



HOUSING & COMMERCIAL BUILDINGS RSF POTENTIAL PROJECTS

Construction Trades Workforce Training Program

Project Goal

The goal of the Construction Trades Workforce Training Program is to address the shortage of skilled workers in the construction trades, particularly in the aftermath of the 2021 wildfires, and to support the housing recovery and resilience efforts in Plumas County.

Project Need

The need for this project is evident in the aftermath of the 2021 wildfires, where there is a significant shortage of skilled workers in the construction trades to support the rebuilding and restoration efforts.

Project Description

The Construction Trades Workforce Training Program could be a collaborative effort between Feather River College, Plumas Unified School District, and Sierra Pacific Industries. The program provides education and training in various construction trades, such as carpentry, electrical, and plumbing, with a focus on rebuilding and restoring homes in communities impacted by the wildfires. The program includes hands-on training, classroom instruction, and job placement assistance.

Challenges

Implementing this project may face challenges such as securing funding, finding suitable training facilities, and recruiting qualified instructors. Additionally, there may be challenges in attracting participants and ensuring their success in completing the program.

Project Champion

To be determined

Cost Estimate

To be determined

Partners

- Alliance for Workforce Development
- Sierra Pacific Industries
- Feather River College
- Plumas Unified School District

Timeline

To be determined

Action Items

- Secure funding for the program
- Identify and secure training facilities
- Recruit qualified instructors
- Recruit program participants
- Provide classroom instruction/training
- Provide job placement assistance
- Monitor and evaluate program success

Potential Resources

- Alliance for Workforce Development

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HOUSING & COMMERCIAL BUILDINGS RSF POTENTIAL PROJECTS

Residential Workforce Housing [Missing-Middle Housing]

Project Goal

This project aims to retain and attract new skilled workers for rebuilding efforts by increasing residential workforce housing options.

Project Need

In order to rebuild after the recent wildfires, Plumas County needs a steady flow of skilled workers. However, the shortage of affordable housing options in the area is a major barrier to attracting these workers. This disaster recovery project addresses this issue by providing new and improved permanent housing options that are affordable and accessible to workers.

Project Description

This disaster recovery project will focus on providing new and improved permanent housing options for the workers. Increasing the availability of safe housing will improve the quality of life for existing residents, but also attract new workers for the existing major employers in the County that need staff. The project will involve collaboration with local organizations, government agencies, and community groups to ensure its success.

Challenges

There are several challenges to implementing this disaster recovery project, including securing sufficient funding, navigating local zoning and building regulations, and ensuring the long-term sustainability of the housing units. The project will also require the coordination of a large number of stakeholders, including local organizations, government agencies, and community groups.

Project Champion

To be determined

Partners

- Plumas County Planning Department
- Plumas County Community Development Commission (PCCDC)
- California Department of Housing and Community Development (HCD)
- Dixie Fire Collaborative
- Sierra Pacific Industries

Community Capacity

Recovery partners will need to pursue resources in order to have the capacity sufficient to implement this project. Public and private sector stakeholders will need to work in partnership to accomplish this project's goal.

Sustainability & Resiliency

This project will not only improve the quality of life for these workers, but it will also attract new workers to the area who are needed for the rebuilding process. The new and improved housing units will be designed with sustainability in mind, which will help to reduce the community's overall environmental impact.

Cost Estimate

To be determined

Timeline

To be determined

Action Items

- Develop a comprehensive project plan, including a timeline and budget
- Secure funding for the project
- Work with local organizations, government agencies, and community groups to identify suitable sites for the new housing units
- Navigate local zoning and building regulations to obtain the necessary permits for the project
- Build new housing units and improve existing ones to provide affordable housing options for skilled workers
- Monitor the progress of the project and make adjustments

Potential Resources

- Community Development Block Grant (CDBG)
- Community Development Block Grant — Disaster Recovery (CBDG-DR)

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HOUSING & COMMERCIAL BUILDINGS RSF POTENTIAL PROJECTS

Commercial Motel/RV Park/ Seasonal Recreation

Project Goal

The project aims to increase seasonal housing opportunities in Plumas County for seasonal workers, tourists, and those displaced by the fires.

