

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

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

### 2024-2029 Housing Element Vision

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

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

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The County shall plan to accommodate its 154-unit RHNA, including 2 acutely low-income, 10 extremely low-income, 28 very low-income, 24 low-income, 29 moderate-income, and 63 above moderate-income dwelling units between the June 30, 2024 and June 30, 2029 planning period.

#### Goal H 1 Policies

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

## Goal H 1 Programs

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

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

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

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

**Time Frame:** Complete and post inventory to website upon adoption of the Housing Element, complete list of residentially zoned County-owned surplus properties by June 30, 2026, and thereafter, annually review inventory, by April 1.

**Funding:** General Fund.

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

**Objective:** Reduction of time and cost to applicants and increased housing production in the County, with update to Planning and Building department fee schedules.

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

**Time Frame:** Annually, in the month of October. Update fee schedules to be effective no later than January 1, 2027.

**Funding:** General Fund.

**Program H 1.3: Environmental Health, Building, Planning, and Zoning Codes.** As new California codes are adopted, the County shall review Title 6 (Sanitation and Health), Title 8 (Building Regulations) and Title 9 (Planning and Zoning) of the Plumas County Code of Ordinances for current compliance and adopt the necessary revisions to further local development objectives, including the incorporation of Americans with Disabilities Act (ADA) accessibility accommodation and aging-in-place design provisions through the implementation of the latest California Buildings Standards Code and California Residential Code requirements.

**Objective:** Maintain State law compliance and improve ADA accessibility and aging-in-place design.

**Responsible Agency:** Environmental Health Department, Planning Department, Building Department.

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

**Funding Source:** General Fund.

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

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

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

**Objective:** Contribute to the 8-unit extremely low-income and 20-unit low-income RHNA units with new construction of ADUs which are an affordable housing option to address the attainable housing needs of residents.

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

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

**Funding Source:** General Fund.

**Program H 1.5: Housing for Lower Income, Including Acutely Low- and Extremely Low-Income Households.** The County shall provide non-profits and affordable housing developers for multi-family lower income housing, including acutely low- and extremely low-income households: 1) regulatory incentives through reduced or no-cost building and planning permit fees, expedited permit processing, and property tax relief, 2) outreach to assist in applications for State and Federal housing funding sources, and 3) land use and zoning support to explore the feasibility of preserving and rehabilitating existing older (structurally sound) motels in Plumas County suitable for single-room occupancy (SRO) units, typically between 200 and 350 square feet, and consider providing funding sources to assist.

**Objective:** Proactively encourage and facilitate the development of affordable housing for lower income households, including SRO units that provide a valuable source of affordable housing for 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.

**Responsible Agency:** Planning Department, Building Department, Behavioral Health Department, Probation Department, District Attorney's Office, Sheriff's Office, Assessor's Office, Board of Supervisors.

**Timeframe:** 1) Ongoing, 2) annually, and 3) bi-annual review and outreach and assess the feasibility of SRO units by 2026; and if determined to be feasible, apply annually thereafter for various types of grant funding as Notice of Funding Availability (NOFAs) are released.

**Funding Source:** General Fund, HOME Investment Partnerships Program [HOME] funds, in addition, the County shall consult with HCD annually and refer to the NOFA calendar to determine other potential funding sources.

**Program H 1.6: Housing for Middle-Income Households.** The County shall provide market rate developers for multi-family middle-income housing for moderate-income households: 1) regulatory incentives through reduced or no-cost building and planning permit fees, expedited permit processing, and property tax relief, and 2) outreach to assist in housing funding sources.

**Objective:** Proactively encourage and facilitate the development of middle-income housing for moderate-income households.

