

CHAPTER 7: Community Profile

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 (ACS) 1-Year Estimates DP05 Demographic and Housing Estimates,

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

The California Department of Finance (DOF) estimated a population of 18,709 for the County's unincorporated population on January 1, 2024, which is a decline from the January 1, 2023, population estimate of 18,995.

For the years 2025 through 2070, the California Department of Finance projects Plumas County's population to continue to decline, while the balance of the State of California population is projected to generally increase decade over decade and then flatten out between 2050 and 2070. For example, DOF projections report a 2025 population of 18,478 and a 2050 population of 14,670, which is a decrease of 3,808 or roughly 20 percent of the population over a 25-year period.

Race and Ethnicity

According to the 2022 US Census, ACS, Plumas County has a predominantly White (non-Hispanic) population (81.9 percent), with other race and ethnicity demographics including Hispanic or Latino (10.5 percent), Multiracial (3.4 percent), and Native American/Other (2.1 percent), Black (0.9 percent), Asian (1.0 percent), and Native Hawaiian and Other Pacific Islander (0.2 percent).

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% |
| 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 | | |
| Total | 8,895 | 6,974 | -21.6% | 100.0% | 1,093 | 1,661 | | 100.0% |
| 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% |
| 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% |

| 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 | | |
| 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.

Jobs-Housing Balance

According to HUD, the term “jobs-housing balance” refers to the relationship between the number of jobs available in a specific area and the number of housing units available for those workers as a measure of economic health related to housing availability. Ideally, there should be a balance where residents can live near where they work, which leads to minimizing long commutes and costs for residents and businesses, expanding housing choices and availability among all income groups, reducing air pollution, creating a better work-life balance, and promoting more sustainable and equitable communities.

A common way to assess a jobs-housing balance is by calculating a ratio of jobs to housing units. A ratio of 1:1 would mean there is roughly one job for every housing unit or household. The modern economy jobs-housing balance recognizes that a simple ratio of one job to one household is unsuitable, since most households need more than one person in the workforce to be economically sustainable. A range of 1.3 to 1.7 jobs per household is often cited as a healthy target.

When there are significantly more jobs than housing units, such as the case in the unincorporated areas of Plumas County, especially post 2021 wildfires, it has created a situation where employers have a difficult time recruiting and retaining employees, where workers have to commute long distances across the County, and where employees have to move out of Plumas in order to find housing with employment. Programs included in Chapter 4 support the production of much needed new affordable, attainable housing unit development for Plumas County workforce households earning above and below 80 percent AMI.

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 are acutely low- and extremely low-income households earning \$24,999 or less, below the State’s estimate of 20.8 percent.

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 non-family 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 ¹ | Non-family |
| 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.

¹ 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

| Persons per Room | Unincorporated Plumas County | | Portola City | |
|-------------------------------------|------------------------------|---------------------------|--------------|---------------------------|
| | Number | Percentage of Total Units | Number | Percentage of Total Units |
| Owner-Occupied | 6,024 | 74.8% | 1,523 | 67% |
| 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% |
| Renter-Occupied | 2,031 | 25.2% | 739 | 33% |
| 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% |
| Total Occupied Housing Units | 8,055 | 100% | 2,262 | 100% |
| <i>Total Owner Overcrowded</i> | 93 | 1.2% | 47 | 2% |

| | Unincorporated Plumas County | | Portola City | |
|-----------------------------------|------------------------------|---------------------------|--------------|---------------------------|
| Persons per Room | Number | Percentage of Total Units | Number | Percentage of Total Units |
| Total Renter Overcrowded | 129 | 1.6% | 41 | 2% |
| Total Overcrowded | 222 | 2.8% | 88 | 4% |
| Total Owner Severely Overcrowded | 21 | 0.26% | 0 | 0% |
| Total Renter Severely Overcrowded | 47 | 0.6% | 27 | 1% |
| Total Severely Overcrowded | 68 | 0.84% | 27 | 1% |

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:

- Acutely Low-Income below 15 percent of AMI (\$0–\$14,295)
- Extremely Low-Income 16–30 percent of AMI (\$14,296–\$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)

The AMI represents the midpoint or median of household incomes, meaning half of all households in the unincorporated County area earn more and half earn less.

Table 8: Household Income Limits by Household Size (2025), Plumas County

| 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 | \$95,300 | \$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 acutely low-income households, the County looked at households earning \$14,999 or less. The County determined there were approximately 629 extremely low-income households or 7.8% of the total households in 2023.

In an effort to determine an approximate number of extremely low-income households, the County looked at households earning \$15,000 to \$24,999. The County determined there were approximately 698 extremely low-income households or 8.7% of the total households in 2023.