Project Need

Plumas County experienced a significant loss of housing and infrastructure due to the 2021 wildfires, and the increased housing demand from seasonal workers, tourists, and those displaced by the fires has made it difficult for the community to accommodate everyone. This project addresses this need by creating more seasonal and short-term housing options.

Project Description

The project proposes to increase seasonal housing options in Plumas County by creating more RV parks, motels, and seasonal housing options. The project will involve working with local businesses, property owners, and other stakeholders to identify suitable locations and develop plans for the construction of new RV parks, motels, and seasonal housing options or expansion of existing ones.

The project will also explore innovative solutions such as tiny homes, container homes, and other cost-effective solutions that can be quickly constructed to meet the demand for seasonal housing. The project will work towards creating a mix of housing options that are affordable and safe, and provide comfortable living conditions.

Project Champion

To be determined

Cost Estimate

To be determined

Partners

- Plumas County Planning Department
- California Department of Housing and Community Development (HCD)
- Dixie Fire Collaborative

Timeline

To be determined

Action Items

- Identify suitable locations for RV parks, motels, and seasonal housing options
- Develop plans for the construction or expansion of housing options
- Secure funding for the project
- Work with local businesses and stakeholders to promote the new housing options

Challenges

Challenges to implementing this project include finding suitable locations for RV parks and motels, securing funding for the construction or expansion of housing options, and satisfying regulatory requirements for permits and zoning.

Community Capacity

The community has a history of developing tourism-related businesses, such as RV parks and motels, and has a workforce that is familiar with construction and hospitality. External expertise may need to be utilized to ensure sufficient capacity.

Sustainability & Resiliency

This project creates affordable and safe housing options that can be quickly constructed to meet the demand for seasonal housing. It also increases tourism and promotes local businesses.

Potential Resources

- HCD Manufactured Housing Opportunity & Revitalization Program (MORE)

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HOUSING & COMMERCIAL BUILDINGS RSF POTENTIAL PROJECTS

Development and Land Use Patterns [Countywide Residential Codes and Standards, Countywide Planning & Zoning, Greenville Downtown Design Guidelines, Greenville Commercial & Mixed-Use Development Market Analysis, Housing Market Study & Affordable Housing Needs Assessment (Countywide)]

Project Goal

The project goal is to conduct activities that support housing and other development that will encourage recovery redevelopment and reduce costs.

Project Need

There are numerous local, state, and federal codes and regulations that potentially impact housing and commercial construction in Plumas County.

Project Description

This recovery project incorporates the County's efforts to comply and help educate residents and construction stakeholders to reduce regulatory burdens and streamline construction, research demand for housing and commercial development of all types, promote design and development standards for a safe and sustainable community, and align the county's broader long-term economic development, sustainability, and recovery goals.

Development and Land Use Patterns incorporate countywide activities such as (1) Countywide Residential Codes and Standards, (2) Countywide Planning & Zoning, (3) Countywide Housing Market Study & Affordable Housing Needs Assessment, (4), Greenville Downtown Design Guidelines, and (5) Greenville Commercial & Mixed-Use Development Market Analysis.

Project Champion

Plumas County Planning and Building Services

Partners

- California Department of Housing and Community Development (HCD)
- Dixie Fire Collaborative

Challenges

Plumas County is committed to ensuring residential housing and other development projects are built and maintained to local and state building codes and ordinances that comply with local, state, and federal regulations; and coordinating with government agencies and other development stakeholders to achieve recovery and planning goals.

Community Capacity

Plumas County Planning Department provides county residents with guidance to develop property following the policies set forth in the Plumas County General Plan. The County will work with other government agencies and development stakeholders to plan and leverage available funding in order to implement projects.

Sustainability & Resiliency

By identifying and implementing codes, standards, and regulations that improve the overall quality of housing and commercial buildings, the County will increase more affordable, energy efficient, safe, sustainable, and resilient structures.