**Responsible Agency:** Planning Department, Building Department, Assessor's Office, Board of Supervisors.

**Timeframe:** 1) Ongoing, 2) annually.

**Funding Source:** General Fund, and those available to market rate developers.

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

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

### Goal H 2 Policies

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

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

- Policy H 2.3:** The County shall encourage the development and support programs that expand the supply of workforce rental housing stock affordable to household earning between 60 and 80 percent and 80 to 120 percent of AMI.
- Policy H 2.4:** The County shall continue to administer standards, in accordance with State Housing Law, to treat a manufactured home the same as a dwelling unit and to permit manufactured homes in zoning districts that allow dwelling units.
- Policy H 2.5:** The County shall continue to implement, based on the zoning district, a local land use, zoning, and entitlement process to permit State-licensed mobilehome and recreational vehicle parks.
- Policy H 2.6:** The County shall update and maintain housing regulations that comply with State and Federal laws to address the need for lower income housing, such as allowing higher density housing development, encouraging the production of accessory dwelling units (ADUs), and increasing investment into infrastructure that supports the development of housing.
- Policy H 2.7:** The County shall support the Plumas Housing Council.

## **Goal H 2 Programs**

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

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

**Responsible Agency:** Planning Department.

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

**Funding Source:** General Fund.

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

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

**Responsible Agency:** Planning Development.

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

**Funding Source:** General Fund.

**Program H 2.3: Preserve Assisted Units.** The County, in cooperation with the Plumas County Community Development Commission, Quincy Garden Apartments A CA, dba Quincy Garden Apartments and Quincy Mountain View Limited Partnership (LP), shall independently monitor the status of the respective affordable housing projects and, as funding sources near expiration, shall work to consider options to preserve the affordable housing units such as all potential available federal, state, and local financing and subsidy programs.

**Objective:** To preserve 287 units of publicly assisted affordable housing not to convert to market-rate housing. The Plumas County Community Development Commission and Housing Authority owns five subsidized properties in Plumas County for a total of 213 units. In addition, there are two other affordable housing projects in the unincorporated area of the County for a total of 74 units owed by Quincy Garden Apartments A CA, dba Quincy Garden Apartments and Quincy Mountain View LP. 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. It is also possible that the owner may be allowed to prepay and end the subsidy in less than 10 years.

**Responsible Agency:** Plumas County Community Development Commission, Quincy Garden Apartments A CA, dba Quincy Garden Apartments, Quincy Mountain View LP, Planning Department.

**Time Frame:** Ongoing, as projects approach expiration, including working to specifically consider options to preserve Quincy Garden Apartments affordable housing units no later than 2027 and then monitor Quincy Garden Apartments' subsidy annually thereafter through 2029.

**Funding Source:** General Fund. Federal, state, and local financing and subsidy programs.

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

**Objective:** Address the Housing Choice Voucher Program waiting list need by facilitating greater access to housing opportunities and assist, at minimum, 5 new eligible household tenants on the wait list and recruit 5 new property owners (i.e., landlords) into the program.

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

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

**Funding Source:** General Fund, PCCDC FY budget, and other state and federal funding sources.

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

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

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

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

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

**Funding Source:** State and Federal Programs (Community Development Block Grant [CDBG], HOME Investment Partnerships [HOME], USDA Rural Housing Service) and other potential government and non-government housing financial resources.

**Program H 2.6 Senate Bill 9 (SB 9) Housing Opportunity and More Efficiency (HOME) Act Compliance.** The County shall comply with SB 9 HOME Act State law requirements that streamline the approval of housing in "2-R," "3-R," and "7-R" single-family zoning districts to allow for lot splits and up to two primary dwelling units on a single lot, potentially creating up to four primary dwelling units on a single-family zoned parcel within urban clusters, as defined by the US Census Bureau, in the unincorporated area of Plumas County which include areas of the Town of East Quincy, Town of Quincy, and Portola/Delleker.

**Objective:** Maintain State law compliance with SB 9 in single-family "2-R," "3-R," and "7-R" zoning districts.

**Responsible Agency:** Planning Development.

**Time Frame:** Ongoing.

**Funding Source:** General Fund.

**Program H 2.7 Senate Bill 35 Streamlining for Multiple-Family Developments.** The County shall comply with SB 35 State law requirements that streamline the approval of multiple-family developments with two or more dwelling units in the “M-R” zoning district and develop procedures, as appropriate, that emphasize compliance with ministerial objective planning standards, noting the existing planning and zoning standards in the Plumas County Code already allow, by right, multiple-family developments with two or more dwelling units in the “M-R” zoning district.

