

# Plumas County General Plan Public Review Draft Housing Element 7<sup>th</sup> Cycle 2024-2029



July 17, 2025  
Plumas County Planning Commission  
Tracey Ferguson, AICP  
Planning Director

# SCHEDULE

- ▶ 30-day public comment *public review draft 7<sup>th</sup> cycle 2024-2029 Housing Element*
  - starting June 27, 2025 - and ending July 28, 2025
- ▶ 10 business days to incorporate public comments
  - July 28, 2025 through August 8, 2025
- ▶ Submit *initial HCD draft 7<sup>th</sup> cycle 2024-2029 Housing Element* to HCD for 90-day review
  - August 11, 2025
- ▶ Receive HCD comments on *initial HCD draft*
  - circa November 2025
- ▶ Review and revise/submit back to HCD for 60-day review
  - circa November and December 2025, continuing into January 2026
- ▶ Board of Supervisors adopts Element and County submits to HCD for 60-day review
  - circa February 2026
- ▶ Obtain compliance letter from HCD that *Adopted 7<sup>th</sup> cycle 2024-2029 Housing Element* meets State Housing Element Law
  - circa April 2026

# PURPOSE / STATE REQUIREMENTS

- ▶ The Plumas County 2024-2029 Housing Element (7th cycle planning period beginning June 30, 2024, and ending June 30, 2029) is one of the seven State-mandated elements of the Plumas County General Plan and provides a comprehensive assessment and framework to address existing and projected housing needs of all economic segments of the unincorporated area of Plumas County and provides clear policy direction for decision making.
- ▶ State law (Government Code Sections 65580 through 65589) mandates the content to include:
  - an analysis of existing and projected housing needs;
  - an inventory of resources and constraints that are relevant to meeting the needs;
  - a statement of the County's goals and policies relative to affirmatively further fair housing (AFFH) needs;
  - quantified objectives to the maintenance, preservation, improvement, and development of housing; and
  - programs that set forth actions to address existing and projected housing needs.

# 2024-2029 HOUSING ELEMENT DRAFT VISION

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



# GOALS, POLICIES, PROGRAMS

- ▶ Goal H 1 - Accommodate the County's RHNA
- ▶ Goal H 2 - Provide Affordable, Attainable Housing for All
- ▶ Goal H 3 - Maintain, Rehabilitate, and Replace Existing Housing Stock
- ▶ Goal H 4 - Meet Special Housing Needs
- ▶ Goal H 5 - Lower Barriers to Fair Housing and Prevent Housing Discrimination
- ▶ Goal H 6 - Support Housing Resources and Opportunities
- ▶ Goal H 7 - Ensure Citizen Participation and Plumas County 2035 General Plan Consistency

# AFFIRMATIVELY FURTHERING FAIR HOUSING

- ▶ AB 686 (2018), also known as the Housing Discrimination: Affirmatively Furthering Fair Housing (AFFH) Act, mandates that public agencies proactively address housing disparities related to factors such as race, national origin, color, ancestry, sex, marital status, disability, religion, and other protected characteristics.
- ▶ “Affirmatively furthering fair housing” means (Government Code Section 8899.50(a)(1)) taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- ▶ The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.
- ▶ According to HCD, when housing choice and access are limited because of someone’s race, sexual orientation, disability status, or other protected characteristics, there are far-reaching impacts on their lives. These impacts include access to job opportunities, access to quality education, and impacts to mental and physical health.
- ▶ Therefore, Plumas County must ensure that the 2024-2029 7<sup>th</sup> Cycle Housing Element policies and programs promote fair housing while refraining from actions that undermine this objective.
- ▶ Pursuant to HCD AFFH Guidance (April 2021 Update), the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty, and affluence across racial/ethnic groups.

# REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- ▶ The Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area.
- ▶ HCD acts as the County Council of Governments and allocates the regional housing needs numbers for Plumas County.

Income Category	Percent	2024-2029 RHNA
Extremely Low (below 30 percent of AMI)	6%	9
Very Low (31-50 percent of AMI)	19%	29
Low (51-80 percent of AMI)	15%	24
Moderate (81-120 percent of AMI)	19%	29
Above Moderate (above 120 percent of AMI)	41%	63
<b>Total</b>	<b>100%</b>	<b>154</b>

(AMI) - Area Median Income

# HOUSING AFFORDABILITY

## 2025 HOUSEHOLD INCOME LIMITS

HCD annually publishes annual income limits, by income category and household size.