Cost Estimate

To be determined

Timeline

3 to 5 years

Action Items

- Identify technical assistance and capacity building resources
- County Board to consider ideas for upgraded building standards
- Incorporate new state mandates like solar and fire sprinklers
- Seek long-term funding for increased code inspection and enforcement
- Conduct a market analysis to identify demand for specific types of businesses and services in the area

Potential Resources

- OPR General Plan guidance
- FEMA Mitigation Grant Program (HMGP)
- USDA Community Wildfire Defense Grant

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HOUSING & COMMERCIAL BUILDINGS RSF POTENTIAL PROJECTS

Home Hardening Retrofit Program

Project Goal

To mitigate against wildfire risk by encouraging homeowners to retrofit their homes with ignition-resistant materials (IRM) and other risk reduction methods.

Project Need

Fire science shows if more homes are “hardened,” communities are better protected from fire dangers. A home hardening program will take a whole community approach with the goal of hardening entire neighborhoods to increase their resilience to wildfires.

Project Description

Plumas County proposes to implement a Home Hardening Retrofit Program that provides financial incentives to residents to improve their existing homes with ignition-resistant elements for deck and roof replacements, siding and window improvements, and other components.

Challenges

Encouraging existing homeowners to retrofit their homes for fire protection will required increased educational and outreach campaigns, additional state and federal funding, and local cost share match funds from each applicant.

Project Champion

To be determined

Cost Estimate

To be determined

Partners

- Plumas County Planning and Building Services
- California Governor's Office of Emergency Services (Cal OES)
- California Department of Forestry and Fire Protection (CAL FIRE)
- Federal Emergency Management Agency (FEMA)
- USDA — Rural Development
- Dixie Fire Collaborative

Timeline

3 to 5 years

Action Items

- Apply for HMGP funding
- Develop home hardening program guidelines
- Develop household application process

Potential Resources

- FEMA Hazard Mitigation Grant Program (HMGP)
- USDA Home Repair Loans and Grants
- California Wildfire Mitigation Program
- USDA Community Wildfire Defense Grant

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HOUSING & COMMERCIAL BUILDINGS RSF POTENTIAL PROJECTS

Volunteer Organization Home Rebuilds

Project Goal

The goal of this volunteer rebuild project is to use community volunteers to assist with the rebuilding of homes that were destroyed by the 2021 wildfires in Plumas County.

Project Need

Many homeowners continue to experience a financial gap to reconstruct their homes, including not qualifying for more common financing options. Volunteer rebuilding is one strategy to help fill financing gaps so that survivors can rebuild.

Project Description

Nonprofit organizations such as Hope Crisis Response Network (HCRN) help homeowners, who may still have financial gaps, to rebuild by providing financial support and volunteer labor to reduce gaps for rebuilding. Nonprofit organizations will coordinate with the Dixie Fire Collaborative to identify survivor households with significant unmet needs in order to help match them with appropriate resourcing support.

Challenges

The volunteer rebuild project faces several challenges, including the scale of the destruction, the need for skilled labor, and the limited availability of materials and supplies. In order to maximize funding assistance to survivors, housing programs such as CalHome and CDBG-DR need to be established and implemented in Plumas County.

Project Champion

Hope Crisis Response Network (HCRN)

Timeline

3 to 5 years

Partners

- Dixie Fire Collaborative
- California Department of Housing and Community Development (HCD)

Action Items

- Organize volunteers
- Coordinate with local organizations and government agencies to identify rebuilding priorities
- Secure funding and materials
- Recruit skilled volunteers to support the rebuilding effort
- Ensure that all rebuilding efforts are environmentally sustainable

Community Capacity

HCRN received a \$269,000 grant from the North Valley Community Foundation (NVCF) to provide salary and equipment for the first year of a housing project for volunteers and construction workers in cooperation with the Dixie Fire Collaborative and Copper Canyon Camp. Providing adequate housing for volunteers is the first step in beginning a volunteer rebuild program.

Sustainability & Resiliency

Nonprofit organizations such as HCRN strive to help survivors build homes that create and maintain equity, as well as incorporate risk reduction methods into the rebuilds.