**Objective:** Maintain State law compliance with SB 35 in the multiple-family “M-R” zoning district.

**Responsible Agency:** Planning Development.

**Time Frame:** Ongoing, develop permitting procedures, as appropriate, by December 31, 2026.

**Funding Source:** General Fund.

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

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

### Goal H 3 Policies

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

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

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

### Goal H 3 Programs

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

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

**Responsible Agency:** USDA Rural Housing Service, Planning Department.

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

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



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

The County shall handle code enforcement issues on a complaint-driven basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions.

Specific to temporary use of recreational vehicles allowed for occupancy year-round to facilitate emergency interim housing post 2021 wildfires (Plumas County Board of Supervisors adopted Ordinance No. 2024-1158), should voluntary compliance not be met once the "Effective Period" ends for Article 5 – Emergency Interim Housing Outside the Beckwourth Complex and Dixie Fires Area and Article 6 – Emergency Interim Housing Inside the Beckwourth Complex and Dixie Fires Areas of Chapter 9 – Beckwourth Complex and Dixie Fires Recovery of Title 4 – Public Safety of the Plumas County Code, Code Enforcement shall take proactive measures to enforce the removal and disconnection of any residential uses of recreational vehicles not meeting the standards of Plumas County Code Sec. 9-2.405 Camping or Sec. 9-2.417 Temporary Occupancy.

**Objective:** Preserving the County's housing stock, including no fewer than 5 lower income dwelling units.

Proactive enforcement of the sunset clause of the "Effective Period" of Article 5 and Article 6 of Chapter 9 of Title 4 of the Plumas County Code.

Complaints are investigated through an established code enforcement process. An Investigative Service Request Form or Complaint Form (found on the County's website at <https://www.plumascounty.us/79/Code-Enforcement>) is mandatory before a complaint is accepted for investigation. The complaint form can be submitted by mail, email, walk-in, or fax. Complaints should be filed when someone feels there is a violation of County Zoning Ordinance, Building Codes, and Environmental Health and Safety Regulations occurring in their neighborhood or community.

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

**Time Frame:** Preserve units by end of the planning period. Ongoing, as complaints are received. Post "Effective Period" as determined by the Board of Supervisors.

**Funding Source:** General Fund.

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

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

**Responsible Agency:** Building Department.

**Timeframe:** Ongoing.

**Funding Source:** General Fund.

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

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

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

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

**Timeframe:** Ongoing.

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

**Program H 3.5: Housing Condition Survey.** The County shall conduct a housing condition survey utilizing place-based strategies for revitalization.

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

**Responsible Agency:** Planning Department.

**Timeframe:** 2026.

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

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

**Objective:** Assist the 103 mobilehome and RV park owners across Plumas County providing 816 mobilehome and 1,973 RV spaces to address the rehabilitation needs of the parks such as dilapidated units and health and safety concerns.

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

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

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

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

**Objective:** To assist 20 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households located countywide.

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

**Timeframe:** Ongoing through April 2028.

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

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

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

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

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

**Funding Source:** California Governor's Office of Emergency Services (Cal OES)/Federal Emergency Management Agency (FEMA) HMGP.

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

**Objective:** To assist 8 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households.

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

**Timeframe:** Ongoing through July 2028.

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

## Goal H 4 – Meet Special Housing Needs

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

### Goal H 4 Policies

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

**Policy H 4.2:** The County shall specifically work to eliminate governmental constraints and support in the elimination of non-governmental barriers for lower income 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.

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

## Goal H 4 Programs

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

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

**Responsible Agency:** Planning Department.

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

**Funding Source:** General Fund.

**Program H 4.2: Emergency Shelter Managerial Standards and Unmet Emergency Shelter Bed Capacity Need.** The County shall adopt development and managerial standards into the Zoning Ordinance for the 'emergency shelter' use allowed by right in "M-R" Multiple Family Residential zoning consistent with Government Code Sec. 65583(a)(4), with standards including such items as lighting, on-site management and sufficient staff parking, maximum number of beds or persons to be served nightly by the facility, length of stay, the size and location of onsite waiting and intake areas, off-street parking based on demonstrated need, security during hours that the emergency shelter is in operation, and proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart. The County shall continue to support PCIRC and other social service organizations and encourage the maintenance and development of emergency and transitional housing across Plumas County by assisting with the due diligence of "M-R" zoned land of not less than 0.50 acres available for the development of a 21-bed emergency shelter to meet the unmet capacity need during the 2024-2029 planning period and provide incentives for such development, including building permit fee waivers or reductions.