In 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% |
| Total | 8,055 | 100% | 2,262 | 100% |
| <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 |
|---|--------------|-----------------------------|
| Total occupied units (households) | 8,330 | 100.0% |
| Total renter households | 2,255 | 25.0% |
| Total owner households | 6,075 | 75.0% |
| Total lower income (0-80% of HAMFI) households | | |
| 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% |
| Lower income households paying more than 50% | | |
| 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% |
| Lower income households paying more than 30% | | |
| 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 | |
| Total Households Overpaying | | |
| Total Renter Households Overpaying | 880 | 11% |
| Total Owner Households Overpaying | 1,070 | 13% |

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 2021 and 2023, unincorporated Plumas County

| | 2021 | 2023 |
|------------------------------|-------|-------|
| Unincorporated Plumas County | 46.6% | 46.4% |

Source: E-5 Report, ACS 5-year estimates 2017-2021 DP04, and 2023 ACS.

2020 Wildfire – North Complex

The North Complex Fire started on August 17, 2020, in Plumas County and included the Claremont Fire and Bear Fire and burned 29,570 acres.¹ No residential units were damaged or destroyed in the North Complex Fire.

2021 Wildfires – Beckwourth Complex Fire and Dixie Fire

The Beckworth Complex Fire started on July 4, 2021, and burned 105,670 acres solely in Plumas County.² The Beckwourth Complex Fire was contained on September 22, 2021 (active for 80 days), after the following destruction in the Lake Davis, Frenchman, and Dixie Valley areas:

- 5 damaged residential units
- 48 destroyed residential units

The Dixie Fire started on July 13, 2021, and burned 963,309 acres across five counties (Butte, Lassen, Plumas, Shasta, and Tehama), with 768,130 acres or over half of the Dixie Fire acres devastating Plumas County representing 46 percent of the County's total acreage.³ The Dixie Fire was contained on October 25, 2021 (active for 104 days), after causing devastating destruction to the following communities:

- 54 damaged residential units in Greenville (13), Warner Valley (11), Lake Almanor West (7), Canyon Dam (4), Indian Falls (4), Belden (1), Crescent Mills (1), and other unincorporated County (13) areas.⁴
- 725 destroyed residential units in the Greenville (362), Warner Valley (66), Canyon Dam (51), Indian Falls (17), Belden (6), Lake Almanor West (3), Crescent Mills (2), Chester (1), Keddie (1), and other unincorporated County (216) areas.⁵

Vacancy rate data over time is expected to increase due to the residential units damaged and destroyed and population displaced from the 2021 Beckwourth Complex Fire and Dixie Fire. Indian Valley CSD reported 68 percent decrease in water and sewer revenues.⁶ A 46 percent increase was experienced in average home sale prices between 2019 and 2022.⁷ A 18 to 28 percent increase in average fair market rent rates was seen between 2017 and 2023.⁸ By 2023, Plums Rural Services Disaster Case Managers served no fewer than 569 survivors with housing and other unmet needs.⁹ An estimated 1,611 net job were lost and 68 net businesses closed.¹⁰ Over \$15,000,000 in total verified business losses.¹¹ The County experienced over \$500,000 in reduced County property tax revenue in FY2022-23.¹² At least 350 elementary school students were impacted.¹³

¹ Source: CAL FIRE, accessed August 2025, <https://www.fire.ca.gov/incidents/2020>.

² Source: CAL FIRE, accessed August 2025, <https://www.fire.ca.gov/incidents/2021/7/4/beckwourth-complex>.

³ Source: CAL FIRE, accessed August 2025, <https://www.fire.ca.gov/incidents/2021/7/13/dixie-fire>.

⁴ Source: CAL FIRE, Damage Inspection Specialist (DINS), 2022.

⁵ Source: CAL FIRE, Damage Inspection Specialist (DINS), 2022.

⁶ Source: IVCSD, 2022.

⁷ Source: Zillow, ZHVI, 2023.

⁸ Source: [RentData.org](https://www.rentdata.org/plumas-county-ca), <https://www.rentdata.org/plumas-county-ca>, 2023.

⁹ Source: Plumas Rural Services, 2023.

¹⁰ Source: Dun & Bradstreet, 2022.

¹¹ Source: US Small Business Administration, 2022.

¹² Source: Plumas County Assessor's Office, Property Tax Losses—Dixie and Beckwourth Fire, February 9, 2023.

¹³ Source: EdSource, 2021.