The income limits are based on an area median income (AMI).

**In 2025, the Plumas County AMI is \$95,300 (for a family of four).**

- ▶ Extremely Low Income      below 30 percent of area median income (AMI) (\$0 - \$32,150)
- ▶ Very Low Income          31-50 percent of AMI (\$32,151 - \$47,650)
- ▶ Low Income                51-80 percent of AMI (\$47,651 - \$76,250)
- ▶ Moderate Income        81-120 percent of AMI (\$76,251 - \$114,350)
- ▶ Above Moderate Income   Above 120 percent of AMI (\$114,351 or more)

# 2023 INCOME TRENDS

## 8,055 TOTAL HOUSEHOLDS

- ▶ In an effort to determine an approximate number of extremely low-income households, the County looked at households earning \$24,999 or less, and the County determined there were approximately 1,327 extremely low-income households (16.5%)
- ▶ The largest income group earned an annual household income between \$50,000 to \$74,999 (19%) - categorized as “Low Income”
- ▶ Those earning between \$35,000 - \$49,999 (13%) - categorized at “Very Low Income”
- ▶ Most households (3,972 or 49%) earn between \$50,000 and \$149,999 annually.
- ▶ 6% of households earn \$150,000 - \$199,999
- ▶ 9% of households earn \$200,000+

# VACANT AND UNDERUTILIZED LAND INVENTORY COUNTY HAS SUFFICIENT STIES

- ▶ Vacant higher density “M-R” zoned sites that have the realistic development potential to allow the construction of approximately:
  - 96 units affordable to lower income households (including extremely low-, very low-, and low-income households), which is sufficient to accommodate the lower income RHNA of 62 units; and
- ▶ Vacant lower density “7-R,” “2-R,” “3-R,” and “S-1” zoned sites that have the realistic development potential to allow the construction of approximately:
  - 124 units affordable to moderate- and above moderate-income households, which is sufficient to accommodate the moderate- and above moderate-income RHNA of 92 units.

# VACANT AND UNDERUTILIZED LAND INVENTORY STRATEGY

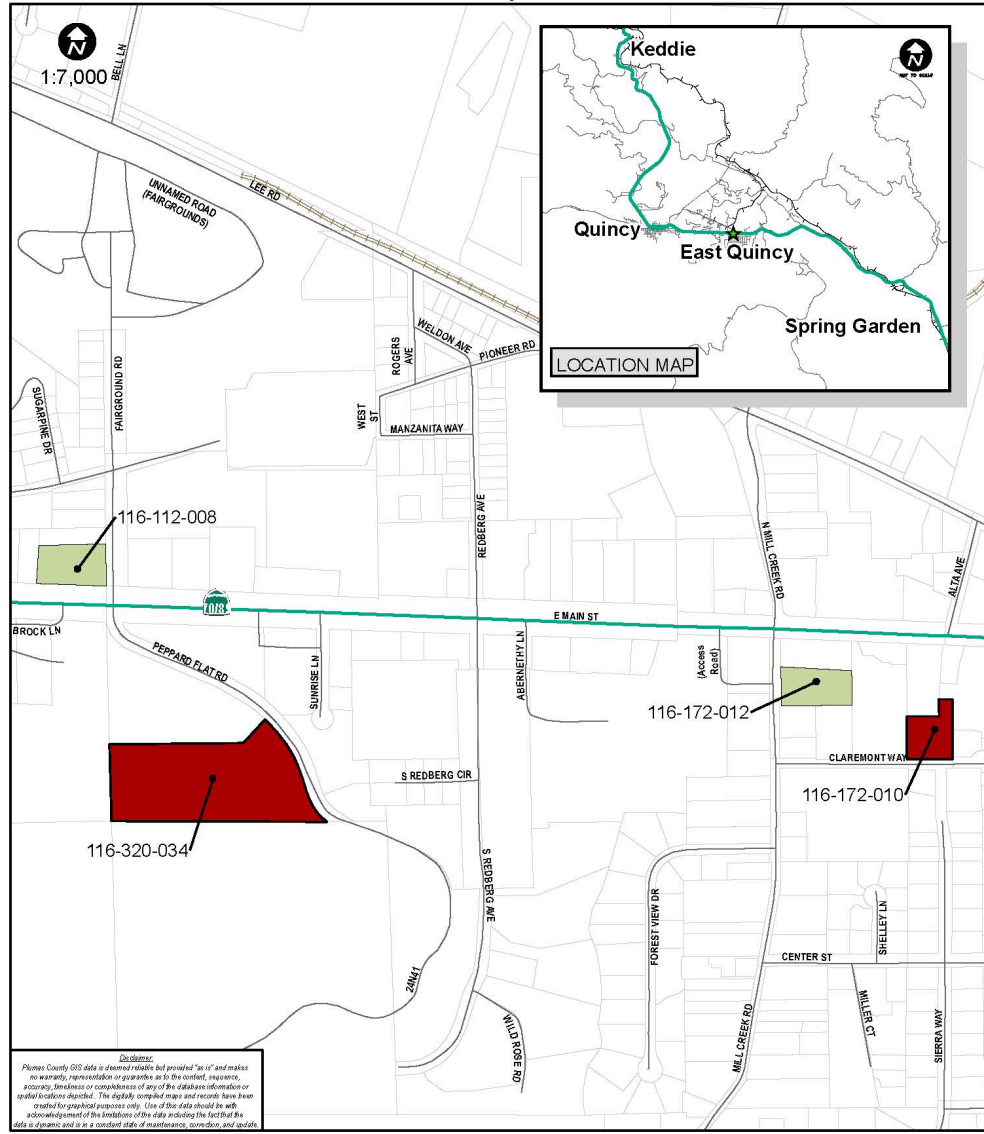
- ✓ Vacant sites that are zoned by right for residential development to accommodate all income categories, and
- ✓ Underutilized sites that are capable of being developed at a higher density and zoned by right for residential development to accommodate extremely low-, very low-, and low-income categories.