Cost Estimate

To be determined

Potential Resources

- Community Development Block Grant — Disaster Recovery (CDBG-DR)
- HCD CalHome Program
- Philanthropic Funding

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HOUSING & COMMERCIAL BUILDINGS RSF POTENTIAL PROJECTS

[RE]Building & Permit Resource Center [Commercial + Residential [RE] Building, Small Developers [RE] Building]

Project Goal

To provide homeowners with a single place to access rebuild information and comprehensive housing services, in order to help build capacity and expedite the development process.

Project Need

The process to build a home, especially in the aftermath of a major wildfire, is complex. Residents need a resource to guide them through this process, including venues for hands-on training.

Project Description

The center is a collaborative effort between Plumas County and other local organizations. The center's primary function is to provide a centralized location for permit and rebuilding information and resources. This includes providing information on the rebuilding process, building codes and safety standards, land use regulations, and zoning requirements.

To achieve this, the center provides a range of services to support the rebuilding process. These services include on-site permit application processing, expedited permit review, and coordination with other agencies and organizations to ensure efficient and timely access to resources. The center also offers guidance and training on land use and zoning requirements, building codes, and safety standards to ensure that homes and other structures are rebuilt to a high standard such as:

- Commercial + Residential [RE]Building
- Small Developers [RE]Building

Project Champion

Plumas County Planning and Building Services

Cost Estimate

To be determined

Timeline

1 to 2 years

Action Items

- Identify location for [RE]Building & Permit Resource Center
- Identify funding to maintain facility and hire additional staff
- Compile housing resources
- Invite the appropriate governmental agencies and private stakeholders to share the office space

Potential Resources

- Community Foundations
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Department of Agriculture (USDA)
- General Contractors Associations

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HOUSING & COMMERCIAL BUILDINGS RSF POTENTIAL PROJECTS

Community Development Block Grant – Disaster Recovery Potential Programs [Residential Subsidized Housing via Multifamily Housing Program (MHP), Owner Occupied Housing Rehabilitation and Reconstruction Program (OOR) with Mitigation Set-Aside]

Project Goal

To provide financial assistance that support repair and reconstruction of single-family and multi-family housing projects.

Project Need

Plumas County continues to experience a significant shortage of housing units. Future federal funding might be available to help support part of the county's continued unmet housing needs.

Project Description

Congress allocated funds to HUD for implementation of the Community Development Block Grant (CDBG) Disaster Recovery (DR) Program, which could include dedicated county funding for an Owner Occupied Housing Rehabilitation and Reconstruction Program (OOR) and Multifamily Housing Program (MHP) to help construct additional housing units. All projects will incorporate wildfire mitigation measures, which can also be funded with CDBG-DR mitigation set-asides. HCD is considering a related CDBG-DR program that could fund eligible infrastructure projects in support of housing.

In addition, the County will pursue additional opportunities to increase housing options available using numerous local, state, and other federal programs or eligible residents who meet low-to-moderate income thresholds.

Project Champion

Plumas County Planning and Building Services

Partners

- Plumas County Community Development Commission (PCCDC)
- California Department of Housing and Community Development (HCD)
- Dixie Fire Collaborative
- Nonprofit Developers

Challenges

There are several challenges to implementing this subsidized housing project, including securing sufficient funding, navigating local zoning and building regulations, and ensuring the long-term sustainability of the housing units.

Community Capacity

Capacity to implement this project is currently limited. Public, NGO, and private sector partners will need to collaborate to secure the capacity needed to implement this initiative

Sustainability & Resiliency

By providing affordable housing options for low-income families, this project will contribute to a more resilient and sustainable Plumas County. The new and improved housing units will be designed with sustainability in mind, which will help to reduce the community's overall environmental impact.

Cost Estimate

Up to \$19.7M, \$3.4M in mitigation set-aside

Timeline

3 to 5 years

Action Items

- Secure funding for the projects
- Develop a comprehensive project plan, timeline and budget
- Identify suitable sites for the new housing units
- Navigate local zoning and building regulations to obtain the necessary permits
- Build new housing units and improve existing ones to provide affordable housing options for low-income families
- Monitor progress

Potential Resources

- Community Development Block Grant (CDBG)
- Community Development Block Grant — Disaster Recovery (CDBG-DR)

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