from the California Housing Partnership Preservation Database.

## CHAPTER 6: Evaluation of the Previous Housing Element Program Implementation, RHNA, and Quantified Objectives

### 2019-2024 Housing Element Program Implementation Evaluation

The following table provides the implementation progress and describes the effectiveness and status of the County's previous housing programs. As a part of this review and evaluation, the 2019-2024 programs have been either continued (i.e., unmodified), modified, or deleted for incorporation into the 2024-2029 Housing Element. Note, AB 1233 Shortfall of Sites from the 5<sup>th</sup> Cycle Planning Period is not applicable to Plumas County unincorporated area.

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
1. <b>Monitor Vacant and Underutilized Sites Inventory.</b> The County will maintain and update an inventory of vacant and underutilized sites that are designated for residential uses. As part of its annual review of progress in implementing the Housing Element, the County will update the inventory, if necessary, to maintain an adequate supply of land consistent with California Government Code Section 65863 and to identify additional areas that may be suitable for higher-density residential development to ensure that a sufficient supply of land is available to achieve the County's RHNA and quantified objectives for moderate and lower-income households. As the Plumas Local Agency Formation Commission (LAFCo) reviews the municipal services provided within the County by the special districts, incorporate the information on services and infrastructure capacity into the inventory analysis.	Annually.	As part of the 2019-2024 Housing Element update for Plumas County, adopted on October 15, 2019, the inventory of vacant and underutilized sites was updated. The vacant and underutilized sites inventory is monitored annually and updated as necessary.	Modified as <b>Program H 1.1</b>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>2. Inclusionary Housing Program.</b> Inclusionary zoning ordinances require developers to include a certain percentage of rental or for-sale units that are affordable to lower-income households as a condition of development. The County, in cooperation with PCCDC, will explore the adoption of a local inclusionary housing program. The program may include requiring developers of certain types of housing developments to construct affordable units onsite or, in limited circumstances where the County deems construction of affordable units to be impractical, pay an in-lieu fee to subsidize affordable housing development, or dedicate land to the County or an agency, such as PCCDC, for the development of affordable housing. Prior to adopting any inclusionary housing program, the County will conduct analysis to ensure that sufficient incentives exist for developers to mitigate potential negative impacts from the program on the cost and supply of market-rate housing.</p>	<p>Explore options of an ordinance by the end of 2020; and if determined to be feasible, adopt an ordinance by the end of 2021.</p>	<p>This Program has been in the Housing Element for the past two cycles. To-date, it has not been a priority and therefore no local inclusionary housing program has been established. Comments from the Planning Commission support the removal of this program, as it is unlikely that a project of the scale needed for an inclusionary ordinance would be developed in Plumas within the 7<sup>th</sup> cycle planning period.</p>	<p>Deleted</p>
<p><b>3. Affordable Housing Trust Fund.</b> The County, in cooperation with PCCDC, will assess the feasibility and, if feasible, develop an Affordable Housing Trust Fund to be used for the development of affordable housing in the County.</p>	<p>Annually.</p>	<p>This Program has been in the Housing Element for the past two cycles. To-date, it has not been a priority and therefore no housing trust fund has been established. Comments from the Planning Commission, similar to Program #2, support the removal of this program, as the source of funding for such a fund is questionable, especially without an inclusionary housing ordinance.</p>	<p>Deleted</p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>4. Development Review and Processing Procedures:</b> The County will continually seek to improve development review and procedures to minimize the time and/or cost required for review and project approval.</p>	<p>Annually, starting in June 2020.</p>	<p>As of June 2020, the County has annually reviewed development procedures to minimize the time and/or cost for the review and approval of a project. And while the fee schedule is annually reviewed, it has not been updated since 2007. The Plumas County ADU Pre-Approved Plans available to the public is an example of the County providing reduced cost and time to processes an ADU building permit.</p>	<p>Modified as <b>Program H 1.2</b></p>
<p><b>5. Building, Planning, and Zoning Codes.</b> As new California codes are adopted, the County will review Title 8 (Building Regulations) and Title 9 (Planning and Zoning) of the Plumas County Code of Ordinances for current compliance and adopt the necessary revisions so as to further local development objectives.</p>	<p>As new codes are adopted by the state.</p>	<p>Plumas County Planning and Building Services continually monitors newly adopted California codes to ensure compliance.</p>	<p>Continued as <b>Program H 1.3</b></p>
<p><b>6. Camping Time Limit:</b> Amend Section 9-2.405 (Camping) of the Plumas County Code to remove the camping limitation on private lands (non-campground use) of 120 days in a calendar year to provide for alternative affordable housing opportunities for those that need it, for example, caregivers or property owners that desire to remain on the property while under construction of a dwelling. “Camping” means the habitation on a property in nonstructural temporary shelters or recreational vehicles (RVs). Camping units are equated to residential units, are permissible subject to the concurrence of the property owner, and are required to meet health and safety regulations.</p>	<p>Amend by 2020.</p>	<p>The amendment to Sec.9-2.405 of Plumas County Code has not occurred to-date. As of February 2023, the Plumas County Planning Commission began discussing Sec. 9-2.405 to review possible amendments to extend the number of days in a calendar year, and to amend the Temporary occupancy (Sec. 9-2.417) requirements, in addition to discussion of year-round habitation in a recreation vehicle for the purposes of caretakers of property and caregivers of people and also the need for labor force housing and seasonal/temporary employee (farmworker) housing.</p>	<p>Modified as <b>Program H 4.3</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>7. Provide Assistance for Persons with Developmental Disabilities.</b> Senate Bill (SB) 812 (Ashburn, 2010), which took effect January 2011, requires the County to address the needs of individuals with a developmental disability. The County will work with the Far Northern Regional Center to implement an outreach program that informs families in the County about housing and services available for persons with developmental disabilities. This outreach program will also include outreach to potential developers of affordable housing. The program could include the development of an informational brochure and directing people to service information on the County's website.</p>	<p>Develop an outreach program within one year of adopting the Housing Element and implement the program within six months after it is developed.</p>	<p>No outreach program was established or implemented between 2019 and 2024, although as a requirement of State law, the Program will continue.</p>	<p>Continued as <b>Program H 5.1</b></p>
<p><b>8. Reasonable Accommodation and Housing for Persons with Disabilities:</b> The County will adopt a written procedure to make reasonable accommodations (i.e., modifications or exceptions) in its zoning ordinance and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities, and other special needs, an equal opportunity to use and enjoy a dwelling. The County will also address financial incentives for home developers who address SB 520 (Chesbro, 2001) accessibility issues for persons with disabilities in new construction and retrofitting existing homes. Lastly, the County will review and revise, as necessary, its Zoning Ordinance to ensure the County's definition of "Family" is consistent with federal and state fair housing laws and is not a constraint on the development of housing for persons with disabilities.</p>	<p>Update the Zoning Ordinance by 2021.</p>	<p>An ordinance has not yet been completed or adopted. In 2024, the County did review and revised the Zoning Ordinance definition (Plumas County Code Section 9-2.232) of "Family" to be consistent with federal and state fair housing laws, as follows: "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."</p>	<p>Modified as <b>Program H 5.2</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>9. Transitional and Supportive Housing and Navigation Centers:</b> In an effort to comply with state law, the County will review and revise, as necessary, its Zoning Ordinance to define and consider transitional and supportive housing a residential use permitted by right in all zones that permit residential uses, subject to only those restrictions that apply to residential uses of the same type in the same zone. To specifically comply with Assembly Bill (AB) 2162 (Chiu, 2018), the County will amend the Zoning Ordinance to allow supportive housing as a permitted use in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. In addition, the County will amend the Zoning Ordinance to allow Low Barrier Navigation Centers pursuant to Government Code Section 65660 – 65668 (AB 101, Weiner, 2019). A Low Barrier Navigation Center means a Housing First approach, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to: the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth; pets; the storage of possessions; and privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.</p>	<p>Update the Zoning Ordinance by 2021.</p>	<p>The County’s Zoning Ordinance was updated in October 2019 to accommodate emergency shelters (Navigation Centers) in the “M-R” zone permitted by right. Plumas County Zoning Code contains many by right nondiscretionary processes that apply to transitional housing and supportive housing throughout the County, but needs review to ensure State law compliance.</p>	<p>Modified as <b>Program H 4.1</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>10. Accessory Dwelling Units:</b> Accessory dwelling units (ADU), or second units, can be an affordable housing option and can help meet the needs of many residents. To ensure consistency with state law concerning ADUs (AB 1866 [Wright, 2002], AB 2299 [Bloom, 2016], and SB 1069 [Wieckowski, 2016]), the County will review and revise, as necessary, its Zoning Ordinance to facilitate the development of ADUs.</p>	<p>Update the Zoning Ordinance by 2019.</p>	<p>The Zoning Ordinance was updated in May 2024 to permit ADUs in all zoning districts that permit dwelling units subject to State ADU Law and requirements of Plumas County Code Title 9 Planning and Zoning, Chapter 2 Zoning, Article 45 Accessory Dwelling Units.</p>	<p>Modified as <b>Program H 2.1</b></p>
<p><b>11. Density Bonus Program:</b> State law requires that the County allow more dwellings to be built than the existing development standards allow if a developer agrees to make a certain number of dwellings available to the target income category (e.g., very low, low, and/or moderate income). This provision in state law is commonly referred to as a density bonus provision. The County should actively encourage developers to utilize the density bonus provision and develop affordable housing by providing information about the program at the Planning Department counter, on the County's website, and at applicant pre-application meetings.</p>	<p>Update the Zoning Ordinance by 2021; ongoing projects are processed through the Planning Department.</p>	<p>No ordinance has been implemented or adopted. The program would be implemented adhering to State density bonus law, as applicable, if a development project were to request compliance.</p>	<p>Continued as <b>Program H 2.2</b></p>
<p><b>12. First-Time Homebuyer Program:</b> The Plumas County Community Development Commission will develop a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers. Once developed, the County will refer interested households to the Plumas County Community Development Commission.</p>	<p>Develop program by 2021; then refer interested households to the Plumas County Community Development Commission as they approach the County.</p>	<p>The Plumas County CDC has not created a first-time homebuyer program to-date, but they are in the process of determining feasibility to create a downpayment assistance program.</p>	<p>Modified as <b>Program H 6.1</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>13. Preserve Assisted Units:</b> To ensure that assisted affordable housing remains affordable, the Plumas County Community Development Commission, in cooperation with the County, will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The County and Plumas County Community Development Commission, as appropriate, will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.</p>	<p>Ongoing, as projects approach expiration.</p>	<p>No units are at-risk at this time in Plumas County. The Plumas County Community Development Commission operates Federal subsidized housing in the County and would cooperate with the County, as projects approach expiration.</p>	<p>Continued as <b>Program H 2.3</b></p>
<p><b>14. Rehabilitation Program:</b> The Plumas County Community Development Commission, in cooperation with the County, will pursue grant opportunities to reinstate a Housing Rehabilitation Program in the County that provides down payment assistance and rehabilitation services to very low- and low-income households. The Plumas County Community Development Commission, with assistance from the County as appropriate, will promote the availability of funding and resources through public outreach and collaboration with nonprofits, local realtors, lenders, and escrow companies.</p>	<p>Continue to apply annually for various types of grant funding as NOFAs are released.</p>	<p>While the Plumas County CDC, in cooperation with the County, seeks grant opportunities to provide assistance and services to lower income households, a Housing Rehabilitation Program has not been reinstated in the County.</p>	<p>Modified as <b>Program H 3.1</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>15. Code Enforcement:</b> The County's Code Enforcement Officer handles code enforcement issues on a complaint-driven basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. Complaints are investigated through an established code enforcement process. An Investigative Service Request Form or Complaint Form is mandatory before a complaint is accepted for investigation. The complaint form can be submitted by mail, email, walk-in, or fax. The County will continue to use the Code Enforcement Department, as well as the Plumas County Sheriff's Office and Building Department staff, when needed, to ensure compliance.</p>	Ongoing, as complaints are received.	The County continually, as complaints are received, uses the Code Enforcement Department, Sheriff, and Building Department staff to ensure compliance with the Plumas County Code.	Continued as <b>Program H 3.2</b>
<p><b>16. Fair Housing:</b> The County will continue to refer persons experiencing discrimination in housing to the Plumas County CDC who is the local contact and referral agency. The County and the Plumas County CDC will cooperate with neighboring jurisdictions, nonprofits, and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address grievances. Provide notice and educational materials on fair housing rights and equal housing opportunity to residents of Plumas County through the Plumas County CDC's housing programs and Housing Choice Voucher Program (Section 8) applications. Continue to distribute fair housing information and instructions on how to file a discrimination complaint through resources on the Plumas County Community Development Commission's website at <a href="http://www.plumascdc.org/">http://www.plumascdc.org/</a> and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, Plumas County Library branches, and PCIRC's Quincy Wellness &amp; Family Resource Center and the Portola Family Resource Center.</p>	Ongoing, as complaints are received.	The Plumas County Development Commission provides this service. The County continues to refer people experiencing discrimination in housing to the Plumas County Community Development Commission.	Modified as <b>Program H 5.3</b>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<b>17. Title 24 Energy Efficiency Standards:</b> The County will continue to enforce Title 24 of the California Building Code on all development	Ongoing.	The Building Department reviews and enforces Title 24 Energy Efficiency Standards on all applicable building permits.	Continued as <b>Program 3.3</b>
<b>18. Energy Efficiency Programs:</b> The County will work with utility providers (e.g., Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and PG&E) and the Plumas County Community Development Commission to encourage existing income qualifying residents to participate in energy efficiency retrofit programs such as the Low Income Weatherization Program, Low Income Home Energy Assistance Program ( HEAP), and Winter Rate Assistance Program (WRAP). The Plumas County Community Development Commission will consider sponsoring an energy awareness program in conjunction with utility providers in Plumas County to educate residents about the benefits of various retrofit programs.	Ongoing.	The County, Plumas County Community Development Commission, and utility providers, such as PG&E, encourage residents on an ongoing basis about energy efficiency retrofit programs. The Plumas County Community Development Commission provides readily accessible energy efficiency program information on their website for Plumas County residents.	Continued as <b>Program H 3.4</b>
<b>19. Housing Condition Survey:</b> The County, in cooperation with the Plumas County Community Development Commission, will conduct a housing condition survey to identify areas of housing deterioration and dilapidation to determine the number of housing units in the unincorporated Plumas County area that are in need of rehabilitation or replacement.	Within the Planning Period.	No housing condition survey has been conducted to-date, but with the increasing age of the County's housing stock there is a need to understand housing conditions and issues.	Continued as <b>Program H 3.5</b>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>20. Employee Housing:</b> The Plumas County Zoning Ordinance permits employee housing, meaning dwelling units or manufactured homes, by right, in the County's two agricultural zones; Agricultural Preserve (AP) and General Agriculture (GA). To comply with California Health and Safety Code Sections 17021.5 and 17021.6 the County will review and revise, as necessary, its Zoning Ordinance to ensure employee housing cannot be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use, and the permitted occupancy and definition of employee housing in an agricultural zone must include agricultural employees who do not work on the property where the employee housing is located</p>	<p>Update the Zoning Ordinance by 2020.</p>	<p>No update to the Zoning Ordinance has been developed or adopted to-date. Plumas County Code Sec. 9-2.231 defines "Employee housing" as dwelling units or manufactured homes for employees employed on the premises and their families.</p>	<p>Modified as <b>Program H 4.4</b></p>
<p><b>21. Housing for Lower Income and Extremely Low-Income Households:</b> The County will proactively encourage and facilitate the development of affordable housing for lower income households through actions such as providing regulatory incentives, reducing or waiving development fees, and outreach to nonprofits and affordable housing developers to assist in the application for state and federal funding sources. In addition, the Plumas County Community Development Commission, in collaboration with the County, will explore the feasibility of preserving and rehabilitating existing older (structurally sound) motels in Plumas County suitable for single-room occupancy (SRO) units.</p>	<p>Bi-annual review and outreach and assess the feasibility of SRO units by 2021; and if determined to be feasible, apply annually thereafter for various types of grant funding as NOFAs are released.</p>	<p>The County encourages the development of affordable housing for lower income households and plans to actively seek housing developers for the development of SRO affordable housing.</p>	<p>Modified as <b>Program H 1.5</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p><b>22. Emergency Shelter Development:</b> Pursuant to SB 2 (Cedillo, 2007), the County will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the Multiple-Family Residential (M-R) zone without a conditional use permit or other discretionary review. Emergency shelters will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential development in the M-R zone. In addition, the County will evaluate adopting development and managerial standards that are consistent with California Government Code Section 65583(a)(4). These standards may include such items as lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation.</p>	<p>Update the Zoning Ordinance by 2019.</p>	<p>The Zoning Ordinance was updated in October 2019 to accommodate emergency shelters in the Multiple-Family Residential zone (M-R). Emergency shelters in the M-R zone are a use permitted by right that does not require discretionary review. To-date, the County has not evaluated adopting development and managerial standards.</p>	<p>Modified as <b>Program H 4.2</b></p>
<p><b>23. Housing Choice Voucher Program:</b> The Plumas County Community Development Commission, in cooperation with the County, will continue to manage the Housing Choice Voucher Program (Section 8) for Plumas, Lassen, Sierra, and Tehama counties to assist eligible tenants by paying a portion of the rent to a landlord for a privately leased unit. Promote the Housing Choice Voucher Program and distribute program information through resources on the Plumas County Community Development Commission website at <a href="https://www.plumascdc.org/">https://www.plumascdc.org/</a> and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, and Plumas County Library branches.</p>	<p>Ongoing, and resolution as needed.</p>	<p>The Plumas County Community Development Commission operates the Housing Choice Voucher Program on an ongoing basis and the need is great, with 170 active housing vouchers and 370 persons in Plumas County on the waitlist as of June 2025.</p>	<p>Continued as <b>Program H 2.4</b></p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing 2019-2024 Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<b>24. Water and Sewer Infrastructure:</b> In cooperation with special districts, the Plumas County Community Development Commission will continue to seek funding for water and sewer infrastructure repairs, upgrades, and new facilities.	Continue to apply as NOFAs are released.	It is unknown if the Plumas County Community Development Commission provides this service.	Modified as <b>Program H 6.2</b>
<b>25. Community Development Block Grant Funding:</b> The County will support the Plumas County Community Development Commission when applying for Community Development Block Grant (CDBG) program funding.	Ongoing, as NOFAs are released.	It is unknown when the last time the Plumas County Community Development Commission applied for CDBG program funding.	Modified as <b>Program H 6.3</b>
<b>26. Mobile Home Parks:</b> The County, in coordination with HCD, will review and evaluate the housing conditions of tenants of mobile home parks and identify strategies to address their needs, as appropriate, including seeking technical assistance and financial resources from HCD	Review annually.	To-date no review and evaluation has been conducted with the County and HCD for mobile home parks in Plumas County.	Continued as <b>Program H 3.6</b>

## 2019-2024 Housing Element RHNA and Quantified Objectives Evaluation

The table below is an accounting of the 6<sup>th</sup> cycle planning period (December 31, 2018 – August 31, 2024) RHNA and dwelling unit permits issued during that period toward achieving the regional housing needs allocation, which also equates to the County's new construction quantified objective under the 2019-2024 Housing Element.

Overall, at the end of the planning period, or August 31, 2024, Plumas County exceeded its 6<sup>th</sup> cycle RHNA of 16 units and new construction quantified objective of 16 units, with the exception of extremely low income.

The County did not meet its quantified objective of 14 units for rehabilitation, as a Housing Rehabilitation Program was never realized.

The conservation/preservation quantified objective of 150 units was achieved, as the Plumas County Community Development Commission's weatherization programs are very popular and the number households served year-over-year has increased since 2021 to, on average, 50 clients annually.

Income Category	6th Cycle Planning Period RHNA	2019 Permits Issued	2020 Permits Issued	2021 Permits Issued	2022 Permits Issued	2023 Permits Issued	Permits Issued through August 31, 2024	Total Permits Issued
Extremely Low	3	0	0	0	0	0	0	0
Very Low	5	0	0	13	0	2	2	17
Low	3	1	2	4	8	15	16	46
Moderate	2	13	13	26	37	21	13	123
Above Moderate	6	30	30	27	29	52	24	192
Total	16	44	45	70	74	90	55	378

# CHAPTER 7: Community Profile

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## Population Characteristics

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics of Plumas County residents such as age, household size, occupation, and income combine to influence the affordability and type of housing needed in the County.

### Population Trends

The United States Census Bureau – American Community Survey (ACS) estimates a 4.9 percent decline in the population of Unincorporated Plumas County from 19,800 in 2020 to 18,834 in 2023 (**Table 3**). This trend is not the case with the City of Portola, Plumas County's only incorporated city, whose population is estimated to have increased by approximately 17 percent between 2020 and 2023.

**Table 3: Population Growth 2010-2020, unincorporated Plumas County and City of Portola**

City/County	Total Population		2020–2023 Change	
	2020	2023	Number	Percentage
Unincorporated Plumas County	19,800	18,834	-966	-4.9%
City of Portola	2,100	2,462	+362	+17.2%

*Source: The 2020 United States Census Bureau, American Community Survey 1-Year Estimates DP05 Demographic and Housing Estimates,*

*Note: Population counts vary slightly based on the source of data and type of survey.*

### Age Characteristics

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

The median age of residents in Plumas County has plateaued at approximately 52 years old as of 2023. Over time, the median age has been increasing slowly, from 35.7 in 2000 and 39.6 in 2011. The unincorporated County's population is getting older, with 56.5 percent of residents over 45 years of age, and 20.5 percent of residents in the family-forming age group (25–44). The largest age group continues to be residents 65-74 years of age. **Table 4** shows the age distribution of the population of unincorporated Plumas County and the city of Portola based on population estimates from 2023.

**Table 4: Population by Age (2023), unincorporated Plumas County and Portola City**

Age Group	2023 Unincorporated Plumas		2023 Portola City	
	Number	Percentage	Number	Percentage
0-4 years	836	4.3%	218	8.9%
5-9 years	931	4.7%	239	9.7%
10-14 years	948	4.8	123	5.0%
15-19 years	1,032	5.3%	151	6.1%

Age Group	2023 Unincorporated Plumas		2023 Portola City	
	Number	Percentage	Number	Percentage
20-24 years	652	3.3%	62	2.5%
25-34 years	1,907	9.7%	299	12.1%
35-44 years	2,110	10.8%	376	15.3%
45-54 years	1,887	9.6%	177	7.2%
55-59 years	1,641	8.4%	121	4.9%
60-64 years	1,815	9.3%	164	6.7%
65-74 years	3,658	18.7%	330	13.4%
75-84 years	1,642	8.4%	181	7.4%
85+ years	366	2.1%	21	0.9%
Median Age	52.1	N/A	36.2	N/A

Source: 2023 ACS 5-Year Estimates, Table DP05 Demographic and Housing Estimates

## Employment Trends

The estimated total job base in the County has decreased by 21.6 percent over eleven years (2010-2021). The most significant decreases occurred in the construction (-37.3 percent), professional/management (-19.4 percent), agriculture, forestry, fishing and hunting, and mining (-34.1 percent) and manufacturing (-11.2 percent) industries.

According to the US Census (2023), educational services, health care, and social assistance; as well as arts, entertainment, and recreation, and accommodation and food services currently make up the majority of the job market at 23.8 percent and 10.5 percent, respectively, followed by construction (9.7 percent) and public administration (9.5 percent). **Table 5** shows employment by industry in unincorporated Plumas County.

**Table 5: Employment by Industry (2010–2023), unincorporated Plumas County and Portola City**

Employment Sector	Unincorporated Plumas				Portola City			
	Employed Population (Age 16+)		Percentage Change	Percentage of Employed Population 2023	Employed Population (Age 16+)		Percentage Change	Percentage of Employed Population 2023
	2010	2023			2010	2023		
<b>Total</b>	<b>8,895</b>	<b>6,974</b>	<b>-21.6%</b>	<b>100.0%</b>	<b>1,093</b>	<b>1,661</b>		<b>100.0%</b>
Agriculture, forestry, fishing and hunting, and mining	630	415	-34.1%	6.0%	59	70	+19%	4%
Construction	1,081	678	-37.3%	9.7%	257	250	-3%	15%
Manufacturing	589	523	-11.2%	7.5%	35	160	+357%	10%
Wholesale trade	254	69	-72.8%	1.0%	7	19	+171%	1%

Employment Sector	Unincorporated Plumas				Portola City			
	Employed Population (Age 16+)		Percentage Change 2010–2023	Percentage of Employed Population 2023	Employed Population (Age 16+)		Percentage Change 2010–2023	Percentage of Employed Population 2023
	2010	2023			2010	2023		
Retail trade	746	635	-14.9%	9.1%	63	98	+56%	5%
Transportation and warehousing, and utilities	394	451	14.5%	6.5%	78	170	+118%	10%
Information	80	78	-2.5%	1.1%	28	0	-100%	0%
Finance and insurance, and real estate and rental and leasing	748	270	-63.9%	3.9%	71	45	-37%	3%
Professional, scientific, and management, and administrative and waste management services	654	527	-19.4%	7.6%	101	68	-33%	4%
Educational services, and health care and social assistance	1,993	1,662	-16.6%	23.8%	154	274	+78%	16%
Arts, entertainment, and recreation, and accommodation and food services	702	730	4.0%	10.5%	195	237	-22%	14%
Other services, except public administration	471	276	-41.4%	4.0%	34	43	+26%	3%
Public administration	553	660	19.3%	9.5%	11	246	+2,136%	15%

Source: 2006-2010 ACS 5-Year Estimates Table DP03, 2023 ACS 1-Year Estimates, Table S2405.

## Household Trends

- There are an estimated 8,055 households in Unincorporated Plumas County.
- The average estimated household size in Unincorporated Plumas County is 2.39.
- Approximately 1.86 percent of owner-occupied households and 2.2 percent of renter-occupied households are overcrowded or severely overcrowded.
- The 2025 AMI for Plumas County is \$95,300 for a family of four.
- An estimated 16.5 percent of the working population in Plumas County is earning \$24,999 or less, below the State's estimate of 20.8 percent (Migration Policy Institute, <https://www.migrationpolicy.org/data/state-profiles/state/income/ca>)

## Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or manufactured homes to accommodate children, while nonfamily households generally occupy multifamily apartment type housing.

In unincorporated Plumas County, families comprised 62 percent of all households, and 22.4 percent of all households were family households with children under 18 years of age. Additionally, 59.6 percent of all households in unincorporated Plumas County are occupied by at least one individual age 60 or older. **Table 6** displays household composition as reported by the 2019-2023 American Community Survey.

**Table 6: Household Characteristics (2023), unincorporated Plumas County and Portola City**

Jurisdiction	Households	Average Household Size	Percentage of Households	
			Families <sup>1</sup>	Nonfamily
Unincorporated Plumas County	8,055	2.39	5,000 (59.8%)	3,055 (40.2%)
Portola City	2,262	2.35	1,362 (60%)	900 (40%)

*Source: 2019-2023 ACS 5-Year Estimates Table S1101.*

<sup>1</sup> Families with Children Under 18 - 1,804 (22.4%)

## Overcrowding By Tenure

Overcrowding occurs when there is more than one person per room (excluding bathrooms and kitchens) and severely overcrowding occurs when there are more than 1.51 persons per room. Overcrowding is often a result of an inadequate supply of affordable and decent housing. According to the 2019-2023 American Community Survey, 222 households were living in overcrowded conditions (2.8 percent of all households, an increase of 1.5% since the last Housing Element Cycle) and 68 households (0.84 percent, an increase of 0.24 percent since they last Housing Element cycle) were living in severely overcrowded conditions. Refer to **Table 7**.

**Table 7: Overcrowded Households (2023), unincorporated Plumas County**

	Unincorporated Plumas County		Portola City	
Persons per Room	Number	Percentage of Total Units	Number	Percentage of Total Units
<b>Owner-Occupied</b>	<b>6,024</b>	<b>74.8%</b>	<b>1,523</b>	<b>67%</b>
1.00 or less	5,910	73.4%	1,476	65%
1.01 to 1.50 (overcrowded)	93	1.6%	47	2%
1.51 or more (severely overcrowded)	21	0.26%	0	0%
<b>Renter-Occupied</b>	<b>2,031</b>	<b>25.2%</b>	<b>739</b>	<b>33%</b>
1.00 or less	1,855	23%	671	30%
1.01 to 1.50 (overcrowded)	129	1.6%	41	2%
1.51 or more (severely overcrowded)	47	0.6%	27	1%
<b>Total Occupied Housing Units</b>	<b>8,055</b>	<b>100%</b>	<b>2,262</b>	<b>100%</b>
<i>Total Owner Overcrowded</i>	<i>93</i>	<i>1.2%</i>	<i>47</i>	<i>2%</i>
<i>Total Renter Overcrowded</i>	<i>129</i>	<i>1.6%</i>	<i>41</i>	<i>2%</i>
<b>Total Overcrowded</b>	<b>222</b>	<b>2.8%</b>	<b>88</b>	<b>4%</b>
<i>Total Owner Severely Overcrowded</i>	<i>21</i>	<i>0.26%</i>	<i>0</i>	<i>0%</i>
<i>Total Renter Severely Overcrowded</i>	<i>47</i>	<i>0.6%</i>	<i>27</i>	<i>1%</i>
<b>Total Severely Overcrowded</b>	<b>68</b>	<b>0.84%</b>	<b>27</b>	<b>1%</b>

Source: 2019-2023 ACS 5-Year Estimates, Table B25014.

## Household Income

HCD annually publishes income limits per county for use in determining eligibility for assisted housing programs in that county. The 2025 income limits are listed in **Table 8** for each income category according to household size. These income limits are based on an area median income (AMI) of \$95,300 (for a family of four) in Plumas County as a whole:

- Extremely Low Income below 30 percent of area median income (AMI) (\$0–\$32,150)
- Very Low Income 31–50 percent of AMI (\$32,151–\$47,650)
- Low Income 51–80 percent of AMI (\$47,651–\$76,250)
- Moderate Income 81–120 percent of AMI (\$76,251–\$114,350)
- Above Moderate Income Above 120 percent of AMI (\$114,351 or more)

**Table 8: Maximum Household Income by Household Size (2025), Plumas County (sans Portola)**

Income Category	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$20,050	\$22,900	\$26,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very Low	\$33,400	\$38,150	\$42,900	\$47,650	\$51,500	\$55,300	\$59,100	\$62,900
Low	\$53,400	\$61,000	\$68,650	\$76,250	\$82,350	\$88,450	\$94,550	\$100,650
Median Income	\$66,700	\$76,250	\$85,750	<b>\$95,300</b>	\$102,900	\$110,550	\$118,150	\$125,800
Moderate	\$80,050	\$91,500	\$102,900	\$114,350	\$123,500	\$132,650	\$141,800	\$150,950

Source: HCD Memorandum, "State Income Limits for 2025," May 30, 2025.

In an effort to determine an approximate number of extremely low-income households, the County looked at households earning \$24,999 or less. The County determined there were approximately 1,327 extremely low-income households. As of 2023, the largest income group earned an annual household income between \$50,000 to \$74,999 whereas the smallest income group earned between \$10,000 to \$14,999 per year. Most households (3,972) earn between \$50,000 and \$149,999 annually. **Table 9** shows the income distribution of households in unincorporated Plumas County.

**Table 9: Household Income Trends (2023), unincorporated Plumas County and Portola City**

	Unincorporated Plumas County		Portola City	
Income	Number	Percentage	Number	Percentage
< \$10,000	428	5.3%	133	5.9%
\$10,000-\$14,999	201	2.5%	104	4.6%
\$15,000-\$24,999	698	8.7%	283	12.5%
\$25,000-\$34,999	465	5.8%	116	5.1%
\$35,000-\$49,999	1,095	13.6%	463	20.5%
\$50,000-\$74,999	1,562	19.4%	539	23.8%
\$75,000-\$99,999	1,088	13.5%	251	11.1%
\$100,000-\$149,999	1,322	16.4%	169	7.5%
\$150,000-\$199,999	476	5.9%	84	3.7%
\$200,000 or more	720	8.9%	120	2.3%
<b>Total</b>	<b>8,055</b>	<b>100%</b>	<b>2,262</b>	<b>100%</b>
<i>Earning \$24,999 or less</i>	1,327	16.5%	237	10.5%

Source: 2023 ACS 5-Year Estimates, Table DP03

## Overpaying

Overpaying is narrowly defined by HCD as households that spend more than 30 percent of their income for housing (i.e., either mortgage or rent), including the cost of utilities, property insurance, and real estate taxes. Severe Overpaying occurs when a household is spending 50 percent or more of their gross income on housing. The impact of high housing costs falls disproportionately upon low-income households as reflected by limited housing choices. **Table 10** shows the extent of overpayment in unincorporated Plumas County.

**Table 10: Housing Cost as a Percentage of Household Income by Tenure (2023), unincorporated Plumas County**

Total Households Characteristics	Number	Percent of Total Households
<b>Total occupied units (households)</b>	<b>8,330</b>	<b>100.0%</b>
Total renter households	2,255	25.0%
Total owner households	6,075	75.0%
<b>Total lower income (0-80% of HAMFI) households</b>		
Lower income renters (0-80%)	765	9%
Lower income owners (0-80%)	1,600	19%
Extremely low-income renters (0-30%)	630	8%
Extremely low-income owners (0-30%)	615	7%
<b>Lower income households paying more than 50%</b>		
Lower income renter HH severely overpaying	135	2%
Lower income owner HH severely overpaying	260	3%
Extremely Low-Income (0-30%)	620	7%
ELI Renter HH severely overpaying	330	4%
ELI Owner HH severely overpaying	290	3%
Income between 30%-50%	185	2%
Income between 50% -80%	210	3%
<b>Lower income households paying more than 30%</b>		
Lower income renter HH overpaying	415	5%
Lower income owner HH overpaying	520	6%
Extremely Low-Income (0-30%)	855	10%
Income between 30%-50%	365	
Income between 50% -80%	570	
<b>Total Households Overpaying</b>		
<b>Total Renter Households Overpaying</b>	<b>880</b>	<b>11%</b>
<b>Total Owner Households Overpaying</b>	<b>1,070</b>	<b>13%</b>

Source: Comprehensive Housing Affordability Strategy (CHAS) data October 2023

## Housing Stock Characteristics

### Vacancy and Housing Availability

Vacancy trends in housing are analyzed using the vacancy rate as an indicator of housing supply and demand. If housing demand is greater than the supply, the vacancy rate is likely to be low, and the price of housing increases. A vacancy rate of 5 percent is generally considered optimal because it is high enough to provide some flexibility in the housing market without significant increases in housing prices.

As shown in **Table 11**, the vacancy rate in unincorporated Plumas County is very high, estimated to be 46.4 percent as of 2023. This is a slight decrease from the vacancy rate in 2021, which was estimated to be 46.6 percent. The high rate of vacancies in unincorporated Plumas County can be explained due to the fact that many dwelling units are seasonally occupied (i.e., vacation rentals and/or second homes) and some residents tend to not occupy their homes during the winter months.

**Table 11: Residential Vacancy Rate 2010 and 2021, unincorporated Plumas County**

	2021	2023
Unincorporated Plumas County	46.6%	46.4%

Source: Department of Finance, 2010, E-5 Report, ACS 5-year estimates 2017-2021 DP04.

## Housing Tenure

As shown in **Table 12**, unincorporated Plumas County has a higher percentage of householders who own their home (74.8 percent of occupied units) than of householders who rent their home from a property owner (25.2 percent of occupied units).

**Table 12: Household Tenure (2023), unincorporated Plumas County**

	Number	Percentage
Owner-Occupied Units	6,024	74.8%
Renter-Occupied Units	2,31	25.2%
<b>Total</b>	<b>8,055</b>	<b>100.0%</b>

Source: 2023 ACS 5-Year Estimates, Table DP04.

## Housing Units by Type

As shown in **Table 13**, the majority (82.4 percent) of occupied housing units in unincorporated Plumas County are single-family, detached homes, followed by mobile homes or other type, which make up about 9.9 percent (a decrease from 12.6 percent in 2021). Only 1.4 percent of single-family homes are attached. Multifamily units of any kind (2+ units) comprise 6.3 percent of the occupied housing stock.

**Table 13: Housing Units by Type (2023), unincorporated Plumas County and Portola City**

Housing Unit Type	Unincorporated Plumas County		Portola City	
	Number	Percentage	Number	Percentage
Single-Family, Detached	12,398	82.4%	1,860	62.2%
Single-Family, Attached	205	1.4%	31	1%
Multifamily, 2–4 Units	428	2.9%	56	1.9%
Multifamily, 5+ Units	511	3.4%	300	10.1%
Mobile Homes or Other Type	1,495	9.9%	742	24.8%
<b>Total</b>	<b>14,165</b>	<b>100.0%</b>	<b>2,989</b>	<b>100%</b>

Source: 2023 ACS 5-Year Estimates, Table DP04.

## Mobile Home Parks

Mobile home parks present an affordable housing option for lower income households in unincorporated Plumas County. Information on mobile home parks and total spaces in the unincorporated County area were pulled from HCD's listing of active mobile home parks<sup>1</sup>. Across Plumas County, there are 103 mobile home and RV parks providing 816 mobile home and 1,973 RV spaces in the communities of Beckwourth, Genesee, Greenville, Chester, Clio, Meadow Valley, Lake Almanor, Belden, Twain, Chilcoot, Graeagle, Canyon Dam, Vinton, Taylorsville, Portola, Cromberg, Quincy, Crescent Mills, Blairsden, and Prattville. There are 1,305 RV parks with drains and 668 parks without drains. Of the 103 mobile home and RV parks in Plumas County, five parks (approximately 5 percent) are suspended. A park may be suspended by HCD if they are found to be noncompliant with the Mobilehome Parks Act (MPA) which requires parks to provide and preserve an environment with utilities (sewage, water, electricity) for the purposes of maintaining health and safety<sup>2</sup>. Program H 3.6 commits the County, in coordination with HCD, to review and evaluate the housing conditions of tenants of mobile home parks and identify strategies to address the needs, as appropriate, including seeking technical assistance and financial resources from HCD.

## Housing Age and Conditions

Housing conditions are an important indicator of quality of life in Plumas County. Like any asset, housing ages over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, and foundation work. **Table 14** displays the age of unincorporated Plumas County's housing stock as of 2023, of which 32.6 percent were built 1990 or later. This equates to approximately one-third of the housing stock in the County being over 30 years old. The rehabilitation needs for these aging homes are likely great in Plumas County. Additionally, as of June 2025, the County Building Department estimates 20 to 25 percent of homes within the unincorporated County area are in need of some sort of rehabilitation and, of those, 15% are estimated to be in a dilapidated condition.

The County's last housing condition survey was conducted in 1999.

Program H 3.5 has been continued in the Housing Element 7<sup>th</sup> Cycle (2024-2029), which directs a survey be conducted to identify areas of housing deterioration and dilapidation to determine the number of housing units in Plumas County that are in need of rehabilitation or replacement. The Plumas County Planning Department was awarded an annual 2022 CDBG Planning Grant, where some of the funding will be utilized for a countywide housing study, which could include a housing condition survey scope.

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<sup>1</sup> Information from HCD site <https://cahcd.my.site.com/s/mobilehomeparksearch> accessed 6/17/2025

<sup>2</sup> Mobilehome Parks Act Division 13 Part 2.1 [18200-18712] of the Health and Safety Code  
[https://leginfo.legislature.ca.gov/faces/codes\\_displayexpandedbranch.xhtml?tocCode=HSC&division=13.&title=&part=2.1.&chapter=5.&article=](https://leginfo.legislature.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=HSC&division=13.&title=&part=2.1.&chapter=5.&article=) Accessed 6/27/2025

**Table 14: Age of Housing Stock (2023), unincorporated Plumas County and Portola City**

	Unincorporated Plumas County		Portola City	
Year Built	Number of Units	Percentage	Number of Units	Percentage
2020 or later*	31	0.2%	0	0
2010–2019	292	1.9%	56	2%
2000–2009	1,958	13.0%	353	12%
1990–1999	2,739	18.2%	491	16%
1980–1989	2,575	17.1%	507	17%
1970–1979	2,905	19.3%	607	20%
1960–1969	1,877	12.5%	337	11%
1950–1959	1,261	8.4%	323	11%
1940–1949	703	4.7%	118	4%
1939 or earlier	696	4.6%	197	7%
<b>Total</b>	<b>15,037</b>	<b>100%</b>	<b>2,989</b>	<b>100.0%</b>

Source: 2023 ACS 1-Year Estimates, Table DP04.

## Housing Costs and Affordability

### Rental Housing Costs

Based on the *Plumas County 2024 Affordable Housing Needs Report* from the California Housing Partnership (CHPC), the average monthly asking rent in Plumas County is \$946. CHPC estimates renters in Plumas County would need to make \$18.19 per hour to afford the average monthly asking rent. As of June 3, 2025, there are six advertised rental properties in Plumas County with monthly asking rents ranging from \$500 to \$4,875 (Zillow)<sup>3</sup>. Rental units in Plumas County have historically been advertised by word of mouth. This makes it difficult to determine the realistic availability of rental units in Plumas County.

### Sales Prices

Data for home prices in unincorporated Plumas County was sourced using Zillow's Home Value Index (ZHVI) which is a measure of typical home value and market changes across a given region. The County pulled the ZHVIs for all single-family homes in Plumas County between January 2019 (ZHVI of \$271,607) and April 2025 (ZHVI of \$367,716) to calculate a median ZHVI of \$359,010. In the past twelve months, Zillow reported 523 single-family homes were sold with a median selling price of \$374,000. This is an increase of \$113,999 from the median sale price of \$261,000 from the previous Housing Element cycle (2019)<sup>4</sup>.

<sup>3</sup> These prices are based on a point-in-time analysis of rental listings found in Plumas County listed on Zillow on 6/3/2025.

<sup>4</sup> These prices are based on a list of properties sold in the twelve months preceding 6/3/2025 from Zillow.com.

## Housing Affordability

Housing affordability is dependent upon income and housing costs. According to the HCD income guidelines for 2025 the AMI in Plumas County, as a whole, is \$95,300 for a family of four. Assuming that the potential homebuyer in each income group has sufficient credit and down payment (5 percent) and maintains affordable housing expenses (i.e., spends no more than 30 percent of their income on the mortgage, taxes, and insurance), the maximum affordable home prices can be determined. **Table 15** demonstrates the purchasing power of each of the income categories.

When looking at rental and sales prices and comparing those to what households can afford, the County has rental housing affordable to very low-, low-, and moderate-income households and for sale prices affordable to low- and moderate-income households.

**Table 15: Affordable Housing Costs by Income Category (2025)**

(Based on a Four-person Household in Plumas County)	Income Category		
	Very Low	Low	Moderate
Annual Income	\$47,650	\$76,250	\$95,300
Monthly Income	\$3,971	\$6,354	\$7,942
Maximum Monthly Gross Rent <sup>1</sup>	\$1,191	\$1,906	\$2,382
Maximum Purchase Price <sup>2</sup>	\$190,546	\$322,010	\$409,576

Sources: HCD State Income Limits, 2025; <https://www.chase.com/personal/mortgage/calculators-resources/affordability-calculator>; accessed 2025.

<sup>1</sup> Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

<sup>2</sup> Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 6.97% annual interest rate, \$300 monthly debt, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

## Special Needs Groups and Households

There are certain categories of households in Plumas County that, because of their physical or economic condition, require particular housing, space, or support services. A critical purpose of the Housing Element is to ensure that the County precludes barriers to residents whose housing needs are not normally met by the private sector. Special needs households may have difficulties in finding affordable housing due to constraints by lower incomes and a lack of housing that is suitable to their special needs.

Special needs groups and households include senior households, persons with mobility and/or self-care limitations, persons with developmental disabilities, large households, female-headed households, farmworkers, homeless persons in need of emergency shelter, and student resident housing.

