

Plumas County General Plan Public Review Draft Housing Element 7th Cycle 2024-2029



July 30, 2025
Plumas Housing Council
Amanda Harmon
Assistant Planner

SCHEDULE

- ▶ 30-day public comment *Public Review Draft 7th cycle 2024-2029 Housing Element* started June 27, 2025 and ended July 28, 2025
- ▶ Comments on the Public Review Draft will continue to be accepted through August 8, 2025
- ▶ Planning staff has 10 business days to incorporate public comments (July 28, 2025 through August 8, 2025)
- ▶ Submit *Initial HCD Draft 7th cycle 2024-2029 Housing Element* to HCD for 90-day review
 - August 11, 2025
- ▶ Conduct additional housing stakeholder meetings, community meetings, Planning Commission workshops, Board of Supervisors briefings, and other public outreach
 - September/October 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 7th cycle 2024-2029 Housing Element* meets State Housing Element Law
 - circa Spring 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

GOAL H 2 - Provide Affordable, Attainable Housing for All

PLUMAS HOUSING COUNCIL

- ▶ **Policy H 2.7** - The County shall support the Plumas Housing Council.
- ▶ **Program H 2.5** - Support Lower Income Workforce Housing Development

PLUMAS HOUSING COUNCIL

PROGRAM H 2.5 - Support Lower Income Workforce Housing Development

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

The County shall provide services such as:

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

PLUMAS HOUSING COUNCIL

PROGRAM H 2.5 - Support Lower Income Workforce Housing Development

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

Responsible Agencies: Plumas County Board of Supervisors, Planning Department, Building Department, and Plumas Housing Council.

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

Funding Source: State and Federal Programs (CDBG, HOME, USDA Rural Housing Services) and other potential government and non-government housing financial resources.

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.
- ▶ State of Emergency Adjustment (Government Code 65584.01(b)(1)(I)) due to units lost in Beckwourth Fire (2021), Dixie Fire (2021), and North Complex Fire (2020)

| 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 |
| Total | 100% | 154 |

(AMI) - Area Median Income

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 |

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%)
- ▶ Those earning between \$35,000 - \$49,999 (13%) - categorized at “Very Low Income”
- ▶ The largest income group earned an annual household income between \$50,000 to \$74,999 (19%) - categorized as “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+

FAIR MARKET RENT & INCOME LIMITS

Fair Market Rent

| Bedroom Size | 0 | 1 | 2 | 3 | 4 |
|---------------|-------|---------|---------|---------|---------|
| Plumas County | \$904 | \$1,005 | \$1,318 | \$1,847 | \$1,883 |

Annual Income Limits - U.S. Department of Housing and Urban Development (HUD)

| Family Size | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Section 8 - Plumas County | \$33,400 | \$38,150 | \$42,900 | \$47,650 | \$51,500 | \$55,300 | \$59,100 | \$62,900 |

Affordability

- Based on one full-time employee earning \$30/hour (\$62,400 annually) with \$0 monthly debts

Home price

\$218,414 ✓ Affordable

— — — — —

Monthly payment **\$1,850**

Debt-to-income ratio **36%**

Down payment (\$1) **0%**

- Based on one full-time employee earning \$25/hour (\$52,000 annually) with \$0 monthly debts

Home price

\$182,469 ✓ Affordable

— — — — —

Monthly payment **\$1,550**

Debt-to-income ratio **36%**

Down payment (\$1) **0%**

VACANT AND UNDERUTILIZED LAND INVENTORY SUFFICIENT SITES

- ▶ Vacant higher density “M-R” (multi-family residential) 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” (single-family residential) 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

