

## Appendix C: Affirmatively Furthering Fair Housing Assessment

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# AFFIRMATIVELY FURTHERING FAIR HOUSING ASSESSMENT

## INTRODUCTION – UNINCORPORATED PLUMAS COUNTY

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” (Government Code Sec. 8899.50). California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, Plumas County identified factors that contribute to fair housing issues. These contributing factors are found in this document, with associated actions in Chapter 4 (Housing Vision, Goals, Policies, and Programs) to meaningfully affirmatively further fair housing related to these factors. Refer also to Chapter 3 (Affirmatively Furthering Fair Housing) of the 2024-2029 Housing Element for programs to address affirmatively further fair housing.

This section also includes an analysis of the 2024-2029 Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to Countywide patterns to understand how the projected locations of units will affirmatively further fair housing.

## SEGREGATION AND INTEGRATION

This section analyzes integration and segregation, including patterns and trends, related to people with protected characteristics with an emphasis on race, disability, familial status, and income.

### Race

Understanding the racial makeup of a County and region is important for designing and implementing effective housing policies and programs. This understanding also helps in identifying the specific needs and challenges faced by different racial and ethnic communities. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices, and displacement that has occurred over time and continues to impact communities of color today. Ultimately, a comprehensive understanding of race and ethnicity in relation to housing can help create more equitable and inclusive communities.

**Table C-1** shows the population by race and ethnicity in Plumas County based on the 2017-2021 ACS and compared to Lassen, Sierra, and Modoc counties as well as the State. As shown in **Table C-1**, the predominant race or ethnic group was White (Not Hispanic or Latino) population in the majority of unincorporated and incorporated areas in all four counties. In particular, more than 80 percent of the Plumas County population is White, not Hispanic, although this ratio has slightly decreased between 2010



and 2021. Regionally, this is also the case in Sierra and Modoc counties. It is notable that there has been a marginal rise in the Hispanic/Latino population in Plumas County while the percentage of population that identified as other racial or ethnic groups including Black/African American, Native American, Asian, and others slightly decreased. In contrast, the Hispanic or Latino community in Lassen County makes up a higher percentage of the population than in Plumas, Sierra, or Modoc counties, particularly in Susanville (**Figure C-1**).

Compared to Plumas County, the City of Portola is also predominantly White, not Hispanic or Latino, but has a higher percentage of community members that identify as Hispanic or Latino (19.6 percent compared to 8.4 percent of the unincorporated areas of the County). This percentage has also increased by 3.3 percentage points since 2010, and the percentage of the population that is White, not Hispanic or Latino, has decreased. This pattern is also found in the demographic population of the State.

### *Local Knowledge*

The Plumas County unincorporated area does not necessarily have what would be considered concentrated minority communities or neighborhoods. Because the County population by race and ethnicity is largely White, not Hispanic (83.5 percent), there is no known pattern of lower concentrations of minority residents.

Native American, Not Hispanic or Latino, in 2021, made up 1.3 percent of the County's unincorporated population. Historically, Plumas County has been predominantly home to the indigenous Mountain Maidu people. Prior to European settlement, the Maidu lived in small, decentralized villages along the edges of the valleys in the County such as American Valley, Thompson Valley, Indian Valley, Sierra Valley, Antelope Valley, Meadow Valley, Dixie Valley, within the Lake Almanor Basin. However, the Gold Rush introduced a boom of conflict, disease, and displacement that ultimately led to population decline of indigenous peoples. The Greenville Rancheria of Maidu Indians is a Tribe in Indian Valley, east of Greenville, which is federally recognized with an area of 51 acres.





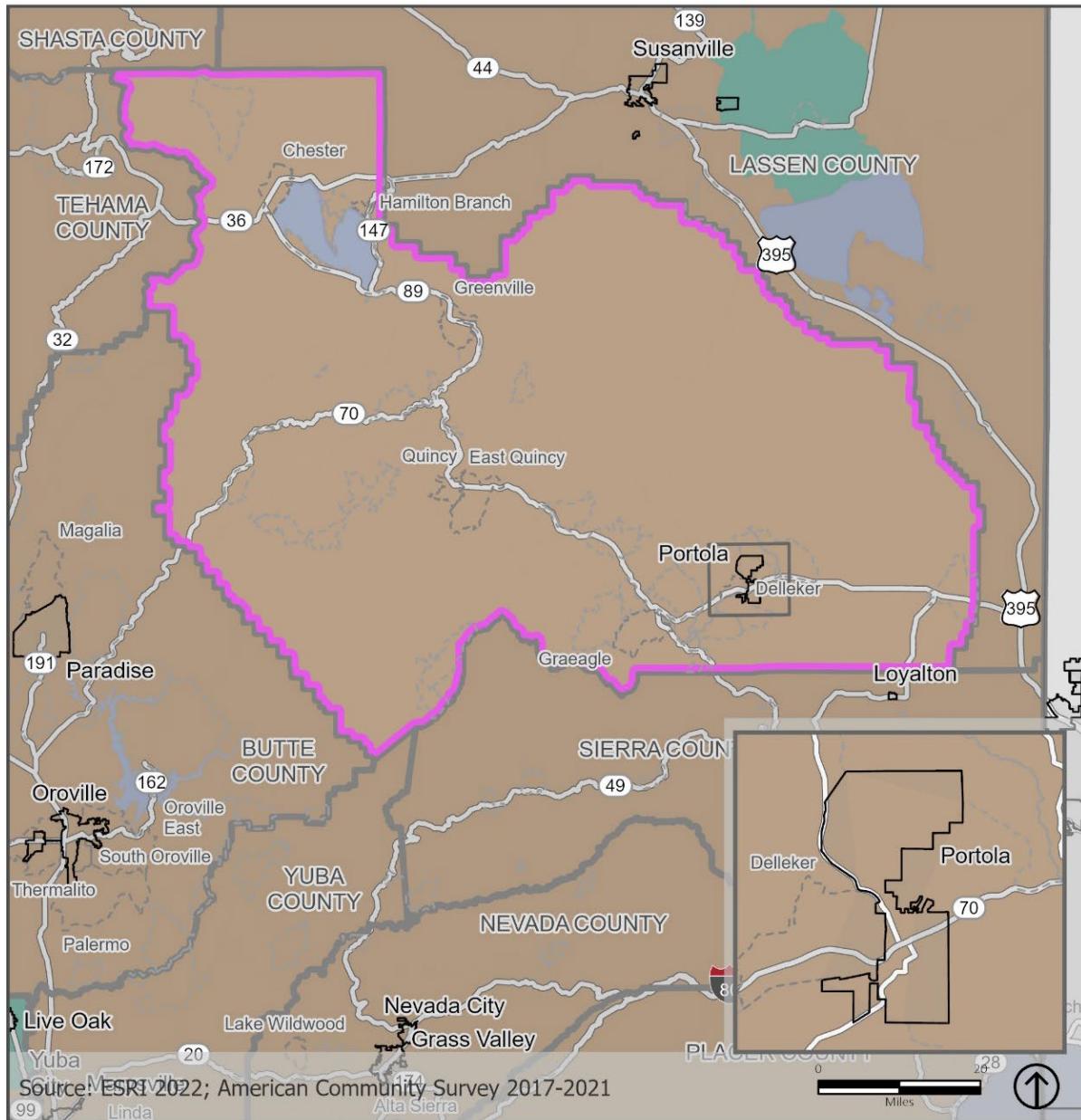
TABLE C-1: POPULATION BY RACE/ETHNICITY

Race/ Ethnicity	Portola		Plumas County (Unincorporated)		Plumas County		Loyalton		Sierra County		Susanville		Lassen County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
White, Not Hispanic or Latino	78.5%	74.9%	85.8%	83.5%	85.1%	82.6%	80.9%	92.5%	88.1%	87.4%	55.4%	50.4%	66.7%	64.2%	80.9%	68.9%	79.0%	76.6%	41.5%	36.0%
Hispanic/Latino	16.3%	19.6%	7.1%	8.4%	8.0%	9.6%	14.0%	6.4%	8.3%	11.2%	23.7%	28.3%	17.5%	19.7%	12.3%	21.9%	13.9%	15.2%	37.0%	39.8%
Black or African American, Not Hispanic or Latino	0.6%	0.0%	0.9%	1.7%	0.9%	1.5%	0.3%	0.1%	0.1%	0.1%	12.4%	13.6%	8.0%	8.3%	0.5%	4.2%	0.8%	2.0%	5.9%	5.5%
Native American, Not Hispanic or Latino	2.0%	0.5%	2.3%	1.3%	2.3%	1.2%	2.6%	0.6%	1.3%	0.9%	2.8%	1.9%	2.9%	2.3%	2.1%	1.7%	3.0%	3.4%	0.4%	0.3%
Asian, Not Hispanic or Latino	0.5%	0.5%	0.7%	0.6%	0.6%	0.7%	0.0%	0.0%	0.4%	0.0%	1.0%	1.8%	1.0%	1.5%	1.4%	0.0%	0.7%	0.8%	12.9%	14.8%
Other, Not Hispanic or Latino	0.1%	0.0%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.1%	0.0%	2.6%	1.5%	1.5%	1.2%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%
Two or More Races	2.0%	4.5%	3.0%	4.3%	2.9%	4.3%	2.2%	0.4%	1.7%	0.4%	2.1%	2.5%	2.4%	2.8%	2.5%	3.3%	2.3%	2.0%	2.3%	3.6%

Source: 2006-2010 ACS Data, 2017-2021 ACD Data, P9.



**FIGURE C-1: PREDOMINANT POPULATION, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



Predominant Population

- White alone, not Hispanic or Latino (Brown)
- Hispanic or Latino (Teal)
- Black or African American alone, not Hispanic or Latino (Yellow)
- Native Hawaiian and other Pacific Islander alone, not Hispanic or Latino (Purple)
- Asian alone, not Hispanic or Latino (Magenta)

American Indian and Alaska Native alone, not Hispanic or Latino

Two or more races, not Hispanic or Latino

Native Hawaiian and other Pacific Islander alone, not Hispanic or Latino

Some other race alone, not Hispanic or Latino

## Disability

Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs associated with disabilities. Seniors typically experience disabilities at higher rates than the general population.

As shown in **Table C-2**, in Plumas County more than half of residents with disabilities report experiencing ambulatory difficulties (55.3 percent); this is the most commonly reported type of disability. The second most commonly reported disability in the County is cognitive difficulties, with 35.7 percent of residents with disabilities reporting this type of disability. Independent living difficulties were the third most common in the County, with 28.8 percent of residents with a disability reporting this type of disability. These patterns are mirrored in the statewide total of individuals with disabilities. Just under half of persons in the State having one or more types of disabilities (48.4 percent) experience ambulatory difficulties, and difficulties related to cognitive ability and independent living are followed closely at 39.6 percent and 39.3 percent, respectively. Northern areas of the unincorporated County, including the communities of Chester and Greenville, tend to have higher rates of residents with disabilities compared to the southern areas around Portola and Quincy (**Figure C-2**).

In Portola, the most commonly reported disability is cognitive difficulty; as of 2021, just over half of residents with a disability report having this type of disability (57.4 percent). This has become a more common disability type since 2012, when only 33.0 percent of residents of Portola reported cognitive difficulties. Independent living difficulties were the second most common, with 41.2 percent of residents with disabilities reporting this type of disability. Ambulatory difficulties were slightly less common, with 39.2 percent of residents with disabilities reporting this type of disability.

Regionally, ambulatory difficulties are the most commonly reported types of disability in Lassen and Sierra counties as well, suggesting that Plumas County does not have a disproportionate concentration of residents with this disability type. Rates of this disability type are also similar between Plumas, Lassen, and Sierra counties, with over half of residents with disabilities in each county reporting this disability type.

### Local Knowledge

There are no known concentrations of group homes or special residential care facilities within Plumas County. Wildwood Village, located in Chester, includes 53 affordable units for seniors and the disabled. Mountain View Manner, located in Quincy, includes 45 affordable units for seniors and the disabled. Both properties are funded through USDA housing services. Additionally, there are no known neighborhoods with a concentration of disabilities.

Plumas County Community Development Commission (PCCDC) reported there were 23 disabled tenants at Wildwood Village during calendar year 2024. Tenants may request reasonable accommodation at each of the properties as well as Housing Choice Voucher participating properties. For residents participating in PCCDC programs, these accommodations can include wheelchair ramps, air conditioning units, service animals, live-in aides, and a second bedroom for a single occupant.

During the 6th Cycle planning period, fewer than ten permits have been submitted for construction of ramp or other reasonable accommodations or accessibility modifications to homes.

However, Plumas County is an aging population county, with a higher population over 85 years old and those seniors with disability needs will continue to be a factor in the future.

A gap in housing services is permanent skilled nursing and assisted living facilities for special needs groups such as the disabled and persons with mobility and/or self-care limitations.

To assist with the need, Plumas District Hospital (PDH) is in the process of constructing a new skilled nursing facility in Quincy, located across the street from the existing PDH hospital campus on Bucks Lake Road. The 22,507 square foot facility advanced





construction activities in 2024 and is expected to be completed in summer 2025, consisting of two one-story buildings that will host 36 beds with 24-hour nursing care.

The Seneca Healthcare District also is building 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 have an acute-care replacement hospital and an expanded skilled nursing facility, in addition to other amenities.

Program H 1.3 (Environmental Health, Building, Planning, and Zoning Codes) directs the County to be in 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.

Program H 5.1 (Provide Assistance for Persons with Developmental Disabilities) requires the County to address the needs of individuals with a developmental disability and 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.

Program H 5.2 (Reasonable Accommodation and Housing for Persons with Disabilities) requires the County to 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.

Program H 4.10 (Healthcare Facilities and Housing) requires the County to provide incentives for developers and healthcare providers developing assisted living and skilled nursing facilities, including reduced or no-cost building and planning permit fees and expedited permit processing and outreach to assist with funding sources.

An unmet need regarding persons with disabilities is the availability of permanent supportive housing, including those with a serious mental illness (SMI) in Plumas County. Program H 4.5 (Permanent Supportive Housing for those with a Serious Mental Illness (SMI) and Substance Use Disorder (SUD)) directs the County to partner with a development sponsor who will 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).