## Senior Households

The limited and fixed incomes of many elderly people make it difficult for them to find affordable housing. Additionally, many elderly people have physical disabilities and dependence needs that limit their selection of housing and increase their need for accessible health care and transportation. It is not uncommon for the elderly to have higher poverty rates even though Social Security and other retirement benefits provide a guaranteed minimum income.

As of 2023, the American Community Survey estimated there were 5,848 seniors age 65 years and over, living in unincorporated Plumas County, which represented approximately 30 percent of the total unincorporated County population (**Table 16**). American Community Survey estimated 332 seniors, approximately 5.7 percent, aged 65 or over were living below the poverty level<sup>5</sup>.

**Table 16: Senior Population (2023), unincorporated Plumas County and Portola City**

	Unincorporated Plumas County	Portola City
Age Group	2023	2023
Ages 65–74	3,658	799
Ages 75–84	1,642	352
Ages 85+	548	123
<b>Total</b>	<b>5,848</b>	<b>1,274</b>

Source: 2023 ACS 1-Year Estimates, Table DP05 Age and Sex.

## Persons with Mobility and/or Self-Care Limitations

As defined by the California Government Code, disabilities include physical and mental disabilities. A “mental disability” involves any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. A “physical disability” includes any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss of body functions. Physical disabilities include those that are neurological, immunological, or musculoskeletal in nature as well as those that involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive systems and those involving the special sense organs, speech organs, skin, or endocrine system.

**Table 17** shows residents of Plumas County have a relatively high rate of disability. The American Community Survey estimates people, approximately 21.3 percent of the total population (5 years old or older) has some type of disability, and almost half of those are below the age of 65.

**Table 17: Persons with Disability (2023), Plumas County**

	Number	Percentage
Persons Age 5–64 with a Disability	1,715	8.9%
Persons Age 65 + with a Disability	2,434	12.5%
<b>Total Persons with a Disability (Age 5+)</b>	<b>4,149</b>	<b>21.4%</b>
<b>Total Population</b>	<b>19,459</b>	<b>100.0%</b>

Source: 2023 ACS 1-Year Estimates, Table S1810.

**Table 18** shows the total number of persons in Plumas County by disability type for the 5 to 64 and 65 and over age groups. Many of these persons have more than one disability, which is why more disabilities are listed than there are disabled persons. Cognitive difficulties and Ambulatory living difficulties are the most common forms

<sup>5</sup> 2023 ACS 1-Year Estimates, Table S1701 Poverty Status in the Past 12 Months

of disability among residents ages 5 to 64 in Plumas County. Seniors age 65 and above in unincorporated Plumas County are more likely to have either ambulatory difficulties or hearing difficulties.

**Table 18: Persons with Disability by Disability Type (2023), Plumas County**

	Number
<b>Total noninstitutionalized population with one or more disabilities</b>	<b>4,149</b>
<b><i>Total Disabilities Tallied for People 18 to 64 years</i></b>	<b>2,571</b>
Hearing difficulty	346
Vision difficulty	157
Cognitive difficulty	688
Ambulatory difficulty	563
Self-care difficulty	309
Independent living difficulty	508
<b><i>Total Disabilities Tallied for People 65 Years and Over</i></b>	<b>5,502</b>
Hearing difficulty	1,069
Vision difficulty	560
Cognitive difficulty	512
Ambulatory difficulty	1,747
Self-care difficulty	720
Independent living difficulty	894

Source: 2023 ACS 1-Year Estimates, Table S1810.

## Persons with Developmental Disabilities

SB 812 (Ashburn, 2010) requires the County to include, in the special housing needs analysis, the needs of individuals in Plumas County with a developmental disability. A developmental disability is a disability that occurs before an individual reaches 18 years of age, is expected to continue indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions closely related to mental retardation or requiring similar treatment. Program H 5.1 specifically addresses the needs of the developmentally disabled and Program H 5.2 supports the County adopting a written procedure to make reasonable accommodations (i.e., modifications or exceptions) for persons with disabilities and other special needs when it comes to home construction, retrofitting, and parking requirements.

Table 19 includes information about Plumas County's population of developmentally disabled persons by age and zip code.

**Table 19: Persons with Developmental Disabilities (2021), Plumas County**

Zip Code (Community)	0-17 years	18+ years
95934 (Indian Falls)	0	<11
95947 (Crescent Mills)	<11	<11
95956 (Bucks Lake/Meadow Valley)	<11	<11
95971 (Quincy)	26	26

Zip Code (Community)	0–17 years	18+ years
95983 (Taylorsville/Genesee)	0	<11
95984 (Twain/Virgilia)	<11	<11
96020 (Chester)	<11	16
96103 (Graeagle)	<11	<11
96105 (Chilcoot)	<11	<11
96122 (Portola/Lake Davis)	16	14
96135 (Vinton)	0	<11

Source: California Department of Developmental Services "Consumer Count by California ZIP Code and Age Group", 2021.

## Far Northern Regional Center

The Far Northern Regional Center (FNRC) has offices located in Redding and Chico that serves children and adults with developmental disabilities who are residents in Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Siskiyou, Tehama, and Trinity counties. It serves families whose infants or toddlers (birth to 3 years of age) have or are at-risk for development disabilities or delays. FNRC also serves individuals over age 3, including adults.

In order to fulfill the diverse needs of persons from infancy to end of life, some of the services and supports provided by FNRC include:

- Early Intervention Services
- Behavior Intervention
- Respite Care
- Licensed Homes
- Adult Day Activities
- Supported Employment
- Independent Living Setting
- Healthcare

## Large Households

Large households are defined by the US Census Bureau as households containing five or more persons. They are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. A five-person household requires a three- or four-bedroom home; a six-person household requires four bedrooms; and a seven-person household requires four to six bedrooms. According to the 2023 US Census American Community Survey (ACS Table B11016), 492 households (6.1 percent) in unincorporated Plumas County included five or more persons.

As of 2023, The American Community Survey estimates a plentiful availability of housing units suitable for large families. There are 6,912 three-bedroom housing units, 1,262 four-bedroom units, and 348 units with five or more bedrooms, respectively comprising 46 percent, 8.4 percent, and 2.3 percent of all housing in the county (ACS Table DP04). Since the population of Plumas County changes gradually and the average household size is estimated to be 2.29 as of 2023, it can be presumed that the current supply of housing is sufficient to accommodate large families barring income and geographical constraints.

## Female-Headed Households

Female-headed households are households headed by a single female parent with children under the age of 18 living at home. Single-parent households generally have lower incomes than two-parent households and often require special attention due to their need for affordable child care, health care, housing assistance, and other

supportive services. Additionally, female-headed households generally tend to have lower incomes and higher living expenses, often making the search for affordable, decent, and safe housing more difficult.

Poverty is a prevalent issue within female-headed households. As of the 2019–2023 American Community Survey, approximately 3.5 percent of households in unincorporated Plumas County were female-headed households with children<sup>6</sup>, and 5.5 percent were female-headed households receiving Food Stamps or Supplemental Nutrition Assistance Program (SNAP) benefits<sup>7</sup>. Historic income disparities make female-headed households in Plumas County at increased risk of overpaying for housing (spending 30 percent or more of gross income on housing and utilities) and experiencing unmet housing needs.

## Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. The number of persons employed in agriculture, forestry, fishing and hunting, and mining has declined in recent years, decreasing from nearly 10 percent of the working population in the ACS 2012-2016 estimates to 7.8 percent as of 2019-2023<sup>8</sup>. The United States Department of Agriculture (USDA) 2022 Census of Agriculture reported there were 150 hired farm laborers and 218 unpaid farm laborers in Plumas County<sup>9</sup>. Unpaid laborers typically constitute self-employed operators, spouses, or family members.

Most farmworkers earn relatively low wages, and thus they fall into the extremely low- and very low-income categories. The Employment Development Department (EDD) Labor Market Information Division reported the 2024 annual median income for farm laborers in California as \$51,158<sup>10</sup>. This would place farm workers in the low-income category based on the State Income Limits for 2025 – **Table 8**.

Housing opportunities for migrant farmworkers may include employee housing (i.e., dwelling units or manufactured homes) and other congregate living facilities as well as affordable multifamily or single-family rental units. Year-round farmworkers typically need affordable rental or ownership housing, which is available in the County's existing residential zoning districts. The County is actively working to reduce barriers to affordable housing for agricultural laborers by reviewing how employee housing is permitted on parcels zoned Agricultural Preserve (AP) or General Agricultural (GA) (Program H 4.4).

## Homeless Persons / Extremely Low-Income Households

Homeless individuals and families have the greatest need for immediate housing solutions as they are unsheltered and likely cannot afford housing because of their socioeconomic status of being an extremely low-income household or those below 30 percent of AMI (e.g., earning less than \$32,150 for a household of four or less than \$20,050 for a household of one based on the State Income Limits for 2025 – **Table 8**). The diversity and complexity of factors contributing to homelessness make the issue difficult to address. California state law requires that housing elements estimate the need for emergency shelter for unhoused persons.

The NorCal Continuum of Care (CoC) Point-in-Time Count is a seven-county (Del Norte, Lassen, Modoc, Plumas, Shasta, Sierra, Siskiyou) homeless consortium meant to identify and prioritize the most vulnerable and chronically homeless persons. The 2023 count identified 58 sheltered individuals (those in emergency shelters or transitional housing) and 76 unsheltered individuals, with a resulting total 134 homeless persons within

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<sup>6</sup> 2019-2023 5-Year Estimates American Community Survey Table DP02 Selected Social Characteristics

<sup>7</sup> 2019-2023 5-Year Estimates American Community Survey Table S2201 Food Stamps/Supplemental Nutrition Assistance Program (SNAP)

<sup>8</sup> 2019-2023 5-Year Estimates American Community Survey Table CP03 Comparative Economic Characteristics

<sup>9</sup> 2022 USDA Census of Agriculture: Table 7 Hire Farm Labor – Workers and Payroll: 2022

<sup>10</sup> Accessed 6/24/2025 <https://labormarketinfo.edd.ca.gov/aspdotnet/SupportPage/AlloESWage.aspx?soccode=452099>

Plumas County. 13 individuals (9.7 percent) were identified as “chronically homeless,” or an individual 18 years or older with a disability who has been continuously homeless for at least one year or has had a combined 12 months of homeless spanning four or more occasions across three years.

The Plumas Crisis Intervention & Resource Center (PCIRC) offers homeless prevention and rapid re-housing programs, based on an evidence-based Housing First Model, utilizing available annual funding to those experiencing homelessness in Plumas County. Program examples include emergency motel sheltering, mental health transitional housing, Pathways Home (Housing First Model for transitioning offenders), North Star Navigation Center in Quincy (emergency and transitional housing for youth, families, and individuals), and Plumas House (transitional sober living environment for men).

Additionally, the Plumas County Behavioral Health Department, Sierra County Behavioral Health Department, and the Plumas County Community Development Commission (PCCDC) help coordinate local efforts through the Plumas-Sierra Housing Continuum of Care to identify homeless programs funding opportunities—for PCIRC as the primary homeless service provider—and to complete threshold requirement activities for state and federal affordable housing programs for future HCD/US Department of Housing and Urban Development (HUD) funded projects.

For more information on emergency shelters and transitional and supportive housing, refer to Chapter 9.

## **Feather River College Student Resident Housing**

Feather River College (FRC) is an accredited public community college located in Quincy. In addition to the numerous associate degree programs offered, FRC has two bachelor of science degree programs available in equine and ranch management and ecosystem restoration and applied fire management.

As of the 2025-2026 Academic Year, FRC presented the following Student Housing options:

- On-Campus: Hillside Dormitories – 64 apartments housing 160 students (96 single 1-bed units and 64 2-bed units) and includes 11 resident advisor (RA) and assistant manager beds (8 single 1-bed units and 3 2-bed units)
- Off-Campus: The Meadows Apartments – housing 26 students (16 single 1-bed units and 10 2-bed units) and includes 2 resident advisor (RA) and assistant manager beds (2 single 1-bed units)
- Off-Campus: The Pines Apartments – housing 47 students (3 single 1-bed units and 44 2-bed units) and includes 4 resident advisor (RA) and assistant manager beds (2 single 1-bed units and 2 2-bed units)

This inventory consists of 77 1-bed units and 19 2-bed units across the three locations.

Other off-site housing options for students advertised by FRC include:

- The Cloman House – A private home with rooms for rent (females only).
- River Ranch RV Park – A privately owned recreational vehicle park offering lower monthly asking rents for FRC students.
- Deerwood Cabins – Studio, one-bedroom, and two-bedroom cabins available for rent.
- American Valley Estates MHP and Apartments: 41-space mobile home community with 9 rentable cabins, 10 apartment units, and 4 RV sites.
- Pioneer RV Park - A privately owned recreational vehicle park.

It should be noted that FRC does reserve rooms for Former Foster Youth and Homeless Youth as required by law. If unfilled, FRC releases these to general students as the school year approaches. Further, FRC is required to have 50 percent of the occupancy for students who demonstrate financial need, as defined by a student’s

financial aid status. This requires students to fill out the FAFSA (Free Application for Federal Student Aid), which is correlated higher with overall success in college. Lastly, California residents have tuition waived at community colleges for their first degree, and the FAFSA requirement helps get non-California resident students and second degree students the financial assistance needed.

## Fall 2024

The FRC resident housing capacity is set at 233 students; however, in the fall of 2024 the college has added extra bunks to some of the larger rooms (i.e., triples), increasing the overall capacity to approximately 265 students.

## Spring 2025

FRC student housing rent is around \$500 a month, including utilities. FRC President Kevin Trutna reports that student housing was full in less than 24 hours after opening applications in February 2025, which was a record fill rate. While FRC doesn't keep specific data on students that don't inquire about housing due to the severely impacted student housing shortage, FRC faculty often hears anecdotes of students who do not come to FRC because they cannot find housing.

### Unmet Student Housing Need

While the unmet student housing need is difficult to track, FRC estimates the resident housing needs gap to be approximately 150-200 students based on the following waitlist data:

- 2021 – 2022 Academic Year = 92 waitlist students
- 2022 – 2023 Academic Year = 88 waitlist students
- 2023 – 2024 Academic Year = 101 waitlist students
- 2024 – 2025 Academic Year = 152 waitlist students
- 2025 – 2026 Academic Year = 203 waitlist students

The majority of residents in student housing are associate degree students, although it should be noted that the bachelor's degree students are relatively older (average 26 years old) but have also reported their own difficulty in finding housing, as some have families and different needs than the associate degree students.

A February 2025 a [CalMatters article](#) highlighted that "Feather River College is still reeling from the 2021 Dixie Fire, which destroyed hundreds of homes in the surrounding community and warped the housing market. The college is one of many schools that have tried — and failed — to secure state grants to build more student housing." "Right after the fire, the state granted the college over \$500,000 from the state to design solutions for the worsening student housing crisis, but it was a kind of "false hope," said Carlie McCarthy, the college's vice president of student services." "Twice, the school submitted its plans — a \$74 million proposal to build over 120 beds for students — and each time, the state Legislature was unable to fund it."

FRC continues to seek out funding to develop additional on-campus dormitories to address the unmet student housing need.

## CHAPTER 8: Housing Resources and Opportunities

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This section includes an evaluation of the availability of land resources, the County's ability to satisfy its share of the region's future housing needs, availability of public facilities (e.g., water and sewer capacity), potential environmental constraints, and financial resources available to assist in implementing the County's housing programs.

### Regional Housing Need

The Regional Housing Needs Allocation (RHNA) is a minimum projection of housing units needed to accommodate projected household growth at all income levels by the end of the housing element's statutory planning period.

**Table 20** shows the County's regional housing need by income for the projection period beginning June 30, 2024 and ending June 30, 2029.

Due to the "State of Emergency Adjustment" (Government Code Section 65584(d)) HCD used data provided by the California Governor's Office of Emergency Services (Cal OES) pursuant to Government Code 65584.01(b)(1)(I) to adjust for units lost in Plumas County due to the 2020 North Complex Fire, 2021 Dixie Fire, and 2021 Beckwourth Complex Fire as declared states of emergency (Major Disaster Declaration). To estimate the percentage of units lost in Plumas County that were originally occupied, HCD utilized 2017-2021 ACS data to calculate the percentage of units in the region that are temporarily occupied by persons with a usual residence elsewhere. HCD then multiplied the occupancy rate by the units lost due to the Major Disaster Declarations, resulting in a 423 unit data point that then a percentage was taken which resulted in a net increase of 191 units to the Plumas County total RHNA. The unincorporated Plumas County area has a total RHNA of 154 units.

**Table 20: Regional Housing Needs Allocation, 2024-2029**

Income Category	Unincorporated Plumas County	City of Portola	Total RHNA
Very Low	38	6	44
Low	24	7	31
Moderate	28	6	35
Above Moderate	64	18	81
<b>Total</b>	<b>154</b>	<b>37</b>	<b>191</b>

*Source: HCD Final RHNA letter dated June 2, 2023.*

### Adequate Sites Inventory and Analysis

This section addresses the requirements of California Government Code Sections 65583 and 65583.2 for a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within unincorporated Plumas County. The County's share of the regional housing need will be met through the identification of available sites that are suitable and appropriately zoned for residential uses.

The County's land inventory was developed using a combination of resources, including the County's GIS (Geographic Information Systems) database, Assessor data, aerial mapping, realtors, public workshops with the Planning Commission, and review of the County's General Plan Land Use Element and Zoning Ordinance.

The inventory includes residentially zoned parcels that permit housing by right are either vacant or underutilized.

The site-by-site inventory table and mapping is provided in Appendix B (Vacant and Underutilized Land Inventory). Program H 1.1 ensures that the County will annually review the inventory to maintain an adequate supply of land.

## Realistic Capacity

The realistic buildout capacity was determined as follows: aerial surveys were reviewed and site visits were made to determine the proportion of developed versus vacant areas of parcels. The potential for additional development on each parcel was evaluated using utility maps, street maps, and similar information in County files to determine the availability of services that would accommodate future development, and by reviewing Flood Insurance Rate Maps, and County records of geologically and biologically sensitive areas to determine constraints to future development.

The County also considered and evaluated the implementation of its current multifamily development standards to determine approximate density and unit capacity. Realistic capacity for vacant sites was determined by multiplying the number of acres by the maximum density for the site (21.8 dwelling units per acre pursuant to Plumas County Code) and the minimum density (10 dwelling units per acre pursuant to the state default density for unincorporated areas in nonmetropolitan counties, including Plumas), and then comparing the densities and applying site constraints and regulatory and non-regulatory constraints, if any, which resulted in the final realistic unit capacity, by site.

## Zoning to Accommodate the Development of Housing Affordable to Lower Income Households

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test.

Per California Government Code Section 65583.2(c)(3)(B), the default density standard for Plumas County, which for purposes of this code section is defined as an unincorporated area in a nonmetropolitan county, is a minimum of 10 dwelling units per acre. Sites in the County that are zoned to provide for higher density projects and encourage and facilitate the development of housing for lower income households are in the Multiple-Family Residential Zone ("M-R") and associated General Plan land use designation Multiple-Family Residential, which allows a maximum density of 21.8 dwelling units per acre. Subsequently, Plumas County's zoning is consistent with the minimum default density standard of 10 dwelling units per acre and is able to accommodate housing for lower income households.

## Small Site Development

The County is not relying on small vacant "M-R" sites (smaller than a half-acre) to meet a portion of its lower income RHNA, and therefore those types of parcels do not appear in the Appendix B inventory.

## Meeting the Regional Housing Needs Allocation

**Table 21** provides the Plumas County RHNA for the 7<sup>th</sup> cycle planning period to the available vacant and underutilized sites inventory capacity. The resulting analysis demonstrates that the County has:

- Vacant higher density “M-R” zoned sites that have the realistic development potential to allow the construction of approximately 96 units affordable to lower income households (including extremely low-, very low-, and low-income households), which is sufficient to accommodate the lower income RHNA of 62 units; and
- Vacant lower density “7-R,” “2-R,” “3-R,” and “S-1” zoned sites that have the realistic development potential to allow the construction of approximately 124 units affordable to moderate- and above moderate-income households, which is sufficient to accommodate the moderate- and above moderate-income RHNA of 92 units.

Additionally, the County has considered underutilized sites, with the resulting analysis demonstrating the County has underutilized higher density “M-R” zoned sites that have the realistic development potential to allow the construction of approximately 52 units affordable to lower income households (including extremely low-, very low-, and low-income households). Further, Plumas is crediting 21 ADUs permitted in the prior 6<sup>th</sup> Cycle planning period (2019-2024) to accommodate lower income households (see Appendix B for further information and justification on credit of ADUs in meeting the RHNA and adequate sites requirement).

Appendix B provides information (Table B-1 through Table B-6) of the “M-R” high density available vacant and underutilized sites and “7-R,” “2-R,” “3-R,” and “S-1” lower density available vacant sites for the development of multi-family units and single-family homes, as well as adequate sites mapping (Map 1 through Map 7) to illustrate the location of each RHNA site, by area, including Quincy, East Quincy, Greenville, Grizzly Ranch, Plumas Eureka Estates, Walker Ranch, and Whitehawk Ranch.

**Table 21: Comparison of RHNA and Realistic Capacity of Vacant and Underutilized Residentially Zoned Sites**

Income Category	7 <sup>th</sup> Cycle 2024-2029 RHNA	Realistic Capacity Vacant Residentially Zoned Sites	Realistic Capacity Underutilized Residentially Zoned Sites	Accessory Dwelling Units	Total RHNA Accommodation	RHNA Surplus
<b>Very Low<sup>1</sup></b>	38	44	28	21	93	55
<b>Low</b>	24	52	24	0	76	52
<b>Moderate</b>	29	40	0	0	40	11
<b>Above Moderate</b>	63	84	0	0	84	21
<b>Total</b>	<b>154</b>	<b>220</b>	<b>52</b>	<b>21</b>	<b>293</b>	<b>139</b>

Source: Plumas County, June 2025.

<sup>1</sup> Extremely Low Income RHNA is included in the Very Low Income Category and is assumed to be approximately one-quarter (25%) of the Very Low Income RHNA based on Table 9 of this Housing Element, 2023 ACS 5-Year Estimates, Table DP03 household income trends.

## Availability of Public Facilities

The County has prepared an inventory of vacant sites (Appendix B) that are suitable for the development of housing for all income levels to meet the RHNA. Part of determining the suitability of the sites is to consider whether water capacity, sewer capacity, and other necessary public facilities including dry utilities will be available to the sites in the vacant land inventory during the planning period. A brief discussion of the availability of these facilities follows.

To comply with SB 1087 (Florez, 2005), the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower income households.

### Water and Sewer Capacity

The County does not directly provide water and sewer; these services are provided by independent special districts. Properties zoned Mult-Family Residential (M-R) are predominantly located within areas where sufficient water, sewer, and electrical services are provided because per the General Plan 2035 land use designations. Program H 6.2 supports the County's cooperation with PCCDC and special districts when seeking funding for water and sewer infrastructure repairs, upgrades, and new facilities.

The following list includes the special districts that provide water and sewer services to residential properties, including "M-R" zoned properties, in the unincorporated area of Plumas County.

Sufficient total existing water and sewer capacity is available to accommodate the identified residential capacity, including on M-R zoned sites, in the American Valley Community Service District (CSD) and Grizzly Lake CSD. As a result, sufficient total water and sewer capacity is available to accommodate the regional housing need for all income groups. Additional new community sewer capacity is planned for the Graeagle Land and Water Company service area, including M-R zoned sites.

### Special Districts

Special districts with sufficient capacity for water and sewer, include:

- Walker Ranch CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity
- Indian Valley CSD
  - Water and sewer capacity is sufficient, upgrades underway post 2021 Dixie Fire
- American Valley CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity, upgraded in 2024
- Grizzly Lake CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity
- Grizzly Ranch CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity

- Whitehawk Ranch CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity
- Plumas Eureka CSD
  - Water system has sufficient capacity
  - Sewage system has sufficient capacity

Special districts with no water and/or sewer services or that may have water and/or sewer capacity issues, include:

- Chester PUD
  - Water system has sufficient capacity
  - Sewer system may need upgrade
- Clio PUD
  - Water system capacity is unknown
  - No community sewage disposal system
- Hamilton Branch CSD
  - Water system has sufficient capacity for vested lots, but no additional capacity
  - No community sewage disposal system
- Graeagle Land and Water Company
  - Water system has sufficient capacity
  - Need to build new community sewage disposal system
- West Almanor CSD
  - Water system has sufficient capacity
  - No community sewage disposal system
- Gold Mountain CSD
  - Water system capacity under review
  - Sewage system capacity under review

## Electricity and Other Dry Utilities

Dry utilities including electricity, telephone, cable, and internet service are available to most areas within the County. At this time, electricity is available through Liberty Energy, Plumas-Sierra Rural Electric Cooperative, and Pacific Gas and Electric Company (PG&E). The extension of power to service new residential developments has not been identified as a constraint; however, in wildfire recovery post 2021 Dixie Fire and Beckwourth Complex Fire, some owners with parcels issues have experienced challenging electrical re-connections. Outlying areas, outside of established communities, may not be served, such as the Warner Valley area.

Dry utility services providers are as follows.

- Electricity: Liberty Energy, Plumas-Sierra Rural Electric Cooperative, PG&E
- Telephone: AT&T, Frontier Communications
- Internet: Plumas-Sierra Rural Electric Cooperative, AT&T, DigitalPath, MiNetworks, Star Link

## Potential Environmental Constraints

The majority of sites included in the vacant and underutilized land inventory (Appendix B) are in existing communities, such as Quincy, East Quincy, Greenville, Lake Almanor, and Portola (unincorporated) where infrastructure is in place (e.g., the availability of water and sewer, power, roadways, drainage) and most geographic or potential environmental constraints, such as topography, forested lands, or soils/geotechnical issues, are minimal. Although some sites in the unincorporated areas of the County fall within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (100-year floodplain), issues of elevation required to construct a dwelling within a 100-year floodplain would be mitigated, as is typical, with County and State planning and building codes for future development projects.

The FEMA Flood Insurance Rate Maps (FIRM) describe the following two types of Special Flood Hazard Areas (SFHAs) present in the County. SFHAs are defined as the area that will be inundated by a flood event having a 1.0% chance of being equaled or exceeded in any given year. The 1.0% annual chance flood is also referred to as the base flood or 100-year flood, as includes the following zones:

- Zone A: No base flood elevation determined.
- Zone AE: Base flood elevations determined.

Areas on a FEMA FIRM in the County outside the SFHAs include the following zones:

- Shaded Zone X: Areas determined to be within the 0.2% (500-year) annual chance floodplain.
- Unshaded Zone X: Areas determined to be outside the 0.2% (500-year) annual chance floodplain.

Lastly, Zone D areas are where there are possible, but undetermined flood hazards, as no analysis of flood hazards has been conducted.

## Financial Resources

Efforts by the County to assist in the development, rehabilitation, and conservation/preservation of affordable housing utilize organizational, agency, and other financial resources. The following local, state, and federal housing programs are valuable resources in assisting in affordable housing development, conservation of housing stock, the preservation of at-risk housing, and housing rehabilitation:

- Home Investment Partnerships Program
- Housing Choice Voucher (Section 8) Program
- Community Development Block Grant
- Section 202 and Section 108 Loan Guarantees
- Community Reinvestment Act
- Low-Income Housing Tax Credit Program
- Acquisition/Rehabilitation Program
- Affordable Housing Programs
- Urban Predevelopment Loan Program
- Multifamily Housing Program

Program H 6.1 speaks to the development of a down payment assistance program, and Program H 3.1 seeks to connect lower income homeowners with housing rehabilitation programs.

Further, Program H 2.3 addresses the State law requirement that jurisdictions preserve publicly assisted affordable housing projects at-risk. Units with covenants approaching expiration within three to five years are considered at-risk. With that said, as of June 2025 there are no affordable units in Plumas County at-risk of converting to market-rate housing.

## **Home Investment Partnerships Program**

The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement, or for rental assistance or security deposits.

Participating jurisdictions may choose from a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers, to build or rehabilitate housing for rent or ownership, or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses. Also, participating jurisdictions may use HOME funds to provide tenant-based rental assistance contracts of up to two years if such activity is consistent with their consolidated plan and justified under local market conditions.

## **Public Housing Authority**

The local Public Housing Authority (PHA) is operated by PCCDC. As the housing authority for Plumas, as well as Tehama, Sierra, and Lassen counties, PHA manages housing and community development activities, including affordable rental housing opportunities and the Housing Choice Voucher (Section 8) program.

In addition, PCCDC provides energy assistance and weatherization services, builds and improves infrastructure, supports the creation and retention of jobs, and supports human service organizations. These initiatives are possible due to the funding PCCDC receives from the California Department of Community Services and Development (CSD) for their Low Income Home Energy Assistance Program (LIHEAP), and their Community Action Agency (CAA) program.

The LIHEAP program assisted 453 households with energy assistance, and 49 households for weatherization and Energy Crisis Intervention Program (ECIP) services in 2024. Energy assistance is the payment of wood, propane, fuel oil, and/or electricity expenses made directly to the utility company or vendor on behalf of eligible households. Weatherization services are available to eligible owners and renters to receive energy efficiency improvements to their dwelling at no cost, such as, weather-stripping, storm windows, insulation, and other energy related home repairs. ECIP services are rendered when there is an immediate need for heating and/or cooling. LIHEAP is available in Plumas County as well as Sierra County.

The CAA program collects proposals from other community programs, primarily nonprofits, and provides grants to eligible entities to assist in furthering the missions and goals. The selected entities' missions and goals must align with the CAA guidelines. These grants are available in Plumas County as well as Sierra County and Lassen County. In 2025, CAA provided grants to eighteen entities through the three counties.

The affordable rental housing opportunities for families, seniors, and the disabled in Plumas County are funded in partnership by HUD and USDA and include five housing developments for a total of 213 units that are owned, by the PCCDC. The Chester and Greenville properties are also managed and maintained by PCCDC, while the Quincy property is managed and maintained by a third-party property management company.

The properties owned by PCCDC are as follows:

- Valley Heights (Quincy) – 48 affordable units for families and seniors, including 1 manager unit (HUD)
- Green Meadows (Greenville) – 47 affordable units for families and seniors, including 1 manager unit (HUD)
- Pine Meadows (Chester) – 16 affordable units for families (USDA)
- Sierra Meadows (Chester) – 49 affordable units for families and seniors, including 1 manager unit (HUD)
- Wildwood Village (Chester) – 53 affordable units for seniors and the disabled, including 1 manager unit (USDA)

The Housing Choice Voucher program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can use the voucher at any decent, sanitary, and safe housing unit (single family or multifamily) that accepts the vouchers. The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. The housing authority subsidizes the difference between the tenant's portion and the contract rent. However, fair market rents restrict the actual contract rent as determined by the US Department of Housing and Urban Development.

In total for Plumas, Lassen, Tehama, and Sierra counties, there are 637 Housing Choice Vouchers assigned. These vouchers include 5 Veterans Affairs Supportive Housing (VASH) vouchers, 25 Family Unification Program (FUP) vouchers and 607 other vouchers. As of June 2025, there were 170 active housing vouchers in Plumas County and 370 persons on the Plumas County waitlist.

Program H 2.4 supports the continued management of the Housing Choice Voucher Program, and Programs H 5.3, H 5.4, and H 5.5 support fair housing practices.

## At-Risk Units

According to the California Housing Partnership Preservation database, as of July 2024, there are no units at-risk of conversion from affordable to market-rate rents in the incorporated area of Plumas County for the next 10 years, beginning June 30, 2024 (start of 7<sup>th</sup> Cycle Housing Element planning period); therefore, the County has not provided an inventory, which typically would include a list of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year, in addition to providing an estimate and comparison of replacement costs versus preservation costs, identifying qualified entities to acquire and manage the at-risk affordable housing development, and identifying potential funding sources to preserve the affordable housing.

## Community Development Block Grant

The US Department of Housing and Urban Development awards Community Development Block Grants (CDBG) annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be used by the County, nonprofit, and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees. Program H 6.3 supports the County applying for CDBG program funding for planning, economic development, and infrastructure as need warrants and NOFAs are released.

## Community Reinvestment Act

The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires the period evaluation of each insured depository institution's record in helping meet the credit needs of its entire community. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

## Low-Income Housing Tax Credit Program

In 1986, Congress created the Low-Income Housing Tax Credit (LIHTC) to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. The LIHTC program gives State and local LIHTC-allocating agencies the equivalent of approximately \$10.5 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower income households.

The Tax Credit Allocation Committee is responsible for allocating both state and federal credits. State credits mirror their federal counterparts and are only available to projects receiving federal credits. Twenty percent of federal credits are reserved to allocate to rural areas and ten percent are reserved for nonprofit sponsors. Developers must reserve affordable housing units to qualify for the state credit.

The federal tax credit provides a subsidy over 10 years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide upfront capital to build the units. Credits can be used to fund both hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidies receive a federal credit of 9 percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts receive increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for ten years and a 13 percent state credit over four years.

## California Housing Finance Agency

The California Housing Finance Agency (CalHFA) offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, the CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

## USDA Rural Development Housing Services

USDA's Rural Housing Service offers a variety of programs to build or improve housing and essential community facilities in rural areas. The services offer loans, grants and loan guarantees for single- and multifamily housing,

childcare centers, fire and police stations, hospitals, libraries, nursing homes, schools, first responder vehicles and equipment, housing for farm laborers and much more.

Services also provide technical assistance loans and grants in partnership with non-profit organizations, Indian tribes, state and federal government agencies, and local communities.

Local offices in proximity of Plumas County include:

Oroville Office 150-D Chuck Yeager Way, Oroville, CA 95965 (530) 534-0112	Redding Office 3644 Avtech Pkwy, Suite A, Redding, CA 96002-9241 (530) 226-2560
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Plumas County Area Director: Jennifer Gooler, USDA Rural Development Northern Region

Affordable housing is essential to the vitality of communities in rural America. USDA Rural Development's Single Family Housing Programs give families and individuals the opportunity to buy, build, or repair affordable homes located in rural America. Eligibility for these loans, loan guarantees, and grants is based on income and varies according to the average median income for each area. Through the program options below, USDA Rural Development offers qualifying individuals and families the opportunity to purchase or build a new single family home with no money down, to repair their existing home, or to refinance their current mortgage under certain qualifying circumstances. There are also programs to assist non-profit entities in their efforts to provide new homes or home repair to qualifying individuals and families.

For Homebuyers: *Single Family Housing Direct Loans (Section 502 Direct Loan Program)*

- Purchase or build with no money down in eligible rural areas.
- Low- or Very Low-Income.
- Typically 33-year term with payment assistance available.
- Apply directly with Rural Development.

*Single Family Housing Guaranteed Loan Program (Section 502 Guaranteed Loan Program)*

- Purchase or build with no money down in eligible rural areas.
- Moderate Household Income.
- 30-year fixed rates. Refinance options available.
- Apply through an active lender.

For Homeowners: *Home Repair Loans and Grants (Section 504 Home Repair Program)*

- Very low income homeowners in eligible rural areas.
- Repair, improve, or modernize your home.
- Apply directly with Rural Development.
- Grants possible for age 62 and over.

For Non-Profits, Municipalities, and Federally Recognized Tribes:

*Mutual Self-Help Housing Technical Assistance Grants*

Provides grants to qualified organizations to help them carry out local self-help housing construction projects. Grant recipients supervise groups of very low- and low-income individuals and families as they construct their own homes in rural areas. The group members provide most of the construction labor on each other's homes, with technical assistance from the organization overseeing the project.

*Rural Housing Site Loans*

Rural Housing site loans provide two types of loans to purchase and develop housing sites for low- and moderate-income families:

- Section 523 loans are used to acquire and develop sites only for housing to be constructed by the Self-Help method.
- Section 524 loans are made to acquire and develop sites for low- or moderate-income families, with no restriction as to the method of construction. Low-income is defined as between 50-80% of AMI; the upper limit for moderate income is 115% of the AMI.

#### Housing Preservation Grants

Provides grants to sponsoring organizations such as local governmental entities, non-profit organizations, and Federally Recognized Tribes for the repair or rehabilitation of housing owned or occupied by low- and very low-income rural citizens. Areas that may be served include rural areas and towns with 20,000 or fewer people. Funds may be used for low-interest loans to repair or rehabilitate housing for low- and very low-income homeowners. Rental property owners may also receive assistance if they agree to make units available to low- and very low-income families. Eligible expenses include:

- Repairing or replacing electrical wiring, foundations, roofs, insulation, heating systems and water/waste disposal systems.
- Handicap accessibility features.
- Labor and materials and administrative expenses.
- For a complete list, see Code of Federal Regulations (CFR) 1944.664.

#### **Federal Home Loan Bank System**

The Mission of The Federal Home Loan Bank System (FHLB) is to provide reliable liquidity to its member institutions to support housing finance and community investment. All FHLBs are privately capitalized and do not receive federal funding. FHLBs facilitate the Affordable Housing Program (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

#### **California Department of Housing and Community Development**

HCD conducts the [Predevelopment Loan Program](#) that provides short-term loans (up to 2 years at 3% simple annual interest) to finance predevelopment costs to preserve, construct, rehabilitate, or convert assisted housing for low-income households including manufactured housing and mobilehome parks. Maximum loan amount for purposes other than site option or site purchase is \$100,000. Eligible costs include but are not limited to site control, site acquisition for future low-income housing development, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation. Eligible entities include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations. HCD also conducts the acquisition and rehabilitation component of the [Multifamily Housing Program](#) to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low-interest, long-term deferred-payment loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

# CHAPTER 9: Constraints on the Development of Housing

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Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing, making it difficult to meet the housing needs for all economic segments of the community. These factors can be categorized as: (1) governmental constraints and (2) nongovernmental constraints.

Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.

Nongovernmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

## Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this Housing Element.

## Zoning Standards

**Table 22** presents the County's development standards, which are applied to all new residential developments.

**Table 22: Development Standards**

Zone District	Maximum Bldg. Height <sup>2</sup>	Lot Width	Minimum Yard Setback					Min. Lot Area (sq.ft.)	Lot Area per unit (sq.ft.)	Maximum Lot Coverage
			Front	Side Parcels < 1 acre	Side Parcels $\geq$ 1 acre	Rear Parcels < 1 acre	Rear Parcels $\geq$ 1 acre			
2-R	35 ft	60 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	21,780	-	50%
3-R	35 ft	60 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	14,520	-	50%
7-R	35 ft	60 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	6,223	-	50%
M-R	35 ft	60 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	6,000	1,998	50%
S-1	35 ft	120 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	43,560	-	50% <sup>3</sup>
S-3	35 ft	150 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	130,680	-	50% <sup>4</sup>
R-10	35 ft	300 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	435,600	-	50% <sup>5</sup>
R-20	35 ft	300 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	871,200	-	- <sup>6</sup>
AP	35 ft	N/A	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	3,484,800	-	1 Acre <sup>7</sup>
GA	35 ft	300 ft	20 ft	5 ft/story	30 ft	5 ft/story	30 ft	1,742,400	-	1 Acre <sup>7</sup>
MH	<sup>1</sup>	<sup>1</sup>	<sup>1</sup>	<sup>1</sup>	<sup>1</sup>	<sup>1</sup>	<sup>1</sup>	<sup>1</sup>	<sup>1</sup>	<sup>1</sup>

Source: Plumas County Code, Title 9, Planning & Zoning, 2025.

<sup>1</sup> As required by the primary zoning in which the MH (Manufactured Home Combining Zone) zoning is combined.

<sup>2</sup> Height limit only, does not apply to number of stories.

<sup>3</sup> Except that on any parcel which is at least one acre in size, each dwelling unit and accessory buildings shall cover no more than one acre.

<sup>4</sup> Except that on any parcel which is at least three acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.

<sup>5</sup> Except that on any parcel which is at least ten (10) acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.

<sup>6</sup> For parcels at least twenty (20) acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.

<sup>7</sup> Each dwelling unit and accessory buildings shall cover no more than one acre. Miscellaneous permitted compatible uses shall cover no more than one acre

## Parking Standards

The County's parking requirements vary according to the type of dwelling unit, as shown in **Table 23**.

**Table 23: Residential Parking Standards**

Type of Residential Development	Required Parking (covered or uncovered)
Single Family	Two parking spaces per dwelling unit
Multifamily	
One bedroom or studio	Two parking spaces per unit
Two bedrooms	Two parking spaces per unit
Three or more bedrooms	Two parking spaces per unit
Accessory Dwelling Unit	One Parking Space, except as modified in Article 45, Accessory Dwelling Units of Title 9 of Chapter 2 of the Plumas County Code
Mobile Home Parks (Manufactured/Modular Home)	Two parking spaces per dwelling unit

*Source: Plumas County Zoning Ordinance, 2025.*

## Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, residential care facilities, SROs, mobile homes, employee housing, ADUs, emergency shelters, and transitional and supportive housing and navigation centers. **Table 24** summarizes the residential uses permitted, not permitted, and those that require a special use permit by zoning district.

**Table 24: Housing Types Permitted by Zoning District**

Residential Use	Zone										
	2-R	3-R	7-R	M-R	S-1	S-3	R-10	R-20	AP	GA	MH <sup>1</sup>
Single-Family — Detached	P	P	P	P	P	P	P	P	P	P	
Single-Family — Attached	-	-	-	P	-	-	-	-	-	-	
2-4 Dwelling Units	P	P	P	P	P	P	P	P	-	P	
5+ Dwelling Units	-	-	-	P	-	-	-	-	-	-	
Residential Care $\leq$ 6P	P	P	P	P	P	P	P	P	-	-	
Residential Care $>$ 6P	S	S	S	S	S	S	S	S	-	-	
Single-Room Occupancy <sup>2</sup>	-	-	-	S	-	-	-	-	-	-	
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	
Mobile Homes	P	P	P	P	P	P	P	P	P	P	
Employee Housing	-	-	-	-	-	-	-	-	P	P	
Transitional and Supportive Housing	<u>3</u>										
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	
Emergency Shelter/Navigation Centers and Transitional Housing	-	-	-	P	-	-	-	-	-	-	

Source: Plumas County Code, Title 9 – Planning and Zoning, 2025.

<sup>1</sup> As required by the primary zoning in which the MH (Manufactured Home Combining Zone) zoning is combined.

<sup>2</sup> Defined as “Rooming Facility” in Plumas County Code.

<sup>3</sup> See Program H 4.1 – County to review and revise, as necessary, its Zoning Ordinance to define and consider transitional and supportive housing a residential use permitted by right in all zones that permit residential uses, subject to only those restrictions that apply to residential uses of the same type in the same zone.

“P” = Permitted

“S” = Special Use Permit

“-” = Not Permitted

## Emergency Shelters and Transitional and Supportive Housing

SB 2 (Cedillo, 2007) requires every jurisdictions in the state of California to allow for emergency shelters and transitional and supportive housing. The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

The County’s Zoning Ordinance was updated in October 2019 to accommodate emergency shelters in the “M-R” zone as a use permitted by right with no discretionary review. Emergency shelters are not subject to additional development standards, processing, or regulatory requirements beyond what applies to residential development in the “M-R” zone. Further, as part of Program H 4.2, the County will evaluate adopting development and managerial standards that are consistent with California Government Code Section 65583(a)(4). These standards may include such items as lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation.

### Point-in-Time Count

In 2023, the NorCal Continuum of Care Point-in-Time count identified 134 homeless people in Plumas County (76 unsheltered and 58 sheltered). In 2022, the Point-in-Time count identified 131 homeless people in Plumas County (86 unsheltered and 45 sheltered). In 2020, the Point-in-Time count identified 115 homeless people in Plumas County (77 unsheltered and 38 sheltered).

