

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 be 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					
	Acutely Low/ Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (1)	10	28	24	123	192	377
Rehabilitation (2)	3	3	3	-	-	9
Conservation/Preservation (3)	50	100	100	-	-	250
Total	63	131	127	123	192	636

Source: Plumas County, August 2025.

(1) New construction objectives are based on the 154-unit 2024-2029 RHNA, for acutely low (2) and extremely low (8), very low (28), and low (24) 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, with an exception to increase the Moderate (29) and Above Moderate (63) income categories RHNA to the new construction objective based on average actual permits issued over the 6th Cycle planning period (December 31, 2018 – August 31, 2024) for Moderate (123) and Above Moderate (192) income categories.

(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 through 2034 based upon available information as of July 2024, from the California Housing Partnership Preservation Database; however, Quincy Garden Apartments at 20 East Central Avenue has 28 units subsidized by the USDA’s Rural Housing Service, and this property’s subsidy is scheduled to end 10 years from now in 2035. Government Code Section 65583(c)(6) then requires the County to create a program (H 2.3) for preserving subsidized units that, like Quincy Garden Apartments, will become eligible within 10 years to end their low-income housing program and become market rate housing.