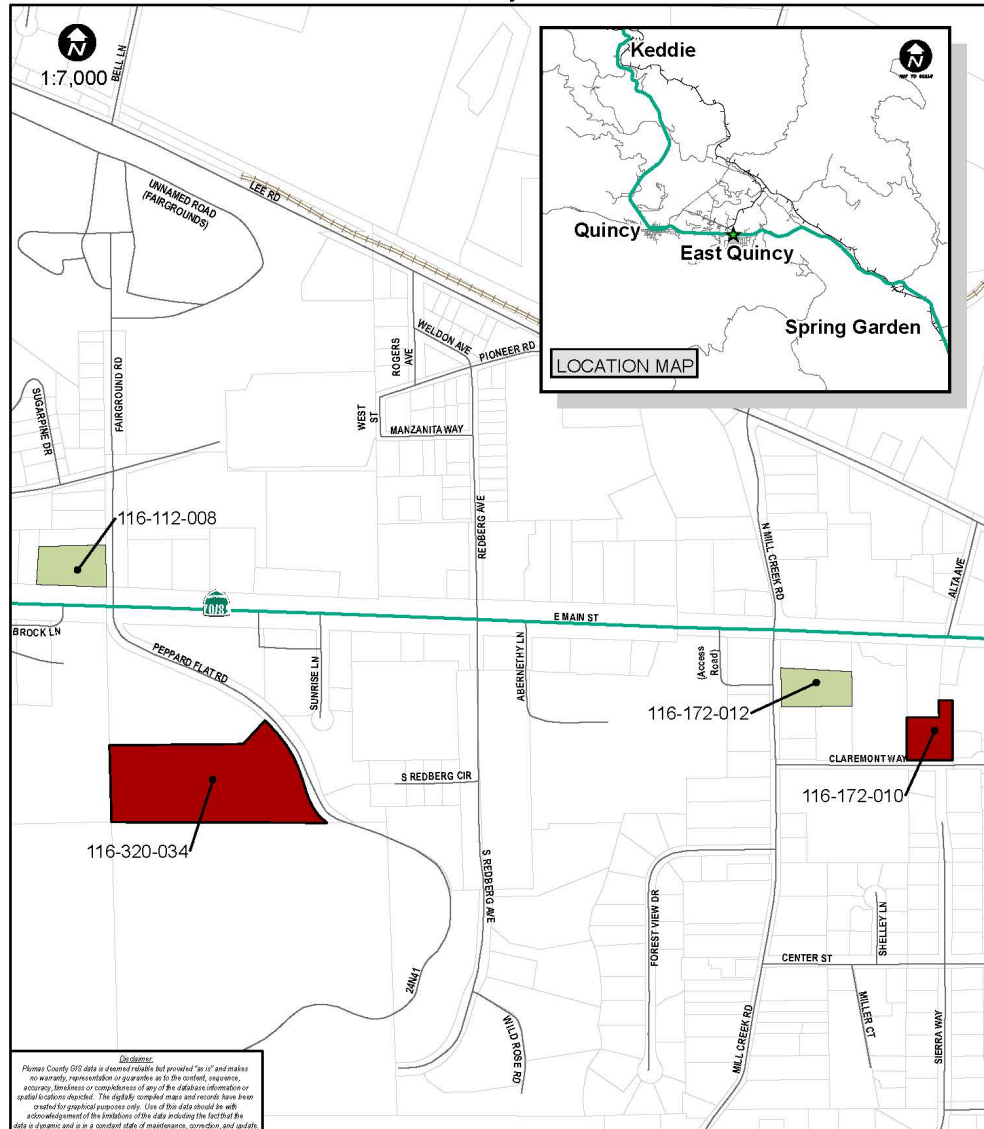
- ✓ Vacant sites that are zoned by right for residential development to accommodate all income categories, and
- ✓ Underutilized sites that are capable of being developed at a higher density and zoned by right for residential development to accommodate extremely low-, very low-, and low-income categories.

| Income Category | 7 th 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 |
| Total | 154 | 220 | 52 | 21 | 293 | 139 |

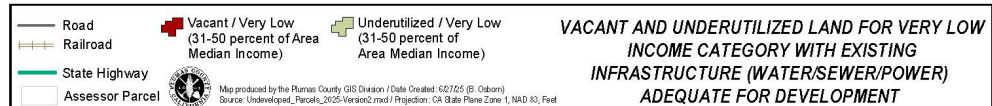
VACANT AND UNDERUTILIZED LAND ZONED "M-R"