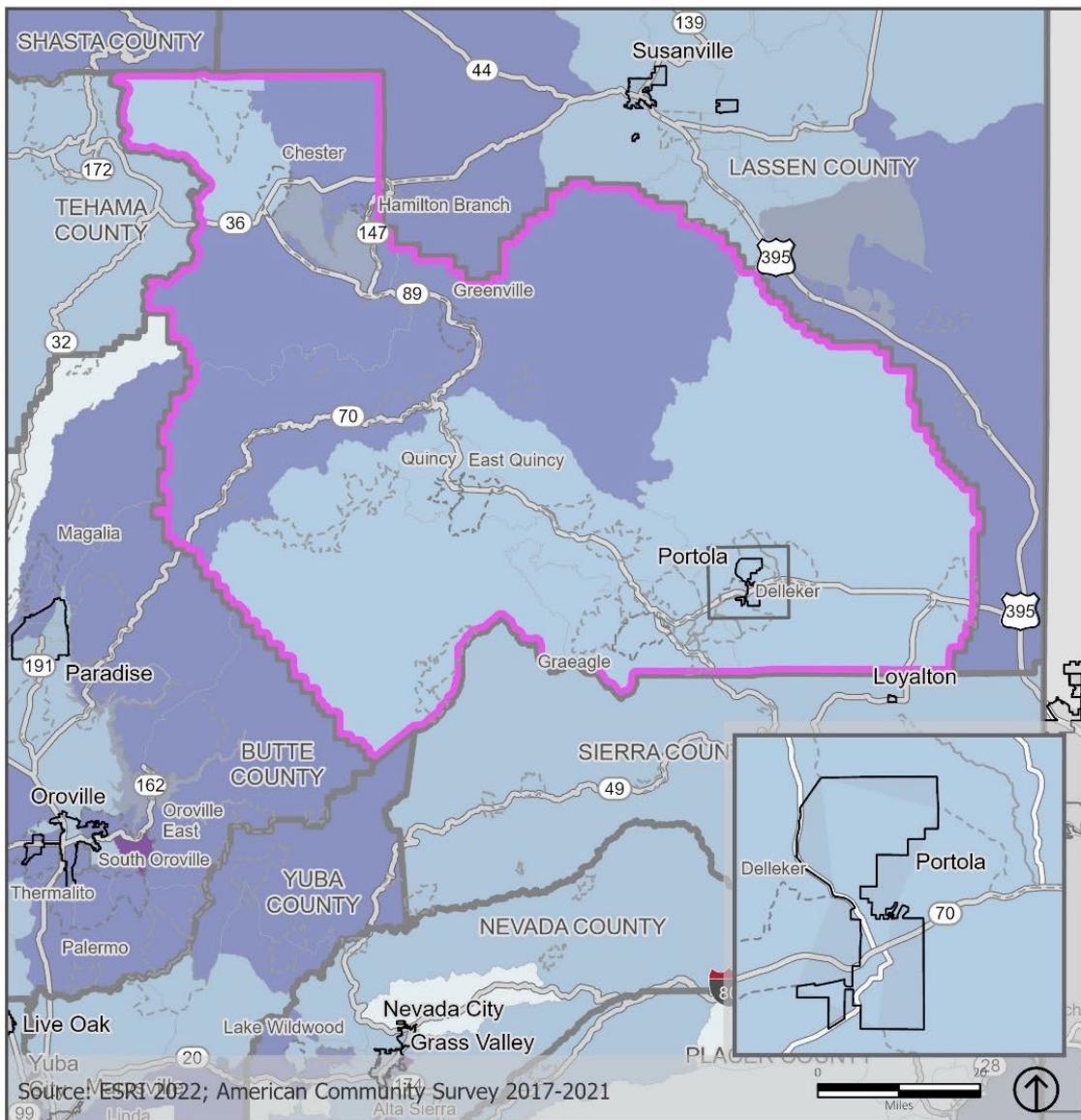
TABLE C-2: POPULATION BY DISABILITY TYPE

Disability	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021
Total with a Disability	548	408	2,997	2,810	3,545	3,218	1,665	1,160	3,872	3,939	144	91	454	411	503	485	1,916	1,520	3,693,528	4,324,355
Hearing Difficulty	23.5%	15.2%	40.5%	28.0%	37.9%	26.4%	25.8%	28.1%	27.8%	30.4%	34.7%	7.7%	24.7%	20.4%	40.0%	33.7%	35.3%	28.9%	27.9%	26.4%
Vision Difficulty	19.0%	27.0%	12.1%	8.4%	13.2%	10.7%	16.0%	24.0%	17.2%	16.5%	23.6%	1.1%	10.8%	5.1%	19.5%	18.0%	18.4%	14.9%	18.7%	19.5%
Cognitive Difficulty	33.0%	57.4%	34.8%	32.6%	34.5%	35.7%	41.6%	32.3%	35.2%	30.9%	32.6%	35.2%	39.2%	38.2%	40.8%	34.3%	36.0%	30.7%	38.2%	39.6%
Ambulatory Difficulty	57.3%	39.2%	52.7%	57.6%	53.4%	55.3%	47.3%	54.5%	54.4%	58.0%	61.1%	81.3%	64.3%	65.9%	42.5%	54.0%	51.0%	66.0%	53.1%	48.4%
Self-care Difficulty	19.5%	14.7%	16.3%	21.7%	16.8%	20.8%	14.5%	34.3%	14.6%	29.3%	22.2%	20.9%	18.7%	30.7%	22.1%	26.2%	25.1%	16.1%	23.4%	22.5%
Independent Living	35.2%	41.2%	29.5%	27.0%	30.4%	28.8%	29.4%	49.7%	28.5%	46.1%	32.6%	58.2%	44.1%	65.5%	32.6%	29.7%	30.5%	54.2%	39.4%	39.3%

Source: ACS 2008-2012, 2017-2021, S1810.



## FIGURE C-2: RATES OF DISABILITY, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Population with a Disability

< 10%

10% - 20%

20% - 30%

30% - 40%

> 40%



## Familial Status

Patterns of familial status present a potential indicator of fair housing issues related to availability of appropriately sized or priced housing when certain family types are concentrated. Concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent, female headed households are considered to have a greater risk of experiencing poverty than single-parent, male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

**Table C-3, Population by Familial Status,** shows that Plumas County has a higher proportion of family households than nonfamily households. Regionally, this is also true of Lassen, Sierra, and Modoc counties. Countywide, the percentage of family households increased in 2021 compared to 2010, though the percentage decreased within the City of Portola. Regionally, higher rates of family households in unincorporated areas compared to cities are also seen in Lassen and Modoc counties. Statewide, a higher percentage of households are also family households. The distribution of household types has remained steady between the years of 2010 and 2021.

The percentage of family households that are female-headed, single-parent households has remained relatively steady in Plumas County between 2010 and 2021. The share of family households of this type within the City of Portola has increased significantly during this time period (12.2 percent in 2010 to 24.7 percent in 2021), but the extreme nature of this increase is due in part to a decrease in the overall number of family households in the city during this time. The total number of families of this type in Portola increased from 103 families to 138 between 2010 and 2021. In unincorporated areas, there has been a 29.3 percent decrease in the number of families of this type between 2010 and 2021 compared to the 34.0 percent increase in the City of Portola, suggesting an increased preference for residing in incorporated areas, potentially to be in closer proximity to services.

As shown in **Figure C-3**, other, smaller concentrations of children in female-headed households with no spouse present are located in the Quincy and Chester areas. Regionally, Plumas County has a similar percentage of families that are female-headed, single-parent households compared to Lassen County, where there has also been a decrease in this family type over time. However, the City of Susanville in Lassen County has not seen the same increase in this family type that Portola has experienced.

### *Local Knowledge*

There are no known disproportionate concentrations of families with children under the age of eighteen or non-families throughout Plumas County. The Plumas County Code identifies three types of child daycare environments:

- Child Day Care Facility – a facility that provides nonmedical day care less than twenty-four hours per day for children under eighteen years of age.
- Child Day Care Home – a childcare facility in the provider's own home which provides nonmedical day care for seven (7) to twelve (12) children, including the children who reside in the home.
- Child Day Care Home, Limited – a child day care facility in the provider's own home which provides day care for six (6) or fewer children, including children who reside in the home.





Plumas County is lacking in the availability of child day care, with the greatest gap being in the cities of Greenville and Portola. The most common form of childcare in Plumas County are child daycare homes which accommodate fewer children and often determine their own work and holiday schedules.

Child day care homes are located in:

- Quincy (12)
- Greenville (1)
- Chester (6)
- Portola (2)
- Lake Almanor (1)

Child day care facilities are located in:

- Quincy (3)
- Greenville (1)
- Chester (1)
- Portola (2)

There may be a disconnect between a family's required work hours and the availability of nearby child day care homes to accommodate those needs. Within Quincy and Portola, Sierra Cascade Family Opportunities operates a Head Start and Early Head Start childcare center to support local families.

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:

1. 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.
2. 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.
3. 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.
4. 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.

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.





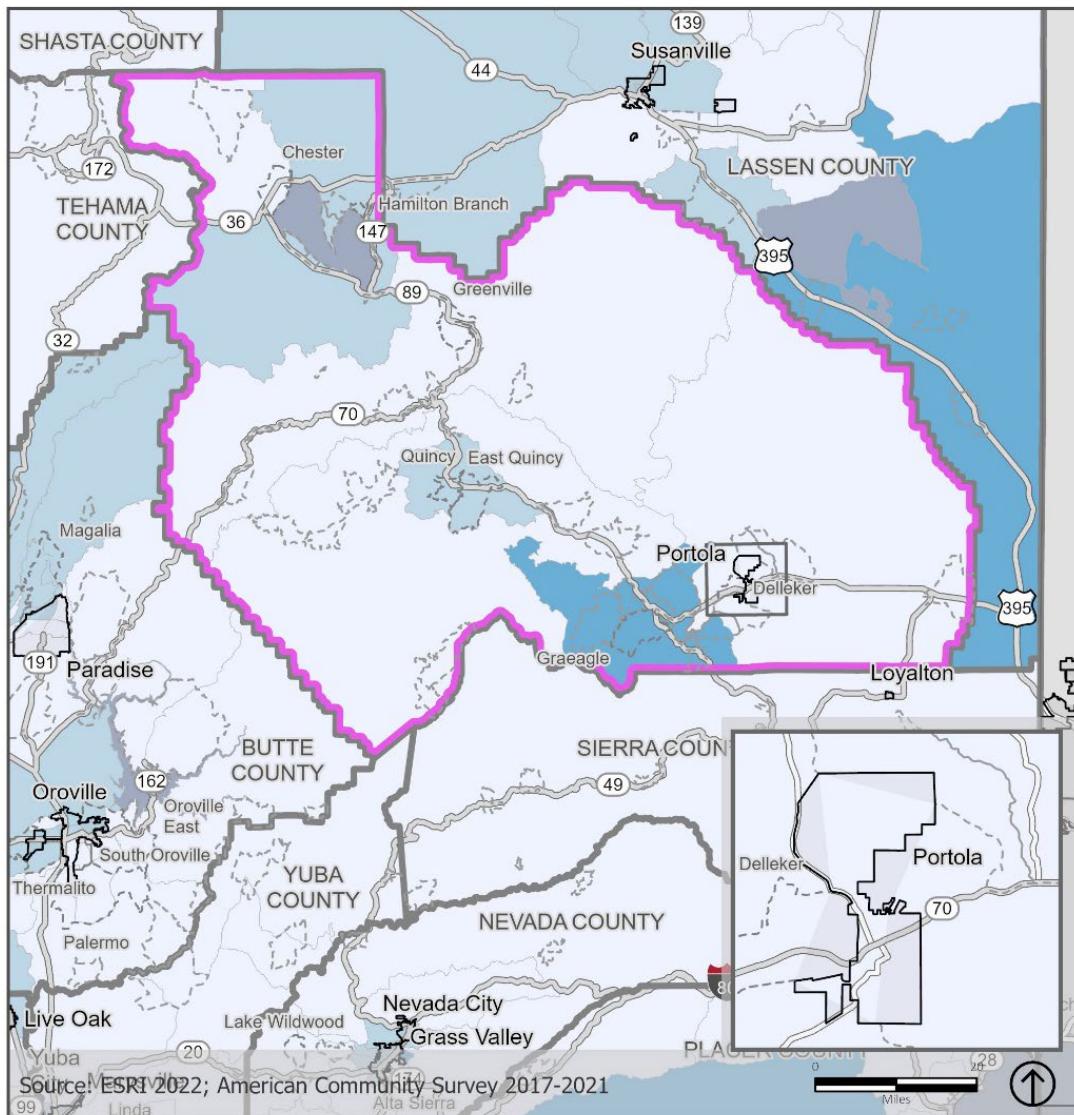
TABLE C-3: POPULATION BY FAMILIAL STATUS

Familial Status	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Family Households	66.3%	57.0%	60.4%	64.0%	61.2%	63.1%	61.9%	60.6%	66.7%	69.3%	59.8%	64.8%	60.5%	63.2%	64.0%	58.5%	64.9%	64.9%	68.6%	68.6%
Non-family Households	33.7%	43.0%	39.6%	36.0%	38.8%	36.9%	38.1%	39.4%	33.3%	30.7%	40.2%	35.2%	39.5%	36.8%	36.0%	41.5%	35.1%	35.1%	31.4%	31.4%
Percent of Families That are Female-Headed Single-Parent Households	12.2%	24.7%	10.1%	8.2%	10.4%	10.0%	14.7%	13.6%	12.6%	11.3%	8.2%	3.5%	6.0%	4.0%	24.4%	7.8%	11.2%	7.9%	12.5%	10.7%

Source: ACS 2006-2010, 2017-2021.



## FIGURE C-3: PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS, PLUMAS COUNTY



County Boundary



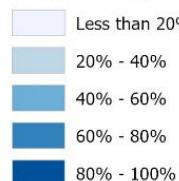
City Boundary



Census Designated Place Boundary



Percent of Children in Female  
Householder, No Spouse/Partner  
Present Households



## Income

**Table C-4, Households by Median Income**, shows the median income by geographic location. According to the 2017-2021 ACS, Plumas County had a lower median income than the state median income (\$84,097). As of 2025, HCD reports the AMI for Plumas County as \$95,300 for a family of four. Regionally, this was also true in Lassen, Sierra, and Modoc counties. Compared to Plumas, Sierra, Lassen, and Modoc counties and their incorporated cities, Portola has the lowest median income at \$45,234. However, Plumas is not the lowest-income county when compared to the other counties in the region, which suggests most lower-income households in the county are in the City of Portola. Higher-income census tracts in Plumas County include the communities of Quincy and Chester as well as the southwest side of the county (**Figure C-4**).

This is also reflected in the percentage of households with incomes below the poverty level, as shown in **Table C-5**. As with the percentage of family households that are female-headed, single-parent households, the growth in the percentage of residents in Portola with incomes below the poverty level is exacerbated by a decrease in the overall population. However, there has been a 38.7 percent increase in the total number of residents in Portola with incomes below the poverty level between 2012 and 2021. Countywide and in the unincorporated areas, there has been a decrease in the percentage of the population with incomes below the poverty level. Within the county, areas with lower levels of poverty include the southwest side of the county; a small section of the north side of the county to the east of Chester; and the census tract just southwest of Lake Almanor, where fewer than 10 percent of residents had incomes below the poverty line (**Figure C-5**).