### North Star Navigation Center

PCIRC, Plumas County’s homelessness and coordinated entry provider, broke ground in 2022 and completed construction of Phase 1 in 2024 on the County’s first emergency and transitional housing Navigation Center under the state’s Low Barrier housing model pursuant to Government Code Section 65660 – 65668 (AB 101, Weiner, 2019). The parcel is 1 acre and is zoned “M-R” Multiple Family Residential.

The NorthStar Navigation Center is an appropriate site for a year-round emergency shelter as the parcel has utility services, including water, sewer, and power. Furthermore, the site is located in Quincy in proximity to retail services, public transportation, medical facilities, and employment opportunities.

A Low Barrier Navigation Center pursuant to Government Code Section 65660 – 65668 (AB 101, Weiner, 2019) means a Housing First approach, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to: the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth; pets; the storage of possessions; and privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

The North Star Navigation Center provides immediate emergency shelter and transitional housing services to the homeless, chronically homeless, transitioning offenders, the Housing and Disability Advocacy Program (HDAP) for seniors and/or disabled, and former foster youth in Plumas.

The main building (Phase 1) includes a 20-bed capacity emergency shelter with congregate beds and non-congregate bedrooms for families, associated congregate and non-congregate bathrooms, day use room areas, a kitchen and dining room, administrative offices for staff, and storage.

Ohana Village (Phase 2) will offer transitional housing that includes 26 detached cabins ranging in size from studio units (16, one of which is accessible), 1 bedroom-units (8, one of which is accessible), and 2 bedroom-units (2, one of which is accessible). The 1- and 2-bedroom units will include half baths, while the studio units utilize a common building with congregate bathrooms that also have shower facilities for all Ohana Village units. A second common building will include Ohana Village resident dining and there is also a maintenance building and outdoor play area.

Supportive service staffing includes a Navigation Center Manager, Housing Navigator, Behavioral Health Counselor, Alcohol and Drug Counselor, HDAP Disability Advocate, and Grief Recovery Specialist with the primary purpose to bring all activities in-house and on-site. Educational opportunities and trainings will be provided to North Star Navigation Center residents including money management, life skills, and workforce development skills. Expected outcomes include:

- Increasing access to emergency and transitional housing.
- Delivery of a comprehensive array of supportive services.
- Reducing the number of days of homelessness.
- Increasing access to permanent housing and housing stability.
- Developing a ‘systems change’ in how Plumas County addresses homelessness for its most vulnerable residents.

## Unmet Emergency Shelter Bed Capacity Need

The North Star Navigation Center includes a 20-bed capacity emergency shelter completed in 2024 and will be constructing an additional 26 detached cabins (28-bed capacity) under Phase 2 (anticipated to be operational within the 2024-2029 planning period), for a total of 48 beds.

In 2023, 76 individuals were identified as unsheltered, and with a 20-bed capacity emergency shelter as of June 2025, it leaves a 56-bed unmet need. When Phase 2 of the Northstar Navigation Center is complete, with an additional 28-bed capacity, the remaining unmet need will be 28 individuals.

The number of acres required to accommodate the unmet need of approximately 28 homeless individuals in a year-round emergency shelter was determined based on the average density (i.e., persons per acre) of the Northstar Navigation Center, at 48 persons per acre. Based on this analysis, the County has concluded that in order to meet the overall capacity needs of the potential 28 individuals requiring shelter in Plumas County in the 2024-2029 planning period, a site of not less than 0.75 acres is needed to develop an adequate shelter to meet the anticipated need. Appendix B, Vacant and Underutilized Land Inventory, reflects “M-R” zoned parcels that are of sufficient size, with adequate utilities and in the vicinity of amenities, that could accommodate the development of an emergency shelter facility to meet the total unmet need.

## Housing for Persons with Disabilities

In compliance with SB 520 (Chesbro, 2001), a complete evaluation of the County's zoning laws, practices, and policies was conducted and no constraints to housing development for persons with disabilities was found, with the exception of providing for a reasonable accommodation procedure in the County's Zoning Ordinance:

- **Reasonable accommodations.** The County's Zoning Ordinance does not have a reasonable accommodation procedure but has included Program H 5.2 to come into compliance with SB 520.
- **Separation requirements.** The County's Zoning Ordinance does not impose any separation requirements between residential care facilities.
- **Site planning requirements.** The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.
- **Definition of family.** The definition of family under the Plumas County Code Section 9-2.232 (Family) states "Family" shall mean "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit." Program 8 of the 2019-2024 Housing Element directed the County to review and revise, as necessary, the Zoning Ordinance to ensure the County's definition of "Family" is consistent with federal and state fair housing laws and is not a constraint on the development of housing for persons with disabilities. Plumas County Code, Ord. No. 2024-1154, adopted May 7, 2024, by the Board of Supervisors modified the definition of "family" satisfying the objective of Program 8.

## Accessory Dwelling Units

Plumas County Code, Section 9-2.201.1. defines "Accessory dwelling unit" or "ADU" as "an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and is located on the same parcel as a proposed or existing single-family dwelling unit or multiple-family dwelling structure is or will be situated. An accessory dwelling unit shall also include an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code and a manufactured home, as defined in Section 18007 of the Health and Safety Code. For more information on accessory dwelling units, refer to Article 45, Accessory Dwelling Units, of this chapter."

An accessory dwelling unit or "ADU" is a secondary dwelling unit with complete independent living facilities for one or more persons and can generally take four forms:

- Plumas County Code Section 9-2.201.2. "Attached accessory dwelling unit" shall mean a second independent living unit attached to the primary dwelling unit.
- Plumas County Code Section 9-2.201.3. "Detached accessory dwelling unit" shall mean a second independent living unit separated from the primary dwelling unit.
- Plumas County Code Section 9-2.201.4. "Conversion accessory dwelling unit" shall mean a space such as a garage, primary bedroom, or other accessory structure that is converted into a second independent living unit.
- Plumas County Code Section 9-2.201.5. "Junior accessory dwelling unit" or "JADU" shall mean a type of accessory dwelling unit that is contained entirely within the primary dwelling unit, including attached garages and shall not exceed five hundred (500) square feet. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing primary dwelling unit.

AB 1866 (Wright, 2002) requires local governments to use a ministerial process when considering second-unit applications for the purpose of facilitating the production of affordable housing. To comply with State Law, the County has included Program H 2.1, which commits to reviewing the Zoning Ordinance and revising, as needed, to be in compliance with State ADU Law.

## ADU Ordinance

On May 7, 2024, the Board of Supervisors unanimously adopted an ADU Ordinance (Article 45 Accessory Dwelling Units, of Chapter 2 Zoning, of Title 9 Planning and Zoning, of the Plumas County Code) to permit ADUs and JADUs in zoning districts consistent with State ADU Law (California Government Code Sections 65852.150 through 65852.23) and to establish ministerial permit procedures, development standards, and regulations, in addition to the inclusion of new relevant definitions.

Pursuant to Article 45, attached, detached, and conversion accessory dwelling units and junior accessory dwelling units are permitted in any zone where a dwelling unit or dwelling units are permitted, subject to the provisions of Article 45, including: Single-Family Residential Zones (2-R, 3-R, 7-R), Multiple-Family Residential Zone (M-R), Suburban Zone (S-1), Secondary Suburban Zone (S-3), Rural Zone (R-10 and R-20), Core Commercial Zone (C-1), Periphery Commercial Zone (C-2), Convenience Commercial Zone (C-3), Recreation Commercial Zone (R-C), Recreation Zones (Rec-P, Rec-1, Rec-3, Rec-10, Rec-20), Heavy Industrial Zone (I-1), Light Industrial Zone (I-2), Agricultural Preserve Zone (AP), General Agriculture Zone (GA), General Forest Zone (GF), and Mining Zone (M).

## Local Processing and Permit Procedures

Shown in **Table 25** are the typical permit processing times for residential development.

**Table 25: Typical County Permit Process and Timelines**

Project Type	Approving Body	Timeline
Ministerial Review	Planning & Building Services, may include Environmental Health	3 to 6 weeks
Special Use Permit	Zoning Administrator	6 to 9 months
Zone Change	Planning Commission/Board of Supervisors	9 to 12 months
General Plan Amendment	Planning Commission/Board of Supervisors	6 to 12 months
Site Plan Review	Planning & Building Services, may include Public Works and/or Engineering	2 to 4 weeks
Architectural/Design Review	Design Review Committee	3 to 4 weeks
Subdivision Map	Zoning Administrator	12 to 18 months
Parcel Map	Zoning Administrator	9 to 12 months
CEQA – Negative Declaration/Mitigated Negative Declaration	Zoning Administrator/Board of Supervisors	6 to 12 months
CEQA – EIR	Zoning Administrator/Board of Supervisors	1 to 2 years

*Source: Plumas County, 2025.*

Shown in **Table 26** are the typical processing procedures for residential development.

**Table 26 Typical Processing Procedures by Project Type**

	Single-Family Unit	Subdivision	Multifamily < 5 Units	Multifamily $\geq 5$ Units
Typical Approval Requirements	Site Plan Building Permit	Tentative Map Review (including approval by Zoning Administrator)	Site Plan Building Permit	Site Plan Building Permit
	May include Design Review, if in Design Review Area	May include Design Review, if in Design Review Area	May include Design Review, if in Design Review Area	May include Design Review, if in Design Review Area
Est. Total Processing Time	4-8 weeks	12 months	8 weeks	12 weeks

Source: Plumas County, 2025.

Program H 1.2 ensures that the County will continually seek to improve development review and permit processing times and procedures to minimize the time required for review and project approval.

## Typical Densities for Development

Plumas County is rural in nature and made up of small, diverse communities. There has been little housing development since the economic recession of 2008/09, although post 2021 Dixie Fire and Beckwourth Complex Fire, reinvigorated efforts are occurring to develop housing. Densities within the County vary depending on infrastructure and viability of land (e.g., topography, heavily forested, soils/geotechnical). Based on previous trends, the typical density for development has been approximately 3 units per acre where public utilities (sewer, water, power) are available. Outside of towns and within rural communities, rural residential densities are typically 1 dwelling unit per 5 to 10 acres, and multifamily densities in community areas are typically 7 to 10 units per acre.

## Length of Time for Approval of a Building Permit

The length of time to obtain a building permit is dependent on the capacity of the Planning, Building, and Environmental Health department staff. Depending upon the complexity of the project, the typical timeframe from application to obtaining a building permit could be 2 to 4 weeks, 4 to 8 weeks, or 8 to 12 weeks.

The Plumas County Building Department 1.0 FTE staff in 2024 included one (1) Building Services Director/Building Official, two (2) Permit Technicians one (1) Senior Permit Technicians, one (1) Building Inspector I, and one (1) Building Inspector/Plans Examiner. In addition, the Building Department funds one (1) Fiscal Officer position at 0.35 FTE.

The Plumas County Planning Department staff in 2024 accounted for two (2) full-time 1.0 equivalent (FTE) staff members, including a Planning Director and Associate Planner. The other Planning Department 1.0 FTE positions of Assistant Planning Director and a flexibility allocated Assistant/Associate/Senior Planner remained vacant. In the FY24/25 budget, the Board of Supervisors additionally funded a 1.0 FTE Executive Assistant position for the Planning Department, although no candidates were interviewed in 2024, and the position remained vacant as of the end of the year. The Planning Department also funds one (1) Fiscal Officer position at 0.5 FTE and one Extra Help Planner position at approximately 24 hours per week.

The Plumas County GIS Division budgets for one (1) full-time 1.0 FTE GIS Coordinator position, which continued to be staffed in 2024. In addition, GIS funds one (1) Fiscal Officer position at 0.05 FTE.

## Design Guidelines

The County implements individual design (architectural review) guidelines in the communities of Quincy, Chester, Johnsville, and LaPorte and Little Grass Valley. These design guidelines do not constrain the development of housing but rather provide more specificity and guidance. For more information on the design review guidelines, visit the [County's Planning Department Design Review Areas webpage](#).

**Quincy Design Review Guidelines:** The [Quincy Design Review Guidelines](#) only apply to the areas in Quincy that have the Special Plan Design Review Area (SP-DRA). A map showing the parcels where the guidelines apply is included on page 7 of the Quincy Design Review Guidelines PDF. The parcels that are zoned M-R (Multiple-Family Residential) and have the combining zone SP-DRA are limited in Quincy. The guidelines pertain to new construction, exterior modifications, commercial landscapes, and signage, which are in the Design Review Area and visible from the street. Projects are required to be approved by the Quincy Design Review Committee prior to the issuance of a permit. The guidelines include voluntary and mandatory requirements (i.e., goals are voluntary, and guidelines are mandatory, but the guidelines may have exceptions granted based on the circumstances or if the project will benefit the public).

The guidelines apply to commercial and residential structures. Commercial structure guidelines address building height, building width, building setback, proportion of openings, horizontal rhythms, roof form, architectural style, building materials, color, awnings/sidewalk coverings, roof projections, and maintenance of vacant buildings. The residential guidelines include the review of building height, architectural style, building materials, color, and awnings. The guidelines also apply to signs and streetscapes/landscapes.

**Chester Design Review Guidelines:** The [Chester Design Review Guidelines](#) apply to the areas along Highway 36 (Main Street) on parcels that have the SP-DRA combining zone. A map showing the parcels where the guidelines apply is included on page 6 of the Chester Design Review Guidelines. The Chester Design Review Guidelines mirror the Quincy Design Review Guidelines in structure. The guidelines include commercial and residential structure guidelines as well as guidelines for signs and streetscapes/landscapes.

The guidelines apply to new construction, exterior modifications, commercial landscapes, and signage, which are within the Design Review Area and visible from the street. The commercial structure requirements address building height, building width, building setback, building orientation, horizontal rhythms, roof form, architectural style, building materials, color, awnings/sidewalk coverings, roof projections, and maintenance of vacant buildings. The residential guidelines entail the review of building height, architectural style, building materials, color, and awnings.

**Johnsville Design Review Guidelines (Style Book):** The [Johnsville Design Review Guidelines](#), also known as the Style Book, apply to the entire historic town of Johnsville. The guidelines relate to maintaining the historic nature of the architecture, exterior siding, foundations, roofing, exterior finish, and optional materials.

**La Porte and Little Grass Valley Guidelines and Ideas:** The [La Porte and Little Grass Valley Special Guidelines and Ideas](#) apply to the historic town of La Porte. Page 2 of the guidelines shows a map of the parcels where the guidelines apply. The Little Grass Valley Guidelines and Ideas apply to lots in the vicinity of the lake that is zoned "R-C" (Recreation Commercial). The guidelines apply to all exterior building activities for commercial and residential structures, except painting. Guidelines are included for signs, fencing, and buildings (design, materials, and windows).

## Planning and Building Permit Fees

Total development costs are similar for both single and multifamily developments. **Table 27** shows the current 2025 planning fees.

**Table 27: Planning Fees (2025)**

Fee Category	Fee Amount	
Planning Applications or Permits	Single-Family	Multifamily
Variance	\$1,893.00	\$1,893.00
Special Use Permit	\$1,301.00	\$1,301.00
Special Use Permit Amendment	\$723.00	\$723.00
General Plan Amendment	\$1,658.00	\$1,658.00
Zone Change	\$1,555.00	\$1,555.00
Technical Report Review (Traffic Studies, Grading Plans, Erosion Control Plans, Flood Studies, Drainage Studies, and Geotechnical Reports)	\$1,000 deposit billed at \$115.48/hr. (Public Works) and \$500 deposit billed at \$96.35/hr. (Engineering)	\$1,000 deposit billed at \$115.48/hr. (Public Works) and \$500 deposit billed at \$96.35/hr. (Engineering)
Planned Development Permit (without Tentative Map)	\$2,403 + \$125/lot	\$2,403 + \$125/lot
Planned Development Permit (with Tentative Map)	\$1,826.00	\$1,826.00
Specific Plan	No such plan/associated fee	No such plan/associated fee
Development Agreement	\$3186. + \$1,000 deposit billed at \$115.48/hr. (Public Works) + \$1,000 deposit billed at \$96.35/hr. (Engineering)	\$3186. + \$1,000 deposit billed at \$115.48/hr. (Public Works) + \$1,000 deposit billed at \$96.35/hr. (Engineering)
Development Agreement Amendment	\$1672 + \$1,000 deposit billed at \$115.48/hr. (Public Works) + \$1,000 deposit billed at \$96.35/hr. (Engineering)	\$1,672 + \$1,000 deposit billed at \$115.48/hr. (Public Works) + \$1,000 deposit billed at \$96.35/hr. (Engineering))
Site Development Permit	\$1,465.00	\$1,465.00
Modification of Development Standards	\$1,742 + \$25/lot	\$1,742 + \$25/lot
Fire Safe Driveway Review (Engineering Dept.)	\$413.00	\$413.00
Subdivision Fees or Applications	Single-Family	Multifamily
Certificate of Compliance	\$1,009.00	\$1,009.00
Lot Line Adjustment	\$1,150+ \$73/lot	\$1,150+ \$73/lot
Owner Initiated Merger	\$202	\$202
Tentative Map	\$2,323 + \$428/lot	\$2,010 + \$428/lot
Parcel Map Check (Engineering Dept.)	\$1,395.00 plus \$96.00 per parcel (Engineering) plus \$20 per parcel (GIS) plus \$54 per map (Environmental Health)	\$1,395.00 plus \$96.00 per parcel (Engineering) plus \$20 per parcel (GIS) plus \$54 per map (Environmental Health)

Fee Category	Fee Amount	
Subdivision Map Check (Engineering Dept.)	\$2,917.00 plus \$96.00 per parcel (Engineering) plus \$20 per parcel (GIS) plus \$54 per map (Environmental Health)	\$2,917.00 plus \$96.00 per parcel (Engineering) plus \$20 per parcel (GIS) plus \$54 per map (Environmental Health)
Tentative Map	\$2,323 + \$428/lot	\$2,323 + \$428/lot
Final Parcel Map	Map check for conditions included in Tentative Map fees	Map check for conditions included in Tentative Map fees
Reconsideration of Tentative Map	1/2 current fee + \$25.00	1/2 current fee + \$25.00
Extension of Time (to record final map)	\$386.00	\$386.00
Reversion to Acreage	\$789.00	\$789.00
Modification of Recorded Map by Amendment of Recorded Map	\$1,413 + \$50/map	\$1,413 + \$50/map
Modification of Recorded Map by Certificate of Correction	\$912+ \$50/map	\$912 + \$50/map
Inspection Fee – Encroachment Permit (Engineering Dept.)	\$85.79/hour + vehicle rate of \$19.94/hour	\$85.79/hour + vehicle rate of \$19.94/hour
Record of Survey Check (Engineering Dept.)	\$592.00	\$592.00
Environmental Review	Single-Family	Multifamily
Initial Study	Included in cost of environmental documentation noted below	Included in cost of environmental documentation noted below
Environmental Impact Report (Prepared by Consultant)	\$7,047 + 5.41% of EIR cost paid by developer	\$7,047 + 5.41% of EIR cost paid by developer
Environmental Impact Report (Prepared by Planning Department)	\$3,616 + \$89/hr.	\$3,616 + \$89/hr.
Negative Declaration (Prepared by Consultant)	\$5,182 + 5.41% of the Negative Declaration cost paid to consultant	\$5,182 + 5.41% of the Negative Declaration cost paid to consultant
Negative Declaration (Prepared by Planning Department)	\$2,904+ \$101/hr.	\$2,904+ \$101/hr.
Mitigated Negative Declaration (Prepared by Consultant)	\$5,182.00 + 5.41% of the Negative Declaration cost paid to consultant	\$5,182.00 + 5.41% of the Negative Declaration cost paid to consultant
Mitigated Negative Declaration (Prepared by Planning Department)	\$2,904.00 + \$101/hr.	\$2,904.00 + \$101/hr.
Fees for Service	Single-Family	Multifamily
Water and Sewer	By Community Services District	By Community Services District
Water well permit (Environmental Health)	\$514.00	N/A
Sanitary septic permit (Environmental Health)	\$457.00 (Tank only, \$294.00)	N/A

Source: Plumas County Planning and Building Services Fee Schedule, 2025.

## Development Fees

The County does not have development impact fees.

Plumas County estimates the total building permit fees for a 2,000 square foot dwelling unit, including an attached 500 square foot garage, 200 square foot covered porch, 400 square foot covered patio, and 600 square foot deck is \$6,173.90. Based on typical single-family construction development costs (\$400 per square foot) in Plumas County, the overall estimated proportion of development costs (\$800,000) to building permit fees (\$6,173.90) is roughly 0.01 percent.

Based on a 10-unit market rate multi-family apartment complex, with each unit being a one-bedroom 600 square foot space with a 40 square foot covered porch and a 200 square foot carport garage space, the County estimates the total building permit fees at \$19,068.94 for the development. With estimated market rate multi-family construction development costs in Plumas County (\$350 per square foot), the overall estimated proportion of development costs (\$2,100,000) to building permit fees (\$19,068.94) is roughly 0.01 percent.

It should be noted that to develop subsidized a multi-family affordable apartment complex in Plumas County, would generally have the same County development fees as the multi-family market rate apartment complex, but it would likely be three times the cost to develop (\$6,250,000) due to factors such as more complex financing structures that lead to a mix of public and private funding sources, which can involve multiple layers of bureaucracy and administrative costs and higher labor costs (e.g., prevailing wage).

## Building Standards and Code Enforcement

### Building Standards

Plumas County has adopted:

- 2007 and all subsequent editions (2016) of the California Building Code
- 2006 International Building Code
- 2007 and all subsequent editions of the California Electrical Code (2016)
- State Housing Law (California Health and Safety Code §§ 17910 et seq; California Code of Regulations, Title 25, Div. 1, Ch. 1, Subchapter 1) and subsequent amendments
- 2007 and all subsequent editions of the California Mechanical Code (2016)
- 2007 and all subsequent editions of the California Plumbing Code (2016)
- 2007 and all subsequent editions of the California Fire Code (2016)

No local amendments have been made.

The ordinance is worded so that new State-adopted revised codes are locally adopted without the need to amend the ordinance every three years when the new codes come out.

These standards include the Wildland Urban Interface (WUI) or “Chapter 7A” Materials and Construction Methods for Exterior Wildfire Exposure in the California Building Code, which are applicable in Very-High, High, and Moderate Fire Hazard Severity Zones in the SRA (State Responsibility Area) and the Very High and High Fire Hazard Severity Zones in the LRA (Local Responsibility Area).

The County also enforces the California Board of Forestry and Fire Protection SRA Fire Safe Regulations, effective April 1, 2023. The [Fire Hazard Severity Zones in the SRA](#) were last updated circa 2023/2024 and effective April 1, 2024.

Most recently on June 10, 2025, the County Board of Supervisors adopted an [ordinance \(No. 25-1159\)](#), to go into effect July 10, 2025, which is based on the Office of the State Fire Marshall mandate by Government Code Sec. 51178 to identify levels of fire hazard in the LRA to add Chapter 9.5 to the Plumas County Code, Title 9 Planning and Zoning, that designates Moderate, High, and Very High Fire Hazard Severity Zones in the unincorporated Plumas County LRA areas (Town of Chester, Town of Quincy, Town of East Quincy, and areas of Sierra Valley) consistent with State Law and with an associated [Official Hazard Map dated January 22, 2025](#).

## Code Enforcement

Most code violations do not fall under the jurisdiction of the Sheriff's Department. Therefore, a Code Enforcement Department was established by the County Board of Supervisors to investigate and enforce violations of the Plumas County Municipal Code, California Building Regulations, some of California's Penal Codes (including sections 373(a), 374.4, and 402b), and California Health and Safety Codes (including 17920.3 involving substandard buildings) on private property. The Plumas County Code Enforcement Department and Building Department views code enforcement as the means to ensure safe and uniform construction practices critical to providing decent, suitable shelter for all economic segments of the community, and to safeguard the general health, safety, and welfare of the community.

Concerned residents may file a complaint online using [CloudPermit](#) or in person at the Office of Planning & Building Services at 555 Main Street in Quincy. Alleged violations come to the attention of Code Enforcement through the public, community groups, other agencies and Board of Supervisors referrals. Code Enforcement is primarily a complaint-driven process with the sole purpose of maintaining established standards for the community. Potential violation concerns include the following:

- Zoning Ordinance
- Building Codes
- General Plan
- Environmental Health and Safety Regulations

The Code Enforcement Department's Operating Principles include the following:

- Compliance is our goal; enforcement is to be used after other options have failed.
- Respond to enforcement concerns in accordance with established priorities.
- Assist the owner or tenant through the permit process, where this approach achieves compliance.
- Allow the owner/tenant a reasonable amount of time to resolve a violation.
- Creating a homeless situation is to be avoided whenever possible.

An Investigative Service Request Form or Complaint Form (found on the County's website at <https://www.plumascounty.us/79/Code-Enforcement>) is mandatory before a complaint is accepted and processed for investigation.

The Plumas County Code Enforcement Department is managed under the Building Department and in 2024 was made up of two (2) full-time 1.0 FTE staff members, including a Chief Code Enforcement Officer and Code Enforcement Officer. Officers will educate both the complainant and the property owner on relevant codes and the best path to compliance if a violation exists. If a permit is required to bring the property into compliance, Code Enforcement Officers will monitor the permit applicant from the date of submission to the final inspection.

Enforcement of the Building Code is not viewed as an obstacle to the provision of affordable housing in the County. Program H 3.2 ensures compliance with County codes through the County's code enforcement practices.

## On- and Off-Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading. In the case of a subdivision, such costs may also include other improvements such as building roads and installing sewer, water, and other utilities.

Residential subdivision projects require street widths as follows:

- Total right-of-way for a typical multifamily subdivision is 60 to 78 feet wide, with a surfaced traveled way 22 feet wide, total paved shoulder 16 feet wide, and rocked shoulders 4 feet wide. Total shoulder width may be reduced to 6 feet where no on-street parking is permitted, and ADT (Average Daily Traffic) is less than 1,000.
- Total right-of-way for a typical single-family subdivision is 50 to 60 feet wide, with surfaced traveled way 22 feet wide and total shoulder 4 feet to 8 feet wide.
- Total right-of-way for a typical suburban or rural subdivision is 40 to 50 feet wide, with surfaced traveled way 18 to 22 feet and total shoulder 4 feet wide.

As with land costs, several variables impact required funds, including site topography and proximity to established roads and utilities (e.g., sewer and water lines). Engineering and other technical assistance costs are usually included with site improvements, as these services are required to ensure that development is constructed according to established codes and standards.

Developers of multifamily projects and single-family housing tracts may be required to pay for extension of sewer and water services, depending on location. These and other site improvement costs are typical of all counties in California and do not impose a significant constraint on the development of housing. The County does not impose any unusual requirements as conditions of approval for new development.

## Review of Local Ordinances

The County does not have any locally adopted ordinances that hinder the development of housing.

## California Environmental Quality Act (CEQA)

The state mandated regulations require projects subject to discretionary review be evaluated for environmental impacts. These additional regulations can result in significant increases in temporal and monetary costs. Applicants may be required to prepare environmental studies and environmental impact reports (EIR), delaying project approval. The County is unable to reduce constraints from this state mandate, except for those provisions in CEQA that may allow exemptions, such as streamline housing. Projects determined to be subject to CEQA also require a review for completeness by staff within thirty-days of submittal. Staff then have six months (or one year when an EIR is required) from the time the application is determined to be complete to prepare an initial study (IS) and determine if the environmental documentation based on the proposed project would be negative declaration (ND) or mitigated negative declaration (MND). Residential development in Plumas County primarily consists of detached single-family dwelling units exempt from CEQA, as the actions to review these projects are ministerial.

## Multi-Jurisdictional Local Hazard Mitigation

Plumas County's [Local Hazard Mitigation Plan \(LHMP\)](#) is managed by the County's Office of Emergency Services (OES) and is reviewed and updated every five years to ensure the plan remains current with natural hazard events and maintains eligibility for State and Federal Hazard Mitigation Grant Program (HMGP) funding.

The primary natural disasters of concern in Plumas County include floods, wildfires, earthquakes, severe weather, and drought. To minimize the threat to public health and safety while concurrently minimizing the impact on future housing development, prioritization will be given to the hazards within Plumas County that are most likely to occur and often result in damage to community assets during the planning process. In 2024, the County initiated a multi-jurisdictional LHMP update, to include the City of Portola for the first time and other special district partners in the County, which is expected to be completed in summer of 2026.

## Nongovernmental Constraints

### Development Costs / Cost of Construction

Construction costs have risen over the past 5 years with labor and materials fluctuating due to the commodities market and housing demand, coupled with the rebuilding due to the wildfires in 2021 that destroyed the communities of Greenville, Canyon Dam, and Indian Falls among other affected areas in unincorporated Plumas County including the Highway 70 canyon, Bucks Lake, Indian Valley, Warner Valley, the Lake Almanor Basin, Dixie Valley, and Frenchman Lake.

Cira 2024 the cost to build a stick-built home in Plumas County ranged from \$400 to \$550 per square foot, while the cost to install a mobile/modular home ranges from \$300 to \$350 per square foot. The addition of amenities and complexities raises the cost to over \$550 per square foot. In comparison, construction costs circa 2019 ran as low as \$125 to \$150 per square foot for stick-built homes.

Construction costs vary widely according to the type of development, with multifamily housing generally costing less per square foot than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures, among others.

In addition to construction costs, the price of land is one of the largest components of housing development costs. Land costs vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (i.e., steep slopes, soil stability, seismic hazards, or flooding) can also be factor in the cost of land. Other costs stem from professional services such as land surveying and engineering, soils engineering/analysis, site design, landscape and architectural design, and permit processing.

As labor and material costs have increased substantially, the cost of construction in Plumas County has risen to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have constrained new housing construction and the rehabilitation of existing housing. Proactively, the County will continue to do its part in reducing development processing times and providing a more streamlined review process, and specifically, 2021 wildfire rebuilds have been given the priority with Planning and Building plan checks.

### Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Plumas County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. Typically, when interest rates decline, sales increase. The reverse has been true when interest rates increase.

**Table 28** illustrates interest rates as of May 2025. On average, interest rates have steadily increased since April 2019 (**Table 29**). Each table presents both the interest rate and the annual percentage rate (APR) for different types of home loans.

**Table 28: Interest Rates (May 2025)**

	Interest (Percent)	APR (Percent)
<b>Conforming</b>		
30-Year Fixed	7.0	7.17
15-Year Fixed	6.0	6.25
5-Year ARM	6.375	7.123
<b>Jumbo</b>		
30-Year Fixed	6.75	6.865
5-Year ARM	5.875	6.736

Source: [www.bankofamerica.com](http://www.bankofamerica.com) May 2025.

**Table 29: Interest Rates April 2019**

	Interest (Percent)	APR (Percent)
<b>Conforming</b>		
30-Year Fixed	4.125	4.23
15-Year Fixed	3.5	3.701
5-Year ARM	3.75	4.646
<b>Jumbo</b>		
30-Year Fixed	3.875	3.939
7-Year ARM	3.250	4.220

Source: <https://www.wellsfargo.com/>, April 2019.

## Price of Land

Based on data gathered from Zillow.com, accessed in May 2025, lot costs in Plumas County range from \$7,500 to \$3,900,000 with an average price of \$146,323 and a median price of \$59,500.

The realistic use of land varies depending on topography, availability of utility services, and forest density.

Improved residential property costs range from \$39,900 to \$3,875,000 with an average price of \$692,980 and a median price of \$565,000.

# CHAPTER 10: Residential Energy Conservation

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Housing elements must include a review of opportunities to encourage energy conservation in residential development (California Government Code Section 65583(a)(7)).

Energy conservation policies could reduce housing costs, promote sustainable design, and help reduce greenhouse gases. Title 24 of the California Administrative Code sets mandatory energy efficiency standards for development.

The California Department of Housing and Development encourages jurisdictions to take steps toward better energy conservation through their housing element updates. Plumas County is doing its part through Programs H 1.3, H 3.3, and H 3.4 that support the implementation of the California Building Code, enforcement of Title 24, and encouragement of County residents to participate in energy efficiency programs. Additional local, regional, and state energy conservation resources are listed below. There are also ideas listed on HCD's website to help jurisdictions and residents address energy conservation.

## Energy Conservation Resources

### California Solar Initiative Rebates

Rebates vary according to system size, customer class, and performance and installation factors (<https://www.gosolarcalifornia.org/>). There are two rebate programs: Expected Performance-Based Buydown (for systems that are less than 30 kilowatts) and Performance-Based Incentive (for all systems greater than 30 kilowatts).

### Solar on Multifamily Affordable Housing

The Solar on Multifamily Affordable Housing (SOMAH) provides incentives for solar energy photovoltaic systems for multifamily affordable housing (<http://www.calsomah.org/>). SOMAH is overseen by the California Utilities Commission and offers financial incentives for to all qualified affordable multifamily apartment homes to aid in solar installation costs.

The Expected Performance Based Buydown (EPBB) is paid based on verified solar system characteristics such as location, shading, and orientation. At least 51% of the system's electric output must directly offset tenant load and be provided to tenants in the form of virtual net energy metering bill credits. Property owners/managers can choose to prioritize incentive allocation toward tenant use or common area use.

### Federal Solar Investment Tax Credit

The Federal Investment Tax Credit (ITC) for residential and commercial solar systems is 30 percent of net system cost. This tax credit is available on residential properties that commence construction by 2019. The ITC then steps down to 26 percent in 2020 and 22 percent in 2021. After 2023, the residential credit will drop to zero, while the commercial and utility credit will drop to a permanent 10 percent. As of 2022, the Inflation Reduction Act (IRA) provides for a 30 percent Solar Tax Credit until 2033, when it will drop to 26 percent. In 2034, it is reduced to 22 percent, falling to 0 percent in 2035.

## Pacific Gas and Electric Company

PG&E serves the electrical needs in Plumas County. PG&E offers the following energy conservation programs as of June 2025 (<https://www.pge.com/>):

- **Automated Response Technology program:** participants enable an authorized provider to optimize energy use according to the rate and during times of very high grid demand. Participating may qualify residents for rebates or incentives.
- **Free Online Home Energy Checkups:** discover how much of your home energy goes to heating, hot water, appliances, lighting and other uses. It's fast, easy and costs you nothing. Answer a few basic questions about your home and how you use energy, get an estimate of what's using energy in your home, and get personalized suggestions that can help save energy and reduce costs.
- **Zero Net Energy (ZNE) program:** Began in 2010 to support the 2008 California Long Term Energy Efficiency Strategic Plan; ZNE goals state that all new residential construction will be ZNE by 2020. Developers can find the ZNE Builder Resource Guide from PG&E online.
- **Rebate Programs:** Offers a range of rebates on energy-saving products for residential owners.
- **Energy Savings Assistance Program (ESA):** Income-eligible customers have the opportunity to upgrade home appliances, furnaces, and lighting to more energy efficient options at no charge.
- **Energy Upgrade California Home Upgrade rebate program:** offers rebates of up to \$3,000 for homeowners in single-family detached homes who make energy-efficient upgrades to their homes. The program encourages a whole-house approach, requiring at least one base measure and a total of three or more upgrades, such as insulation, air sealing, and HVAC replacements.

There are no natural gas service lines in Plumas County. Therefore, energy consumption in the County is predominantly electricity use. As an alternative to natural gas, residents and businesses utilize private propane tank services or a fuel oil provider.

## Local Programs

### Plumas County Community Development Commission

The Low-Income Weatherization Program through PCCDC offers eligible households the opportunity to install energy efficiency improvements at no cost. Upgrades include weather stripping, insulation, door repairs, storm windows, ducting repair, vent covers, and energy efficiency improvements (compact fluorescent and LED light bulbs, thermostats, replacement of water heaters, space heating systems, and refrigerators). The 2024-2029 conservation/preservation Quantified Objectives assumptions are based on the historical annual average number of clients (i.e., 51 in 2023 and 49 in 2024) served by PCCDC through their weatherization programs. For more information visit: [https://plumascdc.org/pdf/weather\\_20.pdf](https://plumascdc.org/pdf/weather_20.pdf)

PCCDC also offers the Low-Income Home Energy Assistance Program ( HEAP) to eligible households whose gross annual income is below the qualifying income limits. HEAP helps with home energy costs (wood, propane, fuel oil, and electricity) by making payment to a utility company on behalf of the household. For example, a payment can be made to the energy provider; or if wood is the primary heating source, a payment for wood delivery can be made to qualified wood suppliers. Emergency assistance payments may also be available to households who receive a shut-off notice is received. For more information visit:

<http://www.plumascdc.org/energy.html>

## **Plumas-Sierra Rural Electric Cooperative**

Plumas-Sierra Rural Electric Cooperative provides helpful advice on energy conservation. Consumers can utilize online tools to perform an energy audit and online calculators to help households estimate the cost of operating appliances and powering a home. Additional information on energy cost savings is available at:

<https://www.psrec.coop/energy/conservation-tips-tools/>

The Winter Rate Assistance Program (WRAP) offers a discounted rate to income-qualifying members during the winter heating season (i.e., November through April). Program eligibility is based on family income, using an annual income of up to 190% of the federal poverty standard as qualifying eligibility. Additional information can be found at:

<https://www.psrec.coop/services/low-income-assistance/>

## Appendix A: Public Participation

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*Additional information to be provided through the public participation process during review and comment of the draft 2024-2029 Housing Element Update documents and post Planning Commission recommendation and Board of Supervisors adoption.*

Opportunity for public comment was invited during six Housing Element workshops that occurred during the 7<sup>th</sup> Cycle planning period. Workshops took place during regular and special meetings of the Plumas County Planning Commission on:

1. March 6, 2025
2. April 3, 2025
3. April 17, 2025
4. May 15, 2025
5. June 5, 2025
6. June 18, 2025

The meeting minutes, including County staff, public, and Commissioner comments, for the above Planning Commission workshops are included on the following pages.

*Due to a lack of quorum for those present for the meeting of February 20, 2025, this item was continued to the meeting of March 20, 2025.*

*Tracey Ferguson, Planning Director, stated that Commissioner Spencer provided comments on the meeting minutes of the February 20, 2025, prior to today's meeting, which will be incorporated, and amended meeting minutes will be presented for approval at the next meeting of the Planning Commission.*

**VI. 2021 WILDFIRES LONG-TERM RECOVERY PLAN STANDING UPDATE**

*Ferguson stated that the American Planning Association's California Chapter Community Planning Assistance Team (CPAT) has prepared an implementation strategy for wildfire recovery. She stated that the report is now final and there will be a presentation on the report at the March 18, 2025 Board of Supervisors meeting. She stated that there will also be a presentation to the Dixie Fire Collaborative Steering Committee in April 2025 and a presentation at the Dixie Fire Recovery Greenville Community Saturday meeting on April 12, 2025. She stated that she will bring the report to the Planning Commission on March 20, 2025.*

*Commissioner Montgomery inquired about the State of California suspending some of the requirements for wildfire recovery after the Los Angeles County fires and how that may affect this report. Ferguson stated that it would not affect the report. Ferguson stated that other California county Planning Directors that have been affected by wildfire are interested in conversations to see if any of the benefits can be retroactively applied to wildfires dating back as far as 2016/2017.*

*Ferguson stated that she will be meeting with the County's consultant this week regarding the preparation of the 2021 Wildfires Long-Term Recovery Plan.*

**VII. PLANNING COMMISSIONERS' REPORTS/COMMENTS**

*Commissioner West stated that he welcomes Commissioner Dayne Lewis to the Planning Commission.*

*Commissioner Lewis thanked West for the welcome. He stated that he has been interested in planning and development and that he is honored to be present. He stated that the way for the County to be sustainable is to get young people here. He stated that there are a lot of young people who want to be here but they have difficulties finding a livable wage job to support themselves and afford housing.*

*Commissioner Montgomery stated that the Plumas Housing Council is taking a poll to find out if people feel that the Council is on the right track with the types of housing initiatives. He stated that he would like to see successful results with the housing construction financial model and then grow from there. He stated that there are a couple of locations being considered to get going soon.*

*Ferguson stated that there was a Plumas Housing Council high-level overview presentation made by Tyler Pew of LMNOP Design at the Board of Supervisors meeting on March 4, 2025. She also stated that there will be a countywide housing study conducted in 2025 which will be funded through the County's 2022 Planning Community Development Block Grant.*

*Commissioner Montgomery stated that LMNOP's work will be phasing out in the coming months because of the funding streams from The Almanor Foundation and others. He stated that it will be a matter of picking up the planning tasks where they left off and moving into implementation phases.*

*Lewis inquired about the Plumas Housing Council being a public group or private stakeholders. Ferguson stated that it is a public group. She stated that she could ask to have Commissioner Lewis be included on the email distribution list.*

**VIII. 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP (Tracey Ferguson, AICP, Planning Director)**

*Ferguson stated that the Commission will be going over the Goals, Policies, and Programs, vacant land inventory, underutilized properties, and the Plumas County 7<sup>th</sup> Cycle Housing Element Affirmatively Furthering Fair Housing Analysis Questions.*

Ferguson provided the Commissioners with a copy of the 2019-2024 Plumas County Housing Goals Policies and Programs, a copy of the Sierra County updated 7<sup>th</sup> cycle Housing Element goals, policies, and actions, and the Housing and Community Development (HCD) Housing Element Completeness Checklist. She stated that the Sierra County Housing Element has been reviewed by HCD.

Montgomery inquired about the deadline for the Housing Element. Ferguson stated that the deadline has past and it was June 30, 2024. She stated that the State of California has sent a letter to the County and that the Planning Department has responded with a schedule.

Montgomery inquired about the timeframe to get the Housing Element completed. Ferguson stated that the Planning Department will try to circulate the Housing Element in April 2025. She stated that it will be circulated for public review for 30 days. She stated that there is a ten (10) day window for Planning Department staff to revise the Housing Element after public review. She stated that the Housing Element then goes to HCD for 90 days for the official review. She stated that the state will provide a letter listing any deficiencies that the Housing Element might have addressing State Housing Law. She stated the County is assigned a reviewer from HCD for the 90-day review. She stated that she will reach out to HCD to ask who the reviewer is and if the County could get some consultation during the 90-day review period.

Deputy County Counsel Sara James inquired about which of the preliminary steps the Planning Commission needs to be involved in. Ferguson stated that the next several meetings will require the attendance of the Planning Commissioners. West stated that he will not be able to attend the April 3<sup>rd</sup> meeting.

Ferguson stated that the objective is to bring a stricken version of the Housing Goals, Policies, and Programs before the Commission on March 20, 2025, for review. Continuing, Ferguson stated that the Planning Department will be setting up a website for the Housing Element public review draft.

Montgomery inquired about how he should go about reviewing the Housing Element. He inquired about looking at the HCD Housing Element Completeness Checklist, the Sierra County Housing Element, and then comparing to the County's existing Housing Element. Ferguson confirmed that as the correct approach.

West inquired about the Housing Element Completeness Checklist changing from the 6<sup>th</sup> to 7<sup>th</sup> Housing Element update cycle. Ferguson stated much of the Element will need to change to meet new State Housing Law requirements.

Ferguson read aloud the existing Goals of the Plumas County 2019-2024 Housing Element.

Lewis inquired about the State deciding the amount required for the different economic groups in the County versus adopting a Housing Element that fits the Counties needs. Ferguson referred to the Regional Housing Needs Allocation (RHNA). She stated that the State tells the County to provide appropriate zoning and densities with vacant or underutilized land and Accessory Dwelling Units to accommodate each of the economic groups. She stated that larger metropolitan areas have a Council of Governments (COG). She stated that the State, through HCD, is the COG for Plumas County. She stated that the State has passed legislation which requires jurisdictions to recapture a percentage of the units lost in a wildfire in the RHNA. She stated that the new legislation is the reason that the required units is 154 or much higher than prior RHNA's.