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

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

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

**Funding Source:** General Fund.

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

- A. Caregivers – persons who are responsible for the well-being of another person, and permanently reside on the same property, to take care of someone who has a medical and/or other condition preventing them from caring for themselves in-home.

- B. Caretakers – persons who are tasked with the upkeeping, maintenance, protection, and/or security of a property, and permanently reside on the same property.
- C. Labor force housing – temporary workforce housing basecamps occupied by individuals associated with permitted construction activities, with the exception of single-family residential construction.
- D. Temporary occupancy – temporary housing on the same parcel as a permitted single-family residential dwelling unit is being constructed.

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

**Responsible Agency:** Planning Department.

**Time Frame:** Amend by 2026.

**Funding Source:** General Fund.

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

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

**Responsible Agency:** Planning Department.

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

**Funding Source:** General Fund.

**Program H 4.5: Permanent Supportive Housing for those with a Serious Mental Illness (SMI) and Substance Use Disorder (SUD).** The County shall partner with a development sponsor who shall own and construct a permanent supportive housing project to meet the needs of acutely low- and extremely low-income SMI and SUD 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.

**Objective:** To develop 8-10 permanent supportive housing units for acutely low- and extremely low-income SMI and SUD behavioral health clients, including low risk justice-involved individuals, with 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.

**Responsible Agency:** Planning Department, Behavioral Health Department, Probation Department, District Attorney’s Office, Sheriff’s Office.

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

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

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

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

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

**Time Frame:** As requested.

**Funding Source:** General Fund.

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

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

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

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

**Funding Source:** General Fund.

**Program H 4.8: Infants in the Workplace Policy.** The County shall develop and adopt an infants in the workplace policy for children under one year of age.

**Objective:** 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.

**Responsible Agency:** Public Health Department, County Counsel, Board of Supervisors.

**Time Frame:** Adopt an infants in the workplace policy no later than June 30, 2026.

**Funding Source:** General Fund.

**Program H 4.9: Child Day Care Facilities.** The County shall study the feasibility of establishing a County-managed workplace child day care facility for County employees.

**Objective:** 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.

**Responsible Agency:** Human Resources Department, Planning Department, Building Department, Facility Services Department, County Counsel, Board of Supervisors.

**Time Frame:** Complete a feasibility assessment no later than December 31, 2028.

**Funding Source:** General Fund, other state and federal grants, and to be determined based on feasibility assessment.

**Program H 4.10: Healthcare Facilities and Housing.** The County shall provide developers and healthcare providers developing assisted living and skilled nursing facilities: 1) regulatory incentives through reduced or no-cost building and planning permit fees and expedited permit processing and 2) outreach to assist with funding sources.

**Objective:** Proactively encourage and facilitate the development of healthcare facilities for special needs groups, including seniors, veterans, the disabled, and persons with mobility and/or self-care limitations.

**Responsible Agency:** Planning Department, Building Department, Board of Supervisors.

**Timeframe:** 1) Ongoing, 2) annually.

**Funding Source:** General Fund, and other funding sources as available.

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

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

### Goal H 5 Policies

- Policy H 5.1:** The County shall further the cause of fair housing and encourage compliance with fair housing laws.
- Policy H 5.2:** The County shall promote housing opportunities for all persons, regardless of race, age, color, national origin, ancestry, religion, ethnicity, disability, source of income, gender identity, sexual orientation, marital status, or familial status.
- Policy H 5.3:** The County shall work to educate the community about fair housing, housing programs, and housing assistance available to the public.
- Policy H 5.4:** The County shall strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.
- Policy H 5.5:** The County shall plan for and strive to reduce and mitigate the impacts of floods, wildfires, earthquakes, severe weather, and drought in high impact areas and vulnerable communities in the County.