Income Category	7 <sup>th</sup> Cycle 2024-2029 RHNA	Realistic Capacity Vacant Residentially Zoned Sites	Realistic Capacity Underutilized Residentially Zoned Sites	Accessory Dwelling Units	Total RHNA Accommodation	RHNA Surplus
Very Low	38	44	28	21	93	55
Low	24	52	24	0	76	52
Moderate	29	40	0	0	40	11
Above Moderate	63	84	0	0	84	21
<b>Total</b>	<b>154</b>	<b>220</b>	<b>52</b>	<b>21</b>	<b>293</b>	<b>139</b>

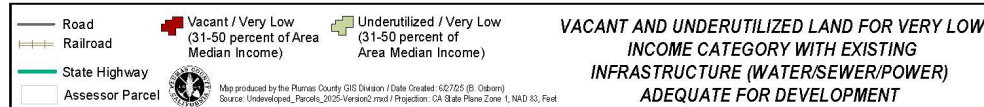
# VACANT AND UNDERUTILIZED LAND ZONED "M-R"

EAST QUINCY / 95971

MAP 1 - Very Low Income



- APN 116-112-008 (Fairground Rd)
  - 1.28 acres
  - Underutilized - one (1) existing dwelling unit
  - Realistic capacity - 16 dwelling units
- APN 116-172-012 (Mill Creek Rd)
  - 1.16 acres
  - Underutilized - one (1) existing dwelling unit
  - Realistic capacity - 12 dwelling units
- APN 116-172-010 (Claremont Way)
  - 0.98 acres
  - Vacant - no site constraints
  - Realistic capacity - 12 dwelling units
- APN 116-320-034 (Peppard Flat Rd)
  - Gross - 7.47 acres Net - 2.70 acres
  - Vacant - Topography/Forested
  - Realistic capacity - 32 dwelling units