Approximately seventy 2021 wildfire recovery rebuild building permits have been processed by the Planning and Building departments, with the Building Department reporting from January 1, 2025 through July 30, 2025, there were 31 permits issued (i.e., 27 stick built dwelling units and 4 manufactured homes), and of those, 8 were in Greenville. Additionally, there were 4 permits issued for commercial structures during this period, with 3 of those being in Greenville. Program H 3.9 supports the reconstruction of Single-Family Homes destroyed due to the 2021 Wildfires through the ReCoverCA HCD/HUD grant program. Program H 4.7 allows for Limited Density Owner-Built Rural Dwellings or 'Title 25' builds including 2021 wildfire affected areas under Plumas County Code Title 8 Building Regulations. Program H 6.1 (Down Payment Assistance Program) aims to provide financial assistance to lower income homebuyers in Plumas County, including those recovering and rebuilding from the 2021 wildfires.

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% |
| Total | 8,055 | 100.0% |

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 mobilehomes 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 6.3percent 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% |
| Mobilehomes or Other Type | 1,495 | 9.9% | 742 | 24.8% |
| Total | 14,165 | 100.0% | 2,989 | 100% |

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

Mobilehome Parks

Mobilehome parks present an affordable housing option for lower income households in unincorporated Plumas County. Information on mobilehome parks and total spaces in the unincorporated County area were pulled from HCD's listing of active mobilehome parks¹⁴. Across Plumas County, there are 103 mobilehome and RV parks providing 816 mobilehome spaces and 1,973 RV spaces with and without drains 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 park spaces with drains and 668 RV park spaces without drains.

Of the 103 mobilehome and RV parks in Plumas County, a total of five parks (approximately 5%) are suspended, including one park (Quincy area) with 3 mobilehome spaces; three parks (Crescent Mills, Greenville, and Quincy areas) with 2 mobilehome spaces, each; and a RV park (Portola area) with 20 RV spaces with drains and 1 mobilehome. 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 safety¹⁵. Program H 3.6 commits the County, in coordination with HCD, to review and evaluate the housing conditions of tenants of mobilehome parks and identify strategies to address the rehabilitation 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 66.6 percent were built in 1989 or before. This equates to approximately two-thirds (2/3) of the housing stock in the County being over 35 years old. Only 2 percent of the housing stock was built in the past 15 years, while the majority (54.6 percent) of the housing stock was built between 1970 and 2000. 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 percent 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 7th 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 can include a housing condition survey scope of work.

¹⁴ Information from HCD site <https://cahcd.my.site.com/s/mobilehomeparksearch> accessed 6/17/2025.

¹⁵ 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= 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% |
| Total | 15,037 | 100% | 2,989 | 100.0% |

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 (the Partnership), the average monthly asking rent in Plumas County is \$946. The Partnership estimates renters in Plumas County would need to make \$18.19 per hour (\$39,915 annual salary) to afford the average monthly asking rent, paying no more than 30 percent of annual income on housing.

As of August 1, 2025, there were six advertised market rental properties advertised on Zillow¹⁶ in Plumas County with monthly asking rents ranging from \$975 to \$4,500, with for example, a 2 bedroom/1 bathroom 1,290 square foot apartment for rent at \$1,800 per month; a 2 bedroom/1 bathroom 700 square foot apartment for rent at \$975 per month; a 2 bedroom/1 bathroom 800 square foot house for rent at \$1,300 per month; and a 3 bedroom/2 bathroom 1,280 square foot house for rent at \$4,500 per month.

By comparison, FY 2025 Plumas County fair market rent as determined by HUD, by bedroom size, include:

- Efficiency (Studio): \$904
- One-Bedroom: \$1,005
- Two-Bedroom: \$1,318
- Three-Bedroom: \$1,847
- Four-Bedroom: \$1,883

It should be noted that 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 the County.

¹⁶ These prices are based on a point-in-time analysis of rental listings found in Plumas County listed on Zillow on 8/1/2025.

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 ZHVI 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).¹⁷

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 limited rental housing affordable for very low- and some rental housing for low- and moderate-income households, and for sale prices affordable to low- and moderate-income households, although the median selling price was only affordable to moderate- and above 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 ¹ | \$1,191 | \$1,906 | \$2,382 |
| Maximum Purchase Price ² | \$190,546 | \$322,010 | \$409,576 |

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

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

² 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).

Program H 1.5 (Housing for Lower Income, Including Acutely Low- and Extremely Low-Income Households) directs the County to provide non-profits and affordable housing developers for multi-family lower income housing including acutely low- and extremely low-income households regulatory incentives, outreach to assist in applications for State and Federal housing funding sources, and land use and zoning support to explore the feasibility of SRO units to assist with housing affordability.