Ferguson stated that twenty-one (21) Accessory Dwelling Units were built during the 6<sup>th</sup> cycle Housing Element between 2019 and 2024. Montgomery inquired about how ADUs are counted. Ferguson stated that the state looks at the market price of the unit. She stated that the rule of thumb, on a monthly basis, is that nobody should spend more than 30% of their income on housing. Tim Evans, Senior Planner, stated that ADUs are focused on the Very Low and Low income categories. Ferguson inquired about assigning an income level to the units described in the General Plan Annual Report. Evans stated that there is a calculator from HCD which is driven on market value.

Ferguson inquired about the price of a one bedroom in Plumas County. Lewis stated that a mortgage would be about \$2,000 dollars for a one- or two-bedroom house.

Montgomery inquired about the cost of building on the empty lots in Greenville. Ferguson stated that a 1,200 square foot house, at \$350 dollars per square foot, will be a \$420,000 dollar house. She stated that that is the cost to construct and not necessarily what the market value would be. West stated that he doesn't think that a dwelling could be built for \$350 dollars per square foot. Montgomery stated that most people are quoting \$400 dollars per square foot.

Montgomery stated that having a primary dwelling unit and renting out two accessory units still becomes difficult for three earners to meet the mortgage payment.

Lewis inquired about the cost of building the pre-approved ADU plan sets. Ferguson inquired about the number of building permits for those plan sets that have been processed. Marco Velazquez, Associate Planner, stated that two (2) have been processed. Ferguson stated that no engineering estimates were done. Lewis inquired about hiring a contractor to provide a set of cost estimates for the plans. Lewis stated that the estimated costs would go a long way to encourage people to build them. West inquired about using the Planning Commission budget to send a letter to builders who could assist with this task. Ferguson stated that the Planning Commission has a budget for consultants and assistance. West stated that he wanted to try to see if it could be done pro-bono. James stated that it could also be a request for information (RFI).

Montgomery inquired about the County having a specific policy addressing tiny homes. Ferguson stated that the County does not allow tiny homes on wheels as dwelling units. Montgomery inquired about the code specifically stating that it is a recreational vehicle (RV). Lewis inquired about the tiny home on wheels being considered an ADU. Ferguson stated that it is not considered an ADU. Lewis inquired about a way to make tiny homes on wheels allowed to help with housing. James stated that a new ordinance would be needed. Ferguson stated that in the Summer of 2023 some members of the public came forward on this issue and that at the last meeting of the Planning Commission a public comment about tiny homes was provided to the Commissioners. Ferguson stated that Placer County has an ordinance that Plumas has reviewed as a potential model.

James inquired about the Title 25 Limited Density Owner Built Rural Dwellings being related to the pre-approved ADU plans. Ferguson stated that she needs to look to see if the plans meet the metrics.

West inquired about using the ADU plans to build a primary dwelling unit. Ferguson stated that they can be used as a primary dwelling unit.

Montgomery inquired about Reconstruction Recovery Advisors (RRA) having a building costs calculator. Lewis stated that he liked Commissioner West's idea of sending a letter to the construction companies to inquire for help. Ferguson stated that as part of the countywide housing study she would like to interview developers to find out in the Plumas market how many units are required to build at one time to reduce the cost per square foot.

Ferguson stated that single family detached homes are the number one housing unit type in this County. She stated that mobile homes are the number two housing type. She stated that there are about 100 mobile home and recreational vehicle parks in Plumas which account for thousands of units. She stated that the next largest housing type is multifamily residential units. She stated that the attached housing product is typically the more affordable housing product.

Chief Code Enforcement Officer, Jennifer Langston, stated that RV parks regulate the age of RV's that are allowed in the park. She stated that leaves the public in the low-income category with old models that are not allowed in the park. Lewis stated that he also has the rule in his RV park. He stated that the old units are not insulated well and are not comfortable for the people who own them. He stated that there is a difference between an RV park and a mobile home park. He stated that RV parks generally accommodate transient workers like contractors, students, and traveling nurses.

Ferguson read aloud the last goal "maintain the opportunity for individual choices in housing." She stated that this goal may speak to considering tiny homes on wheels as dwelling units.

Ferguson read the policies and programs aloud.

County. James stated that she is not aware of a letter being drafted at this time.

Commissioner Montgomery stated that there are several properties being developed under some of the housing programs he is involved with. He stated that a manufactured home build will be ready to sell in June [2025] in Greenville. He stated that at the last Plumas Housing Council meeting he found out that one of the determinants of the amount of time to finish the manufactured home build is that it takes additional time for PG&E to provide power which slows down the process.

He stated that the Community Development Commission [Housing Authority] is looking into the downpayment assistance program. He stated that it is nearing the end of the ReCoverCA program under which there is \$500,000 available to rebuild homes on their existing property. Ferguson stated that the deadline to apply for the Single-Family Reconstruction (SFR) and Single-Family Mitigation (SFM) Programs is April 15<sup>th</sup> [2025] and more information can be found on the California Department of Housing and Community Development website.

Ben Hoffman stated that for the manufactured home under construction in Greenville, all of the funds raised to construct were sourced from private Greenville residents. He stated that it is possible to extend the program to other communities in Plumas County.

Commissioner Lewis stated that he wants to see the community come back and get young people to move here. He stated that the Recreation Economy for Rural Communities (RERC) grant program is looking at downtown Quincy development. He stated that he is in talks with other RV park owners to get an inventory of RV and Mobile Home parks in the American Valley region. Ferguson stated that the Board of Supervisors accepted the RERC Quincy Action Plan in November of 2022. She stated that the County is now working on a grant with Rural Community Assistance Corporation (RCAC) to implement the Quincy Action Plan. She stated that there is a community convening coming up on May 13, 2025.

**VIII. CONTINUED FROM THE REGULAR MEETING OF MARCH 20, 2025 – 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #2 (Tracey Ferguson, AICP, Planning Director)**

Ferguson provided the Commissioners with a copy of the Plumas County Housing Element 6<sup>th</sup> (2019-2024) Cycle Housing Goal Policies and Programs with 7<sup>th</sup> Cycle (2024-2029) Suggested Edits and a copy of the 7<sup>th</sup> Cycle Vacant and Underutilized Sites Inventory Draft.

Montgomery stated that the words in the goals are very subjective and may need to be changed. Ferguson stated that everything is up for discussion and change.

Spencer stated that she would like to include action-oriented language rather than language about 'exploring' to doing something.

Ferguson stated that the Plumas Housing Council could provide housing definitions that they are working on for uniformity in language and understanding. Ferguson inquired with Ben Hoffman about housing terminology. Hoffman stated that he would be sending a link to Ferguson with the Plumas Housing Council terminology.

Ferguson stated that when it comes to the 'responsible' entity under some of the programs, the Plumas Housing Council could replace the Community Development Commission. With that said, Ferguson stated that the Community Development Commission will be maintaining the downpayment assistance program.

Commissioner Lewis inquired about getting plugged in with the Plumas Housing Council. Ferguson stated that Ben Hoffman is the admin for the Housing Council. She stated that she can send the Commissioners emails to Hoffman to add to the distribution list.

Ferguson inquired James about drafting a resolution to the Board of Supervisors to officially recognize the Plumas Housing Council. James agreed that it sounded reasonable.

Lewis inquired about the Plumas Housing Council being made up of private stakeholders. Ferguson inquired with Hoffman about a list of participating agencies and entities. Hoffman stated that he will be sending a members list to Ferguson.

Lewis inquired about Plumas County building permit and other fees being comparable to other rural counties. Ferguson stated that she has not done a comparison.

Lewis inquired about where the development fees come from. Ferguson stated that the Building Department has a building permit fee schedule for price per square foot. Ferguson stated that there are development impact fees in the code which are not enforced pursuant to Board of Supervisors direction. Spencer stated that it is Plumas County's tendency to either not charge or to charge very little. Lewis stated that in our current state it would be a good idea and encourage people to develop. Ferguson stated that property tax is the majority of the County's budget and revenue. Lewis stated that if more people came here that we would have a larger tax base.

Spencer stated that a comparison would give a better idea of what is going on.

Ferguson continued to the policies. Under Policy HE 5 "Provide provisions for alternative housing," she stated that accessory dwelling units and tiny homes on wheels are alternative housing types. Montgomery stated that it is a part of adequate housing. He stated that this falls into something along the lines of workforce housing under HE 2. Lewis stated that it directly applies to maintaining the opportunity for individual choice. Spencer inquired about blending items HE 5 and HE 6.

James stated that Nevada County just did a tiny home on wheels ordinance in January 2025. Montgomery inquired about how they differentiate tiny homes from recreational vehicles (RVs). James stated that it cannot be an RV, it must be a tiny home. Lewis stated that there is an agency that certifies them. James stated that it is the RV Industry Association (RVIA) and the American National Standards Institute (ANSI). Lewis stated that HCD considers an RV and a tiny home to be the same thing in an RV park.

Lewis stated that in addition to the ability to get access to water and sewer, proximity to stores and schools should also be considered in the vacant land inventory. Ferguson added "Other considerations proximity to amenities – public transportation, retail, schools, walkable, accessible to law enforcement size/scale and massing/design to be appropriate to rural Plumas County" to Program 1, Monitor Vacant and Underutilized Sites Inventory.

Montgomery inquired about the fair housing aspect of the Housing Element Completeness Checklist being included in the Inclusionary Housing Program. Ferguson stated that there is a section covering fair housing in the Sierra County Housing Element under Chapter 5. She stated that she would cross-check the information.

#### **IX. REVIEW OF 2035 GENERAL PLAN (Tracey Ferguson, AICP, Planning Director)**

**Motion:** Continue item IX to a future meeting of the Planning Commission.

**Moved by Jack Montgomery Seconded by Dayne Lewis**

**Vote: Motion carried.**

**Yes:** Montgomery, Spencer, Lewis

**Absent:** Harvey West

#### **X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

A. Ferguson stated that the General Plan Annual Progress Report was delivered to the Board of Supervisors on April 1, 2025. She thanked Marco Velazquez, Associate Planner, for helping with the presentation. She stated that there were no questions from the Board of Supervisors and the report was approved to submit to the state. She stated that the state will look at it to ensure that it conforms. She thanked Tim Evans, Senior Planner Extra Help, for helping with the behind the scenes work and the tables that the state requires.

B. Ferguson stated that the first public hearing for the Staniger Zone Change was on April 1, 2025. She stated that there were public comments provided prior to the meeting and public comments during the public hearing. She stated that the Board of Supervisors continued the public hearing to April 8, 2025. Montgomery inquired about the process. Ferguson stated that it is a two-step process, with the waiving of the first reading of the ordinance at the first public hearing, then continuing the public hearing to a second meeting to consider adoption of the ordinance and resolution.

economies. Ferguson stated two planning studies, a housing study and an economic development study, will be performed through a 2022 Community Development Block Grant (CDBG) secured by Plumas County. She stated CPAT recommends a facility needs assessment in recovering communities to determine what services can be supported by the local population. She stated CPAT has recommended evaluating the potential success of businesses and not promoting a business that cannot be supported by the local population, resulting in closure.

Montgomery stated he was excited to see Seneca Hospital had begun construction. He stated they are expecting approximately 150 workers to stay in workforce housing as part of the project. Ferguson stated the anticipated opening is Spring of 2027.

Commissioner Lewis reported he and Ferguson met with the Recreational Economy for Rural Communities (RERC) committee to discuss the housing component of the plan. He stated a USDA Rural Housing representative from the Oroville office was present to discuss available loan programs including the 502 Direct for purchase and construction.

Ferguson stated the USDA rep is going to inquire about Plumas County submitting preapproved ADU plans through the USDA process to the Division of the State Architect through the 502 Direct Loan program. Ferguson stated the goal is to advertise a free, preapproved engineering plan set in conjunction with the 502 Direct Loan. Montgomery asked if the USDA representative represents the Farm Home Administration (FmHA) as well. Lewis stated he did not believe so. Montgomery stated that FmHA loans would be another avenue for low to very low financing options in Plumas County.

Montgomery stated that Dan Efseaff from Paradise Recreation and Park District would be an asset in utilizing available funding to grow the parks program and to further community health and integration efforts.

Lewis discussed the USDA 504 Home Repair Loan Program. He stated the program has an income threshold, but participants can apply for funding to repair existing homes and improve home efficiency.

Lewis reported he spoke with Clint Koble about the 'Move-In' package being put together to encourage individuals to relocate to Plumas County through incentives like downpayment assistance. Lewis stated Koble anticipates presenting at the Board of Supervisors meeting on May 6, 2025. Lewis brought up the possibility of the Planning Commission drafting a letter of support for the 'Move-In' package, stating he sees value in encouraging relocation to Plumas County. Spencer asked how the plan addressed employment opportunities. Lewis stated much of the plan was based on targeting remote workers. Ferguson stated the Lost Sierra Chamber of Commerce is partnering with Indian Valley Innovation Hub on the 'Move-In' initiative. She stated the Planning Commission could discuss the proposal further following the presentation at the Board of Supervisors meeting. Ferguson confirmed a labor component is included in the initiative. Spencer then stated technology in Plumas County would need to be able to support the incoming population. Ferguson stated that chambers of commerce are incentivizing relocation nationwide with packages up to a cumulative \$20k. She said these packages usually come with requirements to live in the area for a predetermined amount of time. She posed the question "what are the incentives Plumas County can offer as local government?" Lewis stated the nationwide program is called 'Make My Move.' He said individuals can enter specific criteria to be matched with a compatible community. Lewis stated the Plumas County local incentives would likely be starting with a \$5k move-in bonus to the first ten verified families, in addition to offering local Plumas community perks.

Spencer asked Ferguson to report what could be done to ask the Board of Supervisors to continue discussing the 'Move-In' package in Plumas County. Ferguson stated the Board of Supervisors along with the Planning Commission could evaluate the Housing Element programs and the integration of jobs and housing at the policy level.

## **VIII. CONTINUED FROM THE REGULAR MEETING OF MARCH 20, 2025 – 2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #3 (Tracey Ferguson, AICP, Planning Director)**

Ferguson stated she sent a letter to the Department of Housing and Community Development's Proactive Housing Accountability Senior Manager, Fidel Herrera on April 16, 2025, regarding the late submission of the 7<sup>th</sup> cycle (2024-2029) Housing Element Update.

Ferguson stated the previous schedule determined the Housing Element (HE) would be delivered on April 14, 2025. Ferguson stated she called Housing Policy Analyst Dexter Egleston regarding the late submission. Ferguson informed Egleston of progress being made, including increased staff capacity, but communicated staff have not been able to complete all tasks. Ferguson detailed previous and upcoming HE workshops in her letter. Ferguson reiterated the goal to bring the HE plan to the public in a timely manner to comply with state requirements. She stated the plan would circulate for public comment on June 27, 2025. Ferguson stated that the HE needs to be discussed at every Planning Commission meeting, that Plumas Housing Council staff should be invited to future HE workshops, and that Planning Commission staff may attend Plumas Housing Council meetings to meet the deadline. Ferguson stated that following the HE circulating for public comment, the HE will be submitted to the Department of Housing and Community Development (HCD) in early August 2025. Ferguson stated following the review cycle, a compliance letter from the state could be expected in April 2026. Ferguson stated HE updates typically take twelve to eighteen months, and the Planning Commission has been working since January of 2024 when Velazquez began pulling demographic information for Plumas County.

Ferguson stated that at the previous workshop on April 3, 2025, the Planning Commission looked at Sierra County as an example and subsequent edits were made. HE Program #1 was discussed with the Inclusionary Housing Program and the Affordable Housing Trust Fund.

Ferguson asked if the Planning Commission would prefer to continue working on the HE Goals, Policies, Action/Programs or move on to Vacant and Underutilized Inventory and Analysis. Lewis proposed to begin working on the HE narrative. Montgomery asked for clarification on the Regional Housing Needs Allocation (RHNA) drafted April 3, 2025.

Ferguson pointed to the RHNA target of 154 units at Very Low to Above Moderate-income levels needed to be compliant with state requirements. She stated Plumas County has vacant and underutilized land in inventory. She stated, per state law, Accessory Dwelling Units (ADUs) built in the previous planning cycle can be applied to the Very Low income group. Ferguson stated the state wants reports of properties without constraints preventing habitation. She explained that the County can shoot for 133% of the RHNA requirements – approximately 206 units. Ferguson explained there are 498 units as shown on the Draft Inventory List. She stated the goal is to identify 206 viable units through collaborative efforts.

Montgomery asked if Planning Commissioners were expected to evaluate whether properties in their districts and determine potential issues. Ferguson explained that due to the concentration of viable parcels in Districts 2, 3, and 4, all commissioners are asked to evaluate site constraints to determine realistic capacity. Ferguson explained the state requirement for multi-family residential (M-R) zones in rural communities is a minimum of 10 units per acre. She explained that the maximum density in Plumas County M-R zones is 21.8 units per acre. Montgomery asked if that number accounted for setbacks and zoning requirements. Ferguson said it only accounts for density. Lewis asked if the Density Program Bonus applied to parcels with more than 12 units per acre. Ferguson clarified the program was for parcels building more than 21.8 units per acre. Montgomery asked if a property determined to hold only 12 units per acre would be classified as underutilized. Ferguson explained that vacant means there is nothing on the property and underutilized means there is an existing structure or structures on the property that are not achieving maximum residential unit capacity potential.

Montgomery asked how Ferguson divided parcels into the Very Low- or Low-income groups. Ferguson explained that parcels with greater potential residence capacity could fall into the Very Low income groups.

Spencer asked if the Commissioners wanted to continue discussing the RHNA Draft with limited meeting time left. Montgomery stated he would like to know exactly what was expected of him. Ferguson explained that the Commissioners are asked to help determine realistic residential capacity by visiting parcels in person or discussing them with the Planning Department. She stated some parcels may have plans to build, which would provide realistic capacity. Ferguson asked Commissioners to determine the most viable parcels to count toward the 206 units needed. Montgomery asked about the subjectivity of determining parcel viability. Ferguson stated the criteria for viability are site constraints and proximity to services. She explained some parcels had been crossed off the list due to nonviability. Spencer proposed related Commissioner Lewis and Commissioner Montgomery schedule an appointment with Ferguson to discuss the sites and unit potential. Ferguson noted that most parcels in the Moderate to Above Moderate-

income groups fall within Commissioner West's district. Ferguson stated the County needs 63 Above Moderate units. She suggested bringing the list back during workshop #4.

Spencer directed the conversation HE 7<sup>th</sup> Cycle (2024-2029) Goals, Policies, and Actions/Programs. She asked if the Planning Commission had sent a comment of support for the Plumas Housing Council. Ferguson stated none had been drafted yet by Planning staff and addressed Brechtel explaining the Planning Commission desires to formally acknowledge the Plumas Housing Council with a recommended resolution to the Board of Supervisors. Brechtel agreed and stated the goal of establishing the Planning Commission was to address such matters in detail and present the resulting opinion to the Board of Supervisors.

Spencer stated it was important to establish if the Planning Commission was working with the Plumas Housing Council because they are referenced several times in the HE 7<sup>th</sup> Cycle draft programs. Ferguson stated County support would be needed to tie a responsible agency to the program. Montgomery stated the primary focus of the Plumas Housing Council has been on fire recovery. He asked if the scope of the Plumas Housing Council would need to be expanded to address all housing in Plumas County in perpetuity. Ferguson explained a governance structure must first be established, but the goal of the Plumas Housing Council to exist in perpetuity. She stated it is important to ensure the Plumas Housing Council is a sustainable agency prior to including as a responsible agency in the HE 7<sup>th</sup> Cycle draft programs.

Lewis stated the Planning Commission should explore drafting a letter of acknowledgement on the 'Move-In' package. He stated the package ties directly into the Housing Element goals. Montogomery stated he believes the 'Move-In' package would be more involved with the Plumas Housing Council. Ferguson stated naming the package in a program could be considered. She suggested Clint Koble present to the Planning Commission discussing the connection to the Housing Element programs. She stated she was uncertain if acknowledgement by the Planning Commission would be required. Lewis stated Koble had asked him personally for endorsement. He stated he was unsure if it would be appropriate for him to provide one, and that it would be more appropriate and powerful coming from the Planning Commission. Lewis reiterated it ties into Policy HE 3 – Maintain a continuing program for first time homebuyers. Lewis stated most of the first-time homebuyers he has recently consulted with are also relocating to Plumas County.

Ferguson stated the Commission had previously gone through Policies HE 1 and 2. She asked at what threshold Policy HE 2 regarding an inclusionary housing ordinance would be triggered and whether the measure is more prohibitive than helpful. Spencer questioned County Counsel about what opportunities there are with Policy HE 2. Ferguson stated inclusionary housing in the context of the state checklist requires Plumas County to support affordable housing. She stated Policy HE 2 allows the County to collect revenue from development projects and establish a fund to support affordable housing efforts. Montgomery asked how the HE 7<sup>th</sup> Cycle (2024-2029) would satisfy the state checklist. Ferguson stated that, to her knowledge, inclusionary housing programs are not currently required by the state or local government. She stated the inclusionary housing program would be a proactive measure by Plumas County.

Ferguson asked what number of units would be appropriate to trigger a potential requirement that 10% of units be considered affordable. Lewis stated the goal is to encourage developers to build housing in Plumas County. He expressed concern that an inclusionary housing program may discourage developers due to a potential decrease in profits. He agreed with placing the threshold at a high number of units. He stated that when moderate and above-moderate-income housing is developed, that potentially creates vacancies in lower income housing developments. Ferguson expressed the need for balanced policy so as not to discourage developers while simultaneously supplying a funding stream for affordable housing in Plumas County. Spencer stated that the current language is soft and suggested continuing the conversation. Ferguson stated the Commission can move forward with the initiative as proposed, decline to move forward with the initiative, or find a middle ground considering economic feasibility.

Ferguson stated staff will work on advancing recommendations on programs. She asked Commissioners Montogomery and Lewis to cooperatively evaluate Greenville properties listed on the RHNA. Montgomery stated the need for an itemized timeline to complete the HE 7<sup>th</sup> Cycle (2024-2029) to meet the June 27, 2025 deadline for public circulation.

Ferguson stated staff will prepare a timeline. She informed commissioners that special meetings of the Planning Commission may be held to complete all tasks.

**IX. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

Ferguson stated the Staniger Zone Change was presented to the Board of Supervisors on April 1, 2025, and on April 8, 2025. Ferguson stated no decision has been made. She stated staff are investigating if the buffer could be increased, at the direction of the Board of Supervisors, subsequently decreasing available acreage and reducing animal carrying capacity. Ferguson stated she will be working with the applicant. She stated she has a scheduled site visit. The application will be brought back before the Board of Supervisors on May 6, 2025. Commissioner Spencer stated her appreciation for the Board of Supervisors attempt at achieving compromise in the matter of the Staniger Zone Change. She stated the discussion seemed primarily concerned with social and economic compatibility whereas the application is concerned with environmental compatibility. Ferguson stated the applicant has been working to communicate with neighbors. She stated the Board of Supervisors intent is to reach a compromise between the applicant and the neighbors.

**X. FUTURE AGENDA ITEMS**

1. 2024-2029 Housing Element Update Public Workshop
2. Amendments to the Resolution Establishing the Rules of Conduct of Business of the Plumas County Planning Commission
3. Discussion of Agriculture and Forestry Element of the 2035 Plumas County General Plan
4. Brown Act Training for Planning Commissioners
5. Draft a Planning Commission resolution to the Board of Supervisors recommending to officially recognize the Plumas Housing Counsel

**XI. ADJOURNMENT**

***Motion:*** Adjourn to the regular meeting scheduled on May 1, 2025.

***Moved by*** Jack Montgomery ***Seconded by*** Dayne Lewis

***Vote:*** Motion carried.

***Yes:*** Montgomery, Spencer, Lewis

***Absent:*** Harvey West

## **2024-2029 HOUSING ELEMENT UPDATE PUBLIC WORKSHOP #4**

Ferguson reviewed the Regional Housing Needs Allocation (RHNA) vacant and underutilized land inventory with the Commission. She informed the Commissioners that parcels continued to be reviewed by staff and more parcels need to be removed to narrow the list down more closer to the 154 unit RHNA. She reiterated the target is 206 units. Ferguson directed Commissioners to focus on the “very low” and “low” vacant and underutilized land lists at this meeting. She stated staff would research and remove parcels from the “moderate” and “above moderate” income lists. She stated the vacant lots chosen for the “moderate” and “above moderate” income categories were located primarily in Whitehawk, Plumas-Eureka Estates, Walker Ranch, and Grizzly Ranch.

Commissioner West asked what the income threshold for “Moderate” is. Commissioner Montgomery responded that the Area Median Income (AMI) was used to determine income brackets. Ferguson agreed and stated that “Moderate” is 80-120 AMI and above 120 AMI is “Above Moderate” income. Ferguson announced new income limits for 2025 had been released and stated she would present them at the next meeting. Commissioner West asked if the vacant lands in the City of Portola would be included in the Plumas County RHNA. Ferguson stated Portola’s RHNA is separate from the unincorporated area of Plumas County.

Ferguson reiterated the RHNA includes both vacant and underutilized parcels for each income bracket. She stated there are two (2) parcels in Quincy/East Quincy and two parcels in Greenville. She informed the Commission that the two parcels in Greenville are owned by the Plumas County Community Development Commission (PCCDC), they yield potentially four units and are vacant parcels. She stated the parcels in Greenville are located adjacent to existing subsidized housing. Ferguson stated staff will be contacting the PCCDC to assess the realistic capacity of the parcels. She stated the PCCDC is currently examining their owned properties and evaluating if any can be added into the vacant lands inventory. Ferguson stated the Plumas Housing Council is in discussions with the PCCDC to bring subsidized housing to the County. Ferguson summarized state Housing and Community Development’s (HCD) requirements for rural Plumas County to yield a minimum of ten (10) housing units per acre in higher density housing developments. She stated Plumas County is currently at 21.8 units per acre in maximum density housing developments in the “M-R” Multiple-Family Residential zoning. She stated some parcels may not meet the state minimum of ten (10) units per acre and those cases will require explanation to the state. She described density constraints as topography, environmental considerations, or factors that reduce the overall developable acreage.

Commissioner Montgomery asked how this relates to the Peppard Flat parcel. Ferguson explained the parcel is 7.47 acres. Commissioner Lewis stated he had visited the parcel. Lewis stated the majority of the Peppard Flat site is mountainside. Ferguson described the site constraints as topography as well as the parcel being heavily forested. Ferguson discussed citing site constraints to reduce parcel acreage to determine the realistic density of the parcel. County Counsel Sara James asked if the Rural Communities Housing Development Corporation (RCHDC) or Plumas County Behavioral Health (PCBH) had inquired about developable parcels. Ferguson stated there was not presently a viable parcel for PCBH’s permanent supportive housing initiative. She stated PCBH was in possession of a parcel inventory list based on specific criteria including access to amenities and distance from specific service providers.

Ferguson then discussed a parcel on Claremont Way. She stated the parcel would require a two-story development. Lewis stated two property owners had presented interest in selling parcels to developers interested in building multi-family residential housing.

Lewis stated he was in contact with the owner of a parcel near Cemetery Hill on the south side of the highway that may be suitable for development due to location and access to services. Lewis stated the parcel may have site constraints due to the sloped topography of the parcel and is zoned for commercial and residential. Ferguson stated it would be possible to include a program to rezone parcels to multi-family residential as part of the Housing Element review. She encouraged the Commissioners to consider the viability of a re-zoning program. Lewis stated it would be beneficial to know what is and is not developable based on parcel viability. He stated there was value in maintaining commercially zoned parcels in addition to adding multi-family residential zoned parcels.

Ferguson stated fifty (50) units is the target for the “very low” income category in the RHNA. She stated staff will evaluate the parcels and present the most viable properties. Ferguson stated thirty-two (32) parcels is the target for the “low” income RHNA. She referenced a parcel on Jackson Street with a proposed two-story development. Spencer pointed out the RHNA listed the parcel has having “soils/Geotech” site constraints. Ferguson stated that the development may require an innovative foundation to support a multi-level structure on the parcel. She stated an engineer was currently assigned to determine a viable path forward. Ferguson stated there were two vacant lands in Chester. Commissioner Montgomery stated the property owner is likely to submit a permit for a mobile home/RV development with forty (40) units. He stated he was uncertain how that would qualify according to state requirements. Ferguson stated the current zoning of Recreational Open Space and Multiple-Family Residential would not permit an RV park. She stated the property owner should confer with the Planning Department. Regarding another property, Montgomery stated the parcel owner was interested in developing “upscale” townhomes rather than low-income housing.

Spencer asked if the mobile-home expansion in Vinton would qualify as additional housing units in the RHNA. Ferguson confirmed that the project, consisting of fifty (50) units, should be included. West asked where the project was in the process. Associate Planner Marco Velazquez reported the property owners were obtaining a special use permit amendment through the Planning Department to facilitate the park expansion. Ferguson discussed conversing with HCD staff on how to determine “very low” versus “low” income bracket parcels. Lewis asked if RVs would be counted as housing in the RHNA. Ferguson confirmed mobile homes in a state-licensed mobile home park will be counted. Lewis asked if the expansion in Vinton was adding mobile homes or RV spaces. Ferguson confirmed the property was adding mobile homes. Ferguson stated non-viable properties would be removed from the vacant lands list.

Ferguson reviewed two parcels owned by Indian Valley Community Services District (IVCSD) for which there were plans for development. She stated the IVCSD Board is currently discussing whether to develop housing assets. Lewis asked what the intention of obtaining the parcels was. Ferguson stated the intention was to build housing. Montgomery asked if the housing being considered was part of the RRA Plumas County Council initiative. Ferguson confirmed it would be a part of the Plumas Housing Council initiative.

Senior Planner Tim Evans stated the mobile home expansion in Vinton was originally excluded from the list because it required a discretionary action. Ferguson asked if HCD had a rule prohibiting such properties from being included. Evans stated the Planning Department had previously discussed not including properties that required a Planned Development Permit or any discretionary actions. Ferguson stated rezoning a parcel is also considered an entitlement action. Ferguson stated she would also ask HCD about discretionary actions. Ferguson discussed listing projects in need of discretionary actions separately from the RHNA. She stated each parcel would be accompanied by an appendix, a photograph, and a narrative. Spencer commented that the list should be included as it demonstrates the ability of Plumas County to strategize layered solutions. Lewis agreed the additional list of alternatives would be proactive.

Ferguson reviewed previous edits made to the Housing Element 7<sup>th</sup> Cycle goals, policies, and actions/programs, including edits made to the Housing Trust Fund Program, Inclusionary Housing Program, and the inclusion of the Plumas Housing Council as a responsible party. Ferguson asked the Commissioners to decide on whether to include the Inclusionary Housing Program and potential metrics. Lewis recommended maintaining a high threshold to trigger the program so as not to dissuade developers. He recommended a threshold of 100 units. Ferguson explained the policy dictates an analysis be conducted prior to adopting an Inclusionary Housing Program to mitigate potential negative impacts. Lewis inquired if the program was asking whether or not to create an Inclusionary Housing Program. Ferguson responded yes, the process of creating an inclusionary housing ordinance would require a feasibility study. She presented the Commission with the options to eliminate the policy completely or to maintain the policy with feasibility study requirement.

Lewis asked if the program would not be addressed until an interested developer presents. Ferguson stated the analysis would be done prior, and the ordinance would be written with the agreed upon requirements. Montgomery asked if the threshold would be established case by case. Ferguson stated the threshold with a required percentage of affordable units would be written into an ordinance following an analysis. She mentioned the possibility of developers increasing prices on standard units to

compensate for financial loss on affordable units. Montgomery asked how to establish incentives to prevent that outcome. Ferguson included the Board of Supervisors could act on, for example, an incentive of zero property tax for one year. She stated part of the analysis would yield information on County-controlled incentives for development and developers. Montgomery asked if the Inclusionary Housing Program was required. Ferguson replied that she did not believe so but would inquire with HCD.

Spencer provided the example of Truckee, stating the lack of strategic housing development resulted in limited housing for the local workforce. Montgomery stated the current language was vague enough to allow for future planning without imposing strict metrics. Lewis concurred. Ferguson stated the end goal would be to generate revenue in a housing trust fund for construction of affordable housing. She stated developers also could have the option to pay into the fund in lieu of creating affordable housing units. Montgomery asked if a local organization like Chico's Community Housing Improvement Program (CHIP) would be the intermediary responsible for facilitation. He questioned how detailed the Planning Commission needed to be in developing this policy at present.

Spencer asked what the downside is to leave the policy in. Ferguson informed the Commission that the state is wary of housing elements that turn over the same policies without action. She explained that reports on policy actions are sent to the state, and prior cycles show nothing has been done with the Inclusionary Housing Program. Spencer stated the program was important, but the demonstrated indecision through two housing element cycles may be ill advised. Lewis agreed. He stated a project has not come about that would trigger this policy. He recommended removing the Inclusionary Housing Program. Spencer agreed. Montgomery agreed, stating there are no projects in the near future relevant to this policy. Lewis agreed with Spencer's anecdote about Truckee. Montgomery stated the issue in Truckee is being driven by high end development, which is not necessarily occurring in Plumas County. Lewis stated it could be a possibility but is unlikely to occur at the same level. The Inclusionary Housing Program was recommended to be removed by the Commissioners. Ferguson stated the Affordable Housing Trust Fund ties directly into the Inclusionary Housing Program and would be removed. Spencer asked how the Plumas Housing Council ties into the development of the Housing Element 7<sup>th</sup> Cycle. Ferguson stated the Plumas Housing Council is evaluating several different housing strategies. Ferguson recommended adding a program recognizing the efforts of Plumas Housing Council.

Ferguson reviewed Policy 4 – Development Review and Processing Procedures and stated the fee schedules needed to be reviewed annually. She stated the Building and Planning departments are currently working to transition to Cloudpermit, an online permit submittal and management platform, to increase accessibility to the community. Ferguson Reviewed Policy 5 – Building, Planning, and Zoning Codes. She stated that Titles 8 and 9 of the Plumas County Code would be subject to review to ensure compliance. Ferguson brought up the previous discussion of extending the allowed camping time of 120 days to 180 days. Montgomery asked if "non-structural" should be removed in reference to tiny homes because they are considered RVs by the County. Ferguson clarified that "non-structural temporary shelters" are tents. She discussed the potential of developing a new ordinance to allow tiny homes on wheels as dwelling units. Montgomery recommended designing an ordinance specifically for tiny homes on wheels as temporary shelters separate from RVs to alleviate confusion. Ferguson stated the definition of "camping" could be amended to include tiny homes on wheels. She referenced similar ordinances in Placer County, where tiny homes on wheels can be considered permanent residences, provided they meet structural and health and safety requirements. Lewis stated that tiny homes on wheels coming from a manufacturer would be subject to Recreation Vehicle Industry Association (RVIA) regulations that could be written into an ordinance. Ferguson referenced Appendix Q of the building code that is specific to tiny homes on a permanent foundation. James stated that, as written, tiny homes on wheels are considered RVs in Plumas County and a specific exemption would need to be written for them to be considered anything else.

Ferguson brought up the possibility of Planning Commission special meetings to workshop the Housing Element to meet the deadline of June 27, 2025, for the public review draft release. She stated scheduled meetings are June 5, 2025 and June 19, 2025. She asked if commissioners had any conflicts with upcoming special meetings. Spencer, Lewis, and Montgomery confirmed they would be present. Spencer asked what needed to be accomplished in the two meetings prior to the release. Ferguson stated the Goals, Policies, and Actions needed to be finalized. Lewis stated the June 5, 2025, meeting would

*potentially be busy with opportunities for public comment on the Staniger Zone Change. James presented the idea of extending the time of scheduled meetings in lieu of adding special meetings. Spencer, Montgomery, and Lewis agreed to extend the time of scheduled meetings with a recess. Ferguson encouraged the commissioners to read through all programs to understand which need further consideration.*

## **IX. REVIEW OF 2035 GENERAL PLAN**

- A. Agriculture & Forestry Element Introduction, Setting/Existing Condition, Agriculture Resources, Forest Resources, Values and Issues, Legal Basis and Requirements, Relationship to Other Elements, and Plans and Planning

*Ferguson discussed the Agriculture & Forestry Element, stating it is a proactive element of the General Plan due to the County's prevalence of agriculture and forestry and is not required by the state. She read through the Introduction statement. She stated the intention of this element is to protect and promote the sustainable use of agriculture and forest resources to balance economic development and sustainability. Lewis expressed appreciation for the statement "fundamental component of the rural character, historic use, and way of life" in reference to agriculture from the introductory statement. Lewis recommended adding a section on predator reintroduction to this Element. Montgomery asked if the concept of transitional zoning between agriculture, forested lands, and development needed to be included as a statement or if it was inherent in listed values and issues. He stated he believed there will be growing concerns of individuals moving near agricultural lands who may not be familiar with historic practices.*

## **X. INFORMATION ITEMS/ON-GOING PROJECT UPDATES**

- A. Staniger Zone Change (ZC 9-23/24-10)

*Ferguson informed the Commissioners that the Staniger Zone Change is being noticed for the June 5, 2025, Planning Commission meeting. She informed the Commissioners that a new state law effective January 1, 2025, requires a 20-day notice before a planning commission holds a public hearing on an ordinance affecting the permitted uses of real property. She stated she and the Board of Supervisors became aware of this law on April 18, 2025, and determined it necessary to re-notice the public to ensure compliance. Lewis asked if the previous law required 10 days. Ferguson stated it was 10 days, and the 10-day requirement still stands for other notices not concerning an ordinance affecting the permitted uses of real property.*

- B. The Office of the State Fire Marshall has recommended new levels of Fire Hazard Severity Zones (FHSZs) within Local Responsibility Areas (LRA) affecting unincorporated Plumas County in the Town of Chester, Town of Quincy, Town of East Quincy, and Sierra Valley. Prior to adopting an ordinance that designates 2025 LRA Moderate, High, and Very High FHSZs map, information is available for public review and comment on the Plumas County Planning Department website under "LRA Fire Hazard Severity Zones (FHSZ) Map." <https://www.plumascounty.us/3354/LRA-Fire-Hazard-Severity-Zones-FHSZ-Map>. County Board of Supervisor public hearings will be held on June 3, 2025, and June 10, 2025, at 11AM (time certain) in the Board of Supervisors Chambers, 520 Main Street, Room 308, Quincy to receive public comment in person, virtually by live streaming, or by phone.

*Ferguson asked Commissioners to follow the link provided in the meeting agenda on Fire Hazard Severity Zones (FHSZ) affecting the Local Responsibility Area (LRA) in the unincorporated areas of Plumas County, including Chester, Quincy, East Quincy, and Sierra Valley. She stated public hearings will be held during the Board of Supervisors meetings at 11AM on June 3, 2025, and June 10, 2025. She stated she is currently developing the ordinance based on a template from the Office of the State Fire Marshall. She informed the Commission that the state will allow counties to be more restrictive in categorizing FHSZs, but they cannot be less restrictive. She stated staff has been in communication with the Beckwourth Peak Fire Protection District, Peninsula Fire Protection District, and Quincy Fire Protection District as they would be responsible for responding to wildland fire in the LRA.*

## Appendix B: Vacant and Underutilized Land Inventory

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Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development within the planning period, including vacant sites and sites having the potential for redevelopment (i.e., underutilized), and an analysis of the relationship of zoning and public facilities and services to these sites.

HCD explains that the land inventory must identify specific sites that are suitable for residential development in order to compare the local government's RHNA with its residential development capacity. The inventory assists in determining whether there are sufficient sites to accommodate the regional housing need in total, and by income category. A thorough sites inventory and analysis will help Plumas County determine whether program actions must be adopted to "make sites available" with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need. Preparing the site inventory is a two-part process and includes the preparation of a parcel specific inventory of sites and accompanying site suitability analysis.

Land suitable for residential development includes all of the following:

- Vacant sites that are zoned for residential development.
- Vacant sites that are not zoned for residential development, but that allow residential development.
- Underutilized sites that are zoned for residential development and capable of being developed at a higher density or with greater intensity.
- Sites that are not zoned for residential development, but can be redeveloped for, and/or rezoned for, residential use (via program actions).
- Sites owned or leased by a city, county, or city and county.

The site inventory must specify whether the site or a portion of the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing. Sites can accommodate units for more than one income category. However, the inventory should indicate the number of units of each income category, and together the total of units attributed to each income category may not exceed total realistic capacity attributed to the site.

The Plumas land inventory, in order to meet the County's RHNA and quantified objectives, focuses on:

- 1) Vacant sites that are zoned by right for residential development to accommodate all income categories, and
- 2) Underutilized sites that are capable of being developed at a higher density and zoned by right for residential development to accommodate extremely low-, very low-, and low-income categories.

## Affirmatively Furthering Fair Housing Sites Requirement

AB 686 requires that a jurisdiction identify sites throughout the community, in a manner that is consistent with AFFH pursuant to Government Code Section 65583(c)(10)(A). In the context of AFFH, HCD describes that the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

At the most basic level, this requirement suggests two courses of action relating to the identification of sites:

- Ensure that sites zoned to accommodate housing for lower income households are not concentrated in lower resource areas and segregated concentrated areas of poverty, but rather dispersed throughout the community, including in areas with access to greater resources, amenities, and opportunity.
- Where sites zoned to accommodate housing for lower income households are located in lower resource areas and segregated concentrated areas of poverty, incorporating policies and programs in the housing element that are designed to remediate those conditions, including place-based strategies that create opportunity in areas of disinvestment (such as investments in enhanced infrastructure, services, schools, jobs, and other community needs).

The Plumas land inventory, in order to meet AFFH goals, has adequate vacant and underutilized “M-R” Multiple-Family Residential zoned sites for lower income households that are dispersed throughout the County (i.e., Quincy, East Quincy, and Greenville) in areas with infrastructure and existing and growing amenities, resources, and opportunities.

## Accessory Dwelling Units Credit

Local governments can employ a variety of development strategies and/or commit to specific program actions to address the adequate sites requirement, as provided in Government Code Section 65583(c)(1)). Under certain circumstances, a local government may credit the adequate sites requirement per income category through ADUs based on the number of these units developed in the prior planning period, whether or not the units are permitted by right, the need for these units in the community, the resources, or incentives available for their development, and any other relevant factors as determined by the Department.

To rely on ADUs as part of an overall adequate sites strategy to accommodate (a portion) of the RHNA, HCD describes the element must include an estimate of the potential number of ADUs based on an analysis that considers the following factors:

- the number of ADUs developed in the prior planning period, community need for these types of housing units, and the resources and/or incentives available that will encourage the development of ADUs,
- the availability of ADUs and JADUs that will be part of the rental stock, rather than used as offices or guest houses, and
- the ADU must meet US Census definition of a housing unit (i.e., separate living quarters where the occupants live separately from any other persons in the building and which have direct access from the outside of the building or through a common hall), and other relevant factors as determined by HCD.

The 21 ADU housing units (compliant with the US Census definition) that were permitted in the prior 6<sup>th</sup> Cycle planning period (2019-2024), and which Plumas is crediting, will help to meet the community need for affordable housing, including extremely low-income units, and assist in achieving the RHNA and quantified objective targets for new construction. The County’s Accessory Dwelling Unit Pre-Approved Plans Program, including the Idea Book, (Appendix D) is a substantial resource with incentives available that will encourage the development of ADUs for long-term rental stock.

## Vacant and Underutilized Site Inventory and Mapping

The following site-by-site inventory tables (B-1 through B-6) and mapping (Map 1 through Map 7) provide information of the “M-R” high density available vacant and underutilized sites for the development of multi-family units and “7-R,” “3-R,” “2-R,” and “S-1” lower density available vacant sites for the development of single-family homes, by area, including Quincy, East Quincy, Greenville, Grizzly Ranch, Plumas Eureka Estates, Walker Ranch, and Whitehawk Ranch.

