

CHAPTER 6: Evaluation of the Previous Housing Element Program Implementation, Reginal Housing Needs Assessment, 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, including those programs and related actions in meeting the needs of special needs groups. Programs were revised, as appropriate, to reflect the results of the special needs populations analysis, including those affecting persons with disabilities, female-headed households, farmworkers, and persons experiencing homelessness. 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 5th Cycle Planning Period is not applicable to Plumas County unincorporated area.

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
1. Monitor Vacant and Underutilized Sites Inventory. 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 Program H 1.1

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p>2. Inclusionary Housing Program. 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 7th cycle planning period.</p>	<p>Deleted</p>
<p>3. Affordable Housing Trust Fund. 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>

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4. Development Review and Processing Procedures: The County will continually seek to improve development review and procedures to minimize the time and/or cost required for review and project approval.	Annually, starting in June 2020.	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 process an ADU building permit.	Modified as Program H 1.2
5. Building, Planning, and Zoning Codes. 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.	As new codes are adopted by the state.	Plumas County Planning and Building Services continually monitors newly adopted California codes to ensure compliance.	Continued as Program H 1.3
6. Camping Time Limit: 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.	Amend by 2020.	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.	Modified as Program H 4.3

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<p>7. 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 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, and efforts will be made to outreach to persons and families with developmental disabilities.</p>	<p>Continued as Program H 5.1</p>
<p>8. Reasonable Accommodation and Housing for Persons with Disabilities: 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 and continues to be an objective in the Planning Department’s ordinance update workplan. In 2024, the County did review and revised the Zoning Ordinance definition (Plumas County Code Sec. 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 Program H 5.2</p>

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<p>9. Transitional and Supportive Housing and Navigation Centers: 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 Program H 4.1</p>

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<p>10. Accessory Dwelling Units: 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. The County will continue to ensure consistency with State ADU Law, and will review and revise, as necessary, its Zoning Ordinance.</p>	<p>Modified as Program H 2.1</p>
<p>11. Density Bonus Program: 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 County adheres to implementing State density bonus law, as applicable, if a development project requests such provisions, and it continues to be an objective in the Planning Department’s ordinance update workplan.</p>	<p>Continued as Program H 2.2</p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p>12. First-Time Homebuyer Program: 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 PCCDC has not created a first-time homebuyer program to-date, but they are in the process of determining feasibility to create a down payment assistance program.</p>	<p>Modified as Program H 6.1</p>
<p>13. Preserve Assisted Units: 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>As of August 2025 there are no affordable units in Plumas County at-risk of converting to market-rate housing through 2034; 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 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.</p>	<p>Modified as Program H 2.3</p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p>14. Rehabilitation Program: 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 PCCDC, 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. The County will now look to USDA Rural Development Housing Services and HCD for housing rehabilitation financial assistance.</p>	<p>Modified as Program H 3.1</p>
<p>15. Code Enforcement: 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>	<p>Ongoing, as complaints are received.</p>	<p>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.</p>	<p>Continued as Program H 3.2</p>

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<p>16. Fair Housing: 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 http://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.</p>	Ongoing, as complaints are received.	The PCCDC provides this ongoing service. The County continues to refer people experiencing discrimination in housing to the PCCDC.	Modified as Program H 5.3
<p>17. Title 24 Energy Efficiency Standards: The County will continue to enforce Title 24 of the California Building Code on all development</p>	Ongoing.	The Building Department reviews and enforces Title 24 Energy Efficiency Standards on all applicable building permits.	Continued as Program 3.3

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
18. Energy Efficiency Programs: he 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, PCCDC, and utility providers, such as PG&E, encourage residents on an ongoing basis about energy efficiency retrofit programs. The PCCDC provides readily accessible energy efficiency program information on their website for Plumas County residents.	Continued as Program H 3.4
19. Housing Condition Survey: The County, in cooperation with the Pumas 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 Program H 3.5
20. Employee Housing: 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.	Update the Zoning Ordinance by 2020.	No update to the Zoning Ordinance has been developed or adopted to-date and it continues to be an objective in the Planning Department's ordinance update workplan. 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.	Modified as Program H 4.4

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
<p>21. Housing for Lower Income and Extremely Low-Income Households: 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 outreaching 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 Program H 1.5</p>
<p>22. Emergency Shelter Development: 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 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, and it continues to be an objective in the Planning Department’s ordinance update workplan.</p>	<p>Modified as Program H 4.2</p>

2019-2024 Housing Element Programs	2019-2024 Timeframes	Progress in Implementing and Effectiveness of 2019-2024 Element Programs	Appropriateness of 2019-2024 Programs Moving Forward to 2024- 2029 Element
23. Housing Choice Voucher Program: 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 https://www.plumascdc.org/ and through posters and brochures available at the Plumas County Community Development Commission, County Planning Department counter, and Plumas County Library branches.	Ongoing, and resolution as needed.	The PCCDC 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. The PCCDC is looking to create viable incentives to recruit and educate new participating property owners such as signing bonuses for new landlords, or bonuses for renting to new Section 8 tenants.	Modified as Program H 2.4
24. Water and Sewer Infrastructure: 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.	PCCDC can continue to support this service in association with the County.	Modified as Program H 6.2
25. Community Development Block Grant Funding: 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.	PCCDC does not intend to apply for CDBG program funding in the next planning period.	Modified as Program H 6.3
26. Mobile Home Parks: 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 mobilehome parks. The County is very interested in working with HCD on this program to create strategies and actions to assist park tenants and owners.	Continued as Program H 3.6

2019-2024 Housing Element RHNA and Quantified Objectives Evaluation

The table below is an accounting of the 6th cycle planning period (December 31, 2018 – August 31, 2024) RHNA and dwelling unit permits issued during that period toward achieving the regional housing need 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 6th 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
<i>Extremely Low</i>	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