This decrease in the percentage of residents with incomes below the poverty level is also apparent regionally. Lassen County and Susanville experienced a high poverty rate in 2012, but it slightly decreased in 2021. The most notable shift in poverty rates is observed in Sierra County. While the poverty level in Sierra County has experienced a significant drop from 16.8 percent to 8.2 percent, Loyalton has seen a rise to 17.3 percent, a 5.5 percentage point increase from 2012. This is similar to the pattern seen in Plumas County. In contrast, the unincorporated area of Modoc County as a whole has seen their poverty rates rise to 20.5 percent and 19.6 percent, respectively. However, the city of Alturas stands as an exception within this county, with a decrease in its poverty rate down to 17.6 percent in 2020.

### Local Knowledge

There are few areas in Plumas County with high concentrations of poverty. The Greenville Flats community is historically comprised of lower-income households. Dwelling units in this community commonly show outward signs of aging and dilapidation. Anecdotally, several individuals residing in this community fall into the special needs category of recently incarcerated, transitioning offenders, and paroles. It is common to observe unsanctioned recreational vehicles being used as permanent housing, often requiring Code Enforcement officials to intervene. Yards are frequently presented as unkept, with complaints of abandoned vehicles (both operable and inoperable), accumulated solid waste, and unpermitted burn piles.

Code Enforcement continues to collaborate with the Building Department, Planning Department, and members of the Greenville Flats community to resolve these issues and promote public health and safety.

Specific to temporary use of recreational vehicles allowed for occupancy year-round to facilitate emergency interim housing post 2021 wildfire, including areas within Greenville Flats, Program H 3.2 (Code Enforcement) directs the Code Enforcement Department to 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.

Specific regions within Plumas County have become popular destinations for vacation home rentals, second homes, retirees, and individuals seeking a more luxurious lifestyle. These concentrated pockets of affluence generally exist within the Whitehawk, Grizzly Ranch, Nakoma, Plumas Eureka Estates, Lake Almanor West Shore, Bailey Creek, and Foxwood subdivisions. Parcels within these communities are generally classified as "Above Moderate" income.





A total of 286 publicly financed housing options in the unincorporated areas of Plumas County include affordable rental housing that accept Housing Choice Vouchers (Section 8) for families, seniors, and the disabled, as follows:

- Valley Heights (Quincy) – 48 affordable units for families and seniors, including 1 manager unit (HUD)
- Green Meadows (Greenville) – 47 affordable units (12 at the Greenville Wolf Creek Road property and 35 at the Hot Springs Road property) for families and seniors, including 1 manager unit (HUD) under FPI Management Inc.
- Pine Meadows (Chester) – 16 affordable units for families (USDA)
- Sierra Meadows (Chester) – 49 affordable units for families and seniors, including 1 manager unit (HUD)
- Wildwood Village (Chester) – 53 affordable units for seniors and the disabled, including 1 manager unit (USDA)
- Quincy Garden Apartments (Quincy) – 28 affordable units for individuals (USDA), owned by Quincy Garden Apartments A CA, dba Quincy Garden Apartments
- Mountain View Manner (Quincy) – 45 affordable units for seniors and the disabled (USDA), including 1 manager unit, under FPI Management Inc. and owned by Quincy Mountain View Limited Partnership LP

Therefore, the areas of publicly funded housing units in Plumas County are in the Town of Quincy, Town of Greenville, and Town of Chester.

Quincy Garden Apartments subsidy by the USDA's Rural Housing Service 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. Program H 2.3 directs the County, in cooperation with the owner, Quincy Garden Apartments A CA, dba Quincy Garden Apartments to monitor the status of this affordable housing project and will work to consider options to preserve the affordable housing units no later than 2027 and then monitor annually thereafter through 2029.



**TABLE C-4: HOUSEHOLDS BY MEDIAN INCOME**

<b>Geography</b>	<b>Median Income</b>	
	<b>2010</b>	<b>2021</b>
Portola	\$35,339	\$45,234
Plumas County	\$44,000	\$57,885
Susanville	\$45,198	\$53,750
Lassen County	\$50,317	\$59,292
Loyalton	\$49,340	\$79,185
Sierra County	\$52,950	\$56,152
Alturas	\$32,385	\$50,843
Modoc County	\$34,588	\$51,090
State	\$60,883	\$84,097

Source: ACS 2006-2010, ACS 2017-2021, B01002.

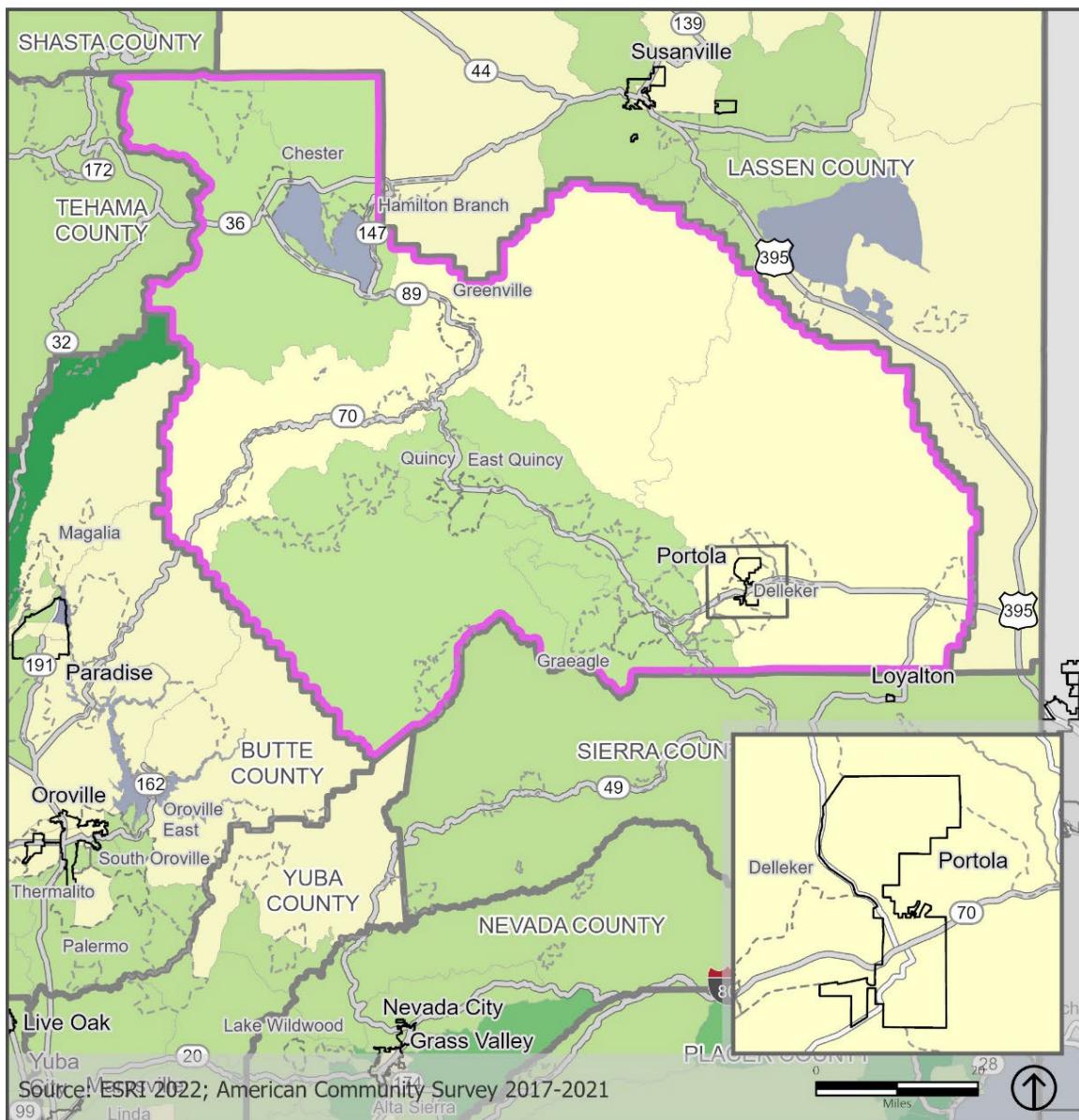
**TABLE C-5: POVERTY RATE**

<b>Geography</b>	<b>Poverty Rate</b>	
	<b>2012</b>	<b>2021</b>
Portola	13.8%	23.1%
Plumas County (Unincorporated)	13.9%	10.4%
Plumas County	13.9%	11.9%
Susanville	19.5%	17.3%
Lassen County	15.4%	13.9%
Loyalton	11.8%	17.3%
Sierra County	16.8%	8.2%
Alturas	26.2%	17.6%
Modoc County	18.8%	19.6%
State	15.3%	12.3%

Source: ACS 2008-2012 & 2017-2021 S1701.



**FIGURE C-4: MEDIAN INCOME BY CENSUS TRACT, PLUMAS COUNTY**



County Boundary



City Boundary



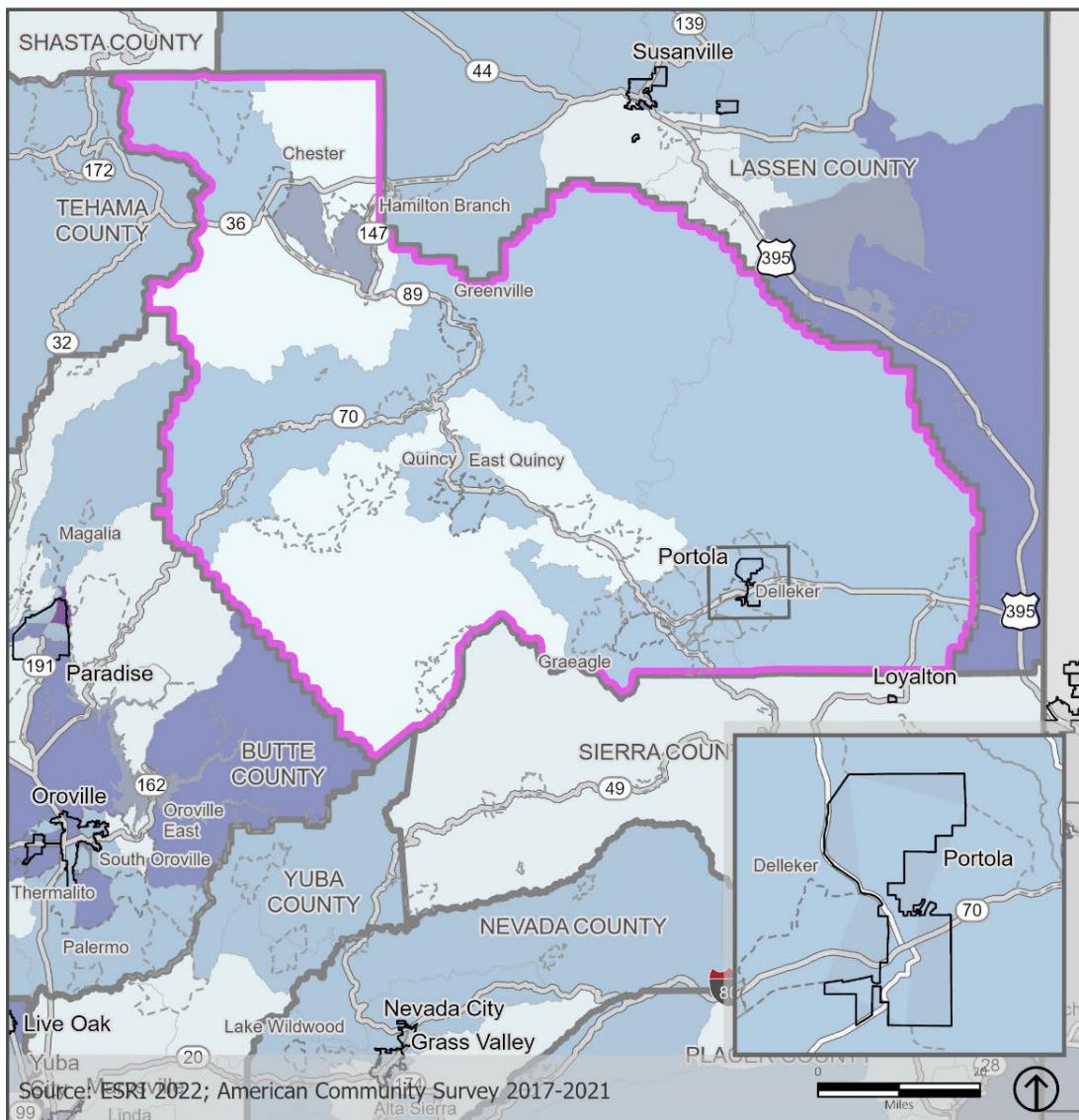
Census Designated Place Boundary



Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)



## FIGURE C-5: RATES OF RESIDENTS WITH INCOMES BELOW POVERTY, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Population whose income in the past 12 months is below poverty level

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%



# CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

## Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) or areas of High Segregation and Poverty are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower. HCD defines areas of High Segregation and Poverty as census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023). R/ECAPs or areas of High Segregation and Poverty may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. There are no R/ECAPs or areas of High Segregation and Poverty in the county, including all cities and communities.

## Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAA) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota's Humphrey School of Public Affairs, RCAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016).

HCD further adjusted the RCAA methodology to track more closely with California's higher levels of diversity by setting the white population threshold to 50 percent. There are no RCAs in the county, including all cities and communities.

# DISPARITIES IN ACCESS TO OPPORTUNITY

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compare each tract to those within the council of governments (COG) region.

Areas designated as "highest resource" are the 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated "high resource" score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment.



"Moderate resource" areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as "moderate resource (rapidly changing)" have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).

"Low-resource" areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having "high segregation and poverty"; these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$19,720 for a two-person household and \$30,000 annually for a family of four in 2023).

As is shown in **Figure C-6**, the highest-resource areas of the county are in the north, including the areas surrounding the unincorporated community of Chester. The census tract in the south-central area of the county, which includes the unincorporated community of Graeagle, is considered a high-resource area. The unincorporated communities of Quincy and East Quincy are within the area of the County that was identified as a moderate-resource area, as was the southwest side of the county. The remainder of the county, including the city of Portola and the unincorporated community of Greenville, is considered a low-resource community. The area along State Route 70 is also considered a low-resource area.