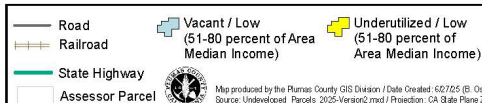
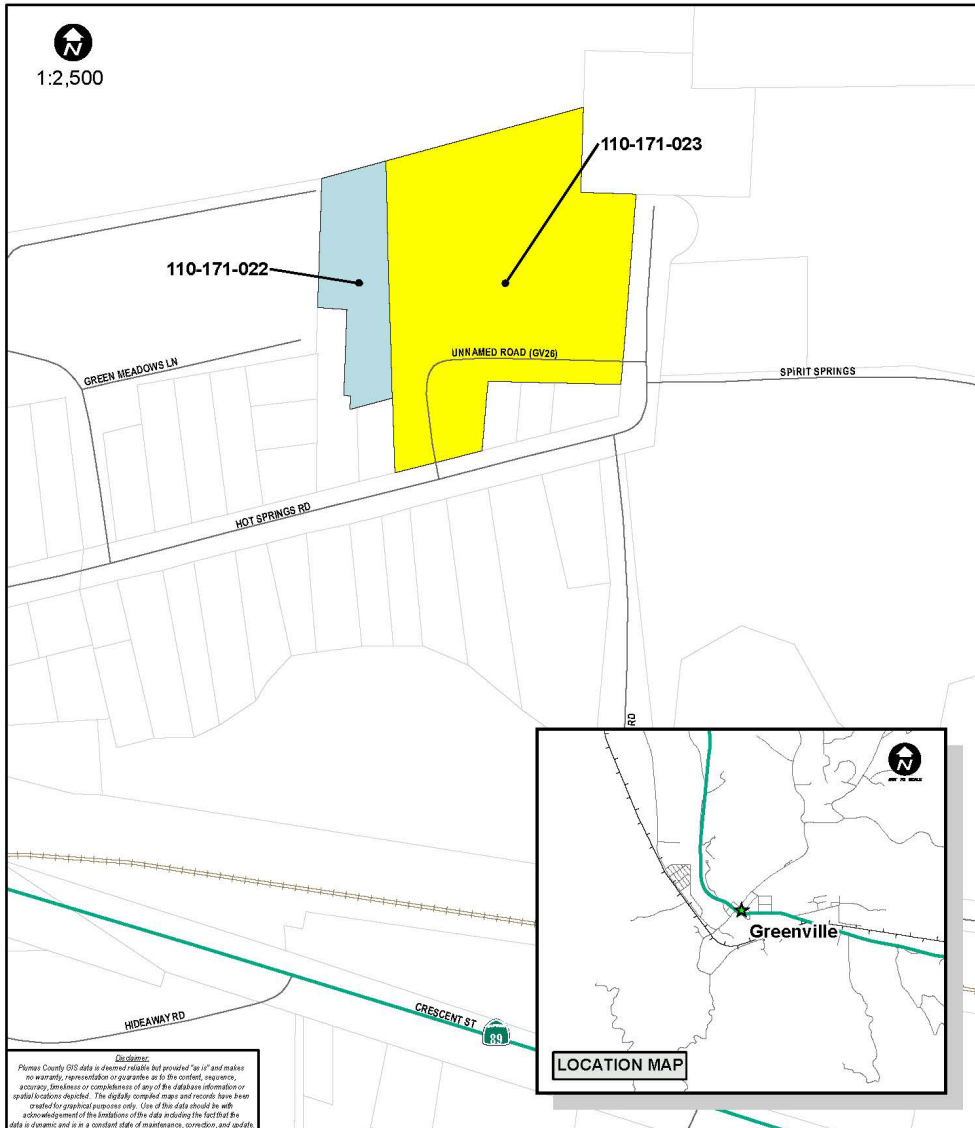