Program H 1.6 (Housing for Middle-Income Households) directs the County to provide market rate developers incentives to proactively encourage and facilitate the development of middle-income housing for moderate-income households.

¹⁷ These prices are based on a list of properties sold in the twelve months preceding 6/3/2025 from Zillow.com.

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, persons with serious mental illness (SMI) and substance use disorder (SUD), survivors of domestic violence, large households, female-headed households, farmworkers, veterans, homeless persons in need of emergency shelter, transitional age youth (TAY), justice-involved individuals including transitioning offenders and parolees, 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 level¹⁸.

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 |
| Total | 5,848 | 1,274 |

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

Plumas District Hospital Skilled Nursing Facility

A gap in housing services for seniors is permanent skilled nursing and assisted living facilities. To assist with the need, Plumas District Hospital (PDH) is in the process of constructing a new skilled nursing facility in the Town of Quincy, located across the street from the existing PDH hospital campus. The 22,507 square foot facility is expected to be completed in summer 2025, consisting of two one-story buildings, hosting 36 beds with 24-hour nursing care, and will bring 79 livable wage jobs to Plumas County.

¹⁸ 2023 ACS 1-Year Estimates, Table S1701 Poverty Status in the Past 12 Months

Seneca Healthcare District Hospital Replacement

The Seneca Healthcare District broke ground in 2024 and completed the underground infrastructure for the construction of a 45,000 square foot state-of-the-art healthcare hospital due to aging hospital facilities and the requirement of Sente Bill 1953 which mandated seismic safety standards for hospitals. The new hospital will typically have a staff of approximately 48 employees on site at peak hours and accommodate the District's acute-care replacement hospital and an expanded skilled nursing facility, in addition to other amenities, as follows:

- 10-bed acute care, 2 of those with isolation capabilities
- 3-bed private emergency room and Trauma/procedure room
- 26-bed skilled nursing facility
- Imaging to include x-ray, CT scanner, ultrasound, and mobile MRI via trailer
- Operating room, procedure room, and 3-bed patient recovery
- Pharmaceutical services
- Laboratory services
- Dietary services – kitchen and dining
- Ambulatory surgery
- Physical therapy
- Occupational therapy
- Maintenance, materials management, laundry services

All spaces are sized to allow for improved workflow, updated and improved infrastructure, updated technology and medical equipment, and ADA accessibility per current code requirements. Additionally, the hospital will include a 3,000 square foot support services building and the approved plans allow for the construction of 10,000 square feet of housing for District employees and their families with up to ten 1,000 square foot residential units. To fund the construction, the District pursued USDA funding as well as a public bond measure (Measure B), which passed in the November 8, 2022 election, and philanthropic offerings by the community. Construction will continue into 2025, through 2026, with an anticipated timeframe to open of early 2027.

Greenville Rancheria Medical Campus – 2021 Dixie Fire Recovery

Greenville Rancheria is constructing a Medical Campus, in Greenville, as part of the 2021 wildfire recovery, which will be a two-story, 16,200-square-foot outpatient medical, dental, and pharmacy. The facility will have a reception and lobby area, waiting rooms, medical and dental exam and treatment rooms, behavioral health facilities, a pharmacy, administration and human resources offices, training and conference room space, a shipping and receiving area, employee break room, patient and staff restrooms, and several other supplemental rooms. The Medical Campus is anticipated to serve 25 patients a day.

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% |
| Total Persons with a Disability (Age 5+) | 4,149 | 21.4% |
| Total Population | 19,459 | 100.0% |

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

Plumas Rural Services works with special needs communities in Plumas and Sierra counties to connect individuals and families with local resources and services for family support. Plumas Rural Services often partners with FNRC to screen and facilitate services to residents of unincorporated Plumas County. The ALIVE (Adults for Learning and growing, Integration into the community, Vocations of choice, Enthusiasm for Life) program is facilitated by Plumas Rural Services. ALIVE provides training and support for adults with intellectual and developmental disabilities. Staff work with participants to develop independent living skills, secure employment, and to procure permanent housing in Plumas County.

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 |
| 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

Persons with Serious Mental Illness (SMI) and Substance Use Disorder (SUD)

In October 2023, the California Department of Healthcare Services passed SB43, amending the Laterman-Petris-Short (LPS) Act's definition of "gravely disabled" in two ways, now including a condition in which a person as a result of a mental health disorder, impairment by chronic alcoholism, severe substance use disorder, or a co-occurring mental health disorder and severe substance use disorder, is unable to provide for their basic personal needs for food, clothing, shelter, personal safety, or necessary medical care. The new definition applies to crisis intervention services, intensive treatment services, and conservatorship. Under the new definition, persons with SUD may now qualify for housing placement options traditionally reserved for individuals receiving treatment for a serious mental illness (SMI).