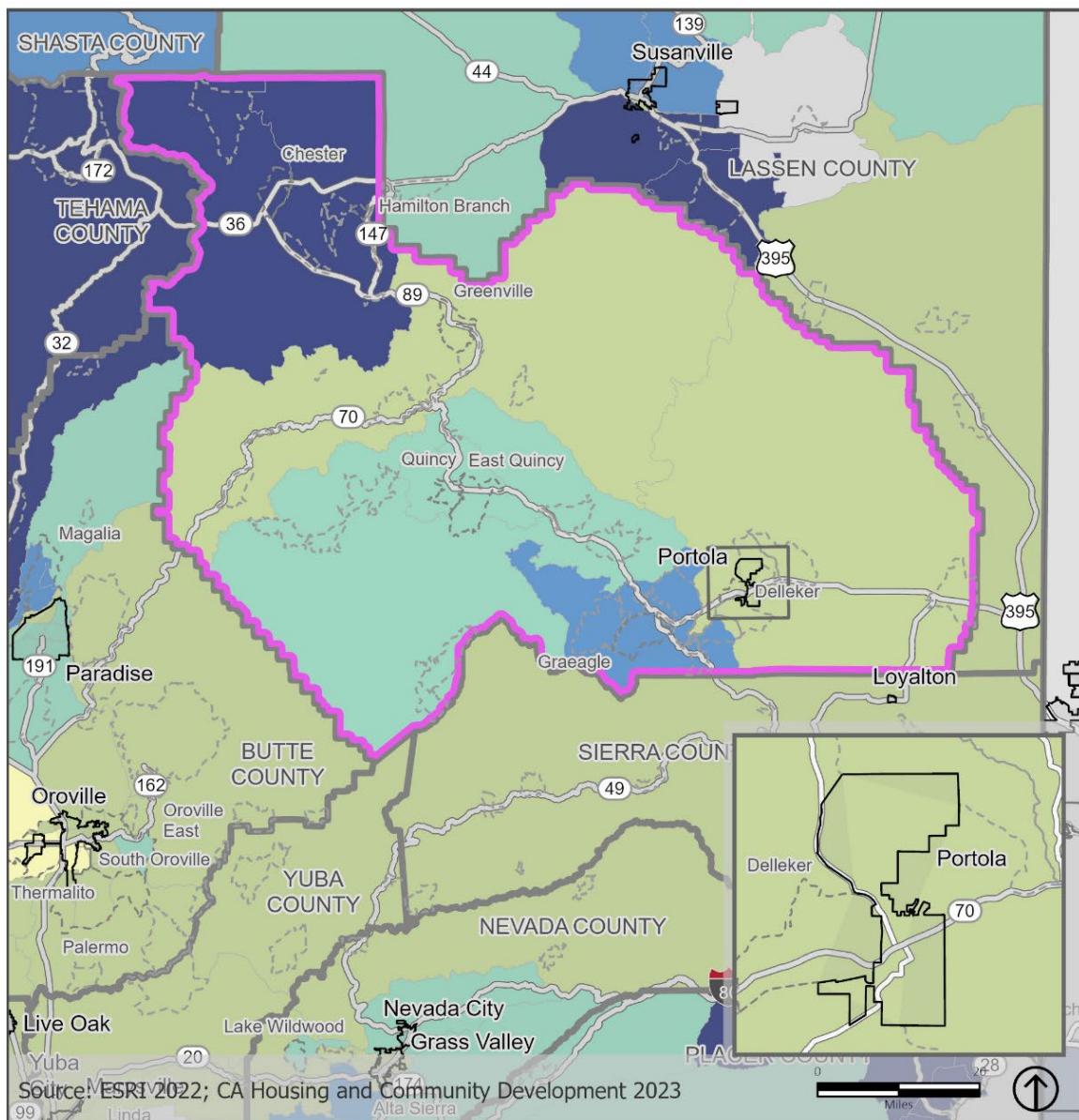
### *Local Knowledge*

As previously stated, the communities of Whitehawk, Grizzly Ranch, Nakoma, Plumas Eureka Estates, Lake Almanor West Shore, Bailey Creek, and Foxwood are typically comprised of higher-income households. These areas would be at lower risk for overpayment, displacement due to financial hardship, or limited access to resources.

Communities within recent wildfire affected areas from the Dixie (2021), Beckwourth Complex (2021), and Gold Complex (2024) fires are still recovering. The need for resources in these areas is disproportionate compared to communities less impacted by wildfire. The County has worked to expedite the plan check process for single and multi-family dwelling units, grocery stores, and commercial resources within these areas in the name of wildfire recovery.



**FIGURE C-6: TCAC OPPORTUNITY AREAS, 2023, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



## Education

As shown in **Table C-6**, School Performance, most schools in Plumas County have student performance scores below grade standards on standardized tests. Several schools within Plumas County have high populations of socioeconomic disadvantaged students or meaning they either qualify for free or reduced-price meals or have parents/guardians who did not receive a high school diploma. These factors may impact the individual academic performance of students. Below-standard scores on standardized tests are also common throughout other counties in the region, including schools in Lassen County, Sierra County, and Modoc County.

Few schools in Plumas County have high percentages of students who are English language learners (ELL). The two schools with the largest populations of ELLs in the county are both in Portola at Portola Junior/Senior High School and C. Roy Carmichael Elementary (12.0 percent and 9.8 percent of students, respectively). At the remaining schools, ELL students make up less than 5 percent of the campus population.

Chronic absenteeism (being absent 10 percent or more of the instructional days enrolled) is a notable issue throughout the County's school systems. Plumas Charter reports the lowest percentage of students who are chronically absent (4.8 percent). The remaining schools in the County range from 17 percent (Chester Elementary) to 43 percent (Quincy Elementary). The exact causes of chronic absenteeism are unknown, but contributing factors include chronic health issues, lack of transportation, housing insecurity, aversion to the school environment, conflict between the need to work and school, and lack of academic or behavioral support.

School locations are concentrated in the city of Portola and the communities of Quincy, Greenville, and Chester. The county also has three continuation high schools, with two located in Chester and one located in Portola, which help non-traditional high school students to regain credits and complete high school. Standardized test scores for these schools are not reported due to the small number of students. These schools also tend to have particularly high percentages of socioeconomically disadvantaged students.

### *Local Knowledge*

Public schools remain the most readily available option to families in Plumas County. The two charter schools located in Quincy (Plumas Charter) and Greenville (Indian Valley Academy, formerly Greenville Junior/Senior High) have limited capacity.

Upper education opportunities are typically offered by Feather River College (FRC) in Quincy. FRC facilitates the Plumas Pipeline, a program created to assist Plumas County residents afford higher education. Students may begin while still in high school, or college students can have two years of tuition and fees covered under the program. The program is designed for first time, full time, and returning students who have not yet completed a higher education degree.

There are currently no plans to establish new subdivisions in Plumas County.





**TABLE C-6: SCHOOL PERFORMANCE**

<b>School Name</b>	<b>Location</b>	<b>ELA Score (Points Above or Below Standard)</b>	<b>Math Score (Points Above or Below Standard)</b>	<b>Chronic Absence (Percent of Students Chronically Absent)</b>	<b>Suspension Rate (Percent Suspended at Least One Day)</b>	<b>Socio- Economic Disadvantage (Percent of Students)</b>	<b>English Learners (Percent of Students)</b>	<b>Foster Youth (Percent of Students)</b>
C. Roy Carmichael Elementary	Portola	30.4 points below	46 points below	28%	2.2%	73.7%	9.8%	0.6%
Chester Junior/Senior High	Chester	12.7 points below	115.7 points below	28%	12.8%	60%	0.8%	0%
Almanor High (Continuation)	Chester	Fewer than 11 students - data not displayed for privacy reasons				100.0%	0.0%	0.0%
Beckwourth (Jim) High (Continuation)	Portola	Fewer than 11 students - data not displayed for privacy reasons				83.3%	0.0%	0.0%
Plumas Charter	Quincy	4.7 points above	33.1 points below	4.8%	0.0%	59.3%	0.0%	0.0%
Almanor High (Continuation)	Chester	Fewer than 11 students - data not displayed for privacy reasons.				100.0%	0.0%	0.0%
Indian Valley Academy	Greenville	Formerly Greenville Junior/Senior High; no information yet available.						
Quincy Elementary	Quincy	53.9 points below	69.5 points below	43.2%	5%	55.4%	1.7%	0.3%
Chester Elementary	Chester	19.8 points below	41 points below	17.1%	1.7%	58.7%	4.5%	0%
Portola Junior/Senior High	Portola	33.7 points below	82.3 points below	40%	10.1%	60.6%	12.0%	0.4%
Quincy Junior/Senior High	Quincy	21.7 points below	88.1 points below	26%	15.8%	47.3%	1.3%	0.6%

Source: California Schools Dashboard, 2024.



## Economics

The TCAC Opportunity Analysis identifies geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2 signify less positive economic conditions, and scores exceeding 0.8 indicate more positive economic conditions.

In Plumas County, the central regions of the County have scores ranging from 0 to 0.4, indicating relatively negative economic outcomes. The eastern side, which includes Portola, has higher scores ranging from 0.6 to 0.8. Additionally, there are some areas on the north and south sides of the County with scores ranging from 0.8 to 1.0, indicating more positive economic outcomes.

Regionally, in Lassen County, most areas on the west and north sides of the County have economic scores between 0 and 0.7. However, the center of the County, where Susanville is located, shows a wide range of economic conditions, ranging from 0.2 to 1. The areas that border Plumas County demonstrate the most positive economic outcomes. Sierra County's economic performance is below 0.2. This is in line with the economic conditions of neighboring counties like Yuba, Nevada, and Placer, which underscores the regional nature of these economic disparities. In contrast, Modoc County has the most positive economic outcomes. Despite the fact that scores between 0.2 and 0.4 are recorded on the west side of the county, significant parts of the county, including the City of Alturas, fall within the 0.8 to 1 range, the highest score category in the TCAC Opportunity Analysis.

### *Local Knowledge*

Major employers in Plumas County include jobs in healthcare, government, resource extraction, and educational services, including:

- Collins Pine, Chester
- Environmental Alternatives, Quincy
- Feather River Family Dentistry, Quincy
- Plumas Bank, Quincy, Chester, Greenville, and Portola
- Plumas County, Quincy, Greenville, Chester, Portola
- Plumas Sierra Rural Electric Co-Op, Delleker
- Seneca Healthcare District, Chester
- Plumas District Hospital, Quincy
- Sierra Pacific Industries, Quincy
- US Forest Service, Mt. Hough Ranger District and Beckwourth Ranger District

Due to a lack of workforce housing, employers often have difficulty recruiting and retaining employees. Typically, workers have to commute long distances across the County and 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.

For example, Program H 2.5 (Support Lower Income Workforce Housing Development) encourages the County to 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:

- 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.
- 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.
- Apply for State and Federal grant funding on behalf of housing providers when funding sources require public agency involvement.
- Proactively reach out to affordable housing developers to identify development opportunities and funding sources.
- Support housing provider funding applications in the form of supporting letters and resolutions.
- Offer regulatory incentives, such as density bonuses, for projects that include housing units affordable to lower income households.
- Work with non-profits and for-profit housing development corporations specializing in housing for various special needs groups.

As is often the case in rural, forested areas, high speed internet and cell phone service ranges in its availability. There are pockets of limited or no service. State and federal grant monies have become available to upgrade fiber and bring better service areas throughout the County.

Industrial forestry harvest and fuels reduction post 2021 wildfires employs individuals from throughout the County, and those that travel to Plumas to work on projects. This industry requires travel to more remote areas and forested lands not nearby where many residents live.

Access to economic opportunities has changed with increased need for fuels reduction work. Areas of the County zoned for commercial generally are along the major transportation routes, such as State highways, and those areas with industrial uses are part of industrial parks, such as in the Beckwourth area of Sierra Valley, in East Quincy, north of Lee Road, Crescent Mills along the railroad line, and in Chester east of Highway 36.

The healthcare industry is growing in Plumas County with the development of two facilities, one in Chester and one in Quincy.

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 Senate 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.

Plumas District Hospital (PDH) is in the process of constructing a new skilled nursing facility in Quincy, located across the street from the existing PDH hospital campus on Bucks Lake Road. The 22,507 square foot facility advanced construction activities in 2024 and is expected to be completed in summer 2025, consisting of two one-story buildings and when fully operational, will host 36 beds with 24-hour nursing care and bring 79 livable wage jobs to Plumas County.

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.

## Transportation and Infrastructure

Plumas Transit Service serves all the major communities in Plumas County. The North County Route runs between Quincy and Chester and provides service to the communities of Crescent Mills and Greenville. The East County Route runs between Quincy and Portola and provides service to the communities of Cromberg and Graeagle. The East County Route also makes a connection at Hallelujah Junction on Monday, Wednesday and Friday to provide residents of Plumas County service to Reno and communities along the Highway 395 corridor.

These local efforts are outlined in the 2023 Plumas County Short Range Transit Plan and the Plumas County Bicycle and Pedestrian Plan. Residents without access to car travel can utilize the public transportation system and seniors can utilize Plumas County Seniors Transportation. It is the same regardless of the industry residents work in or where they live. There have been no recent engineering reports or assessments of capital improvements. There are no known differences in infrastructure availability or quality between neighborhoods or unincorporated communities. Road conditions vary throughout the County, but in general are in fair condition. Streetlights, traffic lights, and bike infrastructure are available throughout Plumas County, primarily within more densely populated communities. The County is not aware of any high collision corridors or areas with high traffic on a regular basis. Safe Routes to School plans vary throughout the County. An assessment is included in the Plumas County Bicycle and Pedestrian Plan. There are several differences between neighborhoods, communities, and towns in the unincorporated area with sidewalk availability. There are noticeable differences in non-motorized infrastructure by community and neighborhoods and access to transportation options. The Plumas County Bicycle and Pedestrian Plan has more information. Past and future planned transportation infrastructure improvements are included in the Plumas County Regional Transportation Plan (RTP).

The primary major infrastructure projects planned for the next ten years include those along the State highways that are owned and managed by Caltrans, such as along Highway 36/Main Street in Chester, along Highway 70/Main Street/Lawrence Street in Quincy, Highway 70 from Cromberg to Portola, Highway 89 through Graeagle, and Highway 70 through Sierra Valley.

### All Transit

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas) on a scale of 0 to 10, with a score of 10 indicating complete transit connectivity.

As shown in **Table C-7**, AllTransit scores for Portola and Plumas County are slightly higher than those of nearby Sierra and Modoc counties, with both the city and county scoring 0.7. In Portola, on average, households have 417 jobs accessible within a 30-minute trip, and 20 transit trips are available per week within ½ mile. Regionally, AllTransit scores are lower in Loyalton, Sierra County, Alturas, and Modoc County. Susanville and Lassen County have the highest scores, at 2.5 and 0.9, respectively. Susanville has a more connected transit system that provides better equal access to workplaces and other destinations than the surrounding region.



**TABLE C-7: ALLTRANSIT SCORES BY COUNTY AND JURISDICTION**

Jurisdiction	AllTransit Score
Portola	0.7
Plumas County	0.7
Susanville	2.5
Lassen County	0.9
Loyalton	0
Sierra County	0
Alturas	0.6
Modoc County	0.3
State	5.1

Source: AllTransit, accessed April 2024.

## Environment

The California Environmental Protection Agency's Office of Environmental Health Hazard Assessment (OEHHA) developed the CalEnviroScreen 4.0 web-based mapping tool to help identify California communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen uses 21 indicators of environmental, health, and socioeconomic conditions to help identify these communities. The scores are mapped so that different communities can be compared. An area with a high score experiences much higher pollution and/or population burdens than areas with low scores.