# VACANT AND UNDERUTILIZED LAND ZONED "M-R"

GREENVILLE / 95947

MAP 3 - Low Income



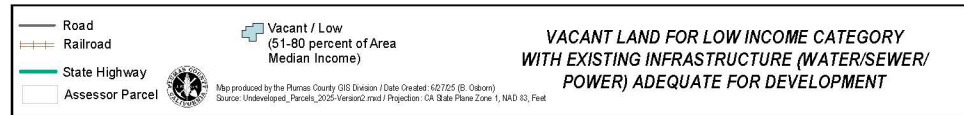
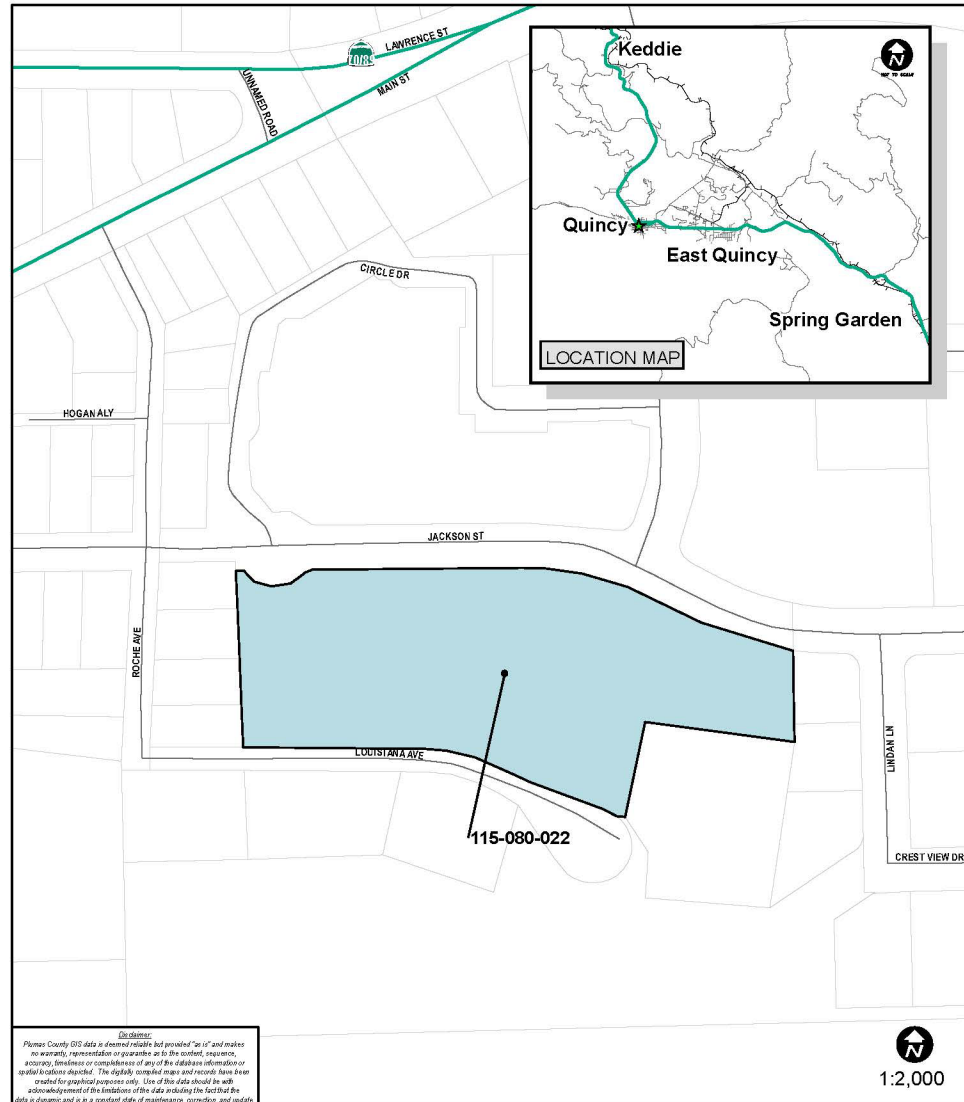
VACANT AND UNDERUTILIZED LAND FOR  
LOW INCOME CATEGORY WITH EXISTING  
INFRASTRUCTURE (WATER/SEWER/POWER)  
ADEQUATE FOR DEVELOPMENT

- APN 110-171-022 (Hot Springs Rd)
  - 0.79 acres
  - Vacant - No site constraints
  - Realistic capacity - 12 dwelling units
- APN 110-171-023 (Hot Springs Rd)
  - Gross - 3.5 acres Net - 2.0 acres
  - Underutilized - Plumas District Hospital - Old Hospital Site/Building with Existing Medical Clinic/Road and parking easement
  - Realistic capacity - 24 dwelling units

## VACANT LAND ZONED "M-R"

QUINCY / 95971

MAP 2 - Low Income

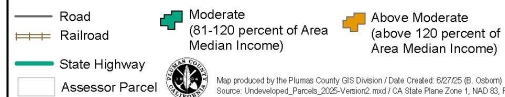


- APN 115-080-022 (Louisiana Ave)
  - Gross - 3.64 acres Net - 2.18 acres
  - Vacant - Soils/Geotech
  - Realistic capacity - 40 dwelling units