**Table B-1: Vacant High Density Sites to Accommodate the Very Low Income RHNA**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity
Yes	116-172-010 1967 Claremont Way	East Quincy/95971	0.98	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	Shaded Zone X	None	9	21	12
Yes	116-320-034 1506 Peppard Flat Rd.	East Quincy/95971	Gross 7.47 Net 2.70	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	Unshaded Zone X	Topography/Forested	27	58	32
<b>Total</b>									<b>36</b>	<b>79</b>	<b>44</b>

Source: Plumas County Planning Department, June 2025.

**Table B-2: Underutilized High Density Sites to Accommodate the Very Low Income RHNA**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity
No	116-112-008 7 Fairground Rd.	East Quincy/95971	1.28	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	Unshaded Zone X	One (1) Dwelling Unit	12	27	16
No	116-172-012 56 Mill Creek Rd.	East Quincy/95971	1.16	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	Unshaded Zone X	One (1) Dwelling Unit	11	25	12
<b>Total</b>									<b>23</b>	<b>52</b>	<b>28</b>

Source: Plumas County Planning Department, June 2025.

**Table B-3: Vacant High Density Sites to Accommodate the Low Income RHNA**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity
Yes	115-080-022 105 Louisiana Ave.	Quincy/95971	Gross 3.64 Net 2.18	Multiple-Family Residential	M-R	American Valley CSD Water/Sewer	Unshaded Zone X	Soils/Geotech	21	47	40
No	110-171-022 168 Hot Springs Rd.	Greenville/95947	0.79	Multiple-Family Residential	M-R	Indian Valley CSD Water/Sewer	Unshaded Zone X	None	7	17	12
Total									28	64	52

Source: Plumas County Planning Department, June 2025.

**Table B-4: Underutilized High Density Sites to Accommodate the Low Income RHNA**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN/Address	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density (10 du/acre)	Max Density (21.8 du/acre)	Realistic Capacity
No	110-171-023 184 Hot Springs Rd.	Greenville/95947	Gross 3.5 Net 2.0	Multiple-Family Residential	M-R	Indian Valley CSD Water/Sewer	Unshaded Zone X	Plumas District Hospital Old Hospital Site/Building with Existing Medical Clinic/Road & Parking Easement	20	43	24
Total									20	43	24

Source: Plumas County Planning Department, June 2025.

**Table B-5: Vacant Sites to Accommodate the Moderate Income RHNA**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	129-051-007	Blairsden/ 96103	0.36	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-053-021	Blairsden/ 96103	0.34	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-060-015	Blairsden/ 96103	0.37	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-102-011	Blairsden/ 96103	0.31	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-102-012	Blairsden/ 96103	0.31	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	129-102-016	Blairsden/ 96103	0.33	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-121-006	Blairsden/ 96103	0.36	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-123-018	Blairsden/ 96103	0.36	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-140-002	Blairsden/ 96103	0.37	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	129-190-010	Blairsden/ 96103	0.17	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	129-190-033	Blairsden/ 96103	0.40	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	129-190-046	Blairsden/96103	0.30	Single-Family Residential	7-R	Plumas Eureka CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	103-320-016	Lake Almanor/96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-015	Lake Almanor/96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-014	Lake Almanor/96137	0.21	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-013	Lake Almanor/96137	0.44	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-012	Lake Almanor/96137	0.38	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	103-320-011	Lake Almanor/96137	0.25	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-010	Lake Almanor/96137	0.30	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-025	Lake Almanor/96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-026	Lake Almanor/96137	0.18	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-027	Lake Almanor/96137	0.18	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-028	Lake Almanor/96137	0.18	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	103-320-029	Lake Almanor/96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-030	Lake Almanor/96137	0.20	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-330-014	Lake Almanor/96137	0.27	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-330-015	Lake Almanor/96137	0.22	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-330-016	Lake Almanor/96137	0.22	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-330-017	Lake Almanor/96137	0.21	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	103-320-019	Lake Almanor/96137	0.22	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-020	Lake Almanor/96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-021	Lake Almanor/96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-022	Lake Almanor/96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-023	Lake Almanor/96137	0.20	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-320-024	Lake Almanor/96137	0.19	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	028-130-040	Unincorporated Portola/ 96122	0.45	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	028-130-041	Unincorporated Portola/ 96122	0.45	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	028-130-003	Unincorporated Portola/ 96122	0.41	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	028-130-002	Unincorporated Portola/ 96122	0.30	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	028-130-001	Unincorporated Portola/ 96122	0.38	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Total									40	204	40

Source: Plumas County Planning Department, June 2025.

**Table B-6: Vacant Sites to Accommodate the Above Moderate Income RHNA**

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	133-340-055	Clio/96106	0.84	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-054	Clio/96106	0.70	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-053	Clio/96106	0.72	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-052	Clio/96106	0.74	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-051	Clio/96106	0.85	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	133-340-048	Clio/96106	0.71	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-047	Clio/96106	0.84	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-046	Clio/96106	0.93	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-045	Clio/96106	0.81	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-044	Clio/96106	0.75	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-043	Clio/96106	0.70	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	133-340-042	Clio/96106	1.04	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-039	Clio/96106	1.00	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-038	Clio/96106	1.27	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-037	Clio/96106	1.18	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-035	Clio/96106	0.92	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-033	Clio/96106	0.93	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	133-340-057	Clio/96106	0.73	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-058	Clio/96106	0.53	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-059	Clio/96106	0.67	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-060	Clio/96106	0.68	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-061	Clio/96106	0.68	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-062	Clio/96106	0.55	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	133-340-063	Clio/96106	0.62	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-064	Clio/96106	0.68	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-031	Clio/96106	0.72	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-029	Clio/96106	0.58	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-022	Clio/96106	0.65	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	133-340-013	Clio/96106	0.57	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	133-340-012	Clio/96106	0.60	Suburban Residential	S-1	Whitehawk Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-200-002	Lake Almanor/96137	1.01	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	103-300-003	Lake Almanor/96137	1.04	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	103-410-015	Lake Almanor/96137	0.55	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-410-016	Lake Almanor/96137	0.58	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-410-017	Lake Almanor/96137	0.58	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	103-450-014	Lake Almanor/96137	0.58	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-013	Lake Almanor/96137	0.57	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-012	Lake Almanor/96137	0.57	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-011	Lake Almanor/96137	0.60	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-010	Lake Almanor/96137	0.55	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-009	Lake Almanor/96137	0.55	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	103-450-008	Lake Almanor/96137	0.50	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-007	Lake Almanor/96137	0.53	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-006	Lake Almanor/96137	0.51	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-005	Lake Almanor/96137	0.54	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-004	Lake Almanor/96137	0.51	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-003	Lake Almanor/96137	0.56	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	103-450-002	Lake Almanor/96137	0.52	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-001	Lake Almanor/96137	0.55	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-410-022	Lake Almanor/96137	0.54	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-410-021	Lake Almanor/96137	0.61	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-410-020	Lake Almanor/96137	0.69	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	103-410-019	Lake Almanor/96137	0.50	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	103-410-018	Lake Almanor/96137	0.56	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-015	Lake Almanor/96137	0.53	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-016	Lake Almanor/96137	0.54	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-017	Lake Almanor/96137	0.55	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-018	Lake Almanor/96137	0.53	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-450-019	Lake Almanor/96137	0.65	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	103-450-020	Lake Almanor/96137	0.63	Single-Family Residential	3-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	103-300-001	Lake Almanor/96137	0.97	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	103-300-012	Lake Almanor/96137	0.99	Single-Family Residential	2-R	Walker Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-011	Unincorporated Portola/96122	0.86	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-009	Unincorporated Portola/96122	0.77	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-004	Unincorporated Portola/96122	0.52	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	028-130-020	Unincorporated Portola/ 96122	0.61	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	028-130-021	Unincorporated Portola/ 96122	0.76	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-022	Unincorporated Portola/ 96122	0.63	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	028-130-023	Unincorporated Portola/ 96122	0.68	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-024	Unincorporated Portola/ 96122	0.93	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-029	Unincorporated Portola/ 96122	0.74	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	028-130-030	Unincorporated Portola/ 96122	0.75	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-031	Unincorporated Portola/ 96122	0.70	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-032	Unincorporated Portola/ 96122	0.66	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-033	Unincorporated Portola/ 96122	0.84	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-019	Unincorporated Portola/ 96122	0.98	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-017	Unincorporated Portola/ 96122	0.92	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1

Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	028-130-016	Unincorporated Portola/ 96122	0.94	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-015	Unincorporated Portola/ 96122	0.94	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-014	Unincorporated Portola/ 96122	0.86	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-035	Unincorporated Portola/ 96122	0.73	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
Yes	028-130-036	Unincorporated Portola/ 96122	0.64	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1
Yes	028-130-037	Unincorporated Portola/ 96122	0.60	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	1 Primary 1 Attached ADU 1 Detached ADU 1 JADU	1

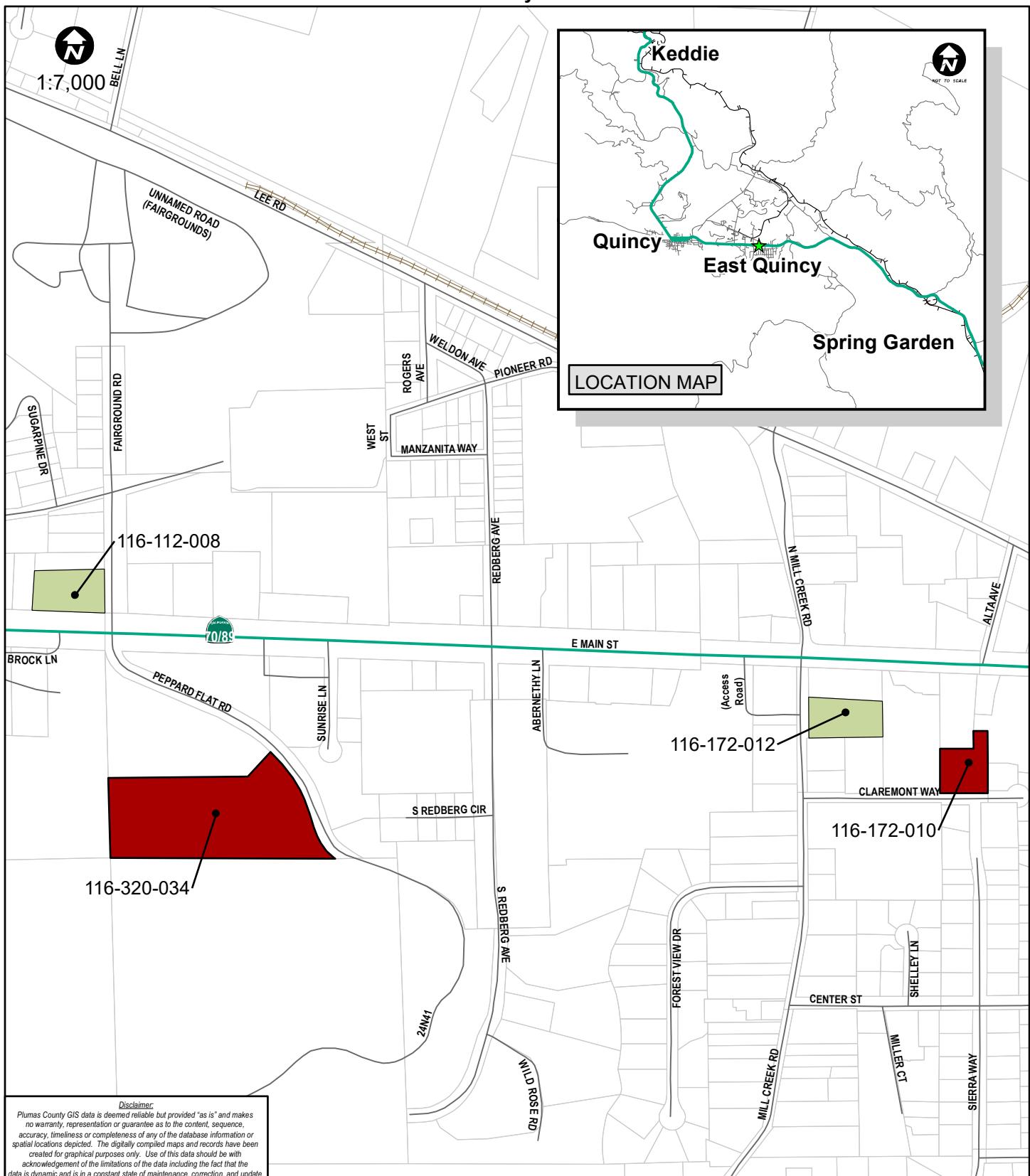
Identified in Prior 5 <sup>th</sup> /6 <sup>th</sup> Planning Cycle	APN	Community/ ZIP Code	Approx. Acreage	General Plan Land Use Designation	Zoning	Services District	FEMA Flood Zone	Site Constraints	Min Density	Max Density	Realistic Capacity
Yes	028-130-038	Unincorporated Portola/ 96122	0.75	Suburban Residential	S-1	Grizzly Ranch CSD Water/Sewer	Unshaded Zone X	None	1	2 Primary 2 Attached ADUs 2 Detached ADUs 2 JADUs	1
<b>Total</b>									<b>84</b>	<b>424</b>	<b>84</b>

Source: Plumas County Planning Department, June 2025.

# VACANT AND UNDERUTILIZED LAND ZONED "M-R"

EAST QUINCY / 95971

MAP 1 - Very Low Income



— Road  
— Railroad

■ Vacant / Very Low  
(31-50 percent of Area  
Median Income)

■ Underutilized / Very Low  
(31-50 percent of  
Area Median Income)

— State Highway  
■ Assessor Parcel

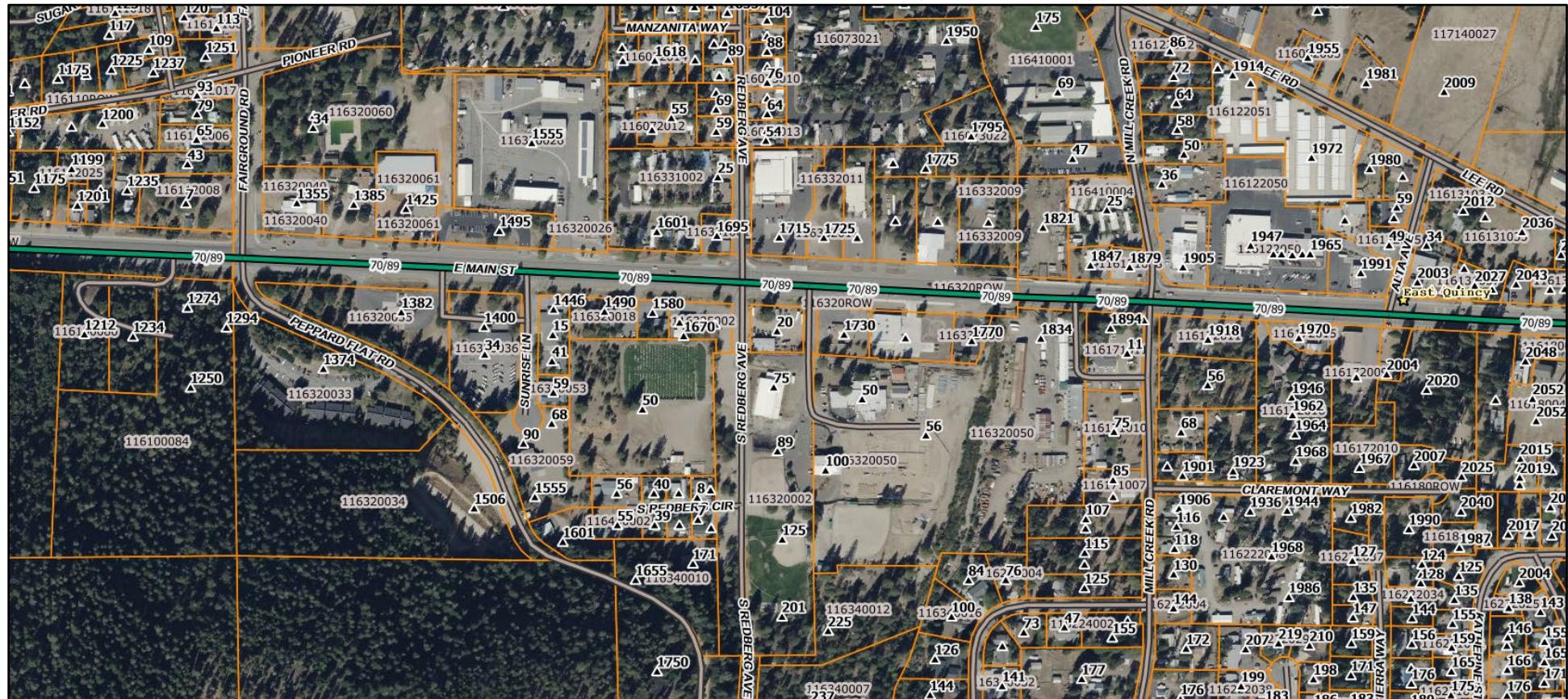


Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)  
Source: Undeveloped\_Parcels\_2025-Version2.mxd / Projection: CA State Plane Zone 1, NAD 83, Feet

**VACANT AND UNDERUTILIZED LAND FOR VERY LOW  
INCOME CATEGORY WITH EXISTING  
INFRASTRUCTURE (WATER/SEWER/POWER)  
ADEQUATE FOR DEVELOPMENT**

## MAP 1 – AERIAL

Vacant and Underutilized Land Zoned “M-R” East Quincy / 95971 – Very Low Income  
APN 116-172-010 - 1967 Claremont Way (See Table B-1)  
APN 116-320-034 - 1506 Peppard Flat Rd. (See Table B-1)  
APN 116-112-008 - 7 Fairground Rd. (See Table B-2)  
APN 116-172-012 - 56 Mill Creek Rd. (See Table B-2)

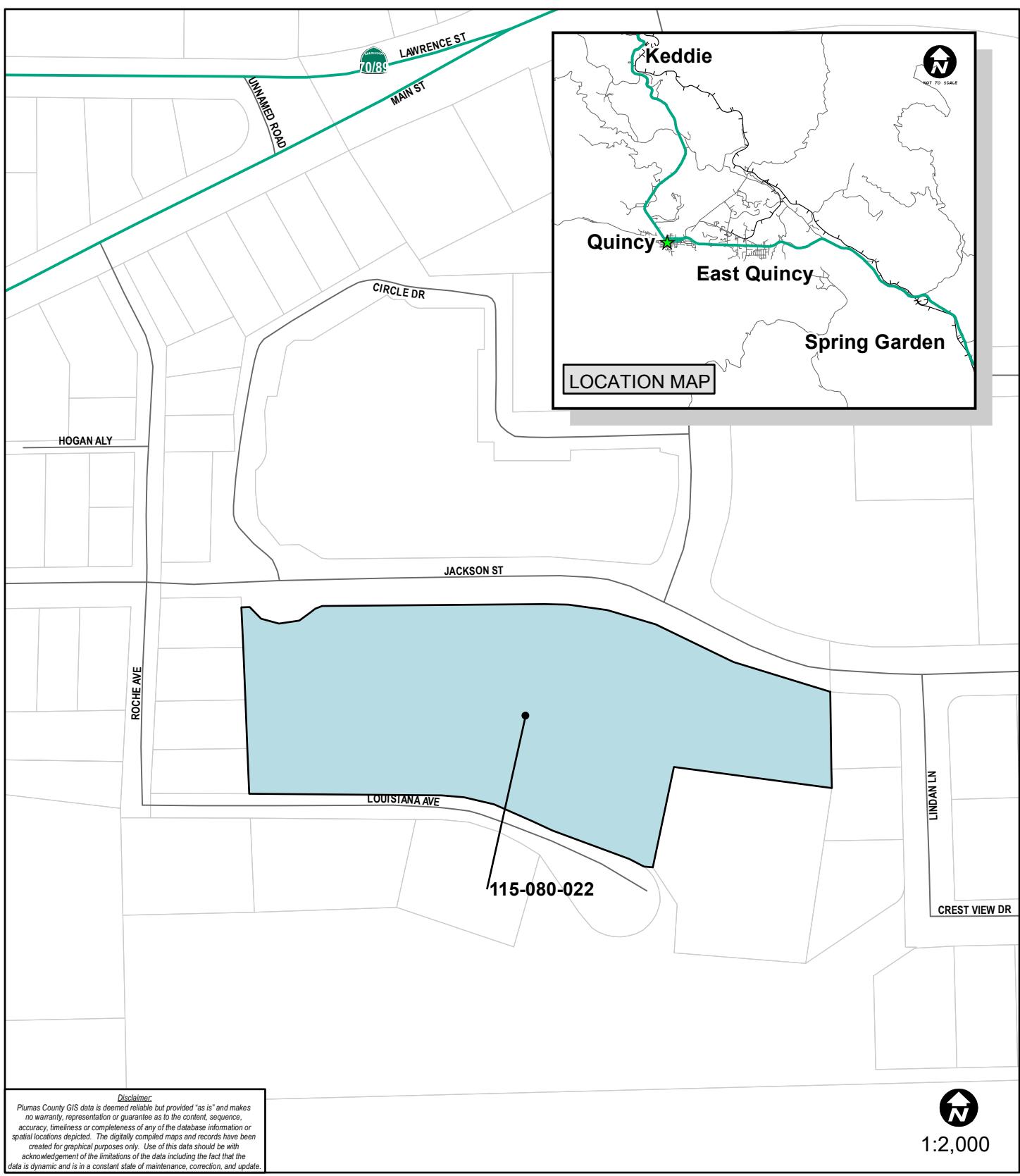


Source: Plumas County GIS, June 2025, note parcel boundaries are approximate.

# VACANT LAND ZONED "M-R"

QUINCY / 95971

MAP 2 - Low Income



Vacant / Low  
(51-80 percent of Area  
Median Income)

**VACANT LAND FOR LOW INCOME CATEGORY  
WITH EXISTING INFRASTRUCTURE (WATER/SEWER/  
POWER) ADEQUATE FOR DEVELOPMENT**

— Road

— Railroad

— State Highway

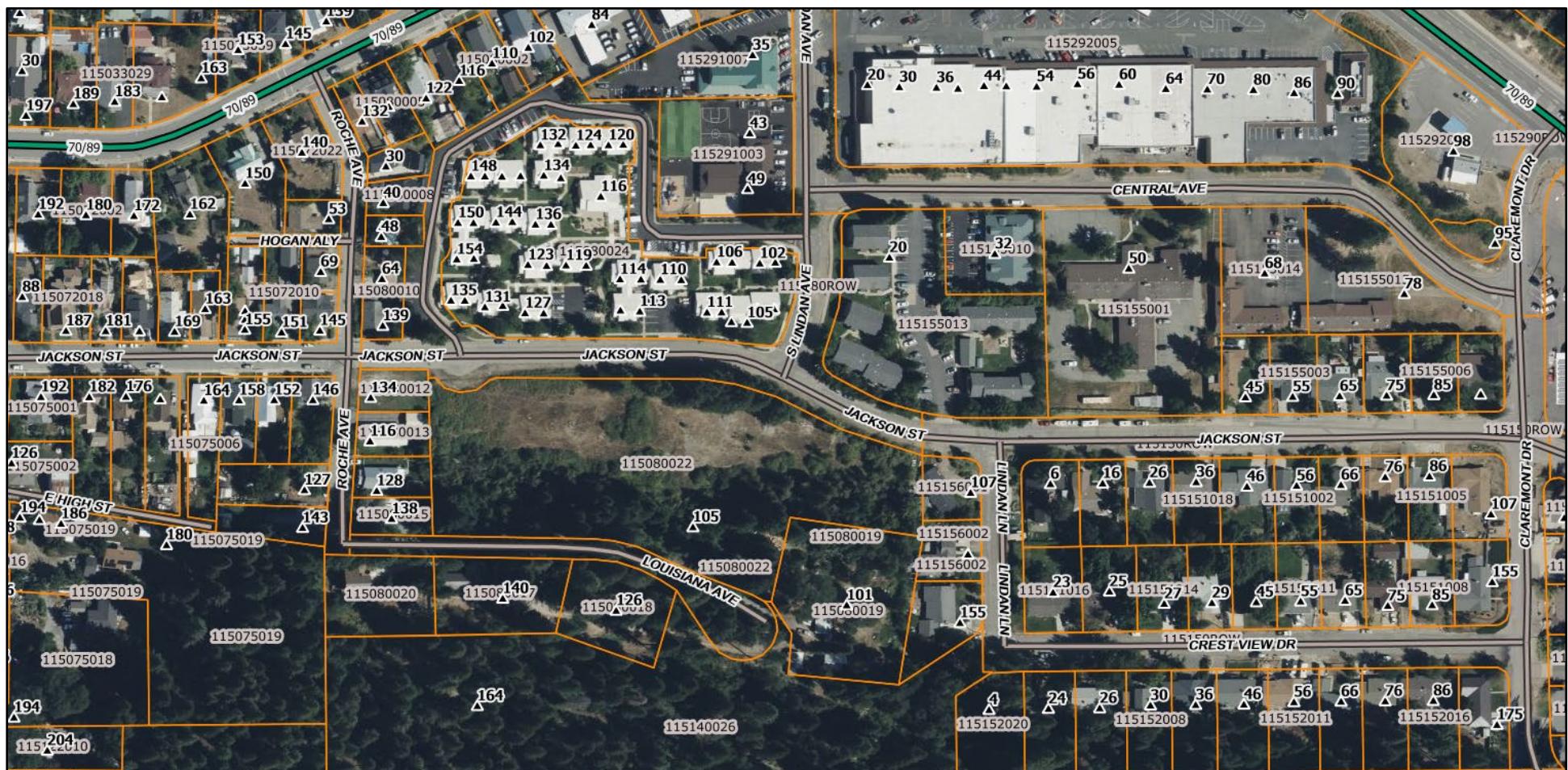
Assessor Parcel



Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)  
Source: Undeveloped\_Parcels\_2025-Version2.mxd / Projection: CA State Plane Zone 1, NAD 83, Feet

## MAP 2 – AERIAL

Vacant Land Zoned "M-R" Quincy / 95971 – Low Income  
115-080-022 - 105 Louisiana Ave. (See Table B-3)

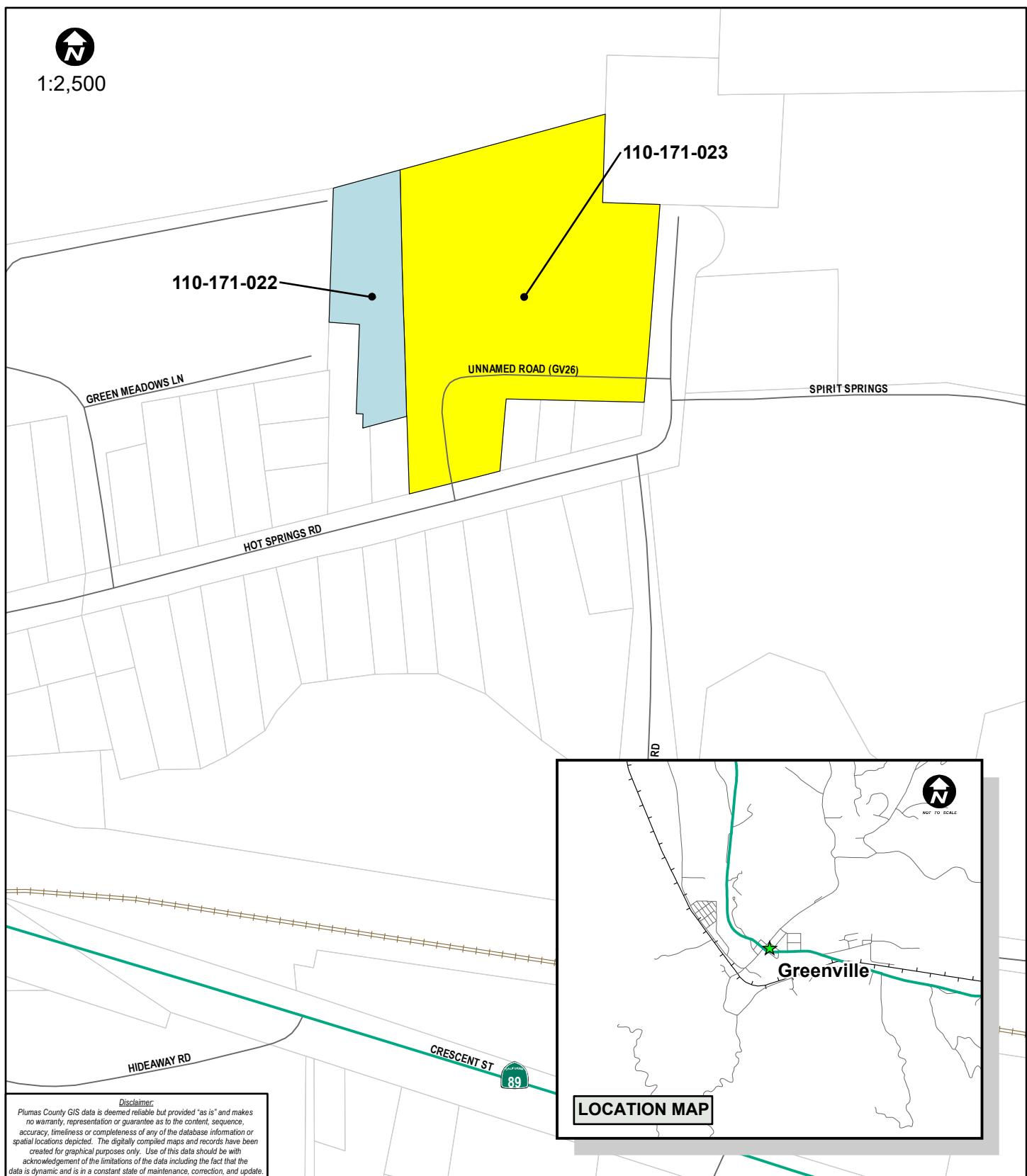


Source: Plumas County GIS, June 2025, note parcel boundaries are approximate.

# VACANT AND UNDERUTILIZED LAND ZONED "M-R"

GREENVILLE / 95947

MAP 3 - Low Income



Road

Railroad

State Highway

Assessor Parcel

Vacant / Low  
(51-80 percent of Area  
Median Income)

Underutilized / Low  
(51-80 percent of  
Area Median Income)



Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)  
Source: Undeveloped\_Parcels\_2025-Version2.mxd / Projection: CA State Plane Zone 1, NAD 83, Feet

**VACANT AND UNDERUTILIZED LAND FOR  
LOW INCOME CATEGORY WITH EXISTING  
INFRASTRUCTURE (WATER/SEWER/POWER)  
ADEQUATE FOR DEVELOPMENT**

## MAP 3 – AERIAL

Vacant and Underutilized Land Zoned "M-R" Greenville / 95947 – Low Income  
110-171-022 - 168 Hot Springs Rd. (See Table B-3)  
110-171-023 - 184 Hot Springs Rd. (See Table B-4)

## BEFORE 2021 DIXIE FIRE



## AFTER 2021 DIXIE FIRE

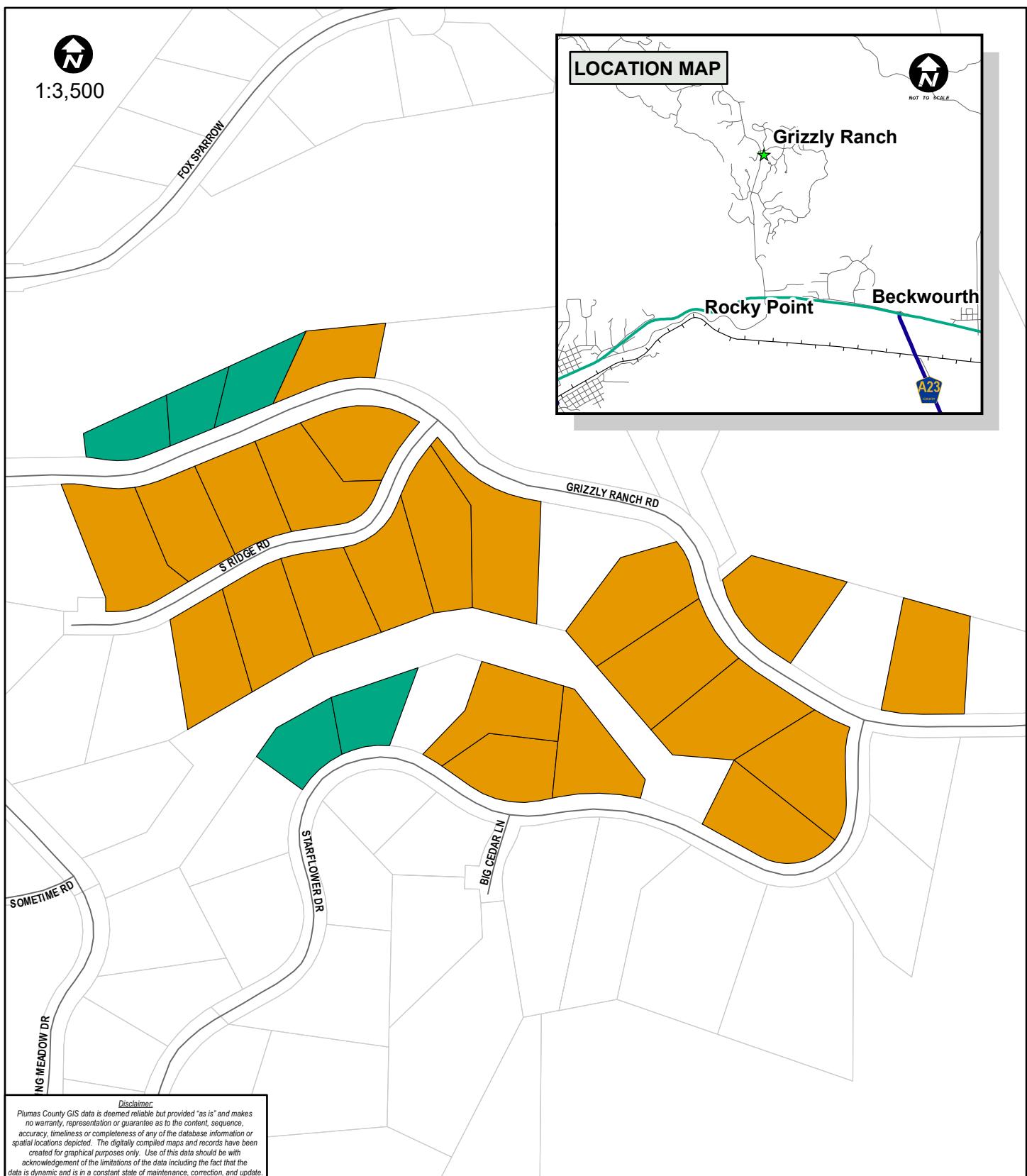


Source: Plumas County GIS, June 2025, note parcel boundaries are approximate.

# GRIZZLY RANCH - VACANT LAND ZONED "S-1"

Unincorporated Portola / 96122

Map 4 - Moderate and Above Moderate Income



Road

Railroad

State Highway

Assessor Parcel

Moderate

(81-120 percent of Area Median Income)

Above Moderate

(above 120 percent of Area Median Income)

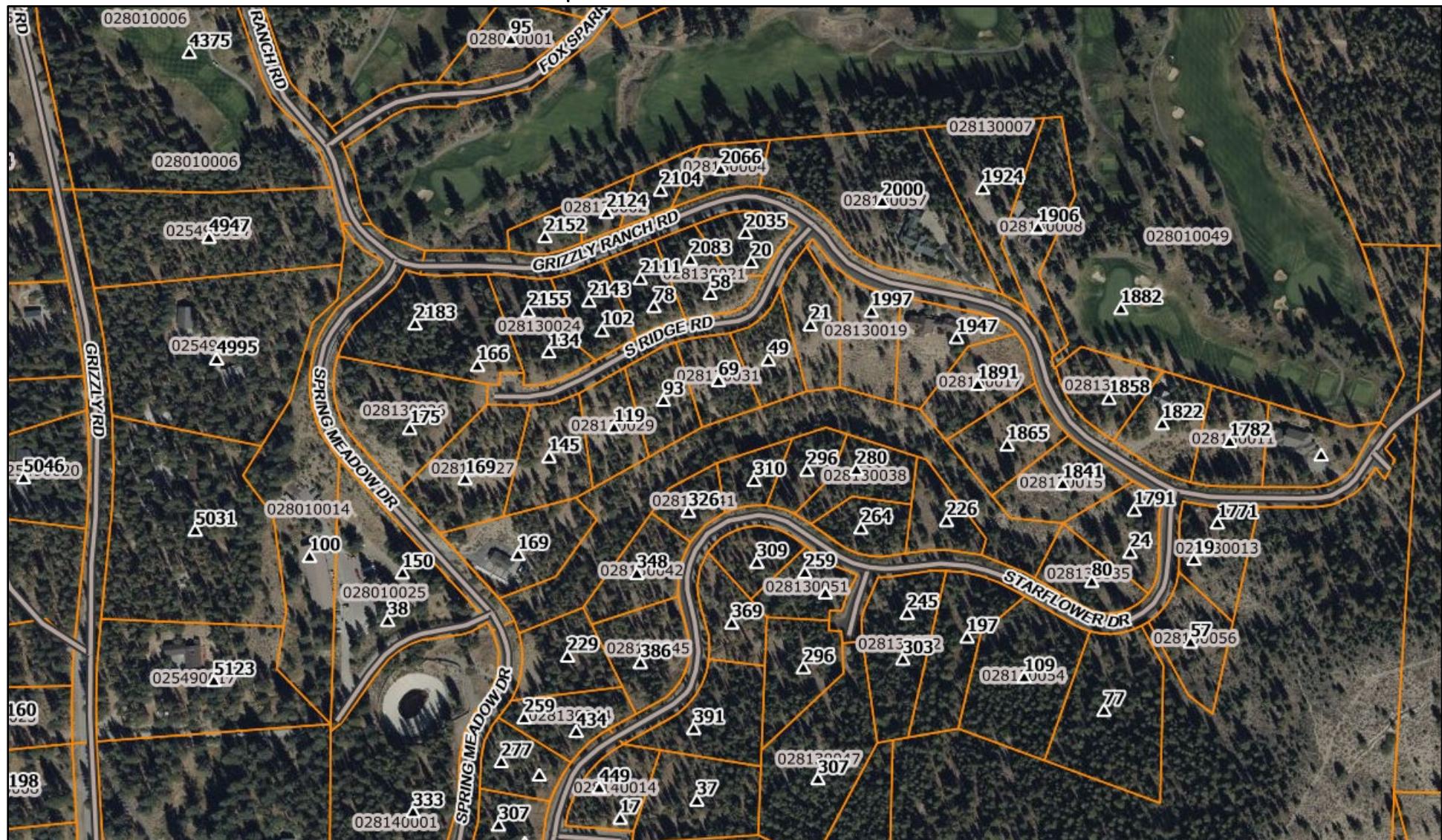


Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)  
Source: Undeveloped\_Parcels\_2025-Version2.mxd / CA State Plane Zone 1, NAD 83, Feet

**VACANT LAND FOR MODERATE AND ABOVE MODERATE INCOME CATEGORIES WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO CONSTRAINTS**

## MAP 4 – AERIAL

Vacant Land Zoned "S-1" (Grizzly Ranch) Unincorporated Portola / 96122 – Moderate and Above Moderate Income  
Multiple APNs – See Table B-5 and B-6

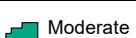
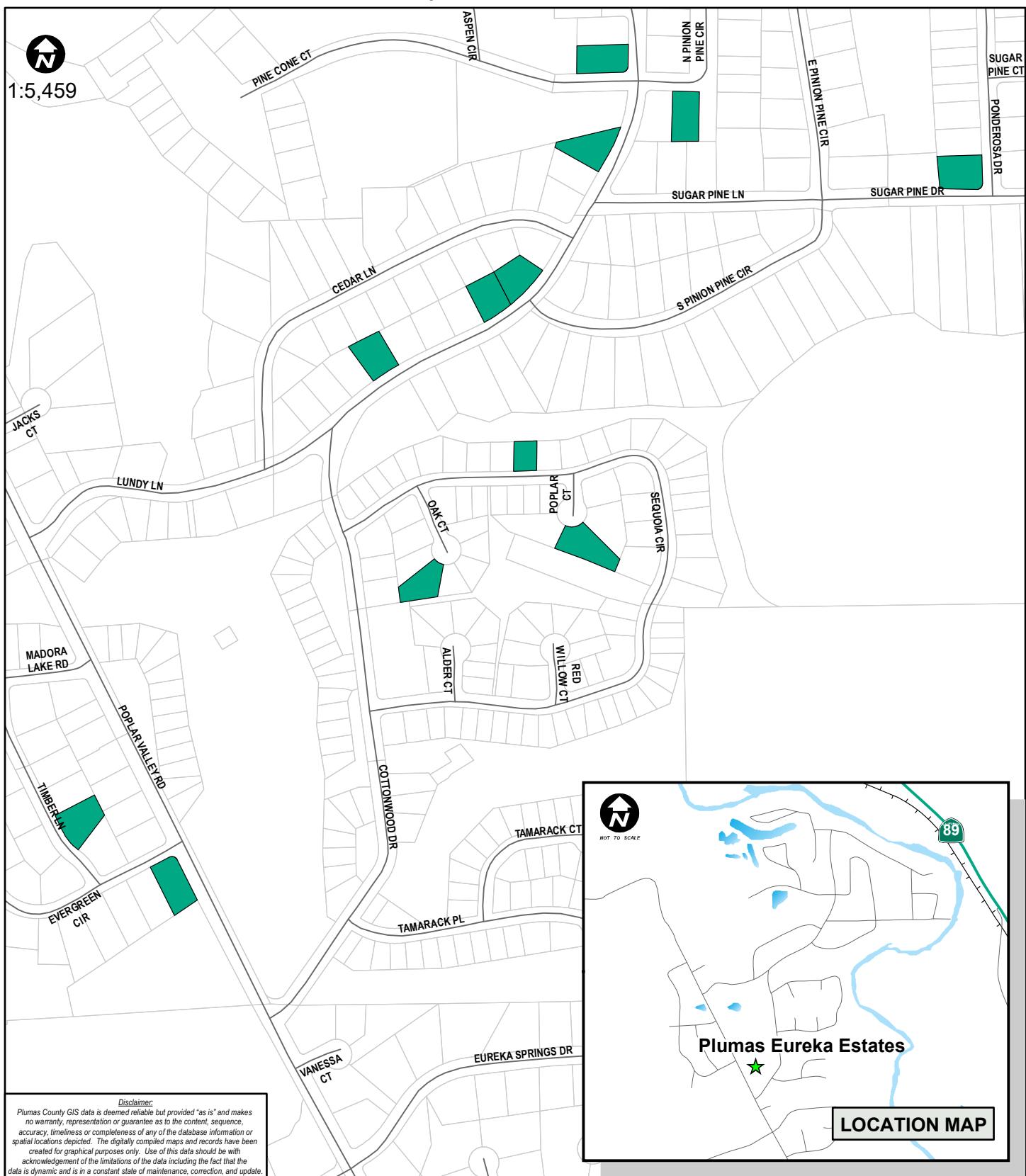


Source: Plumas County GIS, June 2025, note parcel boundaries are approximate.