### Goal H 5 Programs

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

**Responsible Agency:** Planning Department, Far Northern Regional Center, Plumas Rural Services.

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

**Funding Source:** General Fund.

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

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

**Responsible Agency:** Planning Department, Building Department, Plumas Rural Services.

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

**Funding Source:** General Fund.

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

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

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

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

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



**Timeframe:** Establish complaint process/protocol for referring complaints to Legal Services of Northern California and update County Website to address complaints by June 2026, then monitor and update on an annual basis.

**Funding Source:** General Fund.

**Program H 5.4: Furthering Fair Housing Enforcement and Outreach.** The Plumas County Community Development Commission, with support from the County, shall bring capacity fair housing enforcement and outreach through the dissemination of fair housing information in English and Spanish at appropriate public locations and events and collaborate with other local agencies and service providers to include fair housing information in appropriate formats within their facilities. Specific actions shall include:

- A. Refer interested persons to investigate complaints and obtain remedies with the California Civil Rights Department.
- B. Facilitate public education and outreach by creating informational flyers on fair housing in English and Spanish that shall be available to public counters, libraries, and on the County's website.
- C. Consider engaging in fair housing testing.
- D. Include a fair housing presentation annually at a Plumas County Community Development Commission Board meeting and at a County Board of Supervisors meeting.

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

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

**Timeframe:** Ongoing, annual presentation.

**Funding:** General Fund.

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

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

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

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

**Timeframe:** Ongoing.

**Funding:** State and Federal grants.

## Goal H 6 – Support Housing Resources and Opportunities

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

### Goal H 6 Policies

- Policy H 6.1:** The County shall support housing down payment assistance programs and programs that contribute benefits to first-time homebuyers.
- Policy H 6.2:** The County shall continue to promote and educate the public on the availability of the at-no-cost Plumas County Pre-Designed and Plan Checked ADU Plans and Idea Book to streamline permitting and make the overall ADU development process more affordable.
- Policy H 6.3:** The County shall maintain minimum governmental regulations, as necessary, for public health and safety and the protection of the environment when processing ministerial and discretionary housing applications and permits.

### Goal H 6 Programs

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

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

**Responsible Agency:** Plumas Community Development Corporation, Planning Department.

**Time Frame:** Determine feasibility in 2026; if feasibility is determined to be valid then develop program into 2027 and then refer interested households thereafter.

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

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

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

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

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

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

**Program H 6.3: Lower Income Housing Water and Sewer Infrastructure Connection Fees.** In cooperation with special districts, Plumas County shall encourage water and sewer special districts to provide a per unit reduced developer connection fee cost for multi-family development.

**Objective:** To facilitate the development of multi-family housing affordable to lower income households.

**Responsible Agency:** Plumas County Board of Supervisors, Planning Department, Building Department, public utility districts, community service districts, other water and sewer providers.

**Timeframe:** Ongoing communication and educational forums to understand concerns of cost and revenue for the special districts and developers when multi-family projects are in due diligence, pre-application, and/or building permit application submittal stages.

**Funding Source:** Various based on special district capabilities.

**Program H 6.4: Community Development Block Grant Funding.** The County shall seek, as needed, annual Community Development Block Grant (CDBG) program funding for planning, economic development, and infrastructure.

**Objective:** To support housing initiatives.

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

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

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

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

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

### Goal H 7 Policies

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

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

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

## Goal H 7 Programs

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

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

**Responsible Agency:** Planning Department.

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

**Funding Source:** General Fund.

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

**Objective:** To communicate housing objectives to affected water and sewer providers pursuant to Government Code Sec. 65589.7.

**Responsible Agency:** Planning Department.

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

**Funding Source:** General Fund.

**Program H 7.3: Units Affordable to Lower Income Households Priority Water and Sewer through Provider Procedure.** The public utility districts, community service districts, other water and sewer providers in the unincorporated area of Plumas County shall grant priority water and sewer service to developments with units affordable to lower income households through a specific and clear written procedure, and the County shall support with education and information, as needed.

**Objective:** Pursuant to Government Code Sec. 65589.7, water and sewer service providers must establish a specific and clear written procedure to grant priority water and sewer service to developments with units affordable to lower income households.

**Responsible Agency:** Planning Department, public utility districts, community service districts, other water and sewer providers.

**Timeframe:** December 31, 2026.

**Funding Source:** General Fund and funding by individual special districts budgets.