Plumas County demonstrates relatively positive environmental conditions with CalEnviroScreen scores. Scores are most positive in the southwest part of the county and least positive in the census tract that includes the community of Greenville (see **Figure C-7**). In the Greenville area, environmental conditions that are among the greatest concerns are solid waste, ozone, hazardous waste, and impaired waters. Lead from housing is also an area of moderate concern in the census tract that includes Greenville. Ozone and solid waste exposure are also factors of concern in the southwest, as is drinking water quality. This is similar to the area that includes Portola and to the northern area of the county around Lake Almanor. None of the census tracts in Plumas County are considered a Disadvantaged Community under SB 535, a designation that is based on having a CalEnviroScreen score in the 75th percentile or higher.

In addition to CalEnviroScreen 4.0, the Public Health Alliance of Southern California has created an evaluative tool known as the Healthy Places Index (HPI). This tool is designed to assess various social, economic, and neighborhood design elements that significantly influence health outcomes. According to HPI, the majority of census tracts in Plumas County are in the second-lowest or second-highest quartiles of its ranking system, indicating conditions associated with moderate to low health outcomes. The northwestern area of the County had the most positively ranked score in this analysis; most negatively ranked factors in this area included access to retail and parks. This was similar in the Quincy and Portola areas.





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## *Local Knowledge*

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There are no known major sources of pollution in Plumas County, although due to the number of wood-burning fireplaces and stoves, air quality can be an issue in the winter months.

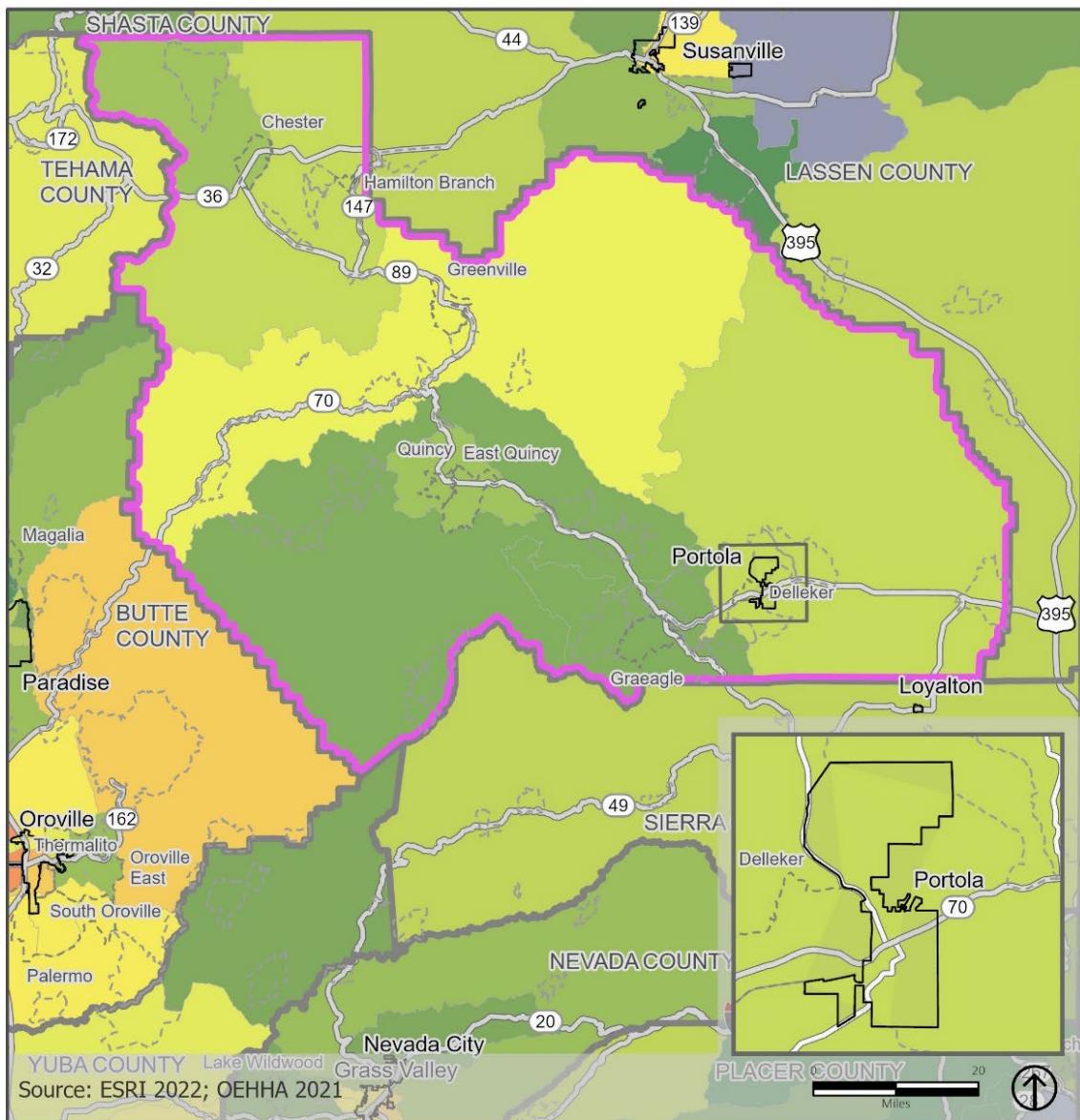
Lands zoned Recreation-Open Space (Rec-OS) have limited uses allowed by right or subject to the issuance of a special use permit due to environmental conditions and considerations.

No new subdivisions have been planned for over 20 years. Access to outdoor open space, including forested lands, is abundant in Plumas County, with forested public lands surrounding each community generally with road or trail access. Access to parks is generally limited to those in towns, such as Chester, Greenville, Quincy, and East Quincy.

Access to retail and shopping centers are located primarily in the County's towns, including Chester, Greenville, Quincy, and East Quincy. Areas outside of the towns may have smaller community commercial centers or nodes, but some do not, and those households would need to travel to access retail and shopping centers.



**FIGURE C-7: CALENVIROSCREEN 4.0, PLUMAS COUNTY**



County Boundary



Census Designated Place Boundary



City Boundary



CalEnviroScreen 4.0 - Percentile Score

	1 - 10% (Lowest Scores)
	11 - 20%
	21 - 30%
	31 - 40%
	41 - 50%

51 - 60%

61 - 70%

71 - 80%

81 - 90%

91 - 100% (Highest Scores)

# DISPROPORTIONATE HOUSING NEEDS, INCLUDING DISPLACEMENT

A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

## Overpayment

Housing represents a significant percentage of the total cost of living for many households in California. Households spending more than 30 percent of their gross income on housing costs are considered to be overpaying, or "cost burdened." Overpayment is disproportionately experienced by renters in low-income households and low-resource areas. As is the case across the region and the state, households in unincorporated Plumas County face elevated rates of overpayment. However, according to CHAS 2006-2010 and 2016-2020 data, there has been a decrease in the percentage of homeowner households experiencing cost burden within Plumas County (from 33.1 percent in 2010 to 21.2 percent in 2020) (see **Table C-8**). Rates of renter overpayment were relatively stable during the same period. Within Portola, however, the number of renters experiencing cost burden has not decreased at the same rate that the total number of renters has decreased, so the share of renters experiencing cost burden has increased. As of 2020, more than half of renters in Portola (53.3 percent) experience cost burden, compared to 48.8 percent in 2010. During the same time period, the share of homeowners experiencing cost burden in Portola has decreased from 31.2 percent to 27.0 percent even as the overall number of homeowners has decreased. Regionally, in the nearby counties of Lassen and Sierra, the percentages of owner and renter households facing housing overpayment are also comparable with those in Plumas County. In contrast, rates of overpayment are lower for both tenure types within Modoc County. Plumas County's rates of overpayment are slightly lower than those of the state overall.

Homeowner overpayment has a similar distribution across the county by census tract (see **Figure C-8**). All census tracts in the county have rates of homeowner overpayment between 20 and 40 percent. The City of Portola and the unincorporated area of Quincy have higher concentrations of renters experiencing cost burden than other areas of the county (see **Figure C-9**). This is also true in the census tracts around Lake Almanor, including the communities of Hamilton Branch and Prattville.

## Local Knowledge

Pre-2021 wildfires, Plumas County experienced a lack of housing supply, based on demand, for both rental and for-sale properties. Post 2021 wildfires, the housing market in Plumas County did see a surge of need, resulting in an exacerbation of a lack of supply of housing, both rental and for-sale. As a result, rents and sales prices did increase due to demand, in addition to national inflation rates causing price adjustments. Geographically, the towns of Chester, Quincy, and East Quincy and the east County areas saw an influx in demand for housing, as those areas were not affected by unit losses due to the 2021 wildfires.

Overall, in 2023, Comprehensive Housing Affordability Strategy (CHAS) data reported that 11 percent of renter households and 13 percent of owner households were overpaying.

As of August 1, 2025, there were six advertised market rental properties advertised on Zillow 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.



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).

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

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.

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.

The County is not aware of any patterns of evictions or foreclosures between neighborhoods or unincorporated communities.





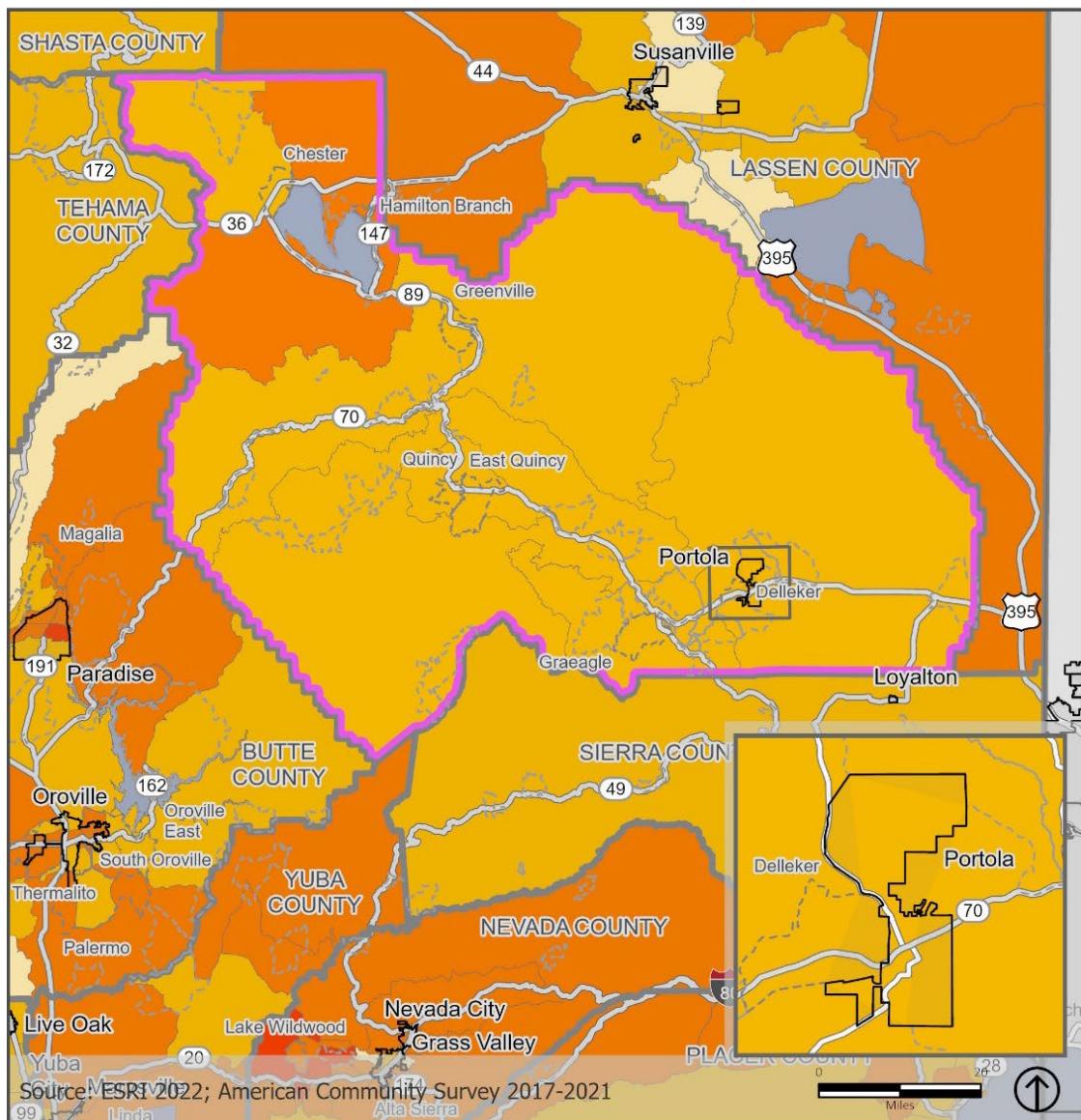
TABLE C-8: HOUSEHOLDS BY OVERPAYMENT

Households Paying >30% of Income for Housing Costs	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Percent of Owner Households Experiencing Cost Burden	31.2%	27.0%	33.3%	21.2%	33.1%	21.6%	27.7%	23.2%	29.6%	20.6%	18.5%	22.7%	25.1%	30.5%	27.7%	23.7%	25.8%	15.2%	41.2%	29.3%
Percent of Renter Households Experiencing Cost Burden	48.8%	53.3%	39.8%	39.2%	41.4%	41.7%	57.8%	35.4%	51.2%	39.6%	12.3%	49.1%	43.2%	37.0%	49.5%	35.6%	39.2%	35.6%	50.4%	49.5%
Percent of All Households Experiencing Cost Burden	39.8%	39.9%	35.4%	25.6%	36.0%	27.0%	42.0%	29.6%	37.4%	26.6%	17.3%	30.5%	28.7%	32.2%	36.7%	27.8%	29.8%	20.0%	45.1%	38.3%

Source: CHAS 2006-2010, 2016-2020.