# PLUMAS EUREKA ESTATES - VACANT LAND ZONED "7-R"

Blairsden / 96103

Map 5 - Moderate Income



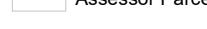
Moderate  
(81-120 percent of Area  
Median Income)



Road



Railroad



State Highway



Assessor Parcel

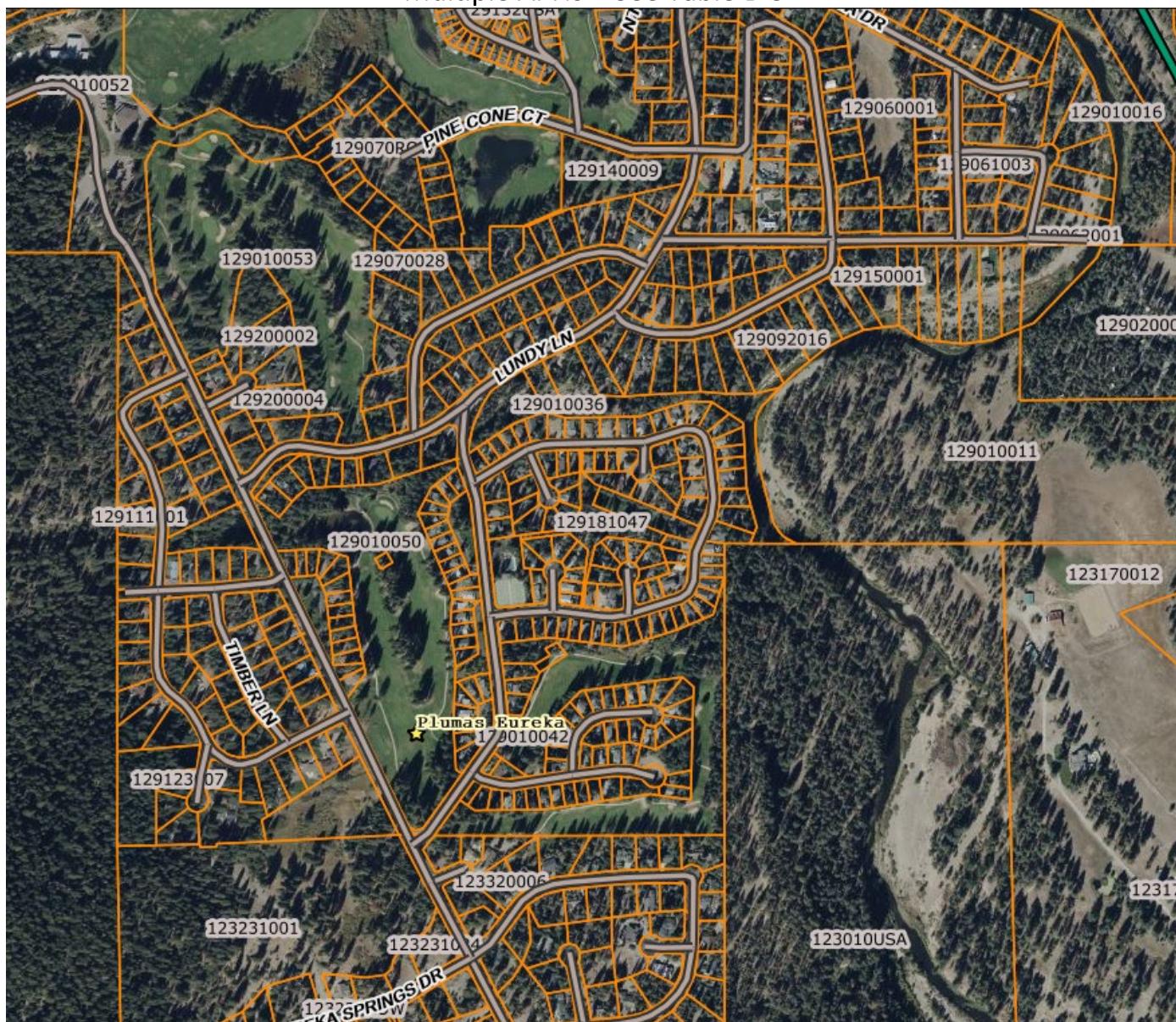


Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)  
Source: Undeveloped\_Parcels\_2025-Version2.mxd / CA State Plane Zone 1, NAD 83, Feet

**VACANT LAND FOR MODERATE  
INCOME CATEGORY WITH EXISTING  
INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE  
FOR DEVELOPMENT WITH NO CONSTRAINTS**

## MAP 5 – AERIAL

Vacant Land Zoned “7-R” (Plumas Eureka Estates) Blairsden / 96103 – Moderate Income  
Multiple APNs – See Table B-5

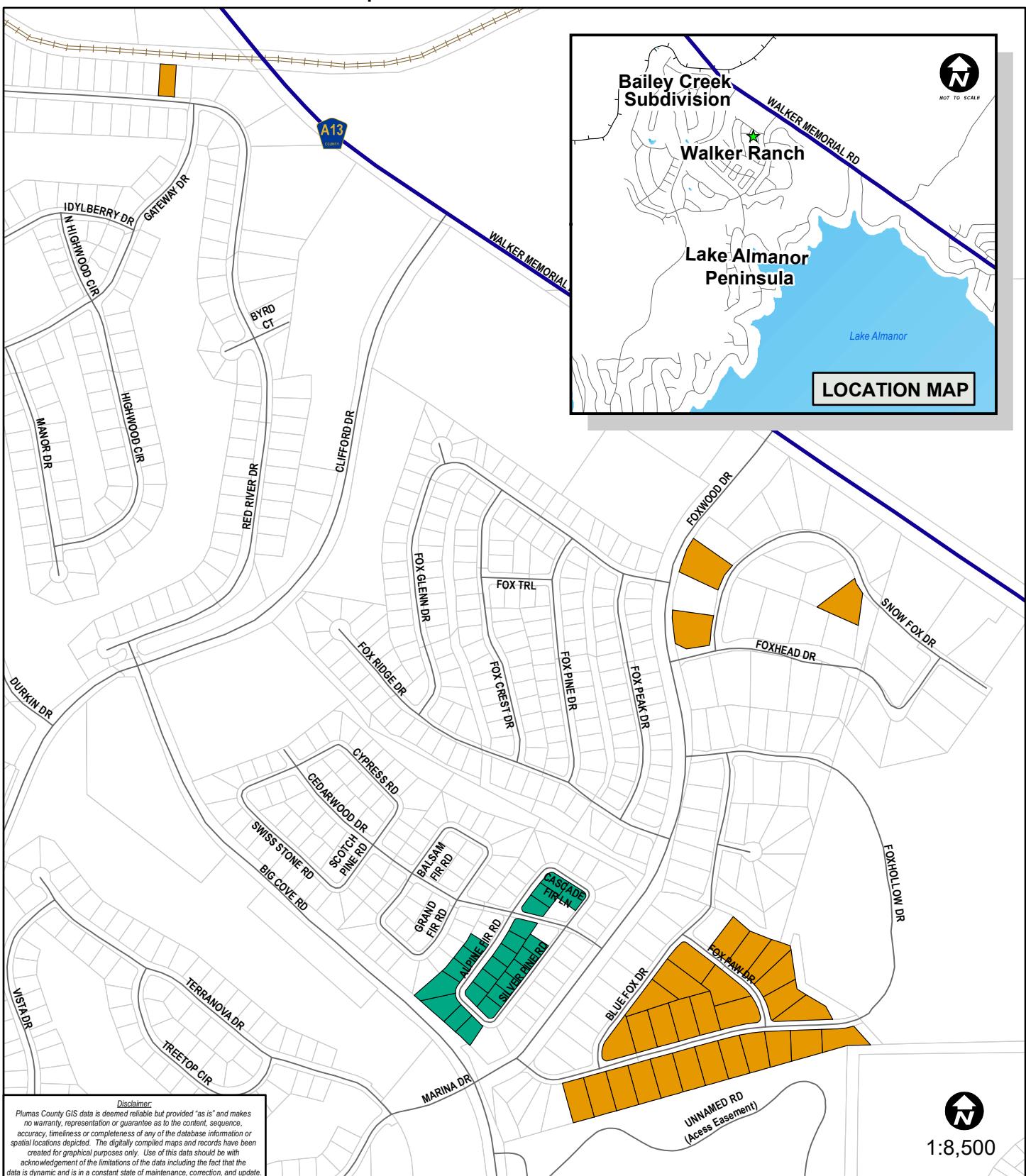


Source: Plumas County GIS, June 2025, note parcel boundaries are approximate.

# WALKER RANCH - VACANT LAND ZONED "2-R" AND "3-R"

Lake Almanor / 96137

## Map 6 - Moderate and Above Moderate Income



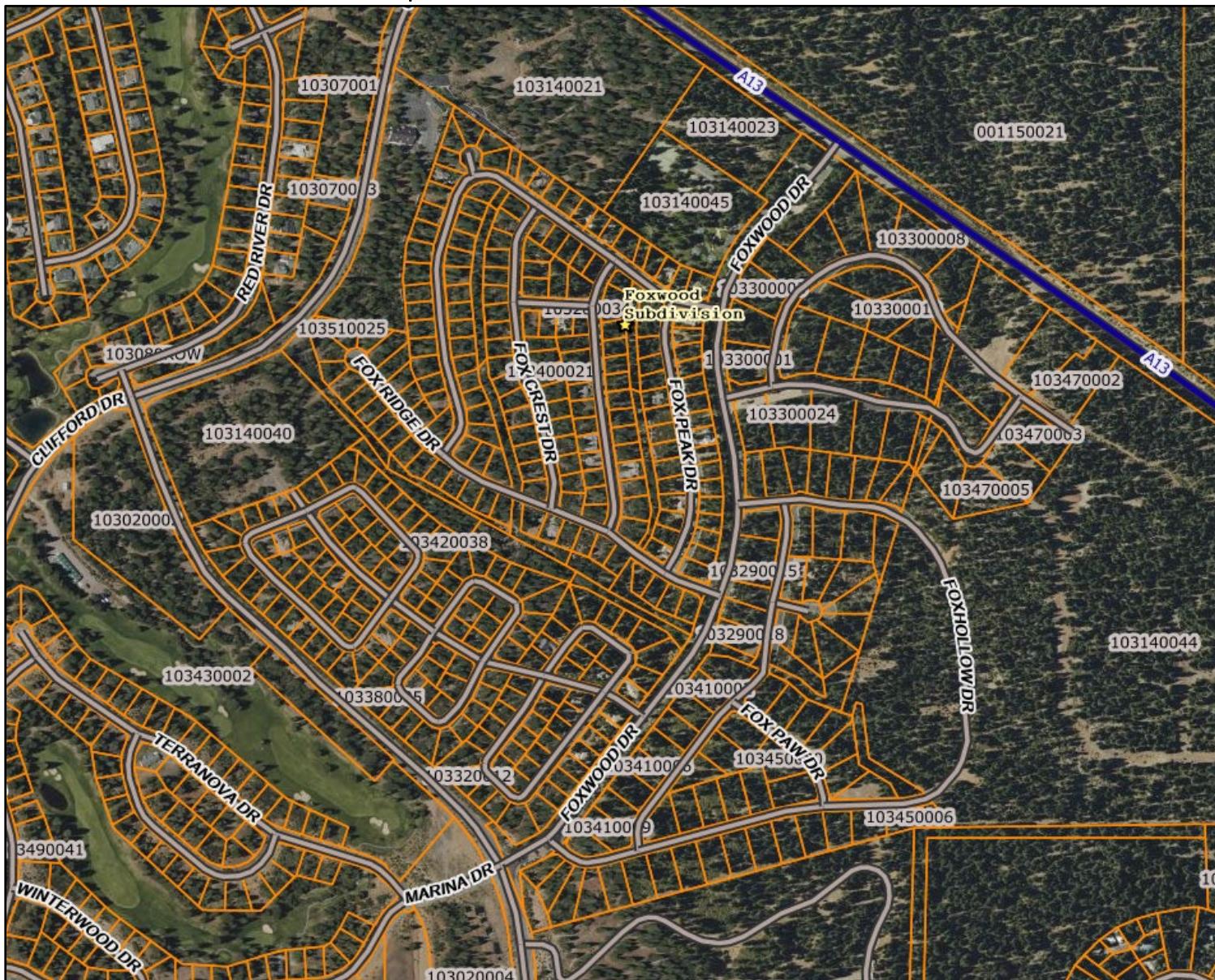
**VACANT LAND FOR MODERATE AND ABOVE MODERATE INCOME CATEGORIES WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO CONSTRAINTS**

Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)  
Source: Undeveloped\_Parcels\_2025-Version2.mxd / CA State Plane Zone 1, NAD 83, Feet



## MAP 6 – AERIAL

Vacant Land Zoned “2-R” and “3-R” (Walker Ranch) Lake Almanor / 96137 – Moderate and Above Moderate Income  
Multiple APNs – See Table B-5 and Table B-6

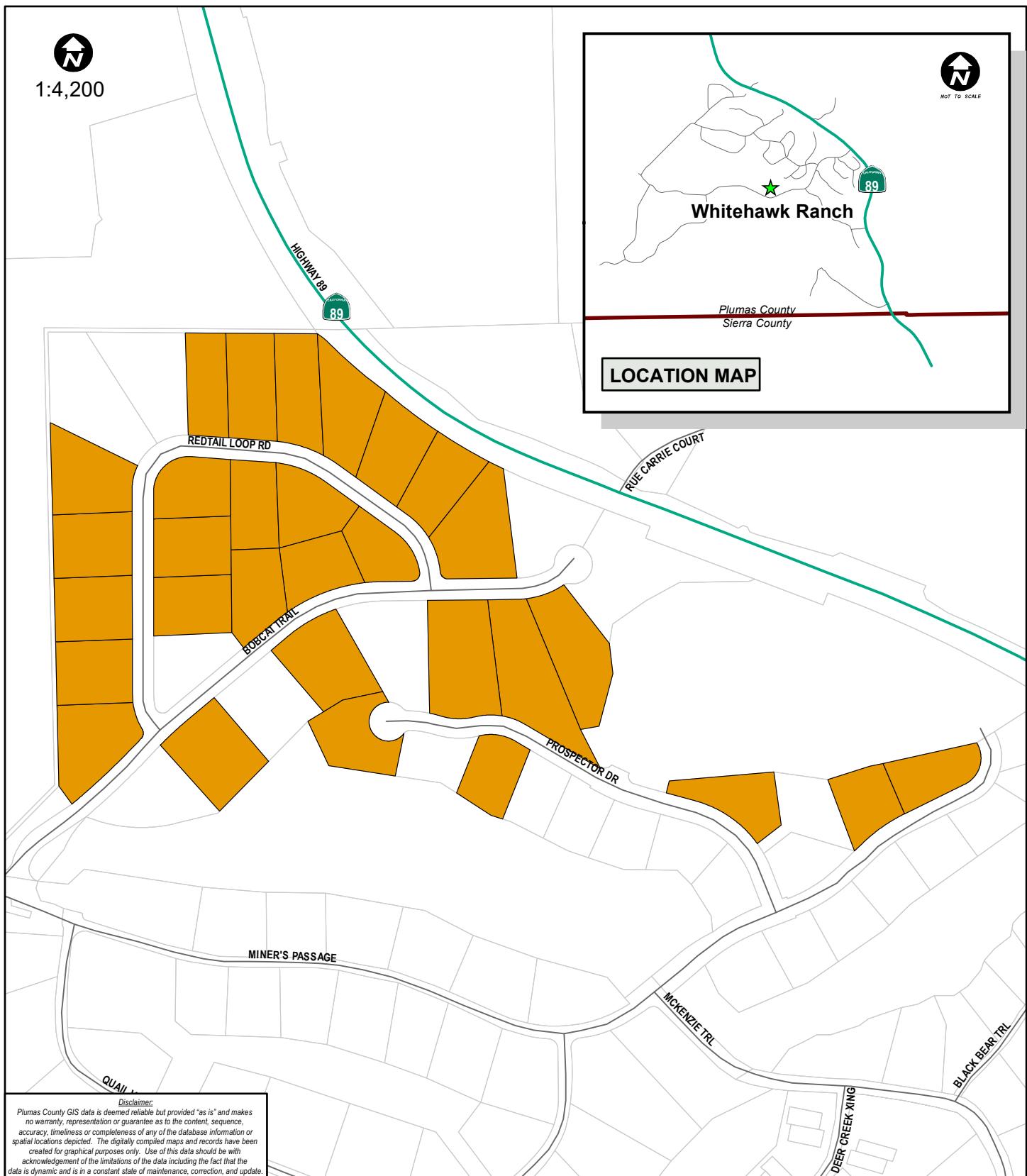


Source: Plumas County GIS, June 2025, note parcel boundaries are approximate.

# WHITEHAWK RANCH - VACANT LAND ZONED "S-1"

Clio / 96106

Map 7 - Above Moderate Income



Road

Railroad

State Highway

Assessor Parcel



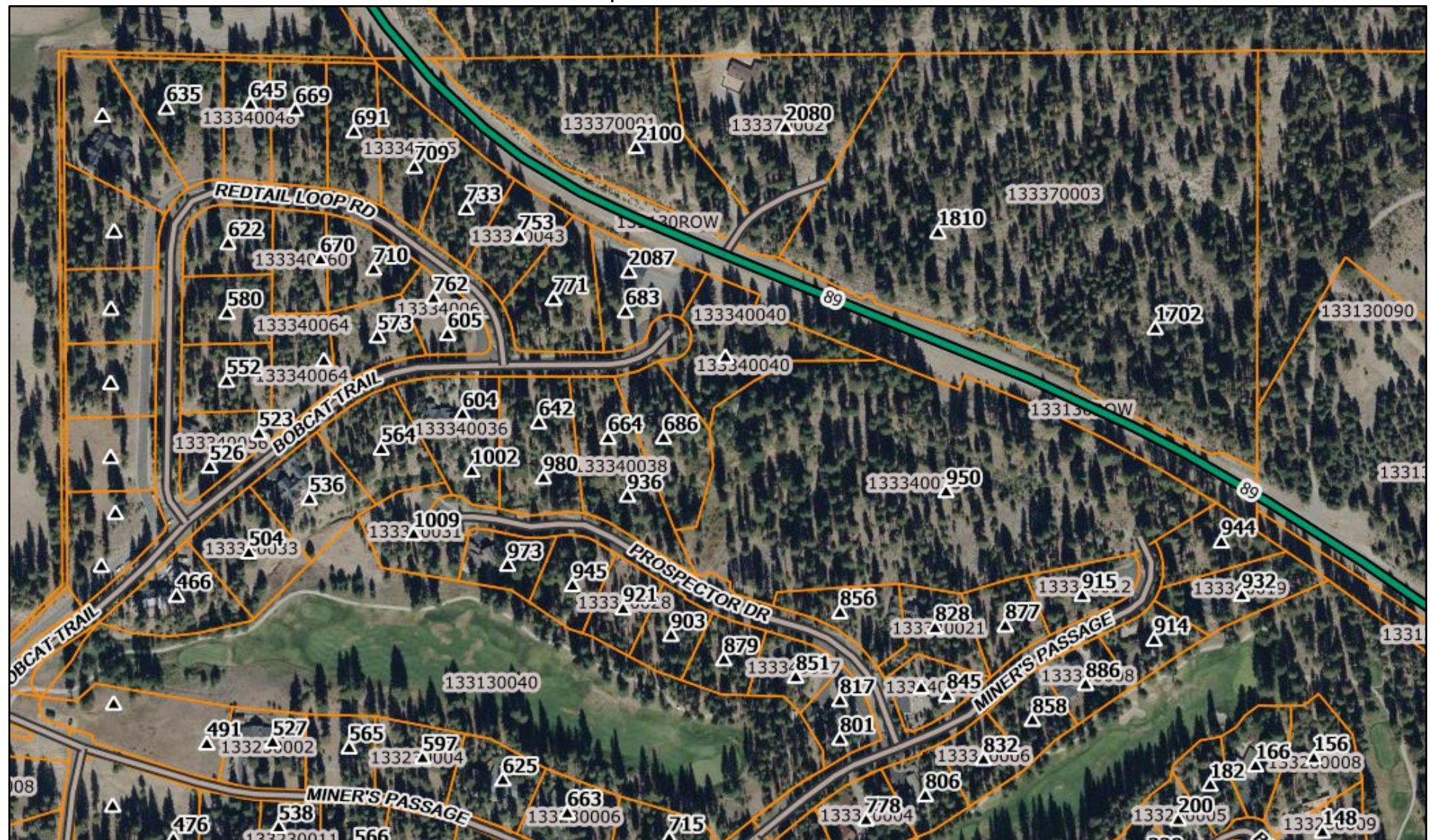
 Above Moderate  
(above 120 percent of  
Area Median Income)

Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)  
Source: Undeveloped\_Parcels\_2025-Version2.mxd / CA State Plane Zone 1, NAD 83, Feet

**VACANT LAND FOR ABOVE MODERATE INCOME  
CATEGORY WITH EXISTING INFRASTRUCTURE  
(WATER/SEWER/POWER) ADEQUATE FOR  
DEVELOPMENT WITH NO CONSTRAINTS**

## MAP 7 – AERIAL

Vacant Land Zoned "S-1" (Whitehawk Ranch) Clio / 96106 – Above Moderate Income  
Multiple APNs – See Table B-6



Source: Plumas County GIS, June 2025, note parcel boundaries are approximate.

## Appendix C: Affirmatively Further Fair Housing Assessment

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# AFFIRMATIVELY FURTHERING FAIR HOUSING ASSESSMENT

## INTRODUCTION – UNINCORPORATED PLUMAS COUNTY

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” (CA Govt Code § 8899.50). California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, Plumas County identified factors that contribute to fair housing issues. These contributing factors are found in **Table 14, Factors Contributing to Fair Housing Issues**, of this document, with associated actions to meaningfully affirmatively further fair housing related to these factors. Refer to Chapter 3 (Affirmatively Furthering Fair Housing) of the 2024-2029 Housing Element for programs to address affirmatively further fair housing.

This section also includes an analysis of the 2024-2029 Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to countywide patterns to understand how the projected locations of units will affirmatively further fair housing.

## SEGREGATION AND INTEGRATION

This section analyzes integration and segregation, including patterns and trends, related to people with protected characteristics with an emphasis on race, disability, familial status and income.

### Race

Understanding the racial makeup of a county and region is important for designing and implementing effective housing policies and programs. This understanding also helps in identifying the specific needs and challenges faced by different racial and ethnic communities. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices, and displacement that has occurred over time and continues to impact communities of color today. Ultimately, a comprehensive understanding of race and ethnicity in relation to housing can help create more equitable and inclusive communities.



**Table 1** shows the population by race and ethnicity in Plumas County based on the 2017-2021 ACS and compared to Lassen, Sierra, and Modoc counties as well as the State. As shown in **Table 1**, the predominant race or ethnic group was the White, Not Hispanic or Latino population in the majority of unincorporated and incorporated areas in all four counties. In particular, more than 80 percent of the Plumas County population is White, not Hispanic, although this ratio has slightly decreased between 2010 and 2021. Regionally, this is also the case in Sierra and Modoc counties. It is notable that there has been a marginal rise in the Hispanic/Latino population in Plumas County while the percentage of population that identified as other racial or ethnic groups including Black/African American, Native American, Asian, and others slightly decreased. In contrast, the Hispanic or Latino community in Lassen County makes up a higher percentage of the population than in Plumas, Sierra, or Modoc counties, particularly in Susanville (**Figure 1**).

Compared to Plumas County, the City of Portola is also predominantly White, not Hispanic or Latino, but has a higher percentage of community members that identify as Hispanic or Latino (19.6 percent compared to 8.4 percent of the unincorporated areas of the county). This percentage has also increased by 3.3 percentage points since 2010, and the percentage of the population that is White, not Hispanic or Latino, has decreased. This pattern is also found in the demographic population of the State.

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### *Local Knowledge*

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*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

The Plumas County unincorporated area does not necessarily have what would be considered concentrated minority communities or neighborhoods. Because the County population by race and ethnicity is largely White, not Hispanic, there is a pattern of lower concentrations of minority residents. Historically, \_\_\_\_\_. Currently, \_\_\_\_\_. Over time, the factors that are changing these patterns \_\_\_\_\_.

- Discuss any local patterns based on local knowledge and other relevant factors:
  - Are there any known historical factors that have led to these patterns? Are there current factors that reinforce these patterns? Are there any factors that are changing these patterns over time?



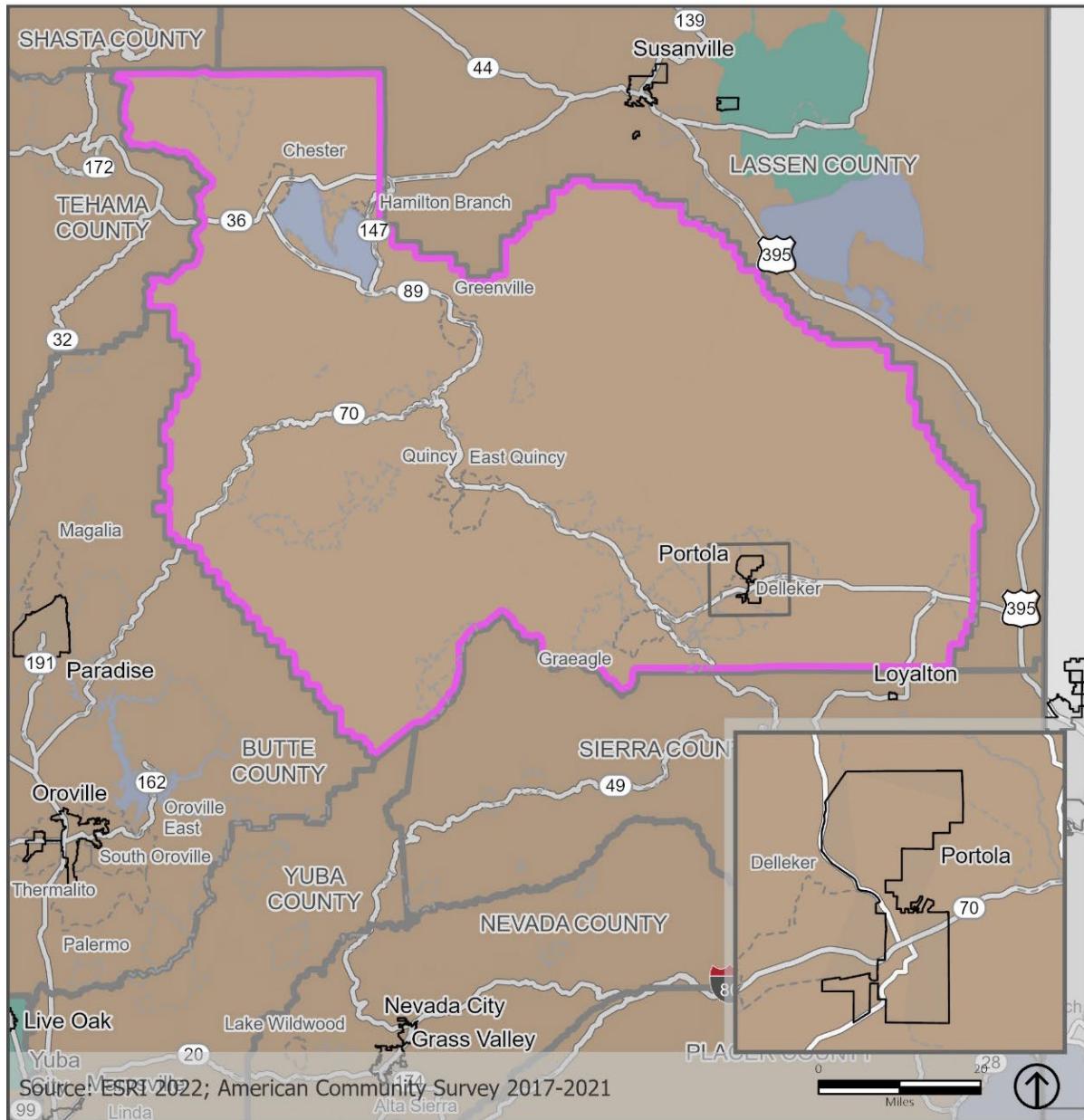


TABLE 1: POPULATION BY RACE/ETHNICITY

Race/ Ethnicity	Portola		Plumas County (Unincorporat- ed)		Plumas County		Loyalton		Sierra County		Susanville		Lassen County		Alturas		Modoc County		State	
	2010	2021	2010	2020	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
White, Not Hispanic or Latino	78.5%	74.9%	85.8%	83.5%	85.1%	82.6%	80.9%	92.5%	88.1%	87.4%	55.4%	50.4%	66.7%	64.2%	80.9%	68.9%	79.0%	76.6%	41.5%	36.0%
Hispanic/ Latino	16.3%	19.6%	7.1%	8.4%	8.0%	9.6%	14.0%	6.4%	8.3%	11.2%	23.7%	28.3%	17.5%	19.7%	12.3%	21.9%	13.9%	15.2%	37.0%	39.8%
Black or African American, Not Hispanic or Latino	0.6%	0.0%	0.9%	1.7%	0.9%	1.5%	0.3%	0.1%	0.1%	0.1%	12.4%	13.6%	8.0%	8.3%	0.5%	4.2%	0.8%	2.0%	5.9%	5.5%
Native American, Not Hispanic or Latino	2.0%	0.5%	2.3%	1.3%	2.3%	1.2%	2.6%	0.6%	1.3%	0.9%	2.8%	1.9%	2.9%	2.3%	2.1%	1.7%	3.0%	3.4%	0.4%	0.3%
Asian, Not Hispanic or Latino	0.5%	0.5%	0.7%	0.6%	0.6%	0.7%	0.0%	0.0%	0.4%	0.0%	1.0%	1.8%	1.0%	1.5%	1.4%	0.0%	0.7%	0.8%	12.9%	14.8%
Other, Not Hispanic or Latino	0.1%	0.0%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.1%	0.0%	2.6%	1.5%	1.5%	1.2%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%
Two or More Races	2.0%	4.5%	3.0%	4.3%	2.9%	4.3%	2.2%	0.4%	1.7%	0.4%	2.1%	2.5%	2.4%	2.8%	2.5%	3.3%	2.3%	2.0%	2.3%	3.6%

Source: 2006-2010 ACS Data, 2017-2021 ACD Data, P9.

**FIGURE 1: PREDOMINANT POPULATION, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



Predominant Population

- White alone, not Hispanic or Latino
- Hispanic or Latino
- Black or African American alone, not Hispanic or Latino
- Native Hawaiian and other Pacific Islander alone, not Hispanic or Latino
- Asian alone, not Hispanic or Latino

American Indian and Alaska Native alone, not Hispanic or Latino

Two or more races, not Hispanic or Latino

Native Hawaiian and other Pacific Islander alone, not Hispanic or Latino

Some other race alone, not Hispanic or Latino

## Disability

Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs associated with disabilities. Seniors typically experience disabilities at higher rates than the general population.

As shown in **Table 2**, in Plumas County more than half of residents with disabilities report experiencing ambulatory difficulties (55.3 percent); this is the most commonly reported type of disability. The second most commonly reported disability in the county is cognitive difficulties, with 35.7 percent of residents with disabilities reporting this type of disability. Independent living difficulties were the third most common in the county, with 28.8 percent of residents with a disability reporting this type of disability. These patterns are mirrored in the statewide total of individuals with disabilities. Just under half of persons in the state having one or more types of disabilities (48.4 percent) experience ambulatory difficulties, and difficulties related to cognitive ability and independent living are followed closely at 39.6 percent and 39.3 percent, respectively. Northern areas of the unincorporated county, including the communities of Chester and Greenville, tend to have higher rates of residents with disabilities compared to the southern areas around Portola and Quincy (**Figure 2**).

In Portola, the most commonly reported disability is cognitive difficulty; as of 2021, just over half of residents with a disability report having this type of disability (57.4 percent). This has become a more common disability type since 2012, when only 33.0 percent of residents of Portola reported cognitive difficulties. Independent living difficulties were the second most common, with 41.2 percent of residents with disabilities reporting this type of disability. Ambulatory difficulties were slightly less common, with 39.2 percent of residents with disabilities reporting this disability type.

Regionally, ambulatory difficulties are the most commonly reported types of disability in Lassen and Sierra counties as well, suggesting that Plumas County does not have a disproportionate concentration of residents with this disability type. Rates of this disability type are also similar between Plumas, Lassen, and Sierra counties, with over half of residents with disabilities in each county reporting this disability type.

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### Local Knowledge

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*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

Discuss any local patterns based on local knowledge and other relevant factors:

- Are there any areas or neighborhoods with concentrations of persons with disabilities?
- Are there any concentrations of group homes or residential care facilities?
- Have there been any permits issued for construction of ramp or other accessibility modifications to homes in the area?
- Have any requests for reasonable accommodation been made during the last planning period?
- Are there any locational differences in terms of disabilities? Recent accessibility improvements? Areas in need of improvements?



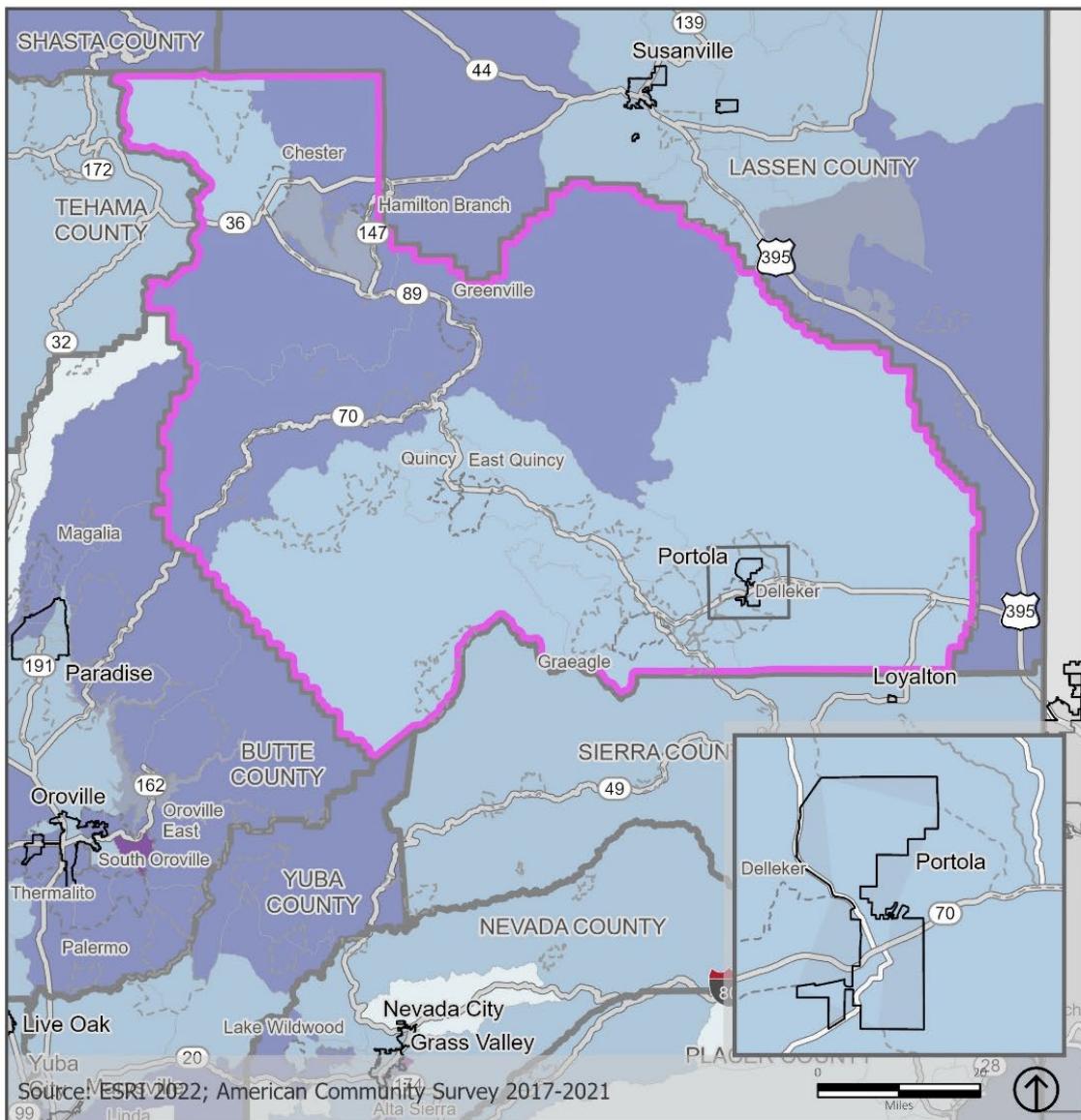
TABLE 2: POPULATION BY DISABILITY TYPE

Disability	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021
Total with a Disability	548	408	2,997	2,810	3,545	3,218	1,665	1,160	3,872	3,939	144	91	454	411	503	485	1,916	1,520	3,693,528	4,324,355
Hearing Difficulty	23.5%	15.2%	40.5%	28.0%	37.9%	26.4%	25.8%	28.1%	27.8%	30.4%	34.7%	7.7%	24.7%	20.4%	40.0%	33.7%	35.3%	28.9%	27.9%	26.4%
Vision Difficulty	19.0%	27.0%	12.1%	8.4%	13.2%	10.7%	16.0%	24.0%	17.2%	16.5%	23.6%	1.1%	10.8%	5.1%	19.5%	18.0%	18.4%	14.9%	18.7%	19.5%
Cognitive Difficulty	33.0%	57.4%	34.8%	32.6%	34.5%	35.7%	41.6%	32.3%	35.2%	30.9%	32.6%	35.2%	39.2%	38.2%	40.8%	34.3%	36.0%	30.7%	38.2%	39.6%
Ambulatory Difficulty	57.3%	39.2%	52.7%	57.6%	53.4%	55.3%	47.3%	54.5%	54.4%	58.0%	61.1%	81.3%	64.3%	65.9%	42.5%	54.0%	51.0%	66.0%	53.1%	48.4%
Self-care Difficulty	19.5%	14.7%	16.3%	21.7%	16.8%	20.8%	14.5%	34.3%	14.6%	29.3%	22.2%	20.9%	18.7%	30.7%	22.1%	26.2%	25.1%	16.1%	23.4%	22.5%
Independent Living	35.2%	41.2%	29.5%	27.0%	30.4%	28.8%	29.4%	49.7%	28.5%	46.1%	32.6%	58.2%	44.1%	65.5%	32.6%	29.7%	30.5%	54.2%	39.4%	39.3%

Source: ACS 2008-2012, 2017-2021, S1810.



**FIGURE 2: RATES OF DISABILITY, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Population with a Disability

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

## Familial Status

Patterns of familial status present a potential indicator of fair housing issues related to availability of appropriately sized or priced housing when certain family types are concentrated. Concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent, female headed households are considered to have a greater risk of experiencing poverty than single-parent, male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

**Table 3**, Population by Familial Status, shows that Plumas County has a higher proportion of family households than nonfamily households. Regionally, this is also true of Lassen, Sierra, and Modoc counties. Countywide, the percentage of family households has increased in 2021 compared to 2010, though the percentage decreased within the City of Portola. Regionally, higher rates of family households in unincorporated areas compared to cities are also seen in Lassen and Modoc counties. Statewide, a higher percentage of households are also family households. The distribution of household types has remained steady between the years of 2010 and 2021.

The percentage of family households that are female-headed, single-parent households has remained relatively steady in Plumas County between 2010 and 2021. The share of family households of this type within the City of Portola has increased significantly during this time period (12.2 percent in 2010 to 24.7 percent in 2021), but the extreme nature of this increase is due in part to a decrease in the overall number of family households in the city during this time. The total number of families of this type in Portola increased from 103 families to 138 between 2010 and 2021. In unincorporated areas, there has been a 29.3 percent decrease in the number of families of this type between 2010 and 2021 compared to the 34.0 percent increase in the City of Portola, suggesting an increased preference for residing in incorporated areas, potentially to be in closer proximity to services.

As shown in **Figure 3**, other, smaller concentrations of children in female-headed households with no spouse present are located in the Quincy and Chester areas. Regionally, Plumas County has a similar percentage of families that are female-headed, single-parent households compared to Lassen County, where there has also been a decrease in this family type over time. However, the City of Susanville in Lassen County has not seen the same increase in this family type that Portola has experienced.

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### Local Knowledge

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*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss any local patterns based on local knowledge and other relevant factors:
  - Are there any areas or neighborhoods with higher concentrations of families, non-families, or smaller homes?
  - Are there any differences in where child care facilities are or aren't located? Does the County have any Head Start programs or other childcare assistance programs?



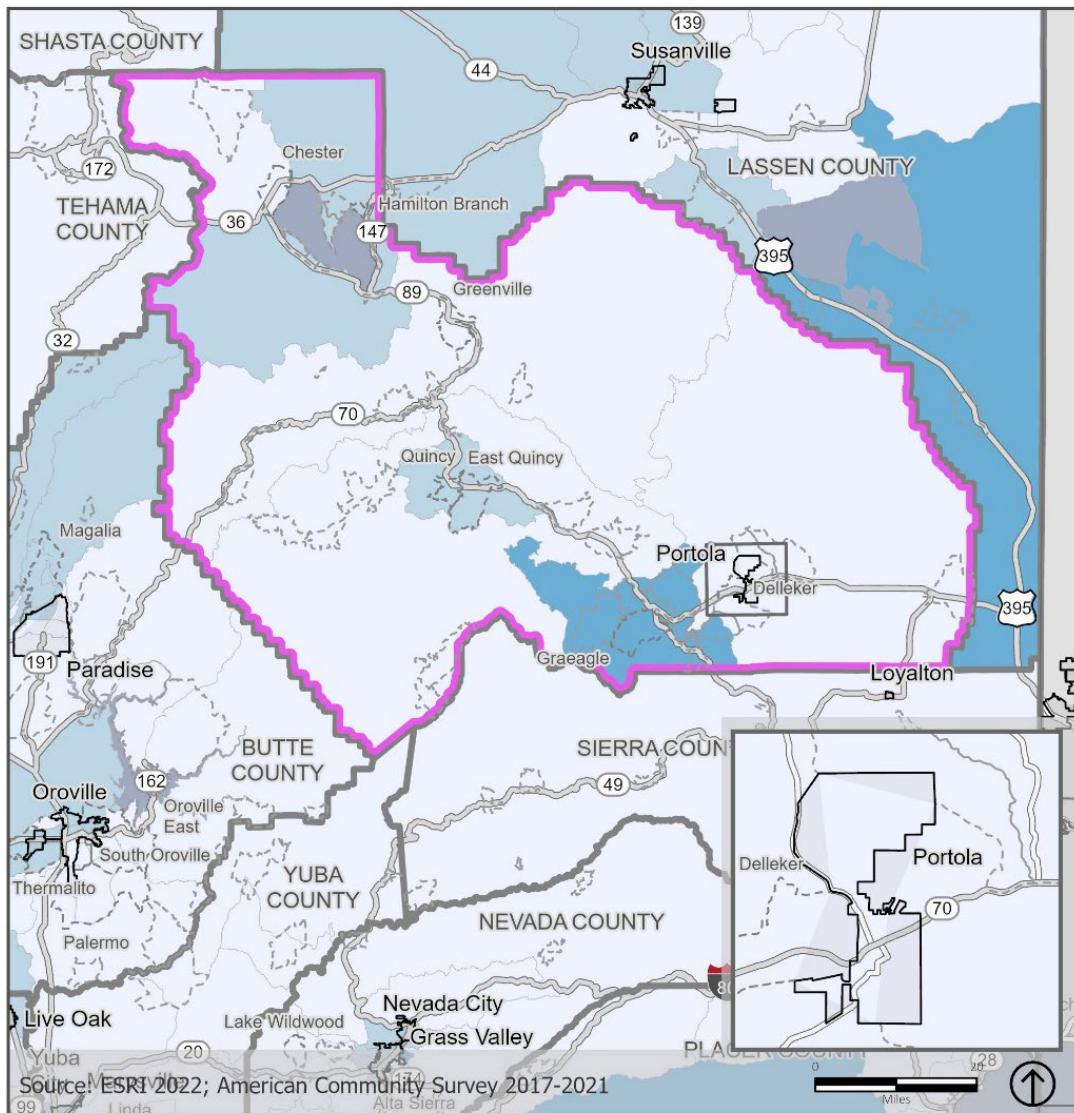


**TABLE 3: POPULATION BY FAMILIAL STATUS**

Familial Status	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Family Households	66.3%	57.0%	60.4%	64.0%	61.2%	63.1%	61.9%	60.6%	66.7%	69.3%	59.8%	64.8%	60.5%	63.2%	64.0%	58.5%	64.9%	64.9%	68.6%	68.6%
Non-family Households	33.7%	43.0%	39.6%	36.0%	38.8%	36.9%	38.1%	39.4%	33.3%	30.7%	40.2%	35.2%	39.5%	36.8%	36.0%	41.5%	35.1%	35.1%	31.4%	31.4%
Percent of Families That are Female-Headed Single-Parent Households	12.2%	24.7%	10.1%	8.2%	10.4%	10.0%	14.7%	13.6%	12.6%	11.3%	8.2%	3.5%	6.0%	4.0%	24.4%	7.8%	11.2%	7.9%	12.5%	10.7%

Source: ACS 2006-2010, 2017-2021.