The Plumas County Behavioral Health Department responds to these conditions as co-occurring, and offers an array of supportive services, including housing for their patients. For example, Behavioral Health offers ten single family dwelling units in Quincy to house clients with an SMI and/or SUD receiving an increased level of care in cooperation with Environmental Alternatives (EA) Family Services who provide property management, case management, and therapy services. These units are for individual clients only and minors are not permitted. Behavioral Health also offers three transitional housing units located in Chester that are available to individuals and their children transitioning to permanent housing also in cooperation with EA Family Services who provide property management, while Behavioral Health staff provide therapy services and case management.

One need to address is the lack of permanent supportive housing options available to individuals on the continuum of care that have been in emergency shelters and/or transitional housing. Behavioral Health is working with an affordable housing development sponsor to plan and construct 8-10 permanent supportive housing units for acutely low- and extremely low-income clients, with an additional 22 units available to households earning 31-80 percent of the area median income (AMI), for a total affordable housing project with 30-32 units, in addition to maintaining the thirteen transitional housing options currently available.

Program H 4.5 (Permanent Supportive Housing for those with a Serious Mental Illness [SMI] and Substance Use Disorder [SUD]) directs the County to develop a permanent supportive housing project to meet the needs of SMI and SUD behavioral health clients, including justice-involved individuals, with County wraparound social services (e.g., case management, therapy, and medication services) utilizing a variety of development incentives, including property tax relief, reduced or no-cost building and planning permit fees, technical assistance, and expedited permit processing.

Behavioral Health Services Act (BHSA)

In March 2024, Proposition 1 was passed by the voters of California and the new law includes two parts: 1) the Behavioral Health Services Act (BHSA), formerly known as the Mental Health Services Act (MHSA), and 2) a \$6.4 billion dollar Behavioral Health Bond for community infrastructure and housing with services to strengthen California's behavioral health system by funding mental health treatment, substance use disorder services, and supportive housing for veterans and individuals facing homelessness.

Ensuring equitable access to these essential services is critical as the State works to address both housing insecurity and behavioral health needs across diverse populations. Beginning in 2026, under the BHSA, counties are required to increase funding allocated toward housing interventions from 5 percent to 30 percent for individuals with the most significant behavioral health needs who are homeless or at risk of homelessness, with 50 percent of those funds prioritized for housing for those experiencing chronic homelessness. People eligible for BHSA housing include children, youth, adults, and older adults and those with a SMI. The only significant change from the MHSA is the addition of people with a SUD.

While the additional fund allocation eases the financial burden of providing housing, behavioral health professionals have expressed concern that the additional steps meant to enhance oversight and ensure transparency may impede the sensitive and timely process of securing stable housing for SUD/SMI patients.

Survivors of Domestic Violence

Plumas Rural Services offers domestic violence (DV) services to residents of both Plumas and Sierra counties. Staff oversee one temporary emergency shelter that can accommodate up to nine individuals, adults and those under the age of 18, at one time. Plumas Rural Services also can place individuals and their families seeking shelter into a Plumas County motel as a means of emergency placement. For survivors seeking permanent housing following displacement, Plumas Rural Services assists in finding and establishing safe housing, although very challenging. It takes approximately six months to establish permanent housing, in part due to a shortage of landlords willing to accept Section 8 Housing Choice Vouchers in Plumas County.

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,¹⁹ and 5.5 percent were female-headed households receiving Food Stamps or Supplemental Nutrition Assistance Program (SNAP) benefits²⁰. 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.

Plumas Rural Services works with special needs populations in Plumas and Sierra counties to connect individuals and families with child care, including the following programs:

Child Care Payment Program (CCPP) can pay child care costs for parents or guardians who are: working, seeking work, homeless, incapacitated, in an approved training program, or referred by the County Welfare Department. All payments are based upon family income levels. June 2025 data from Plumas Rural Services reported six Hispanic families served by the CCPP with a range of a one, two, four, five, and six person families.

Child Care Resource & Referral (CCRR) offers child care information and support to parents and child care providers. Services include free referrals to parents needing child care, access to workshops, assistance to providers in the licensing process, free newsletter, and assistance to providers in program operation.

IMPACT Project (Improve and Maximize Programs so All Children Thrive) works closely with Plumas First 5 to achieve the goal of helping children ages 0 to 5 and their families thrive by increasing the number of high-quality early learning settings and supporting and engaging families in the early learning process.