FIGURE C-8: RATE OF HOMEOWNER OVERPAYMENT, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income

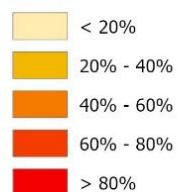
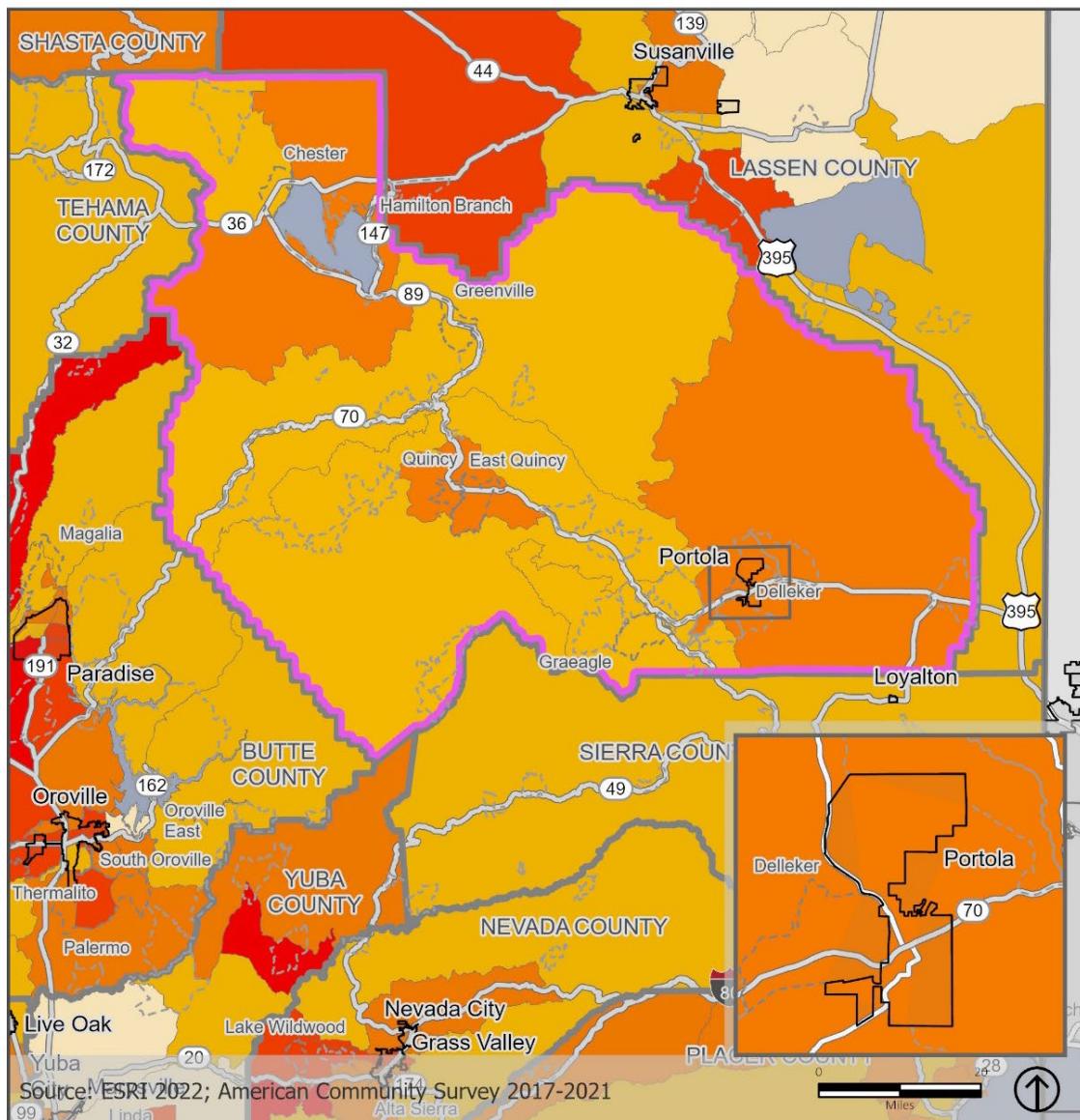


FIGURE C-9: RATES OF RENTER OVERPAYMENT, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



## Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon and often includes families with children who share rooms or multigenerational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as "doubling up"). Situations such as this may indicate a shortage of appropriately sized and affordable housing units because overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

Plumas County has seen an increase in the percentage of overcrowding in renter households, from 5.3 percent in 2010 to 6.4 percent in 2021. However, the number of renters experiencing severe overcrowding has decreased by 1.2 percentage points. The unincorporated area of the County has seen a significant rise in overcrowded renters, with a shift from 1.9 percent in 2010 to 7.3 percent in 2021, but a decrease in the percentage of renters that experience severe overcrowding (3.9 percent in 2010 to 1.3 percent in 2021). Rates of homeowner overcrowding are low in the unincorporated County (0.6 percent in 2021), which has been relatively steady since 2010. Additionally, there are no reports of severe overcrowding among homeowner households throughout the County. At the census tract level, most tracts in the County have rates of overcrowding below 5 percent between both tenure groups, though rates are slightly higher (between 5.0 and 10.0 percent) in the central and southwest areas of the County, including the tracts with the communities of Greenhorn, Cromberg, La Porte, and Meadow Valley (see [Figure C-10](#)).

Regionally, Plumas County has comparably low levels of homeowner overcrowding when compared to Lassen and Sierra counties, and a lower rate of homeowner overcrowding compared to Modoc County. Among renters, rates of overcrowding are also similar to those in Sierra County, though with a higher rate of severe overcrowding in Plumas County.

Within Portola there has been a significant decrease in the percentage of renters experiencing overcrowding, from 20.7 percent in 2010 to 2.3 percent in 2021. However, the percentage of renters experiencing severe overcrowding has increased from 0.0 percent in 2010 to 4.7 percent in 2021. This is still a decrease in the percentage of renters experiencing any level of overcrowding. Homeowner overcrowding in Portola has increased by 1.1 percentage points during the same period, though the percentage of homeowners experiencing severe overcrowding has stayed steady at 0.0 percent.

### Local Knowledge

Due to the 2021 wildfires, County residents were displaced, which lead to higher known rates of household overcrowding, such as "doubling-up" families in one house. Four years later, in 2025, overcrowding due to the wildfires has improved, although still an issue with some that have not been able to find secure permanent housing.



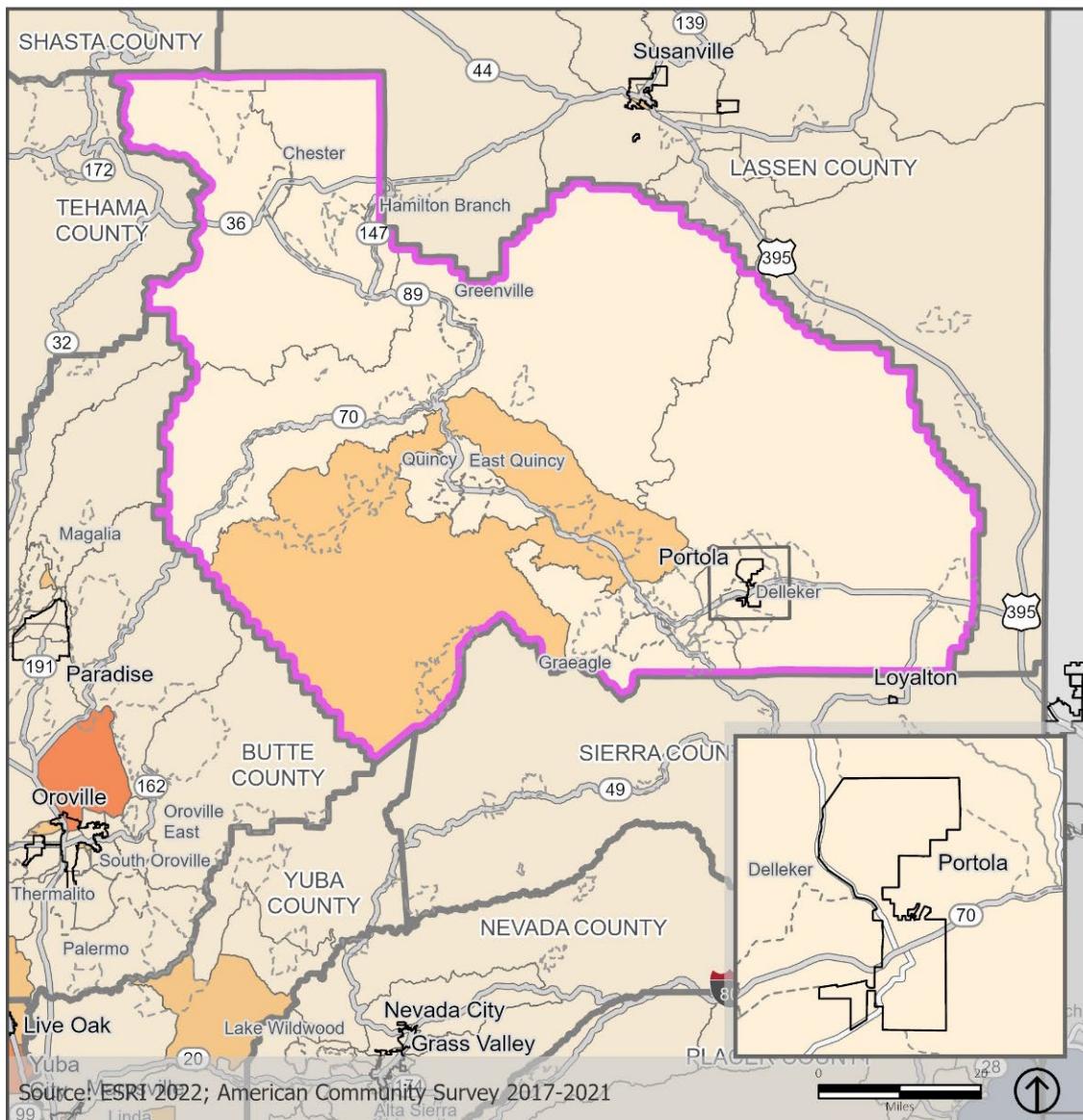
TABLE C-9: HOUSEHOLDS BY OVERCROWDING

Households Experiencing Overcrowding	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Percent of Owner Households Experiencing Overcrowding	4.3%	5.4%	0.7%	0.6%	1.1%	1.0%	3.7%	2.4%	2.5%	1.0%	1.1%	0.0%	0.3%	0.7%	0.0%	0.0%	0.7%	3.5%	3.1%	3.1%
Percent of Owner Households Experiencing Severe Overcrowding	0.0%	0.0%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.3%	0.9%	1.1%
Total Number of Owner Households	650	538	5,965	5,413	6,615	5,951	2,924	1,590	6,545	6,236	263	297	1,151	908	707	784	2,790	2,543	7,112,050	7,502,706
Percent of Renter Households Experiencing Overcrowding	20.7%	2.3%	1.9%	7.3%	5.3%	6.4%	10.8%	3.0%	9.0%	3.3%	0.0%	0.0%	0.0%	6.6%	7.9%	3.2%	6.1%	1.5%	8.2%	7.4%
Percent of Renter Households Experiencing Severe Overcrowding	0.0%	4.7%	3.9%	1.3%	3.2%	2.0%	1.5%	1.1%	1.7%	0.6%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	1.5%	0.0%	5.1%	5.8%
Total Number of Renter Households	627	443	2,848	1,837	3,475	2,280	2,657	1,401	3,731	2,674	65	58	286	243	494	375	1,187	870	5,280,802	5,926,357

Source: ACS 2006-2010, 2017-2021 B25014.



**FIGURE C-10: HOUSEHOLDS EXPERIENCING OVERCROWDING, PLUMAS COUNTY**



## Housing Conditions

Housing stock in Plumas County is aging, with an increasing number of residential structures in need of rehabilitation.

As reported by Plumas County Code Enforcement in June of 2025, there are forty (40) unsafe, red-tagged dwelling units and fourteen (14) substandard dwelling units in need of rehabilitation. Generally, the areas of the County needing housing rehabilitation and replacement are those other than the housing units in the primary planned unit development subdivisions. Areas with the greatest concentration of dilapidation tend to be predominantly comprised with mobile/manufactured homes, followed by single-family homes over 30 years old. No new subdivisions have been developed in the past ten years. Rents and prices in primary planned unit development subdivisions are higher than those in other neighborhoods in the County. Multi-family housing is not widely available and is the third most predominant type of housing behind single-family housing and mobile/manufactured housing. Areas with high rates of code enforcement complaints occur when individuals are utilizing recreational vehicles for year-round housing, not within HCD licensed RV or mobilehome parks, and where mobile/manufactured homes are dilapidated.

## Persons Experiencing Homelessness

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.

Roughly 40 percent of those experiencing homelessness in 2023 were female and 60 percent male. Of the total homeless count, 18.66 percent had felony convictions, 21.64 percent were displaced due to fire, 26.12 percent experienced eviction, 11.19 percent due to a family break up, and 13.43 were children under the age of 18.

Plumas County continues to experience disproportionate impacts of housing insecurity among justice-involved individuals including transitional offenders and parolees.

Those unsheltered homeless community members tend to congregate along the creeks and rivers, seasonally, in Plumas County and in the County's parks, including along community bike trails such as the one in Quincy. Homeless individuals are also known to be living in their cars and camping on public lands.

Housing Navigation Services are offered by Plumas Crisis Intervention & Resource Center through the NorthStar Navigation Center that provides immediate emergency shelter and transitional housing services to homeless and chronically homeless individuals and families.

## Displacement

The Urban Displacement Project, a joint research and action initiative of UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census tract level. The analysis identifies the following categories of displacement risk:

- **Lower Displacement Risk:** The model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- **At Risk of Displacement:** The model estimates there is potential displacement or risk of displacement of the given population in these tracts.



- **Elevated Displacement:** The model estimates there is a small amount of displacement (e.g., 10 percent) of the given population.
- **High Displacement:** The model estimates there is a relatively high amount of displacement (e.g., 20 percent) of the given population.
- **Extreme Displacement:** The model estimates there is an extreme level of displacement (e.g., greater than 20 percent) of the given population.
- **Low Data Quality:** The tract has less than 500 total households and/or the census margins of error were greater than 15 percent of the estimate.

A combination of factors can result in increased displacement risk, particularly for lower-income households. Displacement risk increases when a household is paying more for housing than its income can support; the housing condition is unstable or unsafe; and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. All areas of Plumas County that were evaluated as part of the Urban Displacement Project analysis were determined to have a lower risk of displacement, which is also typical for neighboring Sierra and Lassen counties, with the exception of the area on the south side of Susanville (see [Figure C-11](#)). Census tracts in the center and on the southwest side of Plumas County were determined to have low data quality and so were not evaluated.

Natural hazards can also present risks of displacement. Many areas of the County are within CAL FIRE's High or Very High Fire Hazard Severity Zones, including the communities of Chester, Hamilton Branch, Greenville, the north sides of Quincy and East Quincy, and the City of Portola (see [Figure C-12](#)). The largest concentrations of high or very high fire hazard severity zones are surrounding Lake Almanor and in the State Route 70 corridor between Quincy and the area east of Portola. Fire hazards are typical for many counties in the rural north state. Flood hazards are also a common displacement risk factor.

As shown in [Figure C-13](#), there are few areas of the County that are within FEMA's 100-year flood risk zone. An area immediately surrounding Chester, an area in the Greenville and Crescent Mills area to the east of State Route 70, a small section of the County immediately north of Quincy, and on the southeast side of the County near Marble Hot Springs. Other small flood-prone areas are located along Yellow and Humbug Creeks on the west side of the County and immediately surrounding Butt Valley Reservoir. The majority of the County is not considered in a high-flood-risk zone.