## GRIZZLY RANCH - VACANT LAND ZONED "S-1"

Unincorporated Portola / 96122

Map 4 - Moderate and Above Moderate Income

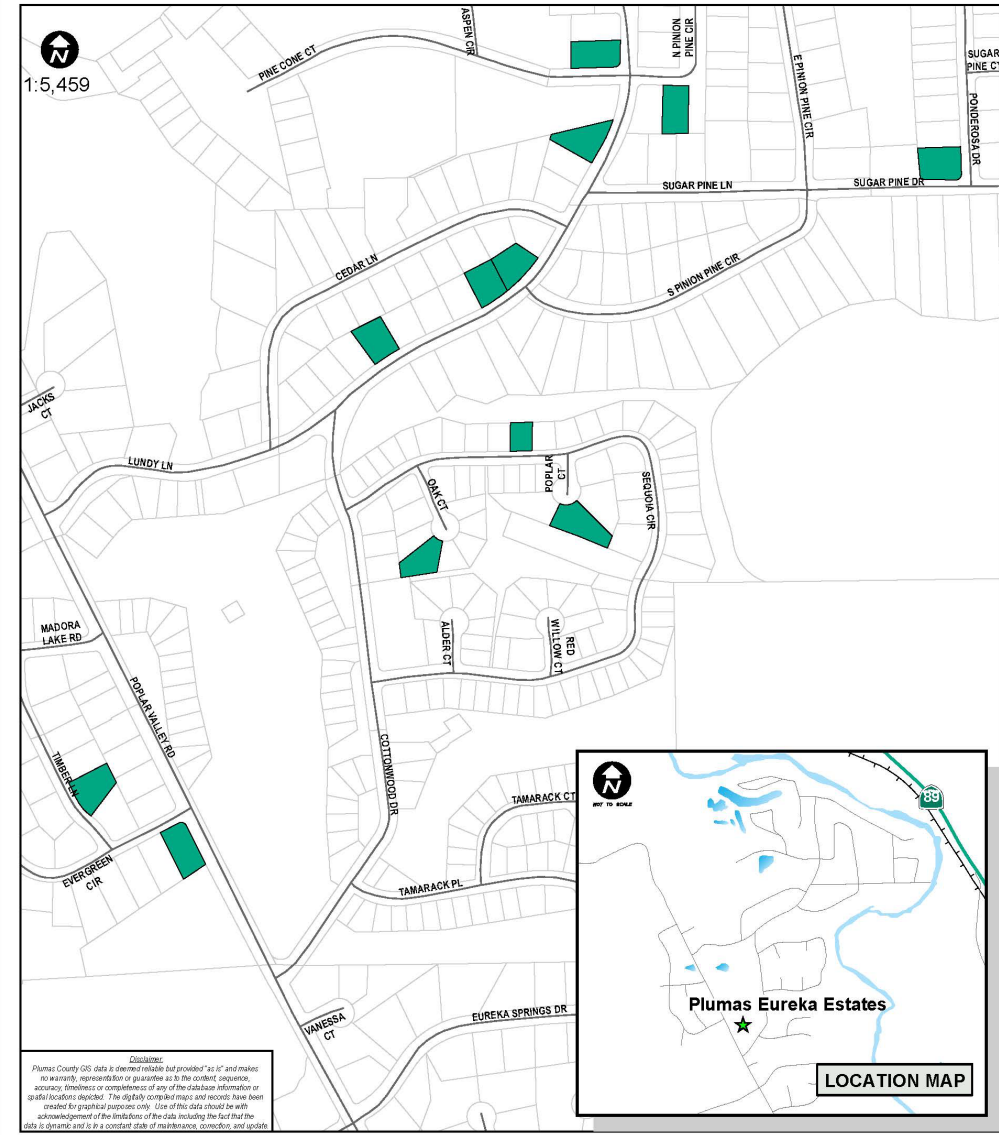


**VACANT LAND FOR MODERATE AND ABOVE MODERATE INCOME CATEGORIES WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO CONSTRAINTS**