Women, Infants & Children (W.I.C.) serves pregnant, postpartum, and breastfeeding women and families with children from birth to age five. June 2025 data from Plumas Rural Services reported W.I.C. serving seventy Hispanic families with a range of a two, three, four, five, and six person families.

Plumas Rural Services reported, as of July 2025, there were seven child day care facilities in Plumas County (three in Quincy, one in Greenville, one in Chester, and two in Portola) and 22 child day care homes (twelve in Quincy, one in Greenville, one in Lake Almanor, six in Chester, and two in Portola).

Two major employers in Plumas County, for example, have onsite child day care facilities for their employees: Plumas District Hospital (PDH) offering care for children aged 0 – 5 and Feather River College (FRC) with a Child Development Center to preschool age children.

¹⁹ 2019-2023 5-Year Estimates American Community Survey Table DP02 Selected Social Characteristics.

²⁰ 2019-2023 5-Year Estimates American Community Survey Table S2201 Food Stamps/Supplemental Nutrition Assistance Program (SNAP).

Program H 4.8 (Infants in the Workplace Policy) directs the County to develop and adopt an infants in the workplace policy for children under one year of age to allow and support employees' transition back to the workplace, which assists with childcare, reducing childcare costs, and promotes bonding between parents and their infants.

Program H 4.9 (Child Day Care Facilities) aims to study the feasibility of establishing a County-managed workplace child day care facility for County employees to lessen the strain on County employees when seeking child day care facility options, increase employee retention, potentially reduce the burden of childcare costs, and support growing families.

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 2019-2023²¹. 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 County²². Unpaid laborers typically constitute self-employed operators, spouses, or family members.

Most farmworkers earn relatively low wages, and thus they fall into the lower income categories. The Employment Development Department (EDD) Labor Market Information Division reported the 2024 annual median income for farm laborers in California as \$51,158.²³ 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).

Veterans

The Plumas County Public Health Department houses the Veterans Services office with locations in the communities of Quincy and Chester and the City of Portola. The Veterans Service Office was established in 1945 to serve the needs of military veterans of Plumas County and widows or widowers of veterans, children of deceased or disabled veterans, and parents who lost a son or daughter in military service. Veterans Services' mission is to represent, refer, and assist veterans and their dependents in obtaining compensation, pension, education benefits, life insurance, medical treatment, home loans, California State Veterans benefits, burial benefits, discharge upgrades, and employment referrals.

According to the US Census ACS (5-year estimates, 2023), there are approximately 1,777 veterans in Plumas County. Specifically, 1,622 are male and 155 are female. Plumas County's veteran population is appropriately 9 percent of the total County population, which is higher than the national average of approximately 7 percent and double the rate in California at 4.5 percent.

²¹ 2019-2023 5-Year Estimates American Community Survey Table CP03 Comparative Economic Characteristics.

²² 2022 USDA Census of Agriculture: Table 7 Hire Farm Labor – Workers and Payroll: 2022.

²³ Accessed 6/24/2025 <https://labormarketinfo.edd.ca.gov/aspdotnet/SupportPage/AlloESWage.aspx?soccode=452099>.

Aside from a lack of affordable housing for veterans, one of the biggest challenges for veterans in Plumas County is access to healthcare. The nearest Veterans Affairs hospital is in Reno, Nevada. The Veterans Administration van leaves Quincy (270 County Hospital Road) on Tuesdays and Thursdays at 7:00AM to the Veterans Administration Medical Center Reno for Veteran's appointments, returning to Quincy after the Veteran's last appointment.

Homeless Persons - Acutely Low-Income and 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 acutely low-income household or those below 15 percent of AMI (e.g., earning less than \$14,295 for a household of four) or an extremely low-income household or those between 16 and 30 percent of AMI (e.g., earning \$14,296 - \$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 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.

Plumas Crisis Intervention & Resource Center

The Plumas Crisis Intervention & Resource Center (PCIRC) is a 501 (c)(3) non-profit with a mission to function as a safety net provider of countywide services that offers individuals and families the opportunity to live to their own potential and be treated with dignity and respect. PCIRC has been serving individuals and families since 1983 operating as an umbrella agency with the following programs:

- 24/7 Plumas-Sierra Crisis Line – an emergency support line staffed by trained volunteers and program staff to respond to the immediate needs of those in crisis.
- Plumas Rape Crisis Program – providing support to victims and survivors of rape, sexual abuse and sexual violence.
- Plumas CASA (Court Appointed Special Advocate) Program – supports and promotes court-appointed trained advocates to serve as the voice of abused and neglected children.
- Housing Navigation Services – NorthStar Navigation Center provides immediate emergency shelter and transitional housing services to homeless and chronically homeless individuals and families.
- NorthStar Adult Re-Entry Program – a comprehensive housing and reentry program for individuals formerly incarcerated in state prison.
- CalWorks Housing Program – provides housing stability for families experiencing or at-risk of homelessness in the CalWorks Program for whom housing instability would be a barrier to self-sufficiency or child well-being.