### *Local Knowledge*

The Beckworth Complex Fire of 2021 damaged 5 residential units and destroyed 48 residential units in the Lake Davis, Frenchman, and Dixie Valley areas.

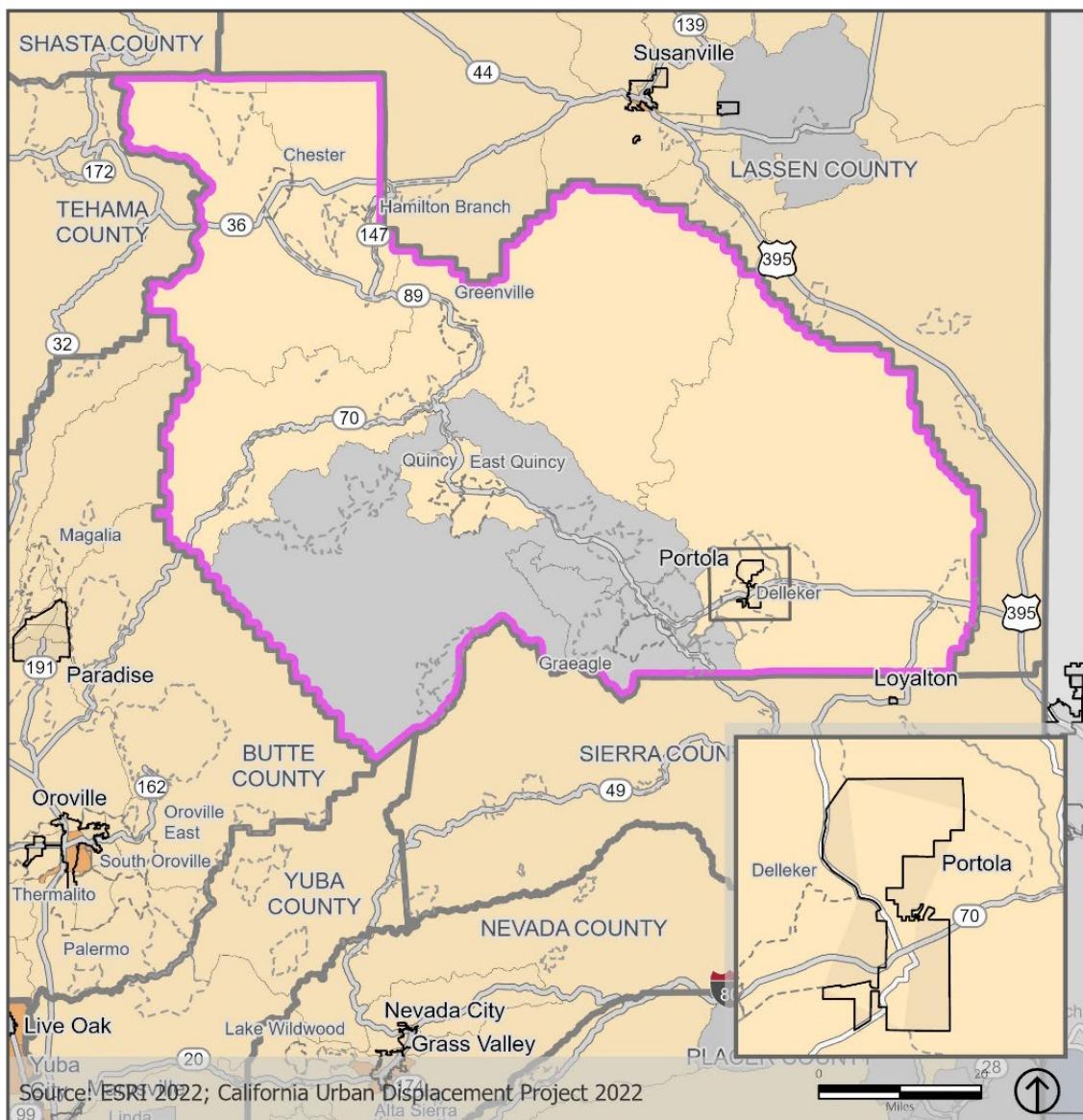
The Dixie Fire of 2021 damaged 54 residential units, including in the communities of Greenville (13), Warner Valley (11), Lake Almanor West (7), Canyon Dam (4), Indian Falls (4), Belden (1), Crescent Mills (1), and other unincorporated County (13) areas.

The Dixie Fire of 2021 destroyed 725 residential units, including in the communities of 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.

These fires led to the displacement of over 1,700 Plumas County residents, many of whom had to leave to find secure housing and have not returned. 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.



FIGURE C-11: RISK OF DISPLACEMENT, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary

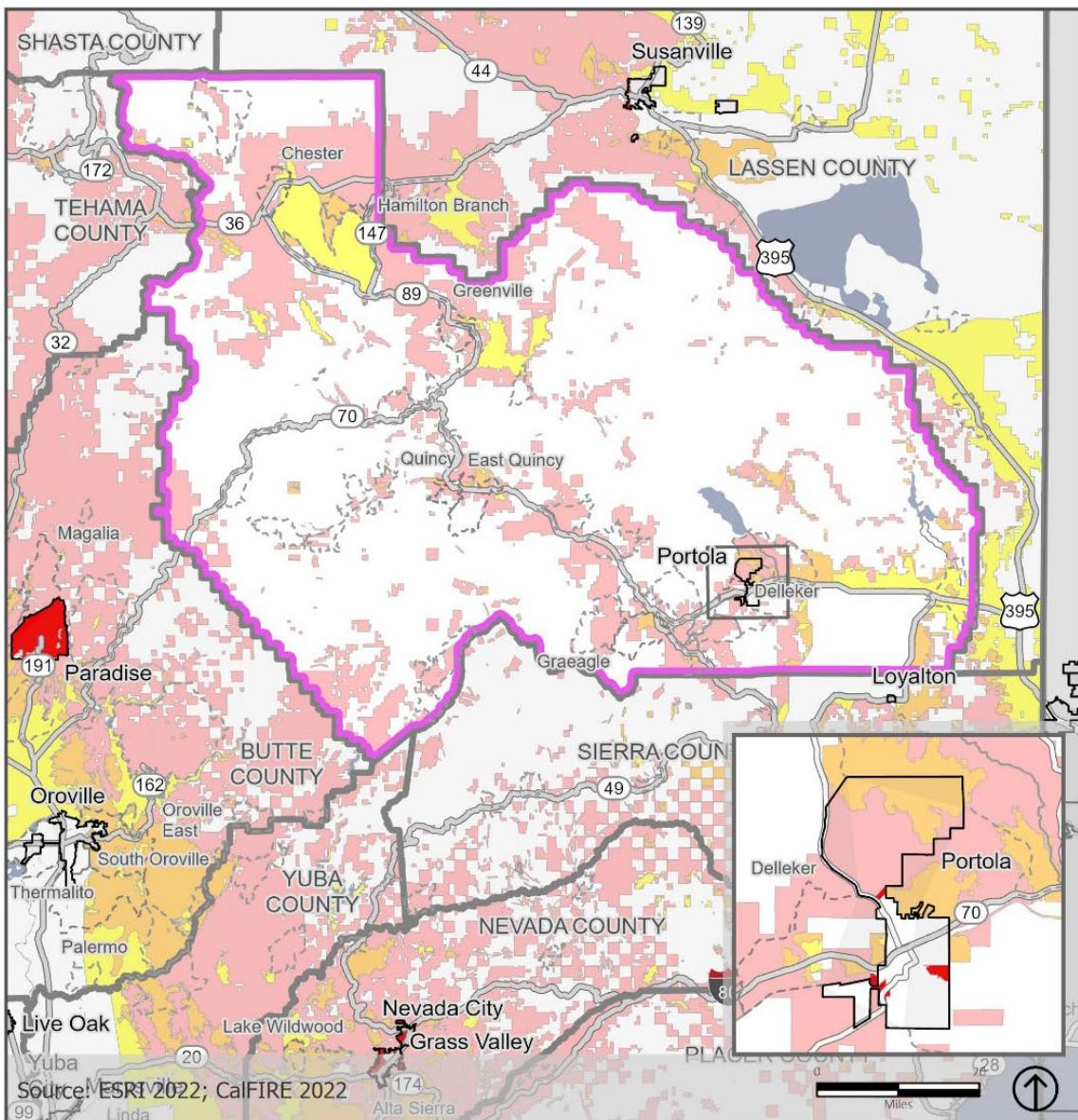


Overall Displacement Risk

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement



**FIGURE C-12: FIRE HAZARD AREAS, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



Fire Hazard Severity Zones

State Responsibility Areas

Moderate

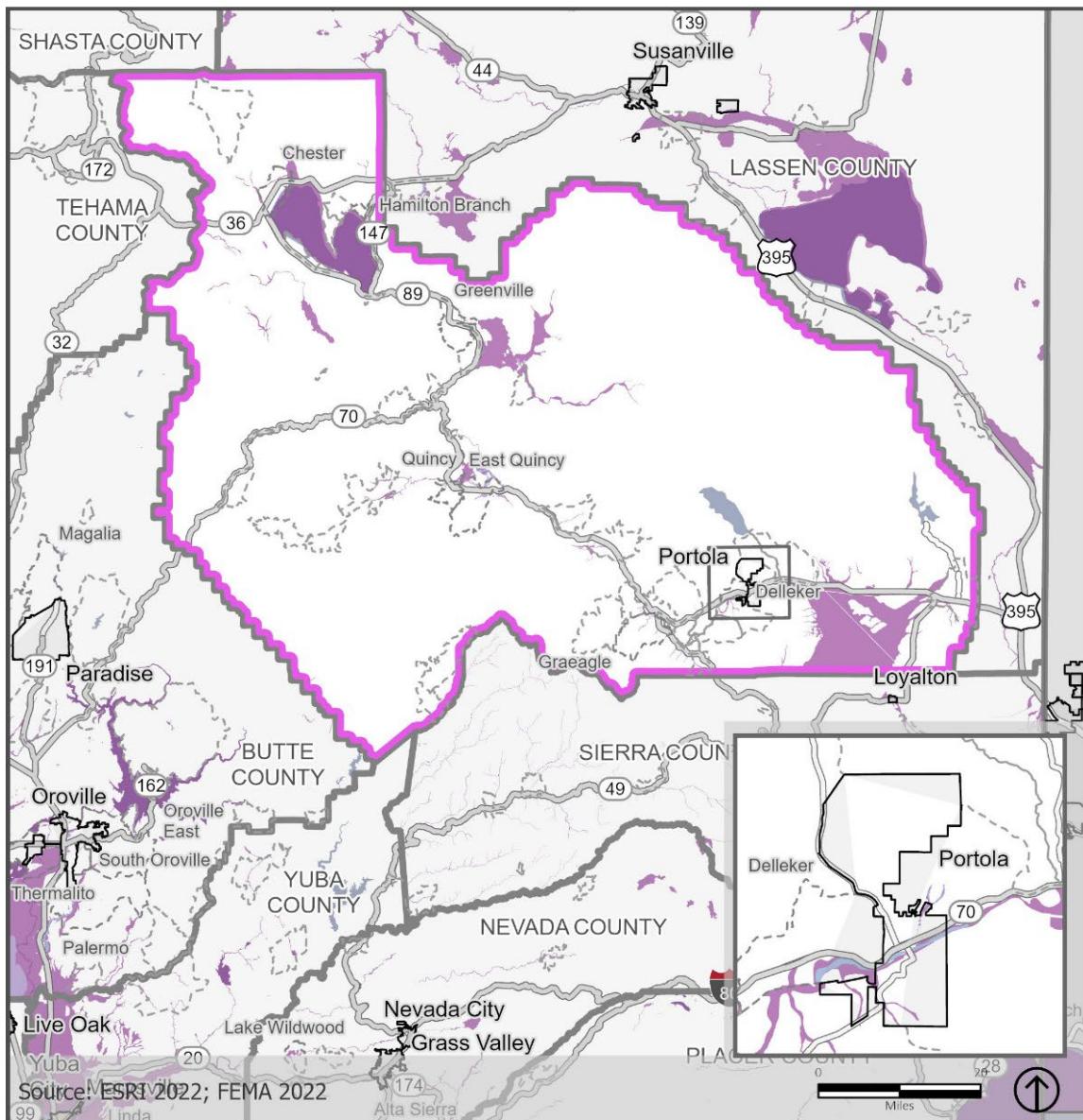
High

Very High

Local Responsibility Areas



**FIGURE C-13: FEMA FLOOD HAZARD AREAS, PLUMAS COUNTY**



County Boundary



City Boundary



Census Designated Place Boundary



Special Flood Hazard Areas (FEMA)

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



# ENFORCEMENT AND OUTREACH CAPACITY

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to achieve compliance. Plumas County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identifies how the County complies with fair housing laws:

## Local Outreach and Fair Housing Issues

As part of the 2024-2029 Housing Element 7<sup>th</sup> Cycle Update, the Planning Commission of Plumas County held six public workshops wherein the purpose of the Housing Element was discussed and Commissioners proposed policy actions consistent with the County's needs and the 2035 General Plan. The Planning Department distributed the draft element for a 30-day circulation to solicit public comments.

Comments from the County's housing service providers and those assisting special needs populations did not describe issues related to fair housing such as living conditions, access to opportunities, displacement risks. The primary issue remains the availability of housing units that are affordable to lower income households.

During the 30-day public review draft period, the Planning Department staff met with 11 County departments and outside housing stakeholder agencies that provided input on the Housing Element Update, and input was incorporated.

## Fair Housing Outreach Capacity

The local Public Housing Authority (PHA) is operated by Plumas County Community Development Commission. As the housing authority for Plumas, as well as Tehama, Sierra, and Lassen counties, PHA manages housing and community development activities, including affordable rental housing opportunities and the Housing Choice Voucher (Section 8) program, in addition to advocating for fair housing practices (Programs H 5.3, H 5.4, and H 5.5 support fair housing practices).

The regional fair housing advocate is Legal Services of Northern California, based in Chico, California.

Program H 5.4 (Furthering Fair Housing Enforcement and Outreach) directs the Plumas County Community Development Commission, with support from the County, to 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.

## Fair Housing Enforcement

No issues or regional enforcement cases and trends, or the characteristics of fair housing cases (e.g., disability, race, familial status), were reported by the Plumas County Community Development Commission.

Specific actions under Program H 5.4 include:

- Refer interested persons to investigate complaints and obtain remedies with the California Civil Rights Department.
- 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.
- Consider engaging in fair housing testing.
- Include a fair housing presentation annually at a Plumas County Community Development Commission Board meeting and at a County Board of Supervisors meeting.



## Compliance with Fair Housing Laws

Program H 5.5 (Reduce Barriers to Fair Housing) directs the County to work to reduce key barriers to fair housing including implementing the following actions:

- Review funding opportunities to invest active transportation and park infrastructure adjacent to residential neighborhoods, such as sidewalks and/or accessible playground equipment.
- 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.
- Review funding opportunities to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure.
- 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.