## PLUMAS EUREKA ESTATES - VACANT LAND ZONED "7-R"

Blairsden / 96103

Map 5 - Moderate Income



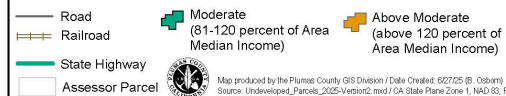
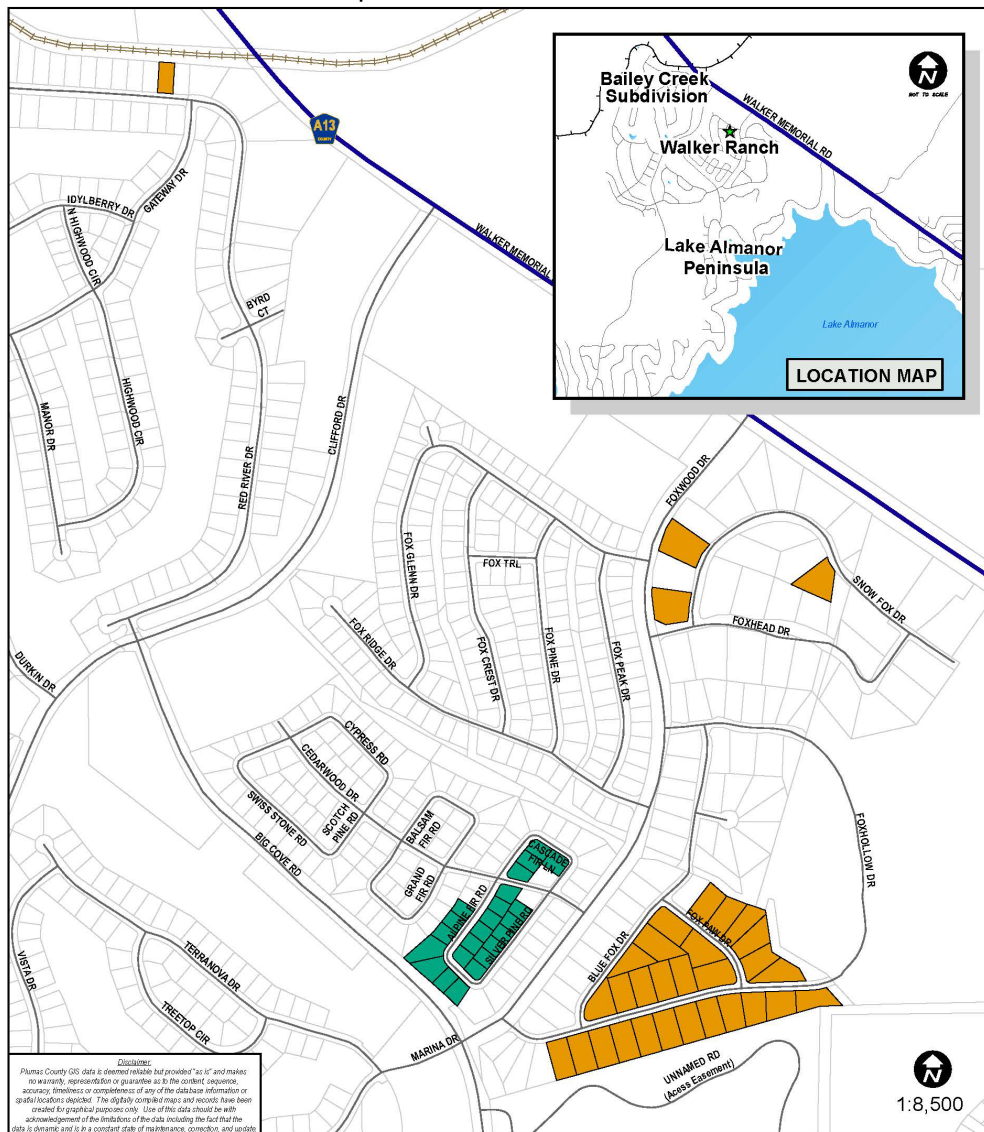
**VACANT LAND FOR MODERATE INCOME CATEGORY WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO CONSTRAINTS**