- Bringing Families Home Program – to reduce the number of families in the child welfare system experiencing, or at-risk of homelessness, to increase family reunification and to prevent foster care placement.
- Home SAFE – to prevent or address homelessness to support the safety and housing stability of individuals involved in Adult Protective Services.
- MAC Homeless Prevention Program – to assist with small interventions with rent and utilities to help reduce homelessness.
- Housing & Disability Advocacy Program (HDAP) – assists homeless and disabled individuals apply for disability benefit programs while also providing housing supports.
- Self-Help Legal Clinic (non-legal advice) – weekly support with printing forms and making copies for legal issues pertaining to family law, guardianship, conservatorship, evictions, and other legal areas.

PCIRC serves as the point of Coordinated Entry (CE) for the homeless and is a partner with Plumas-Sierra Counties CoC Advisory Board, the NorCal CoC, Plumas County Behavioral Health Department, Sierra County Behavioral Health Department, and the Plumas County Community Development Commission (PCCDC) to help coordinate local housing efforts and identify homeless program funding opportunities for PCIRC, as the primary homeless service provider. PCIRC is active and completes 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.

Transitional Age Youth (TAY)

Transitional Age Youth (TAY), typically defined as individuals aged 18 to 24, although in certain circumstances, youth as young as 12 years of age and up to 24 years old qualify as TAY. TAY individuals are a special needs group due to their unique vulnerabilities and developmental needs. Challenges TAY face includes aging out of foster care or juvenile justice systems without stable housing; limited income and employment history; need for life skills training, education, and mental health support, exploitation, and risk of homelessness. TAY individuals benefit from transitional housing program with wraparound services like job training, education, and counseling, such as those offered by PCIRC and PRS. Further, independent living programs help foster youth, emancipated youth, unaccompanied youth, and former foster youth transition to adulthood with housing support and life skills development.

Justice-Involved Individuals Including Transitioning Offenders and Parolees

Justice-involved transitioning offenders and parolees are those people who have spent time in jails, youth correctional facilities, or prisons. Justice-involved individuals transitioning back into society, also known as reentering citizens or parolees, are generally acutely low- and extremely low-income households and face significant challenges in establishing stable and productive lives, including securing employment, stable housing, discrimination and social stigma, limited access to education and training, health needs, behavioral health needs, social service needs, family reunification, collateral consequences, and disenfranchisement. To address these challenges, various initiatives and programs in Plumas County are designed to assist justice-involved individuals during and after their transition.

Programs in Chapter 4 that can assist justice-involved individuals include:

- Program H 1.5 directs the County to 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 acutely low- and extremely low-income households, including justice-involved individuals, and can serve as an entry point into the housing market for people who have previously experienced insecure housing conditions.
- Program H 4.5 supports the County partnering with a development sponsor who will own and construct a permanent supportive housing project with 8-10 units to meet the needs of acutely low- and extremely low-income SMI and SUD behavioral health clients, including low risk justice-involved individuals, with County wraparound social services, including an additional 22 units available to lower income households earning between 31-80 percent of the area median income (AMI), for a total affordable housing project with 30-32 units.

Plumas County Probation Department

The Plumas County Probation Department is committed to protecting the community and minimizing the impact of crimes by providing high-quality professional services to the courts, offenders, and victims. The Probation Department, under the direction of the Chief Probation Officer, serves the Superior Court of the County of Plumas, and administers adult and juvenile supervision and rehabilitation programs.

In partnership with Environmental Alternatives (EA) Family Services, the Probation Department has developed a four-unit transitional housing program that features wraparound services (e.g., intensive supervision, intensive case management, case planning, and life skills training), a collaborative team model with access to all programs offered by the Probation Department and community partners, as well as referrals to other applicable agencies in Plumas County.

Case management services are comprehensive and include, but are not limited to, addressing needs such as medical, financial, physical, mental, educational, vocational, as well as group activities focused on healthy living, hobbies, and prosocial activities.

Post-Release Community Supervision (PRCS) and high-risk/high-need felony probation clients have been, and will continue to be, prioritized. PRCS clients consist of clients who are returning to the community from prison. They often lack the resources necessary to successfully reintegrate into the community. Without these resources and the support provided through this program, these individuals may be homeless or otherwise unstable, which could contribute to higher recidivism and poorer outcomes related to rehabilitation.