**FIGURE 3: PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS, PLUMAS COUNTY**



## Income

**Table 4**, Households by Median Income, shows the median income by geographic location. According to the 2017-2021 ACS, Plumas County had a lower median income than the state median income (\$84,097). Regionally, this was also true in Lassen, Sierra, and Modoc counties. Compared to Plumas, Sierra, Lassen, and Modoc counties and their incorporated cities, Portola has the lowest median income at \$45,234. However, Plumas is not the lowest-income county when compared to the other counties in the region, which suggests most lower-income households in the county are in the City of Portola. Higher-income census tracts in Plumas County include the communities of Quincy and Chester as well as the southwest side of the county (Figure 4).

This is also reflected in the percentage of households with incomes below the poverty level, as shown in **Table 5**. As with the percentage of family households that are female-headed, single-parent households, the growth in the percentage of residents in Portola with incomes below the poverty level is exacerbated by a decrease in the overall population. However, there has been a 38.7 percent increase in the total number of residents in Portola with incomes below the poverty level between 2012 and 2021. Countywide and in the unincorporated areas, there has been a decrease in the percentage of the population with incomes below the poverty level. Within the county, areas with lower levels of poverty include the southwest side of the county; a small section of the north side of the county to the east of Chester; and the census tract just southwest of Lake Almanor, where fewer than 10 percent of residents had incomes below the poverty line (Figure 5).

This decrease in the percentage of residents with incomes below the poverty level is also apparent regionally. Lassen County and Susanville experienced a high poverty rate in 2012, but it has slightly decreased in 2021. The most notable shift in poverty rates is observed in Sierra County. While the poverty level in Sierra County has experienced a significant drop from 16.8 percent to 8.2 percent, Loyalton has seen a rise to 17.3 percent, a 5.5 percentage point increase from 2012. This is similar to the pattern seen in Plumas County. In contrast, both the unincorporated area of Modoc County and Modoc County as a whole have seen their poverty rates rise to 20.5 percent and 19.6 percent, respectively. However, the city of Alturas stands as an exception within this county, with a decrease in its poverty rate down to 17.6 percent in 2020.

### Local Knowledge

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss any local patterns based on local knowledge and other relevant factors:
  - Are there any areas of the community that are considered lower-income, high-poverty areas?
  - Are there any areas of the community that are considered higher-income areas?
  - Are there any known areas where a lot of HCV/Section 8 renters live?
  - Is there any housing assisted by public financing in the County? If so, any areas of the County with a concentration of housing assisted by public financing?

**TABLE 4: HOUSEHOLDS BY MEDIAN INCOME**

<b>Geography</b>	<b>Median Income</b>	
	<b>2010</b>	<b>2021</b>
Portola	\$35,339	\$45,234
Plumas County	\$44,000	\$57,885
Susanville	\$45,198	\$53,750
Lassen County	\$50,317	\$59,292
Loyalton	\$49,340	\$79,185
Sierra County	\$52,950	\$56,152
Alturas	\$32,385	\$50,843
Modoc County	\$34,588	\$51,090
State	\$60,883	\$84,097

Source: ACS 2006-2010, ACS 2017-2021, B01002.

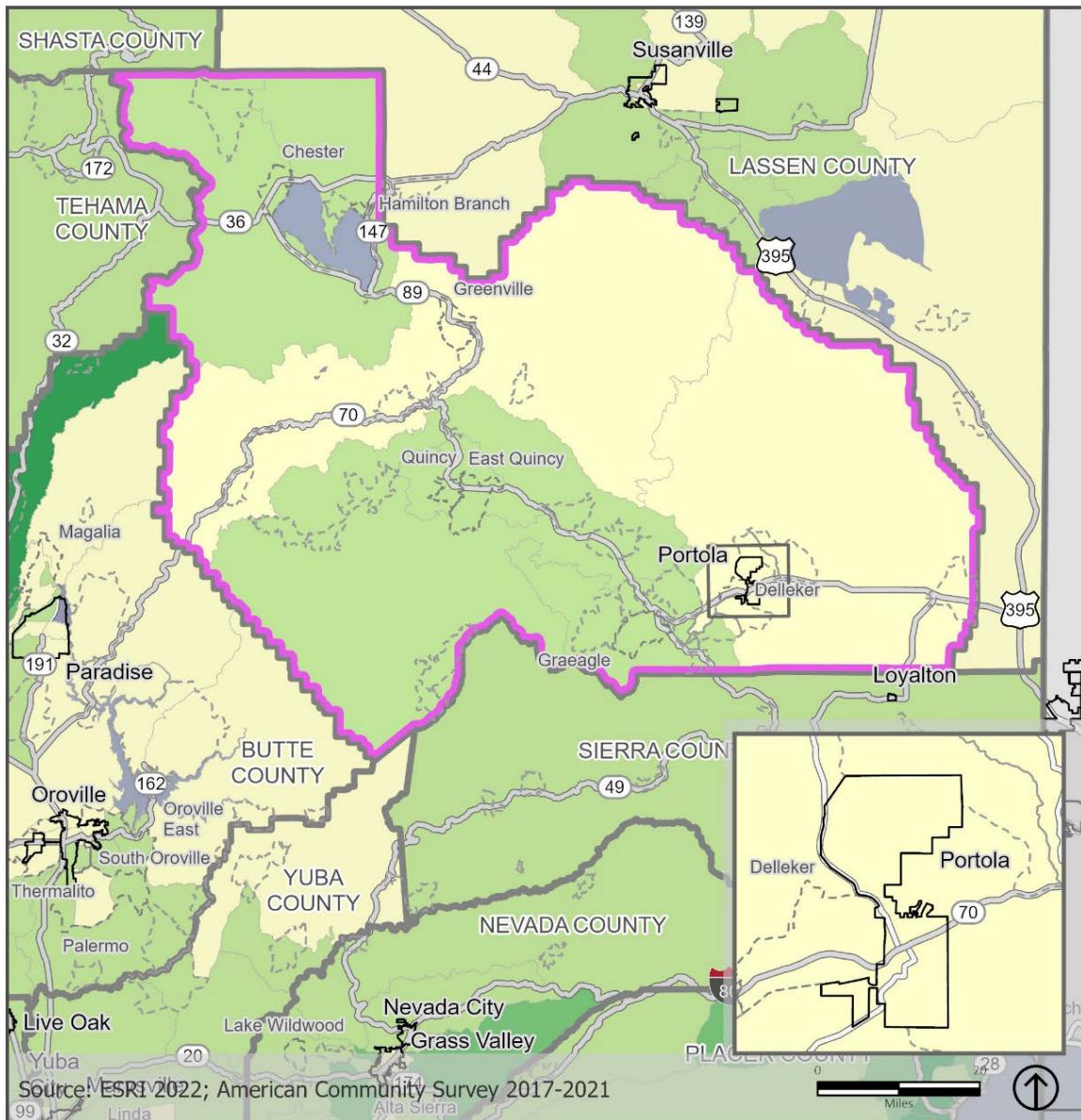
**TABLE 5: POVERTY RATE**

<b>Geography</b>	<b>Poverty Rate</b>	
	<b>2012</b>	<b>2021</b>
Portola	13.8%	23.1%
Plumas County (Unincorporated)	13.9%	10.4%
Plumas County	13.9%	11.9%
Susanville	19.5%	17.3%
Lassen County	15.4%	13.9%
Loyalton	11.8%	17.3%
Sierra County	16.8%	8.2%
Alturas	26.2%	17.6%
Modoc County	18.8%	19.6%
State	15.3%	12.3%

Source: ACS 2008-2012 & 2017-2021 S1701.



FIGURE 4: MEDIAN INCOME BY CENSUS TRACT, PLUMAS COUNTY



County Boundary



City Boundary



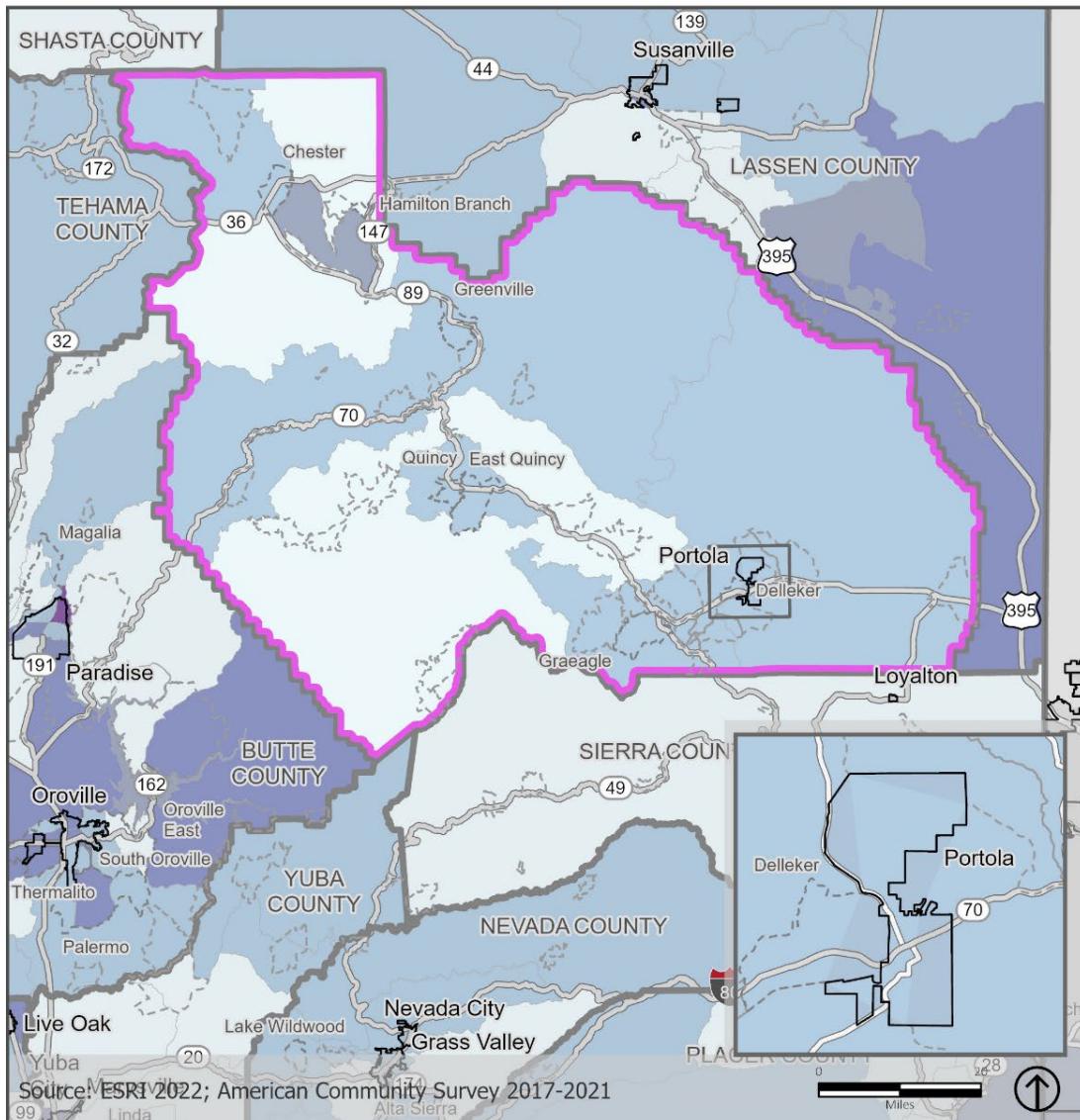
Census Designated Place Boundary



Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)



## FIGURE 5: RATES OF RESIDENTS WITH INCOMES BELOW POVERTY, PLUMAS COUNTY



County Boundary



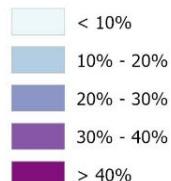
City Boundary



Census Designated Place Boundary



Percent of Population whose income in the past 12 months is below poverty level



# CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

## Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) or areas of High Segregation and Poverty are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower. HCD defines areas of High Segregation and Poverty as census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023). R/ECAPs or areas of High Segregation and Poverty may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. There are no R/ECAPs or areas of High Segregation and Poverty in the county, including all cities and communities.

## Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAA) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota's Humphrey School of Public Affairs, RCAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016).

HCD further adjusted the RCAA methodology to track more closely with California's higher levels of diversity by setting the white population threshold to 50 percent. There are no RCAs in the county, including all cities and communities.

# DISPARITIES IN ACCESS TO OPPORTUNITY

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compare each tract to those within the council of governments (COG) region.



Areas designated as "highest resource" are the 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment.

"Moderate resource" areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as "moderate resource (rapidly changing)" have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).

"Low-resource" areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having "high segregation and poverty"; these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$19,720 for a two-person household and \$30,000 annually for a family of four in 2023).

As is shown in **Figure 6**, the highest-resource areas of the county are in the north, including the areas surrounding the unincorporated community of Chester. The census tract in the south-central area of the county, which includes the unincorporated community of Graeagle, is considered a high-resource area. The unincorporated communities of Quincy and East Quincy are within the area of the county that was identified as a moderate-resource area, as was the southwest side of the county. The remainder of the county, including the city of Portola and the unincorporated community of Greenville, is considered a low-resource community. The area along State Route 70 is also considered a low-resource area.

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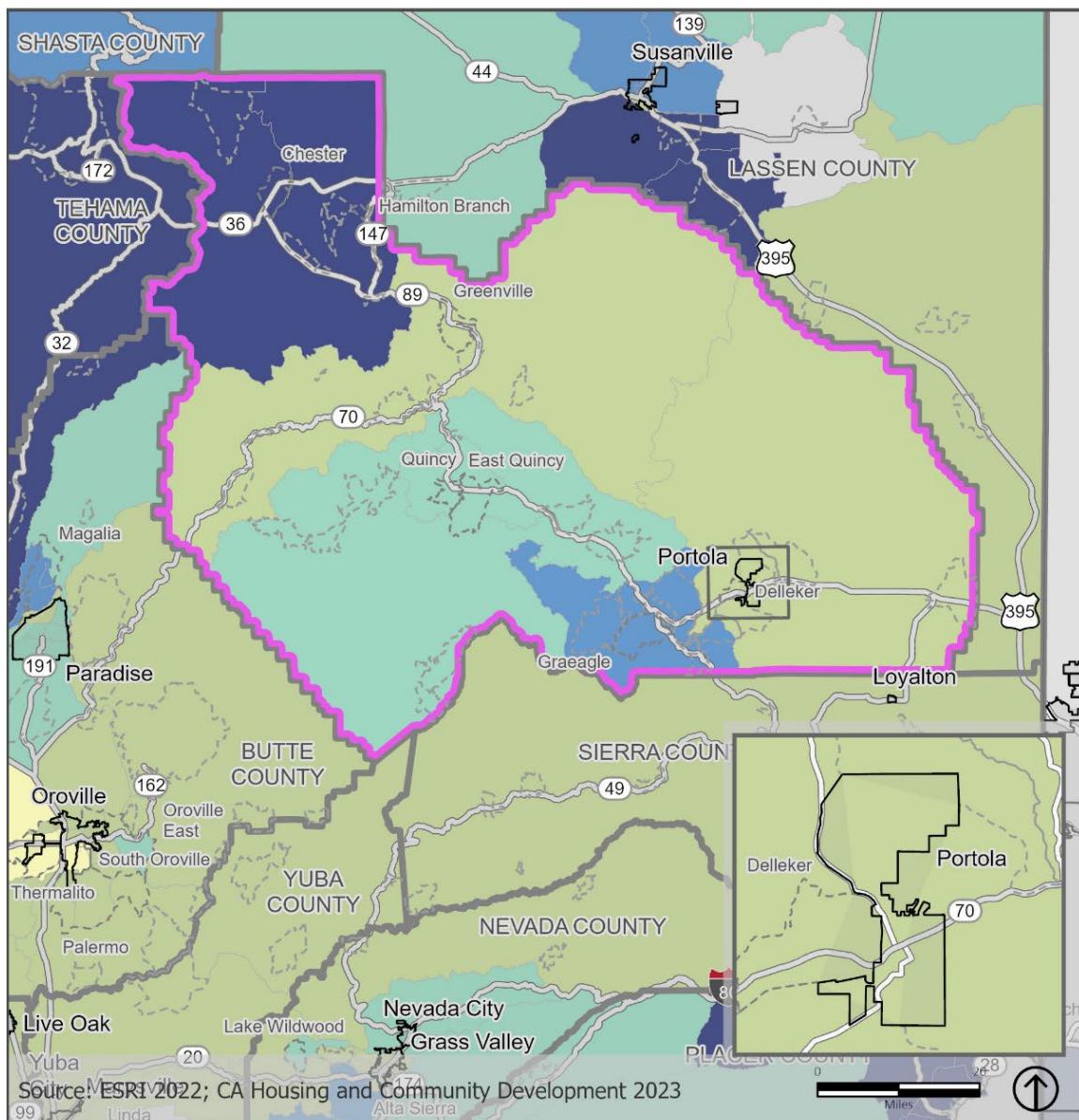
### *Local Knowledge*

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*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss any local patterns within the County—neighborhood compared to neighborhood or by unincorporated community. This can bring in responses to questions you've previously answered to, such as areas of higher concentrations of poverty or higher incomes.

FIGURE 6: TCAC OPPORTUNITY AREAS, 2023, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



## Education

As shown in **Table 6**, School Performance, most schools in Plumas County have student performance scores below grade standards on standardized tests. Plumas Charter has the highest performance among the schools, but standardized test scores in these schools are still 11 and 33.8 points below the state standard in English Language Arts and Mathematics, respectively. At this school, 37.3 percent of students are considered socioeconomically disadvantaged. Greenville Junior/Senior High School has the lowest standardized test score in the same subjects, 131.1 points and 147.4 points below the state standard, and 87.5 percent of enrolled students come from a socioeconomically disadvantaged background, which may impact their academic performance. Below-standard scores on standardized tests are also common throughout other counties in the region, including schools in Lassen County, Sierra County, and Modoc County.

Few schools in Plumas County have high percentages of students who are English language learners (ELL). The two schools with the highest percentages of ELLs in the county are both in Portola at Portola Junior/Senior High School and C. Roy Carmichael Elementary (12.0 percent and 9.8 percent of students, respectively). The third-highest is Greenville Junior/Senior High School, where 6.3 percent of students are ELLs. The remaining schools in the county have 5 percent or fewer students who are ELLs.

Chronic absenteeism is a notable issue in many of the County's public schools that serve students between kindergarten and eighth grade. For example, at C. Roy Carmichael Elementary, 83.3 percent of students are reported as being chronically absent, indicating that they were absent for 10 percent or more of the school days for which they were enrolled. Plumas Charter is the only school in the county where fewer than 40 percent of students are chronically absent. <DISCUSS WHY><ADD PROGRAM TO ADDRESS>

School locations are concentrated in the city of Portola and the communities of Quincy, Greenville, and Chester. The county also has three continuation high schools, with two located in Chester and one located in Portola, which help nontraditional high school students to regain credits and complete high school. Standardized test scores for these schools are not reported due to the small number of students. These schools also tend to have particularly high percentages of socioeconomically disadvantaged students.

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### *Local Knowledge*

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*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss any local patterns based on local knowledge and other relevant factors:
  - Are there any differences in access to higher-performing education opportunities from neighborhood to neighborhood or between unincorporated communities?
  - Are there any upper education opportunities, including vocational opportunities? Who do they serve?
  - Are there any past and current local efforts to improve access to education opportunities?
  - Do community members have the opportunity to select the schools that their students attend, or are schools assigned by geography? Are there private or charter options in the community? If families have the ability to select schools, are there higher-demand schools in the community?

- Are there any known factors that influence the current rates of high school graduation or college attendance?
- Are there any organizations that provide services like tutoring that could help to improve educational outcomes? Any differences between neighborhoods in terms of access?
- Are there any new subdivisions, or new master planned areas? Do these areas have differences in school access compared to older communities?





TABLE 6: SCHOOL PERFORMANCE

School Name	Location	ELA Score (Points Above or Below Standard)	Math Score (Points Above or Below Standard)	Chronic Absence (Percent of Students Chronically Absent)	Suspension Rate (Percent Suspended at Least One Day)	Socio- Economic Disadvantage (Percent of Students)	English Learners (Percent of Students)	Foster Youth (Percent of Students)
C. Roy Carmichael Elementary	Portola	30.8 points below	42.3 points below	83.3%	3.1%	73.7%	9.8%	0.6%
Chester Junior/ Senior High	Chester	48.2 points below	90.5 points below	47.9%	17.4%	66.7%	1.5%	0.8%
Almanor High (Continuation)	Chester	Fewer than 11 students - data not displayed for privacy reasons			100.0%		0.0%	0.0%
Beckwourth (Jim) High (Continuation)	Portola	Fewer than 11 students - data not displayed for privacy reasons			83.3%		0.0%	0.0%
Plumas Charter	Quincy	11 points below	33.8 points below	7.9%	0.0%	37.3%	0.0%	0.0%
Almanor High (Continuation)	Chester	Fewer than 11 students - data not displayed for privacy reasons			100.0%		0.0%	0.0%
Greenville Junior/ Senior High	Greenville	131.1 points below	147.4 points below	60.0%	38.5%	87.5%	6.3%	3.1%
Quincy Elementary	Quincy	52.9 points below standard	58.9 points below standard	59.9%	3.6%	58.6%	0.6%	0.9%
Chester Elementary	Chester	58.6 points below	68.2 points below	57.4%	9.1%	67.1%	4.9%	1.2%
Portola Junior/ Senior High	Portola	67.7 points below	99.1 points below	78.0%	6.6%	69.0%	12.0%	0.4%
Quincy Junior/ Senior High	Quincy	44.3 points below	105 points below	48.7%	12.9%	49.4%	0.9%	1.8%

Source: California Schools Dashboard, 2023.

## Economic

The TCAC Opportunity Analysis identifies geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2 signify less positive economic conditions, and scores exceeding 0.8 indicate more positive economic conditions.

In Plumas County, the central regions of the county have scores ranging from 0 to 0.4, indicating relatively negative economic outcomes. The eastern side, which includes Portola, has higher scores ranging from 0.6 to 0.8. Additionally, there are some areas on the north and south sides of the county with scores ranging from 0.8 to 1.0, indicating more positive economic outcomes.

Regionally, in Lassen County, most areas on the west and north sides of the county have economic scores between 0 and 0.7. However, the center of the county, where Susanville is located, shows a wide range of economic conditions, ranging from 0.2 to 1. The areas that border Plumas County demonstrate the most positive economic outcomes. Sierra County's economic performance is below 0.2. This is in line with the economic conditions of neighboring counties like Yuba, Nevada, and Placer, which underscores the regional nature of these economic disparities. In contrast, Modoc County has the most positive economic outcomes. Despite the fact that scores between 0.2 and 0.4 are recorded on the west side of the county, significant parts of the county, including the City of Alturas, fall within the 0.8 to 1 range, the highest score category in the TCAC Opportunity Analysis.

### Local Knowledge

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss major regional employers and access to job opportunities

Major employers in Plumas County include jobs in healthcare, government, resource extraction, and educational services, including:

- Collins Pine, Chester
- Environmental Alternatives, Quincy
- Feather River Family Dentistry, Quincy
- Plumas Bank, Quincy, Chester, Greenville, and Portola
- Plumas County, Quincy, Greenville, Chester, Portola
- Plumas Sierra Rural Electric Co-Op, Delleker
- Seneca Healthcare District, Chester
- Plumas District Hospital, Quincy
- Sierra Pacific Industries, Quincy
- US Forest Service, Mt. Hough Ranger District and Beckwourth Ranger District

- Discuss any local employers and access to opportunities

- Discuss any differences in access to economic opportunities between neighborhoods based on local knowledge and other relevant factors:
  - What are the major employers in the area, or major industries? Where are they located?
    - Are there major industries that are not nearby that many residents work in?
    - How has this changed recently? Are there new areas of the county that have developed commercial or industrial uses? Or are there areas that were previously job centers that are no longer in as high of use?
  - Is high-speed internet readily available in the area? Do any areas have known challenges with cell signal access?
  - Are there any known economic development programs or initiatives planned or in place that might influence the jobs landscape in the next ten years?



## Transportation and Infrastructure

Plumas Transit Service serves all the major communities in Plumas County. The North County Route runs between Quincy and Chester and provides service to the communities of Crescent Mills and Greenville. The East County Route runs between Quincy and Portola and provides service to the communities of Cromberg and Graeagle. The East County Route also makes a connection at Hallelujah Junction on Monday, Wednesday and Friday to provide residents of Plumas County service to Reno and communities along the Highway 395 corridor.

These local efforts are outlined in the 2023 Plumas County Short Range Transit Plan and the Plumas County Bicycle and Pedestrian Plan, please access these plans through the attached links:

[https://plumascounty.us/DocumentCenter/View/44693/Plumas-2023-SRTP-DRAFT-V2-Compressed\\_5-1-2023](https://plumascounty.us/DocumentCenter/View/44693/Plumas-2023-SRTP-DRAFT-V2-Compressed_5-1-2023)

<https://www.plumascounty.us/DocumentCenter/View/17460>

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss countywide transportation system, including different modes.
- Discuss any differences in access between neighborhoods based on local knowledge and other relevant factors:

Residents without access to car travel can utilize the public transportation system and seniors can utilize Plumas County Seniors Transportation. It is the same regardless of the industry residents work in or where they live.

There have been no recent engineering reports or assessments of capital improvements. There are no known differences in infrastructure availability or quality between neighborhoods or unincorporated communities.

Road conditions vary throughout the County, but in general are in fair condition.

Streetlights, traffic lights, and bike infrastructure are available throughout Plumas County, primarily within more densely populated communities.

The County is not aware of any high collision corridors or areas with high traffic on a regular basis.

Safe Routes to School plans vary throughout the County. An assessment is included in the Plumas County Bicycle and Pedestrian Plan.

- Where in the community are sidewalks available or not available? Are there any differences between neighborhoods or unincorporated communities? **Yes**
- Any major community facilities and any differences in access between neighborhoods? **Yes, non-motorized infrastructure varies by community. Please see the [Plumas County Bicycle and Pedestrian Plan](https://www.plumascounty.us/DocumentCenter/View/17460).**



Communities and neighborhoods in terms of access to transportation options, and non-motorized infrastructure varies by community. Please see the [Plumas County Bicycle and Pedestrian Plan](#).

Past and future planned transportation infrastructure improvements are included in the Plumas County Regional Transportation Plan. Please see the attached link: [plumascounty.us/DocumentCenter/View/36966/2020-Plumas-Regional-Transportation-Plan-Final?bidId=](http://plumascounty.us/DocumentCenter/View/36966/2020-Plumas-Regional-Transportation-Plan-Final?bidId=)

- Are there any major infrastructure projects planned for the next ten years?

## All Transit

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas) on a scale of 0 to 10, with a score of 10 indicating complete transit connectivity.

As shown in **Table 7**, AllTransit scores for Portola and Plumas County are slightly higher than those of nearby Sierra and Modoc counties, with both the city and county scoring 0.7. In Portola, on average, households have 417 jobs accessible within a 30-minute trip, and 20 transit trips are available per week within ½ mile. Regionally, AllTransit scores are lower in Loyalton, Sierra County, Alturas, and Modoc County. Susanville and Lassen County have the highest scores, at 2.5 and 0.9, respectively. Susanville has a more connected transit system that provides better equal access to workplaces and other destinations than the surrounding region.

**TABLE 7: ALLTRANSIT SCORES BY COUNTY AND JURISDICTION**

Jurisdiction	AllTransit Score
Portola	0.7
Plumas County	0.7
Susanville	2.5
Lassen County	0.9
Loyalton	0
Sierra County	0
Alturas	0.6
Modoc County	0.3
State	5.1

Source: AllTransit, accessed April 2024.

## Environment

The California Environmental Protection Agency's Office of Environmental Health Hazard Assessment (OEHHA) developed the CalEnviroScreen 4.0 web-based mapping tool to help identify California communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen uses 21 indicators of environmental, health, and socioeconomic conditions to help identify these communities. The scores are mapped so that different communities can be compared. An area with a high score experiences much higher pollution and/or population burdens than areas with low scores.

Plumas County demonstrates relatively positive environmental conditions with CalEnviroScreen scores. Scores are most positive in the southwest part of the county and least positive in the census tract that includes the community of Greenville (see **Figure 7**). In the Greenville area, environmental conditions that are among the greatest concerns are solid waste, ozone, hazardous waste, and impaired waters. Lead from housing is also an area of moderate concern in the census tract that includes Greenville. Ozone and solid waste exposure are also factors of concern in the southwest, as is drinking water quality. This is similar to the area that includes Portola and to the northern area of the county around Lake Almanor. None of the census tracts in Plumas County are considered a Disadvantaged Community under SB 535, a designation that is based on having a CalEnviroScreen score in the 75th percentile or higher.

In addition to CalEnviroScreen 4.0, the Public Health Alliance of Southern California has created an evaluative tool known as the Healthy Places Index (HPI). This tool is designed to assess various social, economic, and neighborhood design elements that significantly influence health outcomes. According to HPI, the majority of census tracts in Plumas County are in the second-lowest or second-highest quartiles of its ranking system, indicating conditions associated with moderate to low health outcomes. The northwestern area of the county had the most positively ranked score in this analysis; most negatively ranked factors in this area included access to retail and parks. This was similar in the Quincy and Portola areas.



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## Local Knowledge

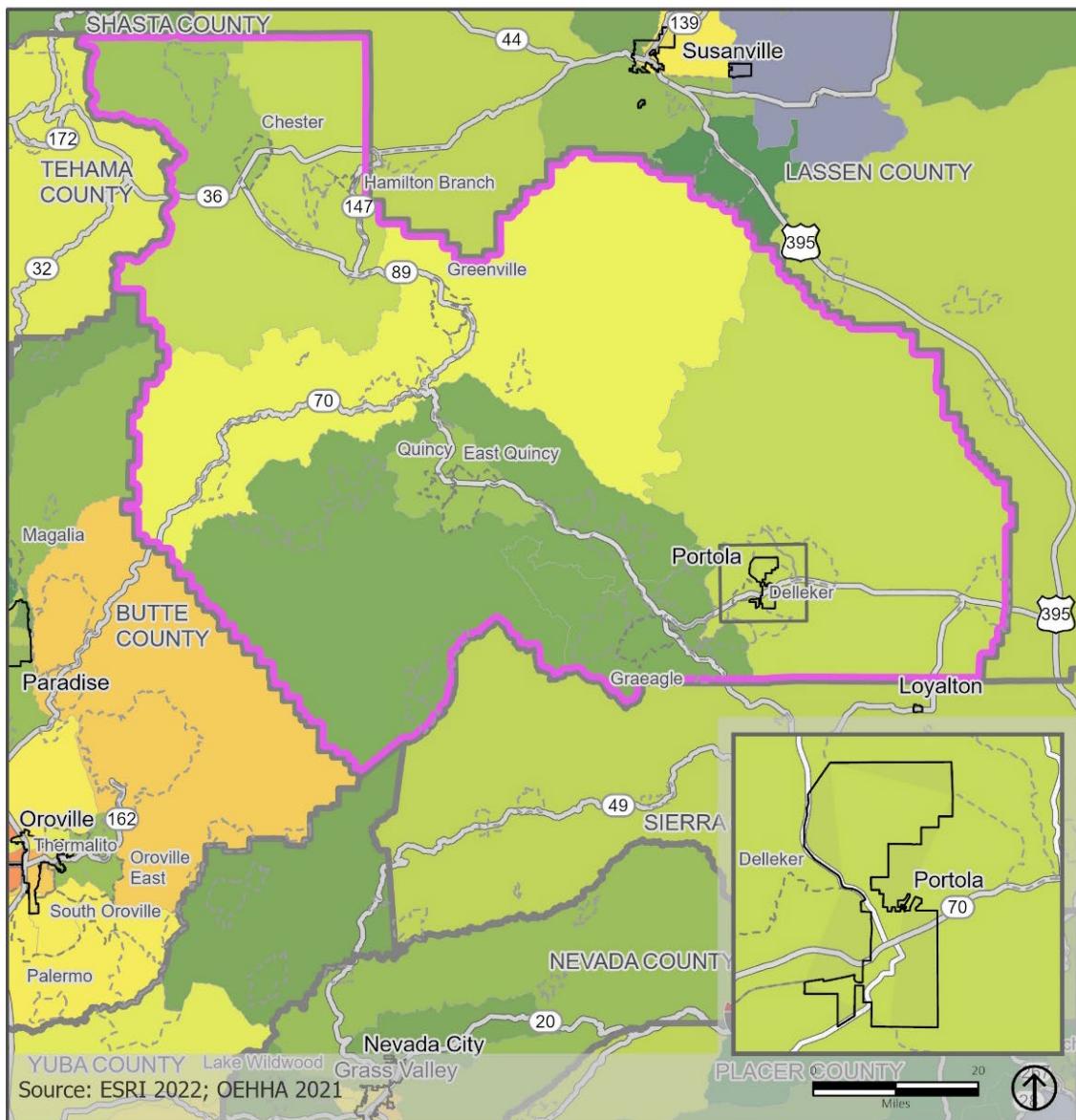
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- Discuss any differences in access to environmental quality based on local knowledge and other relevant factors.
  - Have there been any public safety reports related to environmental resources or their related infrastructure (e.g., water quality, sewer, circulation)? Are there any differences between neighborhoods or unincorporated communities?
  - Are there known major sources of pollution in the area? Where are they located, if so?
    - o This could include things like industrial sources, groundwater contamination from agriculture, or lead paint exposure in older homes.
    - o Are there places where residential development should be avoided due to environmental conditions, or where existing environmental conditions are negatively effecting residents?
  - Do any neighborhoods lack access to parks or other outdoor spaces? Are there other notable community amenities, and where are they? Any differences between neighborhoods in terms of access?
  - Are there any new subdivisions or new master planned areas? Any differences in parks or other amenities between neighborhoods?
  - Are there any differences between neighborhoods with respect to access to shopping? Healthy foods?



FIGURE 7: CALENVIROSCREEN 4.0, PLUMAS COUNTY



County Boundary



Census Designated Place Boundary



City Boundary



CalEnviroScreen 4.0 - Percentile Score



# DISPROPORTIONATE HOUSING NEEDS, INCLUDING DISPLACEMENT

A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

## Overpayment

Housing represents a significant percentage of the total cost of living for many households in California. Households spending more than 30 percent of their gross income on housing costs are considered to be overpaying, or "cost burdened." Overpayment is disproportionately experienced by renters in low-income households and low-resource areas. As is the case across the region and the state, households in unincorporated Plumas County face elevated rates of overpayment. However, according to CHAS 2006-2010 and 2016-2020 data, there has been a decrease in the percentage of homeowner households experiencing cost burden within Plumas County (from 33.1 percent in 2010 to 21.2 percent in 2020) (see **Table 8**). Rates of renter overpayment have been relatively stable during the same period. Within Portola, however, the number of renters experiencing cost burden has not decreased at the same rate that the total number of renters has decreased, so the share of renters experiencing cost burden has increased. As of 2020, more than half of renters in Portola (53.3 percent) experience cost burden, compared to 48.8 percent in 2010. During the same time period, the share of homeowners experiencing cost burden in Portola has decreased from 31.2 percent to 27.0 percent even as the overall number of homeowners has decreased. Regionally, in the nearby counties of Lassen and Sierra, the percentages of owner and renter households facing housing overpayment are also comparable with those in Plumas County. In contrast, rates of overpayment are lower for both tenure types within Modoc County. Plumas County's rates of overpayment are slightly lower than those of the state overall.

Homeowner overpayment has a similar distribution across the county by census tract (see **Figure 8**). All census tracts in the county have rates of homeowner overpayment between 20 and 40 percent. The City of Portola and the unincorporated area of Quincy have higher concentrations of renters experiencing cost burden than other areas of the county (see **Figure 9**). This is also true in the census tracts around Lake Almanor, including the communities of Hamilton Branch and Prattville.

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### Local Knowledge

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*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss any local patterns based on local knowledge and other relevant factors.
  - Have there been noticeable recent increases in rents or sales prices? Are there any differences in rent or price changes between neighborhoods or unincorporated communities? How does that compare to incomes in the area? **Mean average of Income: \$67,885. Monthly Rent Cost (before utilities) \$1,400 per month**
  - Are there any patterns of evictions or foreclosures between neighborhoods or unincorporated communities?



TABLE 8: HOUSEHOLDS BY OVERPAYMENT

Households Paying >30% of Income for Housing Costs	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Percent of Owner Households Experiencing Cost Burden	31.2%	27.0%	33.3%	21.2%	33.1%	21.6%	27.7%	23.2%	29.6%	20.6%	18.5%	22.7%	25.1%	30.5%	27.7%	23.7%	25.8%	15.2%	41.2%	29.3%
Percent of Renter Households Experiencing Cost Burden	48.8%	53.3%	39.8%	39.2%	41.4%	41.7%	57.8%	35.4%	51.2%	39.6%	12.3%	49.1%	43.2%	37.0%	49.5%	35.6%	39.2%	35.6%	50.4%	49.5%
Percent of All Households Experiencing Cost Burden	39.8%	39.9%	35.4%	25.6%	36.0%	27.0%	42.0%	29.6%	37.4%	26.6%	17.3%	30.5%	28.7%	32.2%	36.7%	27.8%	29.8%	20.0%	45.1%	38.3%

Source: CHAS 2006-2010, 2016-2020.

FIGURE 8: RATE OF HOMEOWNER OVERPAYMENT, PLUMAS COUNTY

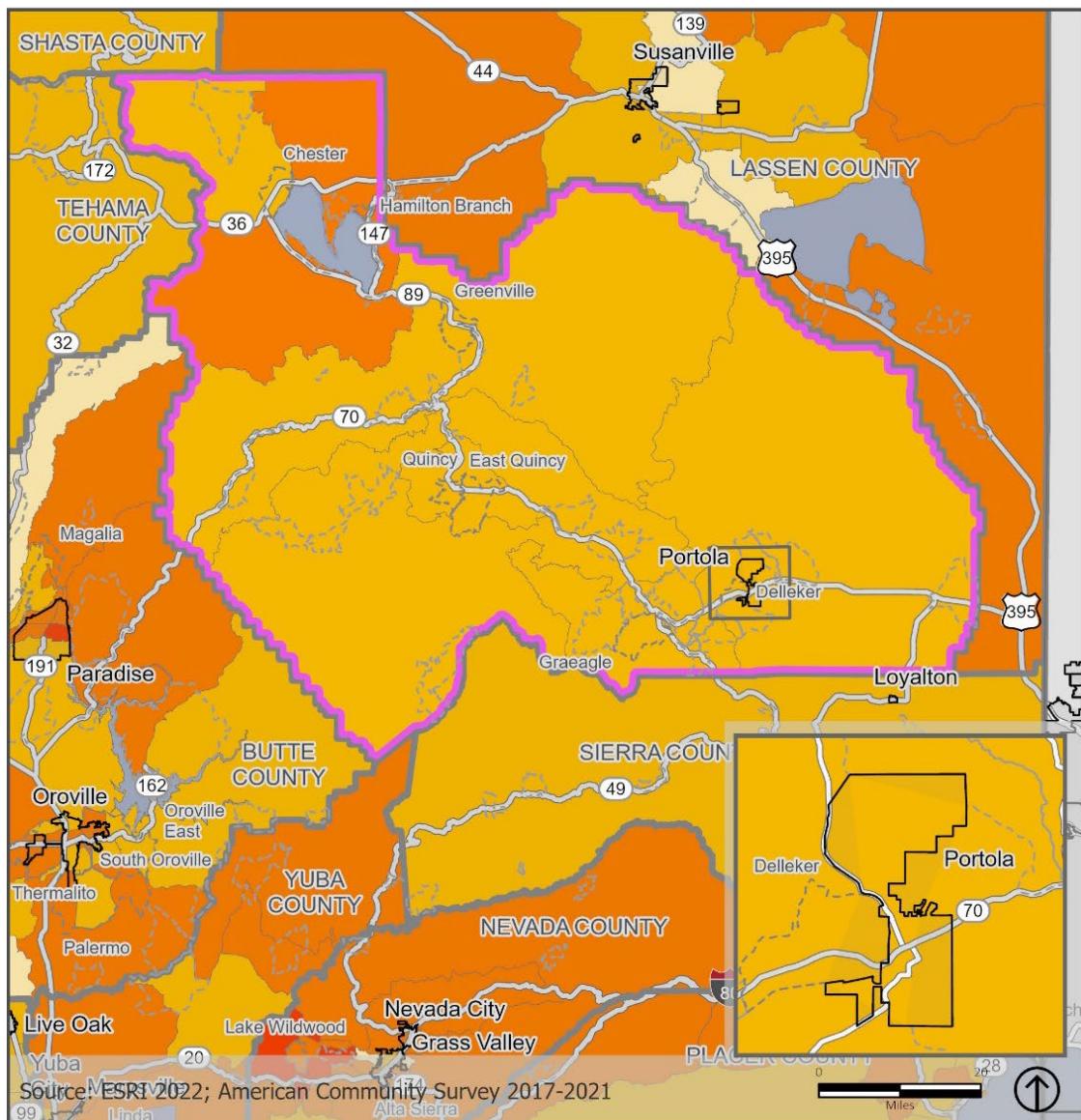
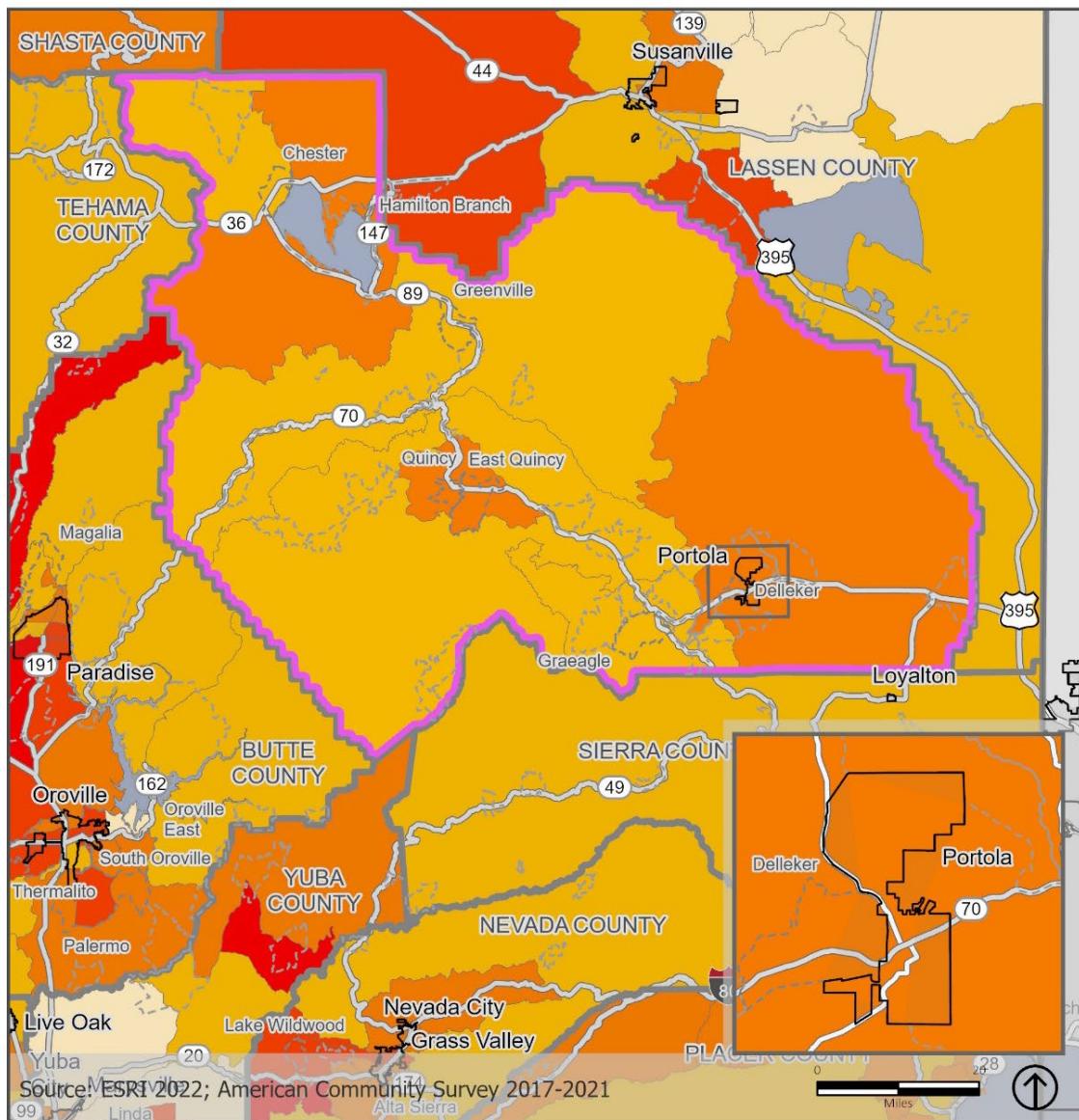


FIGURE 9: RATES OF RENTER OVERPAYMENT, PLUMAS COUNTY



County Boundary

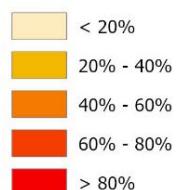


City Boundary



Census Designated Place Boundary

Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income



## Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon and often includes families with children who share rooms or multigenerational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as "doubling up"). Situations such as this may indicate a shortage of appropriately sized and affordable housing units because overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

Plumas County has seen an increase in the percentage of overcrowding in renter households, from 5.3 percent in 2010 to 6.4 percent in 2021. However, the number of renters experiencing severe overcrowding has decreased by 1.2 percentage points. The unincorporated area of the county has seen a significant rise in overcrowded renters, with a shift from 1.9 percent in 2010 to 7.3 percent in 2021, but a decrease in the percentage of renters that experience severe overcrowding (3.9 percent in 2010 to 1.3 percent in 2021). Rates of homeowner overcrowding are low in the unincorporated county (0.6 percent in 2021), which has been relatively steady since 2010. Additionally, there are no reports of severe overcrowding among homeowner households throughout the county. At the census tract level, most tracts in the county have rates of overcrowding below 5 percent between both tenure groups, though rates are slightly higher (between 5.0 and 10.0 percent) in the central and southwest areas of the county, including the tracts with the communities of Greenhorn, Cromberg, La Porte, and Meadow Valley (see [Figure 10](#)).