# WALKER RANCH - VACANT LAND ZONED "2-R" AND "3-R"

Lake Almanor / 96137

Map 6 - Moderate and Above Moderate Income



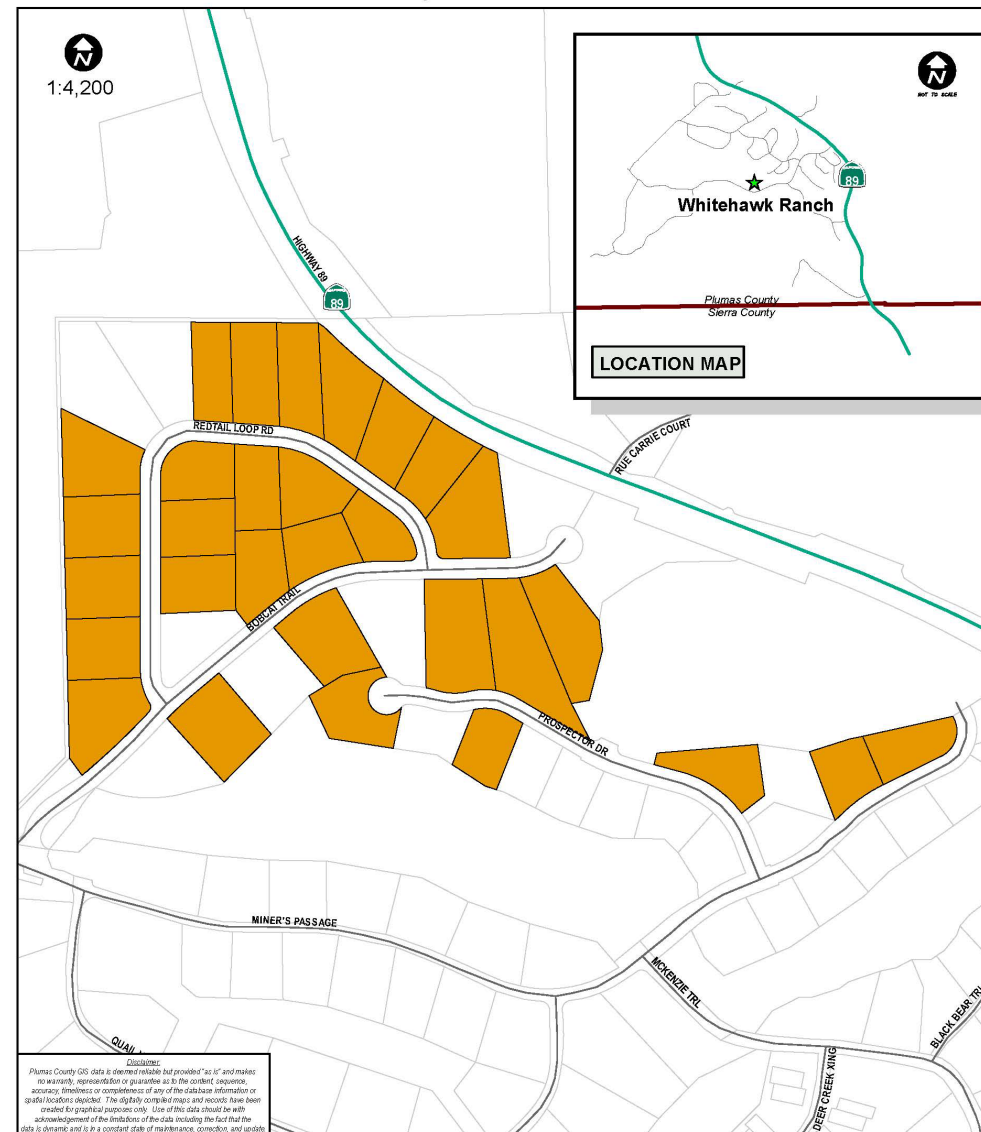
**VACANT LAND FOR MODERATE AND ABOVE MODERATE INCOME CATEGORIES WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO CONSTRAINTS**

Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)  
Source: Undeveloped\_Parcel\_2025-Version2.mxd / CA State Plane Zone 1, NAD 83, Feet

# WHITEHAWK RANCH - VACANT LAND ZONED "S-1"

Clio / 96106

Map 7 - Above Moderate Income



**VACANT LAND FOR ABOVE MODERATE INCOME CATEGORY WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO CONSTRAINTS**

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# QUANTIFIED OBJECTIVES

- ▶ Based on the policies and program actions quantified objectives represent a reasonable expectation of the maximum number of housing units that will be developed (i.e., new construction), rehabilitated, or conserved/preserved and over the five-year planning period.
- ▶ The “New Construction” objective refers to the number of new units that potentially could be constructed using public and/or private sources over the planning period, given the locality’s land resources, constraints, and proposed programs.
- ▶ The “Rehabilitation” objective refers to the number of existing units expected to be rehabilitated during the planning period.
- ▶ The “Conservation/Preservation” objective refers to the preservation of the existing affordable housing stock throughout the planning period.

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	9	29	24	110	170	342
Rehabilitation	3	3	3	-	-	9
Conservation/Preservation	50	100	100	-	-	250
Total	59	136	131	29	63	601

# PUBLIC COMMENT PERIOD

## JUNE 27 - JULY 28, 2025

To access the 2024-2029 Public Review Draft Housing Element and for more information, please visit the Plumas County Planning Department counter at 555 Main Street, Quincy, or on the website at:

<https://www.plumascounty.us/2629/Housing-Element>

To submit public comment, please contact:

Amanda Harmon, Assistant Planner  
Plumas County Planning Department

530-283-6213 / [amandaharmon@countyofplumas.com](mailto:amandaharmon@countyofplumas.com)

Outreach to housing stakeholders, with individual meetings, week of July 14<sup>th</sup> and 21<sup>st</sup>

Outreach to communities, with evening meetings, week of August 4<sup>th</sup>