The transitional housing program provides a furnished, self-sufficient, single occupancy living space for clients reintegrating back into the community following incarceration or those clients experiencing homelessness during their period of supervision. The program supplements the Probation Department's Collaborative Offender Reentry Program. Treatment Team participants include, but are not limited to, representatives from the Probation Department, EA Family Services, Behavioral Health Department, PCIRC, Alliance for Workforce Development, and, when applicable, Feather River College. Case plans and services are developed with a team approach and input from clients, and the program offers a high level of accountability and opportunity for clients.

The program began in late 2022 with three units, and an additional unit was added in 2024. As of July 2025, the program has served 11 clients and typically has a waiting list. Thus far, none of these clients have committed a new felony while in the program, even though those placed in the program are frequently at high risk of reoffending.

This program, primarily funded through the California Community Corrections Performance Incentives Act of 2009, or SB 678 Program, is the first of its kind for Plumas County Probation and has proven to be a vital component in the effective supervision and rehabilitation of high-risk clients. California's Public Safety Realignment (AB 109) dollars are utilized for the program to a lesser degree, The Plumas County Community Corrections Partnership (CCP) manages the AB 109 dollars, with a board of directors including the Plumas County Chief Probation Officer, Superior Court Judge or designee, Plumas County District Attorney, Plumas County Sheriff, a public defender, and the Plumas County Behavioral Health Director.

In Fiscal Year 2024/2025, the CCP contracted with Plumas Crisis Intervention and Resource Center for services through the Northstar Navigation Center, a Low Barrier Navigation Center that follows a Housing First approach. This service-enriched shelter provides low-barrier access to support, helping individuals and families transition from homelessness to stable, permanent housing. The contract allows CCP involved agencies to refer justice-involved individuals to the Navigation Center's 20-bed facility where they receive comprehensive case management and supportive services.

One recurring challenge related to these housing programs is identifying and obtaining long-term permanent housing solutions for these clients after they have completed the programs.

Plumas County Alternative Sentencing Program

The Plumas County Alternative Sentencing Program (ASP) exists to assist justice-involved individuals in the journey of becoming clean and sober, thereby stopping drug-related crime, reducing impaired driving, and reuniting broken families.

The ASP Office is located within the Plumas County District Attorney's Office and works with the Plumas County Superior Court, ancillary service providers, non-profits, and law enforcement to ensure quality, evidence-based, re-entry, and reintegration programs are being offered in Plumas County.

When an individual is referred by the Court, ASP staff interview the individual to assess their eligibility to a track in the Collaborative Justice Court, also known as a problem-solving court, that focuses on rehabilitation and recovery to reduce recidivism and improve outcomes for offenders. Plumas County's program includes AB1810 (mental health diversion), Drug Court, and other diversion resources. ASP staff will interview the person and refer them to the appropriate treatment, education and/or counseling by utilizing a variety of assessment tools. When ASP clients utilize the various supportive diversion program resources available, they are ensured safe, monitored, evidence-based assessments, referrals, and services.

By helping qualified and court-referred clients retain employment and housing, as well as limiting their time spent in custody, the ASP provides taxpayer savings and is an evidence-based and effective service that benefits clients and the community at large.

The Plumas County District Attorney's Office, through ASP, offers one single-family 3-bedroom transitional housing unit in the greater Quincy area, with property management through Quincy Real Estate & Property, and funding by CCP AB 109 Public Safety Realignment dollars, to house an ASP client in compliance with the program for up to 18 months. The unit can be for one family or up to three individuals at one time. Clients stay rent-free.

Plumas County Sheriff's Office

California Penal Code Sec. 290 requires the registration of sex offenders, commonly referred to as 290 registrants, and the Plumas County Sheriff's Office handles these registrations. Those individuals who have been convicted of certain sexual offenses are required to register within five working days of residing in Plumas County, or within five working days of changing their address. Finding emergency, transitional, and permanent housing placement for justice-involved registered 290 sex offenders coming out of incarceration is very difficult in Plumas County. Registered sex offenders face restrictions related to children, including residency limitations, employment restrictions, and potential custody limitations. These rules are designed to protect children and ensure public safety. The NorthStar Navigation Center cannot house 290 registrants because the Center also houses families with youth. PCIRC, on a limited basis, has access to the Bureau of State and Community Corrections (BSCC) funding to subsidize housing rent for 290 registrants.

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 Bachelors 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 mobilehome 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 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. The FRC President 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.