Regionally, Plumas County has comparably low levels of homeowner overcrowding when compared to Lassen and Sierra counties, and a lower rate of homeowner overcrowding compared to Modoc County. Among renters, rates of overcrowding are also similar to those in Sierra County, though with a higher rate of severe overcrowding in Plumas County.

Within Portola there has been a significant decrease in the percentage of renters experiencing overcrowding, from 20.7 percent in 2010 to 2.3 percent in 2021. However, the percentage of renters experiencing severe overcrowding has increased from 0.0 percent in 2010 to 4.7 percent in 2021. This is still a decrease in the percentage of renters experiencing any level of overcrowding. Homeowner overcrowding in Portola has increased by 1.1 percentage points during the same period, though the percentage of homeowners experiencing severe overcrowding has stayed steady at 0.0 percent.

### Local Knowledge

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss any local patterns based on local knowledge and other relevant factors.
  - Are there any areas that are known to have higher rates of household overcrowding, such as "doubling-up" families in one house? Is any information available from code enforcement officers?

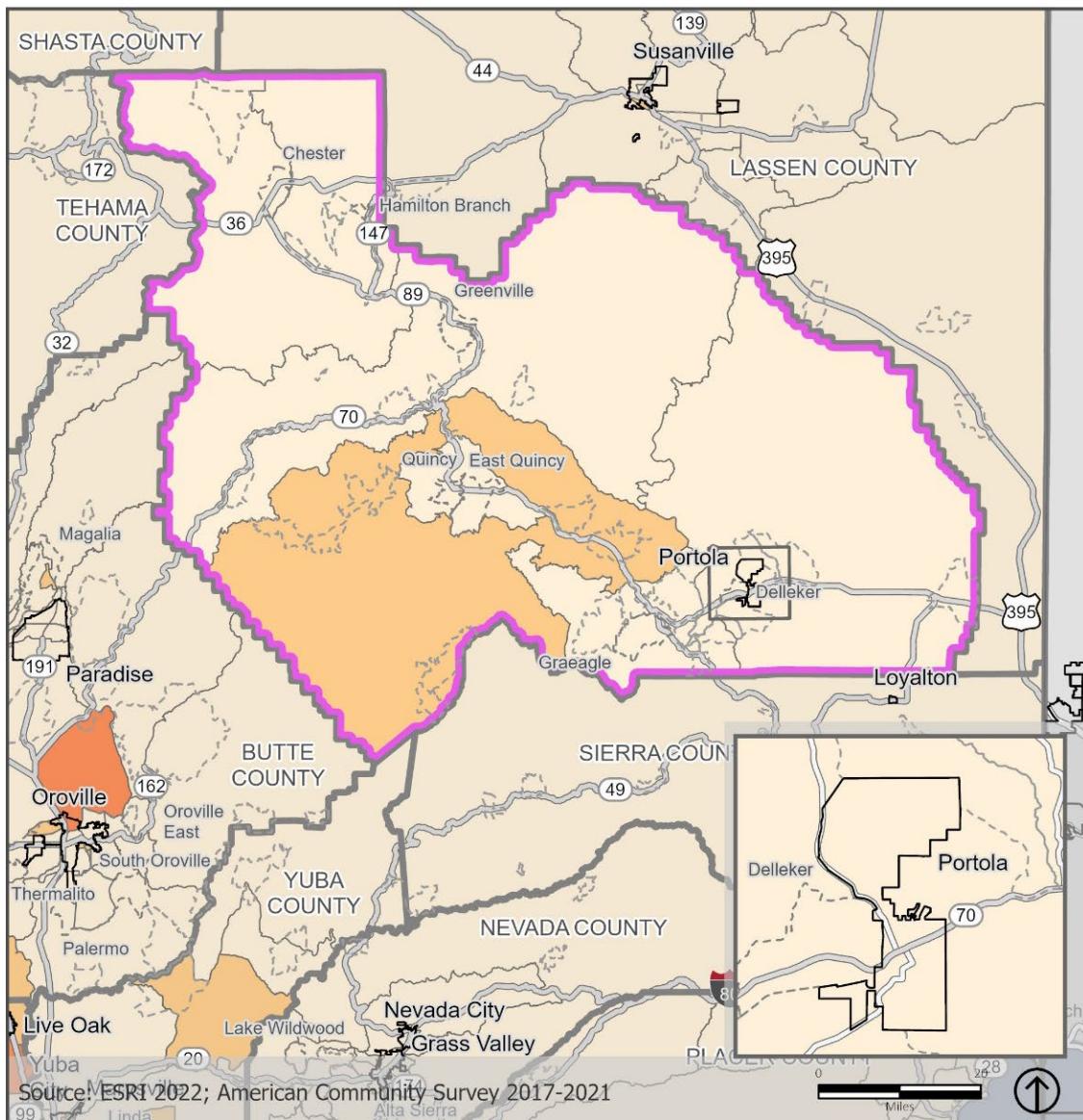
TABLE 9: HOUSEHOLDS BY OVERCROWDING

Households Experiencing Overcrowding	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Percent of Owner Households Experiencing Overcrowding	4.3%	5.4%	0.7%	0.6%	1.1%	1.0%	3.7%	2.4%	2.5%	1.0%	1.1%	0.0%	0.3%	0.7%	0.0%	0.0%	0.7%	3.5%	3.1%	3.1%
Percent of Owner Households Experiencing Severe Overcrowding	0.0%	0.0%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.3%	0.9%	1.1%
Total Number of Owner Households	650	538	5,965	5,413	6,615	5,951	2,924	1,590	6,545	6,236	263	297	1,151	908	707	784	2,790	2,543	7,112,050	7,502,706
Percent of Renter Households Experiencing Overcrowding	20.7%	2.3%	1.9%	7.3%	5.3%	6.4%	10.8%	3.0%	9.0%	3.3%	0.0%	0.0%	0.0%	6.6%	7.9%	3.2%	6.1%	1.5%	8.2%	7.4%
Percent of Renter Households Experiencing Severe Overcrowding	0.0%	4.7%	3.9%	1.3%	3.2%	2.0%	1.5%	1.1%	1.7%	0.6%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	1.5%	0.0%	5.1%	5.8%
Total Number of Renter Households	627	443	2,848	1,837	3,475	2,280	2,657	1,401	3,731	2,674	65	58	286	243	494	375	1,187	870	5,280,802	5,926,357

Source: ACS 2006-2010, 2017-2021 B25014.



FIGURE 10: HOUSEHOLDS EXPERIENCING OVERCROWDING, PLUMAS COUNTY



County Boundary



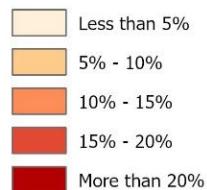
City Boundary



Census Designated Place Boundary



Percent of Overcrowded Units



## Housing Conditions

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

Housing stock in Plumas County is aging, with an increasing number of residential structures in need of rehabilitation.

As reported by Plumas County Code Enforcement in June of 2025, there are forty (40) unsafe, red-tagged dwelling units and fourteen (14) substandard dwelling units in need of rehabilitation.

- Discuss any local patterns based on local knowledge and other relevant factors
  - Are there any areas of the County with more or less units in need of rehabilitation and replacement?
  - Are there any differences in housing conditions based on unit types (single family, multifamily, mobile or manufactured home) and locations?
  - Are there any known areas where the physical conditions of housing suggest a high need for rehabilitation for safety or accessibility reasons?
  - Have there been any subdivisions developed in the past ten years? If so, how large were the lots in these developments? Are there differences between new subdivisions and older areas? Are there any new master planned areas that have different infrastructure? Differences in rents and prices and locational differences?
  - Are there any types of housing that are known to be not widely available? If so, which neighborhoods?
  - Are there any areas where there have been a high rate of code enforcement complaints? What were the issues that drove the complaint?

## Persons Experiencing Homelessness

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

The NorCal Continuum of Care determined 134 individuals experiencing homelessness in Plumas County as of the 2023 Point in Time Survey. 13 (approximately 10 percent) of these individuals were identified as chronically homeless. More information can be found on page 51 of the 2024-2029 Housing Element 7<sup>th</sup> Cycle under "Homeless Persons."

- Discuss trends.
- Discuss protected characteristics (e.g., race, disability, familial status) and any disproportionate impacts.
- Discuss any local patterns based on local knowledge and other relevant factors.
  - Are there any areas where homeless community members tend to congregate? This could either be encampment areas, parking areas where people who live in vehicles park, or areas where people congregate during the day, such as libraries, parks, or community centers. If so, is there access to transportation, services and programs?

- Are there any County programs to provide emergency rental assistance? If so, how is that assistance available?
- Are there any differences between neighborhoods or unincorporated communities in terms of availability or rate of usage?

## Displacement

The Urban Displacement Project, a joint research and action initiative of UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census tract level. The UCB analysis identifies the following categories of displacement risk:

- **Lower Displacement Risk:** The model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- **At Risk of Displacement:** The model estimates there is potential displacement or risk of displacement of the given population in these tracts.
- **Elevated Displacement:** The model estimates there is a small amount of displacement (e.g., 10 percent) of the given population.
- **High Displacement:** The model estimates there is a relatively high amount of displacement (e.g., 20 percent) of the given population.
- **Extreme Displacement:** The model estimates there is an extreme level of displacement (e.g., greater than 20 percent) of the given population.
- **Low Data Quality:** The tract has less than 500 total households and/or the census margins of error were greater than 15 percent of the estimate.

A combination of factors can result in increased displacement risk, particularly for lower-income households. Displacement risk increases when a household is paying more for housing than its income can support; the housing condition is unstable or unsafe; and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. All areas of Plumas County that were evaluated as part of the Urban Displacement Project analysis were determined to have a lower risk of displacement, which is also typical for neighboring Sierra and Lassen counties, with the exception of the area on the south side of Susanville (see [Figure 11](#)). Census tracts in the center and on the southwest side of Plumas County were determined to have low data quality and so were not evaluated.

Natural hazards can also present risks of displacement. Many areas of the county are within CAL FIRE's High or Very High Fire Hazard Severity Zones, including the communities of Chester, Hamilton Branch, Greenville, the north sides of Quincy and East Quincy, and the City of Portola (see [Figure 12](#)). The largest concentrations of high or very high fire hazard severity zones are surrounding Lake Almanor and in the State Route 70 corridor between Quincy and the area east of Portola. Fire hazards are typical for many counties in the rural north state. Flood hazards are also a common displacement risk factor. As shown in [Figure 13](#), there are few areas of the county that are within FEMA's 100-year flood risk zone. A small area immediately surrounding Lake Almanor, an area in the Greenville and Crescent Mills area to the east of State Route 70, a small section of the county immediately north of Quincy, and on the southeast side of the county near Marble Hot Springs. Other small flood-prone areas are located along Yellow and Humbug Creeks on the west side of the county and immediately surrounding Butt Valley Reservoir. The majority of the county is not considered in a high-flood-risk zone.



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## Local Knowledge

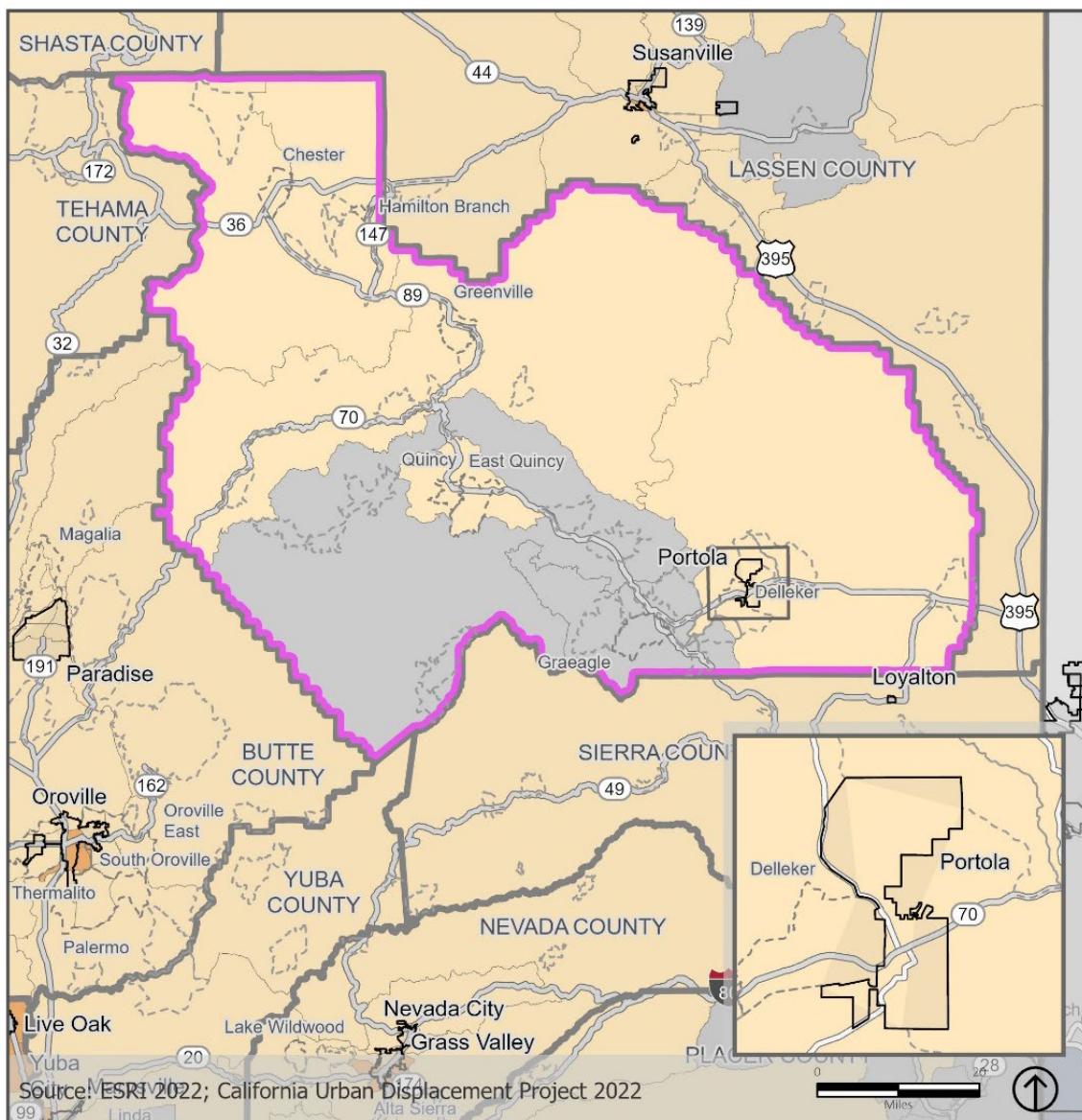
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*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss any local patterns based on local knowledge and other relevant factors:
  - Have there been any local events that have led to displacement?
  - Do any areas have a higher percentage of housing with higher susceptibility to environmental damage due to building age or design?
  - Are defensible space inspections performed? Are there any other environmental hazard mitigation programs available?
  - Are there any areas that might not be in a FEMA zone but which might have a tendency to experience flash floods during storms due to a lack of stormwater infrastructure or ground absorption/permeability?



**FIGURE 11: RISK OF DISPLACEMENT, PLUMAS COUNTY**



County Boundary



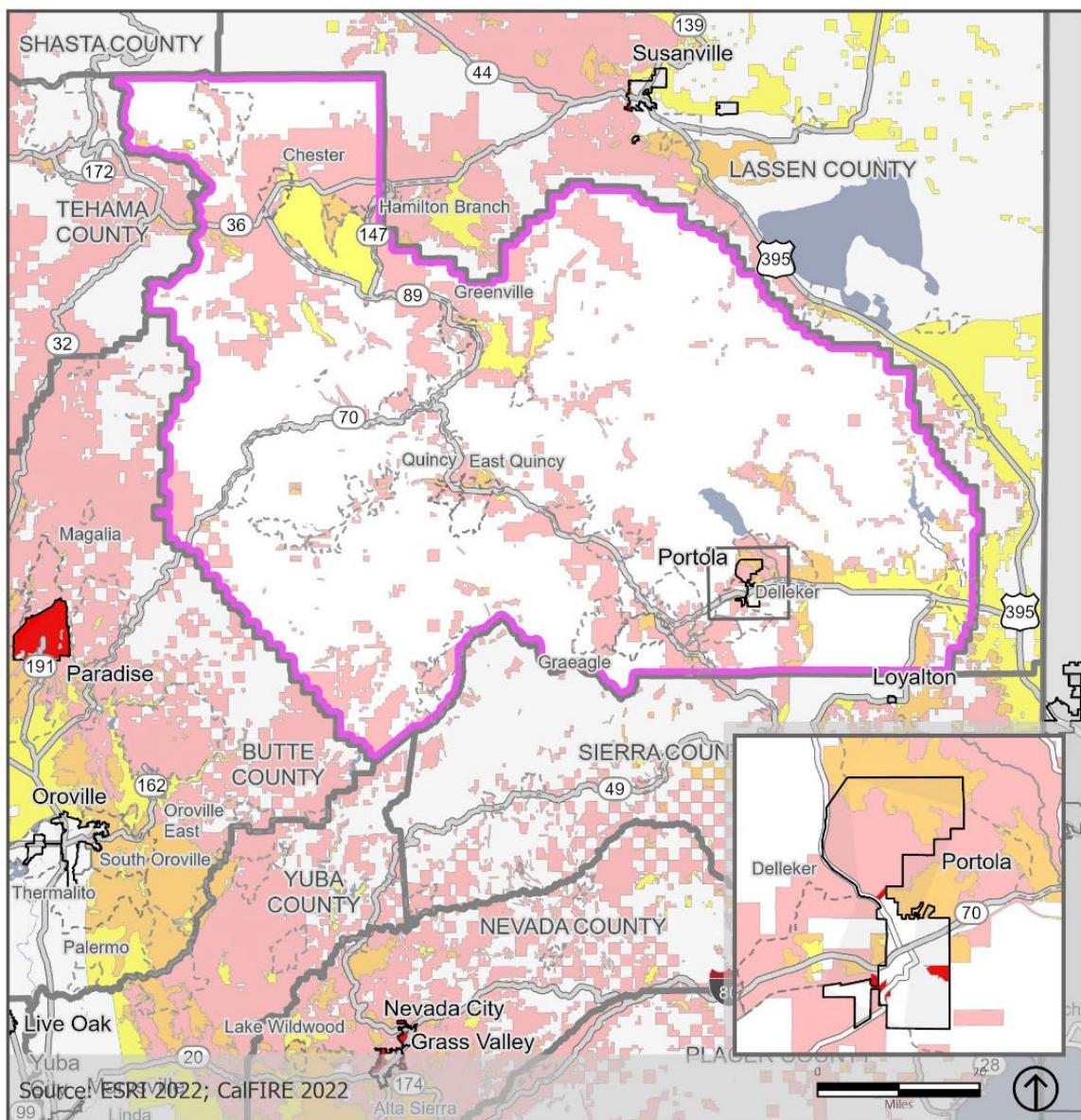
City Boundary



Census Designated Place Boundary



**FIGURE 12: FIRE HAZARD AREAS, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



Fire Hazard Severity Zones

State Responsibility Areas

Moderate

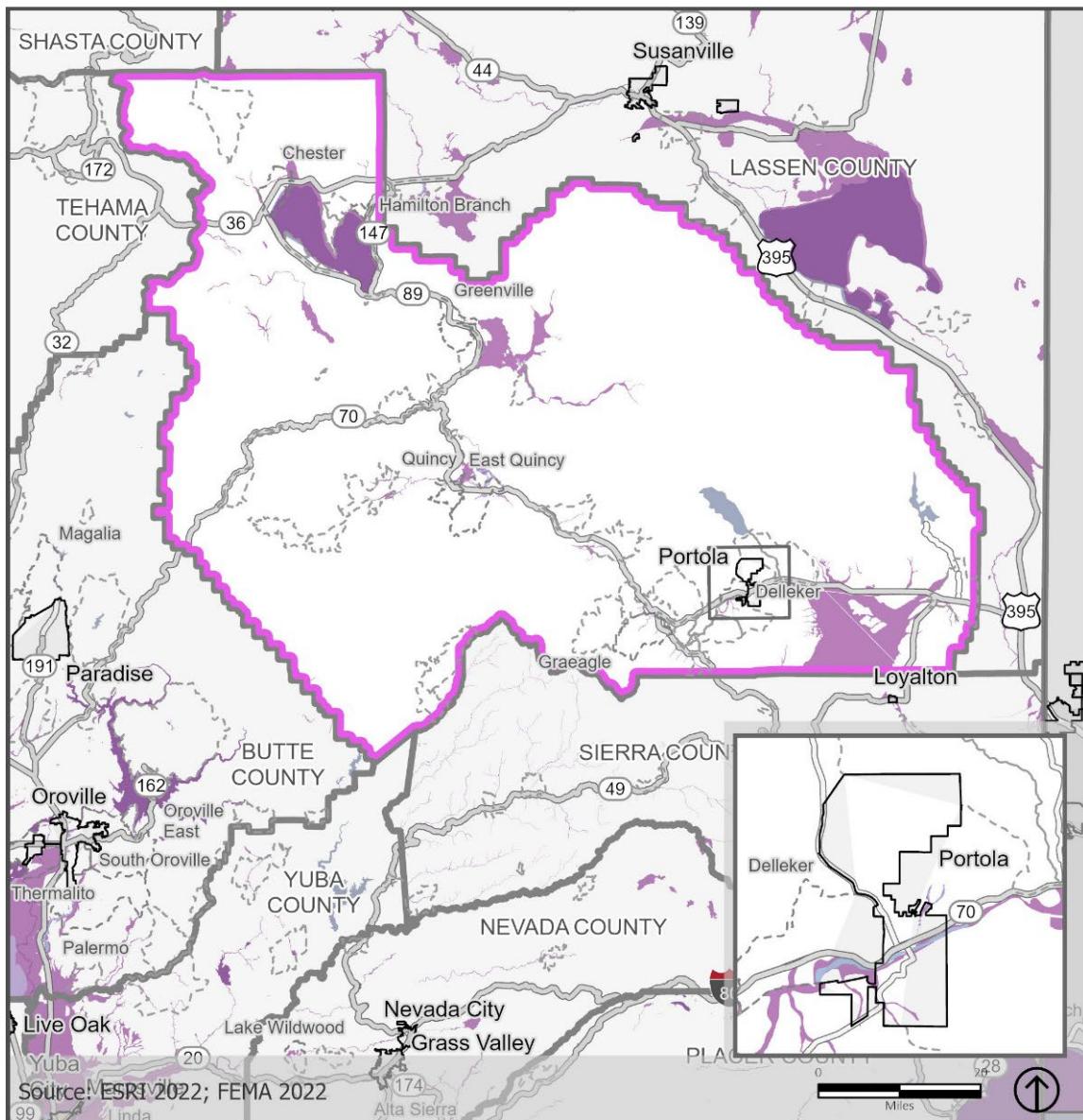
High

Very High

Local Responsibility Areas

Dark Red

FIGURE 13: FEMA FLOOD HAZARD AREAS, PLUMAS COUNTY



### County Boundary



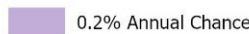
### City Boundary

#### Census Designated Place Boundary



### Special Flood Hazard Areas (FEMA)

#### 1% Annual Chance Flood Hazard



## Special Floodway



# ENFORCEMENT AND OUTREACH CAPACITY

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to achieve compliance. Plumas County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identifies how the County complies with fair housing laws:

## Local Outreach and Fair Housing Issues

As part of the 2024-2029 Housing Element 7<sup>th</sup> Cycle Update, the Planning Commission of Plumas County held six public workshops wherein the purpose of the Housing Element was discussed and Commissioners proposed policy actions consistent with the County's needs and the 2035 General Plan. The Planning Department distributed the draft element for a 30-day circulation to solicit public comments.

- Describe any input that relates to fair housing issues such as living conditions, access to opportunities, displacement risks.
- Describe approaches to incorporating input.

## Fair Housing Outreach Capacity

- Describe organizations operating in the region and County.
- Describe organization activities including education, dissemination of information.
- Describe effectiveness of past efforts and any gaps in addressing needs.

## Fair Housing Enforcement

- Describe regional enforcement cases and any trends.
- Describe the number of enforcement cases.
- Describe the characteristics of fair housing cases (e.g., disability, race, familial status).
- Describe systems or procedures the County has in place for managing fair housing complaints and referring tenants or landlords to fair housing assistance providers.
- Describe programs that have been included in the Housing Element to help provide tenants and landlords with information about their rights and responsibilities, and about resources available to them.

## Compliance with Fair Housing Laws

- Describe any fair housing related past lawsuits, settlements, consent decrees, or other related legal matters.
- Describe how the County complies with fair housing laws using the table below:



**TABLE 10: COMPLIANCE WITH FAIR HOUSING LAWS**

<b>Title</b>	<b>Statute</b>	<b>Description</b>	<b>Compliance Efforts</b>
Density Bonus Law	Government Code section 65915	The density bonus ordinance allows up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with state law.	
No Net Loss Law	Government Code section 65863	The County has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	
Housing Accountability Act	Government Code section 65589.5	The County does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the County currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	
Senate Bill 35	Government Code Section 65913.4	The County has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	
Senate Bill 330	Government Code Section 65589.5	The County relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	



<b>Title</b>	<b>Statute</b>	<b>Description</b>	<b>Compliance Efforts</b>
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Section 12900 - 12996 Title VIII of the Federal Civil Rights Act	The County provides protections to residents through referrals to legal assistance organizations.	
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.	
Assembly Bill 686	Government Code section 8899.50	The County has completed this AFH analysis and has identified programs to address identified fair housing issues.	This analysis has been completed.
Equal Access	Government Code section 1195 et seq.	The County offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.	

## IDENTIFIED SITES AND AFFIRMATIVELY FURTHERING FAIR HOUSING

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. **Table 11**, Site Capacity By Income By Quadrant Or Community, presents the RHNA capacity by community in the county and the existing conditions of each tract related to indicators of fair housing.

### *Local Knowledge*

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

- Discuss different areas of the county and socioeconomic characteristics.
- Discuss RHNA, identified sites, and reasoning for identifying locations relative to promoting inclusive communities.
- Discuss the RHNA by location/area.
- Describe how the RHNA is distributed throughout the County.
- Describe any isolation of the RHNA for lower income households.
- Describe any isolation of the RHNA for moderate and above moderate-income households
- Describe the existing number of households in the different areas and the magnitude of the impact of the RHNA on the area. For example, is it one unit where there are 100 households (low impact) or 100 units where there are one household (high impact).
- Draft conclusions on whether the identified sites promote inclusive communities; if not, discuss reasoning and mitigating strategies for increasing housing choices and affordability throughout the County or place-based strategies for community revitalization in concentrated areas of lower-income households.

## TABLE 11: SITE CAPACITY BY INCOME BY QUADRANT OR COMMUNITY

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

Neighborhood/ Area	Number of Households	Socio-economic Characteristics	RHNA			
			Lower Income	Moderate Income	Above Moderate Income	Total
1						
2						



3						
4						
TOTAL						

## Other Relevant Factors

- Describe any historical events, past populations, waves of immigration and development, redlining, financial investments, conditions, covenants, and restrictions that influenced socioeconomic patterns.
- Describe any past zoning or land use decisions that influenced socioeconomic patterns.
- Describe any settlement trends, major developments, or population trends that influenced socioeconomic patterns.
- Does the County have any defining features to the land use pattern? Topography, railroads? Highways? Major roadways? Does that influence socioeconomic patterns?

## Relevant Demographic Information

### Housing Units by Type

As shown in **Table 12**, the majority of homes in Plumas County are single-family detached homes, which has remained relatively consistent since 2010. As of 2021, 79.1 percent of the total housing structures comprise single-family units countywide. This is typical of rural counties in the northern areas of the state, including nearby Lassen, Sierra, and Modoc counties. Cities in rural areas tend to have higher concentrations of homes in multi-family buildings than unincorporated areas do, and this is true in Plumas County. In Portola, 12.5 percent of homes are in buildings with 5 or more units, and 6.8 percent are in buildings with between 2 or 4 units. In contrast, in unincorporated Plumas County, only 2.5 percent of homes are in buildings with 5 or more units, and only 1.9 percent are in buildings with 2 to 4 units. This is similar to patterns of housing unit types in neighboring Lassen County. However, Plumas County differs from Lassen County in the percentage of mobile homes that are located in the incorporated city. Mobile homes make up a higher percentage of homes in Portola (8.8 percent in 2021) than in Susanville (4.7 percent), whereas the two counties have similar percentages of mobile homes as a percentage of all homes in the county, indicating that Lassen County has a greater concentration of mobile homes in its unincorporated area than Plumas County does.



TABLE 12: HOUSING UNITS BY TYPE

Housing Unit Type	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Single Family Detached	71.2%	67.0%	77.6%	80.8%	77.0%	79.7%	72.3%	76.1%	71.2%	77.9%	94.1%	97.6%	90.2%	92.4%	77.1%	72.9%	75.2%	80.2%	58.1%	57.2%
Single Family Attached	0.0%	4.9%	2.7%	1.9%	2.5%	2.2%	5.2%	2.3%	2.9%	1.0%	0.8%	0.0%	1.0%	0.0%	1.8%	0.6%	1.8%	0.4%	7.1%	7.5%
2-4 Units	0.8%	6.8%	2.2%	2.5%	2.1%	2.8%	3.2%	3.7%	2.8%	2.7%	0.0%	0.0%	1.4%	0.6%	6.0%	4.6%	2.3%	2.6%	8.2%	7.7%
5+ Units	12.3%	12.5%	3.7%	1.6%	4.5%	2.5%	12.8%	13.2%	7.1%	5.7%	0.0%	0.0%	3.1%	1.4%	9.3%	15.7%	3.1%	5.6%	22.6%	23.9%
Mobilehomes	15.7%	8.8%	13.3%	12.6%	13.5%	12.3%	5.9%	4.7%	15.1%	12.5%	5.1%	2.4%	4.3%	5.6%	5.8%	6.2%	17.6%	11.3%	3.9%	3.5%
Other (Boat, RV, van, etc.)	0.0%	0.0%	0.5%	0.5%	0.4%	0.5%	0.6%	0.0%	0.8%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%

Source: ACS 2006-2010, ACS 2017-2021, DP04.

## Households by Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase.

**Table 13** shows the distribution of homeowner and renter households in the overall household count. Plumas County had 10,090 households in 2010, but this figure declined to 8,231 by 2021. However, the percentage of owner households has increased to 72.3 percent of the total households, up from 65.6 percent in 2020. This is typical for other rural counties in the region, including in Modoc, Sierra, and Lassen counties. Sierra County has seen a slight decline in the percentage of households that own their homes between 2010 and 2021, but the rate as of 2021 is still similar to that of Plumas County and other nearby counties.

The shift toward homeownership has also occurred in Portola, where there was a 3.9 percentage point increase between 2010 and 2021 in the share of households that were homeowners. This is similar to other incorporated cities in the region, including Susanville and Loyalton, though Loyalton has a higher percentage of homeowners overall. In Portola, 54.8 percent of households own their homes, compared to 53.2 percent in Susanville and 83.7 percent in Loyalton. Portola and Susanville have both experienced population decreases over the past decade. When considering the increase in homeowner households as a share of all households, this may indicate that renter households have left the cities in greater numbers than homeowner households.



TABLE 13: HOUSEHOLDS BY TENURE

Tenure	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Owner Households	50.9%	54.8%	67.7%	74.7%	65.6%	72.3%	52.4%	53.2%	63.7%	70.0%	80.2%	83.7%	80.1%	78.9%	58.9%	67.6%	70.2%	74.5%	57.4%	55.5%
Renter Households	49.1%	45.2%	32.3%	25.3%	34.4%	27.7%	47.6%	46.8%	36.3%	30.0%	19.8%	16.3%	19.9%	21.1%	41.1%	32.4%	29.8%	25.5%	42.6%	44.5%
Total Households	1,277	981	8,813	7,250	10,090	8,231	5,581	2,991	10,276	8,910	328	355	1,437	1,151	1,201	1,159	3,977	3,413	12,392,852	13,217,586

Source: ACS 2006-2010, ACS 2017-2021, DP04.

## Contributing Factors to Fair Housing Issues

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues, as shown in **Table 14**. While there are several strategies identified to address the fair housing issues, the most pressing issues are displacement risk due to substandard conditions and rising housing costs and barriers to homeownership. Prioritized contributing factors are bolded in **Table 14**, and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***.

- Add summary of fair housing issue areas.
- Add summary of high priority contributing factors to fair housing issues and goals and program approaches.

**TABLE 14: FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES**

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions



## Goals, Actions, Milestones, and Metrics

Goals, Policies, and Programs to affirmatively further fair housing that are included in Chapter 3 (Affirmatively Furthering Fair Housing) are summarized in **Table 15** and organized by the action area that the program seeks to address.

**TABLE 15: SUMMARY OF GOALS, ACTIONS, MILESTONES, AND METRICS TO MEET FAIR HOUSING**

*Information to be completed post circulation of the 30-day Public Review Draft 2024-2029 Housing Element.*

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
Housing Mobility					
New Opportunities in Higher Opportunity Areas					
Place-based Strategies for Community Revitalization					
Displacement					



# Appendix D: Accessory Dwelling Unit Pre-Approved Plans Program

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## Background

Across the United States, communities are experiencing issues related to housing affordability. In California, housing production is not keeping pace with the demand. As such, one potential solution is increasing the production of Accessory Dwelling Units (ADUs) to meet the needs of family members, students, seniors, in-home care providers, individuals with disabilities, and others.

ADUs are independent secondary dwelling units located on the same property as an existing or proposed single-family or multiple-family dwelling unit. Also referred to as in-law suites, casitas, or second units, ADUs are defined as a dwelling unit and include amenities for living, sleeping, eating, cooking, and sanitation. ADUs are often constructed for long term renters who are not necessarily associated with the primary dwelling unit owners.

Over the past several years, new state laws took effect related to the development of ADUs. The new laws allow ADUs in all residential and mixed-use zoned properties and are intended to address barriers, streamline local housing approvals, and expand potential capacity for the construction of ADUs to help address housing availability needs. Essentially, the local approval process has been streamlined to help accelerate housing production throughout California, including Plumas County.

## Idea Book

The Plumas County ADU Idea Book (revised March 28, 2024) was created through funding from a SB 2 Planning Grant Program from HCD to assist homeowners with the development and review process for accessory dwelling units and ultimately to support Plumas County's goals for creating more affordable housing options.

The Idea Book explains an expedited process of constructing an ADU using pre-designed and engineered plans provided at no cost to the community by Plumas County, other than a minor plotter/print fee.

## Plan Options

Plumas County has four (Plan A, Plan B, Plan C, and Plan D) Pre-Designed ADU architectural plans available for public use. The construction documents include design details, architectural styles, structural plans and utility plans. Pre-Designed ADUs go through an expedited permitting process because these ADU designs have already been pre-plan checked and approved by the County Building Department.

Additionally, site-specific site plan information is required for Planning Department staff review to demonstrate how the ADU will fit on a property and conform to zoning.

The Pre-Designed ADU Plans are provided to streamline permitting and make the overall ADU development process more affordable. Having access to pre-designed plans may also be especially useful for those looking for 2021 Dixie Fire and Beckwourth Complex Fire wildfire recovery rebuild options. If desired, the Pre-Designed ADU Plans can be utilized to construct a primary dwelling unit.

The following information illustrates and outlines the four Pre-Designed ADU plans.



*Goldrush Elevation*

**TYPE A - STARTER ONE BEDROOM:**

- 705 Square Feet
- Single-Story
- 1 Bedroom, 1 Bath
- Elevation – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 27' x 37'-11"
- Efficient small space living
- Clearly distinguished entertaining and personal spaces
- Large bedroom (approx. 154 SF) has space for work-from-home desk
- ADA compatible bathroom (approx. 70 SF)
- Cozy eat-in kitchen
- Suitable storage space
- Side-by-side washer dryer
- Generous entry porch creating a connection to the outdoors

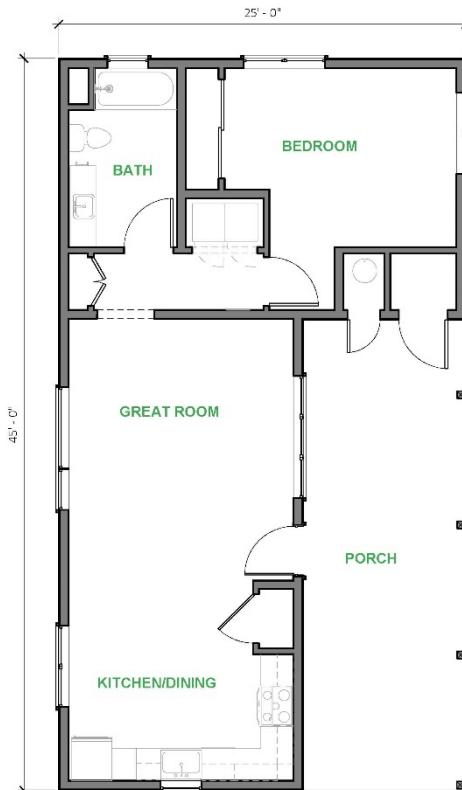




*Meadow Elevation*

**TYPE B - LARGE ONE BEDROOM:**

- 830 Square Feet
- Single-Story
- 1 Bedroom, 1 Bath
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 25' X 45'
- Great room with generous circulation paths
- Expanded bedroom (approx. 180 SF)
- Large ADA bathroom (approx. 70 SF)
- Right-sized kitchen
- Storage spaces including kitchen pantry and large exterior storage closet
- Side-by-side washer dryer
- Generous entry porch creating a connection to the outdoors

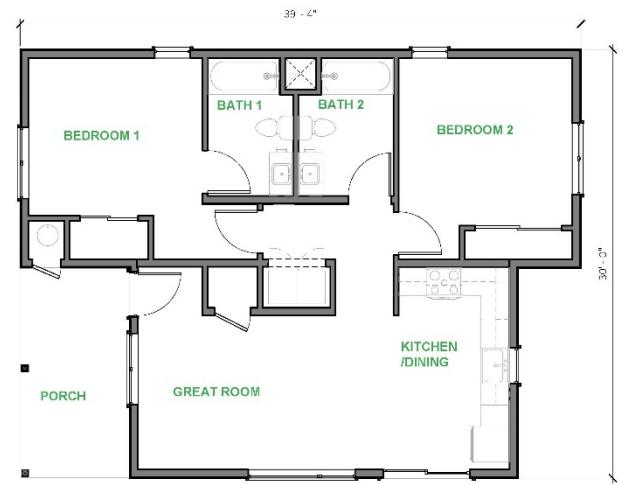




*Summit Elevation*

**TYPE C - TWO BEDROOM:**

- 990 Square Feet
- Single-Story
- 2 Bedrooms, 2 Baths (1 En-Suite)
- Elevation – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 30' X 39'-4"
- Larger bedrooms (approx. 172 sf) allow for more personal space and wide range of furniture layouts
- Bedrooms separated to allow for privacy
- Primary suite w/en-suite bath (bedroom 1 and bath 1: approx. 240 SF)
- Option to have primary bath be an office/flex space
- ADA compatible bathrooms (approx. 70 SF)
- Kitchen with eat-in island
- Loft storage over bath/washer dryer/hall
- Side-by-side washer dryer
- Generous entry porch creating a connection to the outdoors





*Lakeside Elevation*

**TYPE D - THREE BEDROOM:**

- 1,200 Square Feet
- Two-Story
- 3 Bedroom, 2 Baths (1 En-Suite)
- Elevations – Goldrush/Lakeside/Meadow/Summit
- Floorplan Overall Dimensions 25' X 50'-2"
- Excellent layout for many possible living situations
- Long and narrow form may be preferred for some parcels
- Three bedrooms and two ADA compatible bathrooms (approx. 70 SF)
- Upstairs level functions as private bedroom/bathroom primary suite (approx. 256 SF)
- Right-sized kitchen
- Storage spaces including kitchen pantry and large exterior storage closet
- Stacking washer-dryer
- Generous entry porch creating a connection to the outdoors



## Appendix E: Planning Commission Resolution

*Information to be provided post Planning Commission recommendation and Board of Supervisors adoption.*

## Appendix F: Board of Supervisors Resolution

*Information to be provided post Planning Commission recommendation and Board of Supervisors adoption.*