Plumas County does not have awareness of any fair housing-related past lawsuits, settlements, consent decrees, or other related legal matters. **Table C-10** describes how the County complies with fair housing laws.





**TABLE C-10: COMPLIANCE WITH FAIR HOUSING LAWS**

<b>Title</b>	<b>Statute</b>	<b>Description</b>	<b>Compliance Efforts</b>
Density Bonus Law	Government Code section 65915	The density bonus ordinance allows up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with state law.	Program H 2.2 requires the County to review and revise, as necessary, its Zoning Ordinance to ensure compliance with 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.
No Net Loss Law	Government Code section 65863	The County has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	Program H 1.1 directs the County to comply with zoning requirements in Government Code Sec. 65863 and Government Code Sec. 54220, with several actions. See also Table 21.
Housing Accountability Act	Government Code section 65589.5	The County does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the County currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	The County's Zoning Ordinance was updated in October 2019 to accommodate emergency shelters (Navigation Centers) in the "M-R" zone permitted by right. Plumas County Zoning Code contains many by right nondiscretionary processes that apply to transitional housing and supportive housing throughout the County but needs review to ensure State law compliance.
Senate Bill 35	Government Code Section 65913.4	The County has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	Program H 2.7 directs the County to comply with SB 35 (Streamlining for Multiple-Family Developments).
Senate Bill 330	Government Code Section 65589.5	The County relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	County will process requests from applicants pursuant to State law.



<b>Title</b>	<b>Statute</b>	<b>Description</b>	<b>Compliance Efforts</b>
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Section 12900 - 12996 Title VIII of the Federal Civil Rights Act	The County provides protections to residents through referrals to legal assistance organizations.	Program H 5.3, Program H 5.4, and Program H 5.5 provide support to those seeking assistance with fair housing issues, including referrals to the regional fair housing advocate, Legal Services of Northern California.
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to residential sites subject to AB 1397.	County will process requests from applicants pursuant to State law.
Assembly Bill 686	Government Code section 8899.50	The County has completed this AFH analysis and has identified programs to address identified fair housing issues.	Included goals, policies, and program in Chapter 3 of this Element Update that address AFFH.
Equal Access	Government Code section 1195 et seq.	The County offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.	No translation services are typically provided; however, special assistance can be accommodated to participate in public meetings by calling the applicable board clerk 72 hours prior to a meeting to enable the County to make reasonable accommodations to ensure accessibility.

## IDENTIFIED SITES AND AFFIRMATIVELY FURTHERING FAIR HOUSING

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. **Table C-11**, Vacant Site Capacity by Income by Quadrant or Community, presents the RHNA capacity by community in the County and the existing conditions of each tract related to indicators of fair housing.

### *Local Knowledge*

Appendix B – Vacant and Underutilized Land Inventory provides information on the County's RHNA, sites to accommodate, and AFFH. **Table C-11** provides only the vacant site capacity, which can more than accommodate the County's RHNA. Refer to Appendix B for more information on the underutilized sites identified.

Sites in which the RHNA can be accommodated are located within the planning areas designated by the 2035 General Plan, such as the towns of Quincy, East Quincy, Greenville, and the master planned communities of Grizzly Ranch, Plumas Eureka (Plumas Eureka Estates and Eureka Springs subdivisions), Walker Ranch (Foxwood Subdivision), and Whitehawk Ranch.

As directed by the 2035 General Plan, the County will concentrate new growth both within and contiguous to towns and communities. The towns and master planned communities are the areas in which the vacant residentially zoned parcels exist, as well as the goods, amenities, and services (e.g., water/sewer/electricity) are readily available, to support higher density housing, leading to the patterns shown in the vacant and underutilized analysis.

**TABLE C-11: VACANT SITE CAPACITY BY INCOME BY COMMUNITY**

<b>Neighborhood/ Area</b>	<b>Number of Households</b>	<b>Socioeconomic Characteristics</b>	<b>RHNA</b>			
			<b>Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
1 – Quincy	Unknown	generally middle income, without concentrated areas of poverty or wealth	40	0	0	40
2 – East Quincy	Unknown	generally middle income, without concentrated areas of poverty or wealth	44	0	0	44
3 – Greenville	Unknown	generally lower income with concentrated areas of poverty in town and areas of wealth in Indian Valley	12	0	0	12



Neighborhood/ Area	Number of Households	Socioeconomic Characteristics	RHNA			
			Lower Income	Moderate Income	Above Moderate Income	Total
4 – Grizzly Ranch	Unknown	generally middle to higher income, without concentrated areas of poverty or wealth	0	5	22	27
5 – Plumas Eureka	Unknown	generally middle income, without concentrated areas of poverty or wealth	0	12	0	12
6 – Walker Ranch	Unknown	generally higher income with concentrated areas of wealth only	0	23	26	49
7 – Whitehawk	Unknown	generally higher income with concentrated areas of wealth only	0	0	30	30
TOTAL RHNA	--	--	62	28	64	154
VACANT LAND TOTAL	--	--	96	40	78	214

## Relevant Demographic Information

### Housing Units by Type

As shown in **Table C-12**, the majority of homes in Plumas County are single-family detached homes, which has remained relatively consistent since 2010. As of 2021, 79.1 percent of the total housing structures comprise single-family units Countywide. This is typical of rural counties in the northern areas of the state, including nearby Lassen, Sierra, and Modoc counties. Cities in rural areas tend to have higher concentrations of homes in multi-family buildings than unincorporated areas do, and this is true in Plumas County. In Portola, 12.5 percent of homes are in buildings with 5 or more units, and 6.8 percent are in buildings with between 2 or 4 units. In contrast, in unincorporated Plumas County, only 2.5 percent of homes are in buildings with 5 or more units, and only 1.9 percent are in buildings with 2 to 4 units. This is similar to patterns of housing unit types in neighboring Lassen County. However, Plumas County differs from Lassen County in the percentage of mobilehomes that are located in the incorporated city. Mobilehomes make up a higher percentage of homes in Portola (8.8 percent in 2021) than in Susanville (4.7 percent), whereas the two counties have similar percentages of mobilehomes as a percentage of all homes in the County, indicating that Lassen County has a greater concentration of mobilehomes in its unincorporated area than Plumas County does.





TABLE C-12: HOUSING UNITS BY TYPE

Housing Unit Type	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Single Family Detached	71.2%	67.0%	77.6%	80.8%	77.0%	79.7%	72.3%	76.1%	71.2%	77.9%	94.1%	97.6%	90.2%	92.4%	77.1%	72.9%	75.2%	80.2%	58.1%	57.2%
Single Family Attached	0.0%	4.9%	2.7%	1.9%	2.5%	2.2%	5.2%	2.3%	2.9%	1.0%	0.8%	0.0%	1.0%	0.0%	1.8%	0.6%	1.8%	0.4%	7.1%	7.5%
2-4 Units	0.8%	6.8%	2.2%	2.5%	2.1%	2.8%	3.2%	3.7%	2.8%	2.7%	0.0%	0.0%	1.4%	0.6%	6.0%	4.6%	2.3%	2.6%	8.2%	7.7%
5+ Units	12.3%	12.5%	3.7%	1.6%	4.5%	2.5%	12.8%	13.2%	7.1%	5.7%	0.0%	0.0%	3.1%	1.4%	9.3%	15.7%	3.1%	5.6%	22.6%	23.9%
Mobilehomes	15.7%	8.8%	13.3%	12.6%	13.5%	12.3%	5.9%	4.7%	15.1%	12.5%	5.1%	2.4%	4.3%	5.6%	5.8%	6.2%	17.6%	11.3%	3.9%	3.5%
Other (Boat, RV, van, etc.)	0.0%	0.0%	0.5%	0.5%	0.4%	0.5%	0.6%	0.0%	0.8%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%

Source: ACS 2006-2010, ACS 2017-2021, DP04.



## Households by Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase.

Table C-13 shows the distribution of homeowner and renter households in the overall household count. Plumas County had 10,090 households in 2010, but this figure declined to 8,231 by 2021. However, the percentage of owner households has increased to 72.3 percent of the total households, up from 65.6 percent in 2020. This is typical for other rural counties in the region, including Modoc, Sierra, and Lassen counties. Sierra County has seen a slight decline in the percentage of households that own their homes between 2010 and 2021, but the rate as of 2021 is still similar to that of Plumas County and other nearby counties.

The shift toward homeownership has also occurred in Portola, where there was a 3.9 percentage point increase between 2010 and 2021 in the share of households that were homeowners. This is similar to other incorporated cities in the region, including Susanville and Loyalton, though Loyalton has a higher percentage of homeowners overall. In Portola, 54.8 percent of households own their homes, compared to 53.2 percent in Susanville and 83.7 percent in Loyalton. Portola and Susanville have both experienced population decreases over the past decade. When considering the increase in homeowner households as a share of all households, this may indicate that renter households have left the cities in greater numbers than homeowner households.





TABLE C-13: HOUSEHOLDS BY TENURE

Tenure	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Owner Households	50.9%	54.8%	67.7%	74.7%	65.6%	72.3%	52.4%	53.2%	63.7%	70.0%	80.2%	83.7%	80.1%	78.9%	58.9%	67.6%	70.2%	74.5%	57.4%	55.5%
Renter Households	49.1%	45.2%	32.3%	25.3%	34.4%	27.7%	47.6%	46.8%	36.3%	30.0%	19.8%	16.3%	19.9%	21.1%	41.1%	32.4%	29.8%	25.5%	42.6%	44.5%
Total Households	1,277	981	8,813	7,250	10,090	8,231	5,581	2,991	10,276	8,910	328	355	1,437	1,151	1,201	1,159	3,977	3,413	12,392,852	13,217,586

Source: ACS 2006-2010, ACS 2017-2021, DP04.



## Fair Housing Programs Based on Identified Contributing Factors

Contributing factors that create, contribute to, or perpetuate, or increase the severity of fair housing issues, were identified and are included in **Table C-14**. Programs in the Element are included that address fair housing issues to reduce disparities in accessing fair housing opportunities.

**TABLE C-14: FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES**

Fair Housing Issues	Contributing Factors	Priority	Key Programs	Objective	Time Frame	Geography
Lack of housing affordability	Limited jobs with moderate-income wages	High	Program H 1.4: Accessory Dwelling Units (ADU) Pre-Approved Plans Program	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.	Promotion is ongoing.	Countywide.
			Program H 2.5: Support Lower Income Workforce Housing Development	20 units of affordable, attainable workforce housing, including 10 very low- and 10 low-income housing units and 20 'Move In' households.	On an ongoing basis proactively reach out to affordable housing developers to identify development opportunities.	Countywide.
			Program H 4.5: Permanent Supportive Housing for those with a Serious Mental Illness (SMI) and Substance Use Disorder (SUD)	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.	Ongoing due diligence for site control, pre-construction, and construction plans.	In towns where sewer and water utilities are provided for multi-family housing.
			Program H 6.1: Down Payment Assistance Program	Provide financial assistance to lower income homebuyers in Plumas County.	Determine feasibility of program in 2026; if feasibility is determined to be valid then develop program into 2027.	Countywide, including those areas recovering and rebuilding from the 2021 wildfires.



Fair Housing Issues	Contributing Factors	Priority	Key Programs	Objective	Time Frame	Geography
Lack of housing availability	Limited supply of rental units, for-sale properties, and student housing	High	Program H 1.5: Housing for Lower Income, Including Acutely Low- and Extremely Low-Income Households	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.	Ongoing.	In towns where sewer and water utilities are provided.
			Program H 1.6: Housing for Middle Income Households	Proactively encourage and facilitate the development of middle-income housing for moderate-income households.	Ongoing.	In towns where sewer and water utilities are provided.
			Program H 2.4: Housing Choice Voucher Program	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.	Coordinate to seek funding annually to provide education and incentives for new property owners.	Countywide
			Program H 3.9: Reconstruction of Single-Family Homes Destroyed Due to 2021 Wildfire	To assist 8 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households.	Ongoing through July 2028.	2021 wildfire affected areas.
			Program H 4.6: Student Housing	To develop a 120-bed student housing project.	Support, as requested.	Feather River College campus in Quincy.
			Program H 4.10: Healthcare Facilities and Housing	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.	Ongoing.	In towns where sewer and water utilities are provided.



Fair Housing Issues	Contributing Factors	Priority	Key Programs	Objective	Time Frame	Geography
Lack of resources and funding for housing rehabilitation	No housing rehabilitation programs in County	High	Program H 3.1: Housing Rehabilitation Program Opportunities	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.	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.	Countywide.
			Program H 3.2: Code Enforcement	Preserving the County's housing stock, including no fewer than 5 lower income dwelling units.	End of planning period.	Countywide.
			Program H 3.5: Housing Condition Survey	To identify areas of housing deterioration and dilapidation to determine the number of housing units in the unincorporated Plumas County area that are in need of rehabilitation or replacement.	2026.	Countywide.
			Program H 3.6: Rehabilitation of Mobilehome Parks	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.	Review, bi-annually.	Countywide.
			Program H 3.7: Home Hardening and Defensible Space Wildfire Hazard Mitigation Assistance	To assist 20 low- and moderate-income (LMI) homeowners and landlords willing to rent to LMI renter households located countywide.	Ongoing through April 2028.	Countywide.



Fair Housing Issues	Contributing Factors	Priority	Key Programs	Objective	Time Frame	Geography
Availability of fair housing resources	Limited number of agencies with public information	Medium	Program H 5.3: Housing Discrimination	Ensure that any persons subjected to any housing discrimination shall be provided with a conduit to eliminate this discrimination.	Establish complaint process/protocol and update County Website to address complaints by June 2026.	Countywide.
			Program H 5.4: Furthering Fair Housing Enforcement and Outreach	To promote equal housing opportunity access including information in both English and Spanish.	Ongoing, annual presentation to Board of Supervisors.	Countywide.
			Program H 5.5: Reduce Barriers to Fair Housing	To the extent funding is available, seek assistance for one project annually to improve active transportation, increase telecommunications access, and air quality for residents.	Ongoing.	Countywide.
Lack of dual Water and sewer infrastructure	Varied availability and capacity of wet utilities provided by several special districts	Medium	Program H 6.2: Water and Sewer Infrastructure Repairs, Upgrades, and New Facilities	Address aging water and sewer infrastructure needs and issues through viable funding sources.	Continue to apply as NOFAs are released.	Countywide.
Cost-prohibitive water and sewer connection fees	Special district costs and revenue metrics	High	Program H 6.3: Lower Income Housing Water and Sewer Infrastructure Connection Fees	To facilitate the development of multi-family housing affordable to lower income households.	Ongoing communication and educational forums when multi-family projects are in due diligence, pre-application, and/or building permit application submittal stages.	Within water and sewer special district service areas.
			Program H 7.3: Units Affordable to Lower Income Households Priority Water and Sewer through Provider Procedure	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.	December 31, 2026.	Within water and sewer special district service areas.