EAST QUINCY / 95971

MAP 1 - Very Low Income



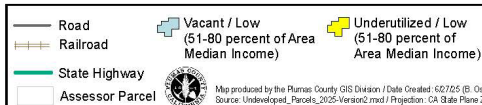
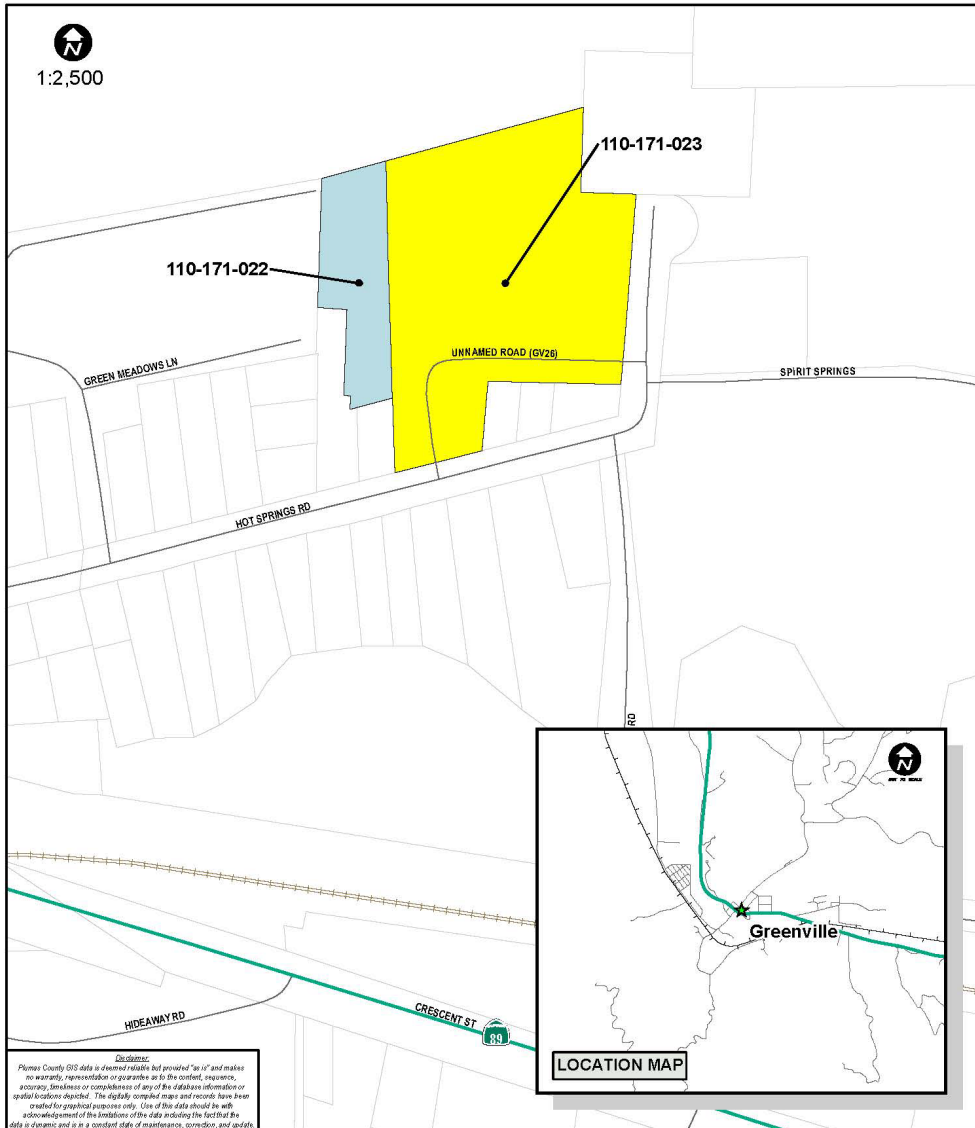
- APN 116-112-008 (Fairground Rd)
 - 1.28 acres
 - Underutilized - one (1) existing dwelling unit
 - Realistic capacity - 16 dwelling units
- APN 116-172-012 (Mill Creek Rd)
 - 1.16 acres
 - Underutilized - one (1) existing dwelling unit
 - Realistic capacity - 12 dwelling units
- APN 116-172-010 (Claremont 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

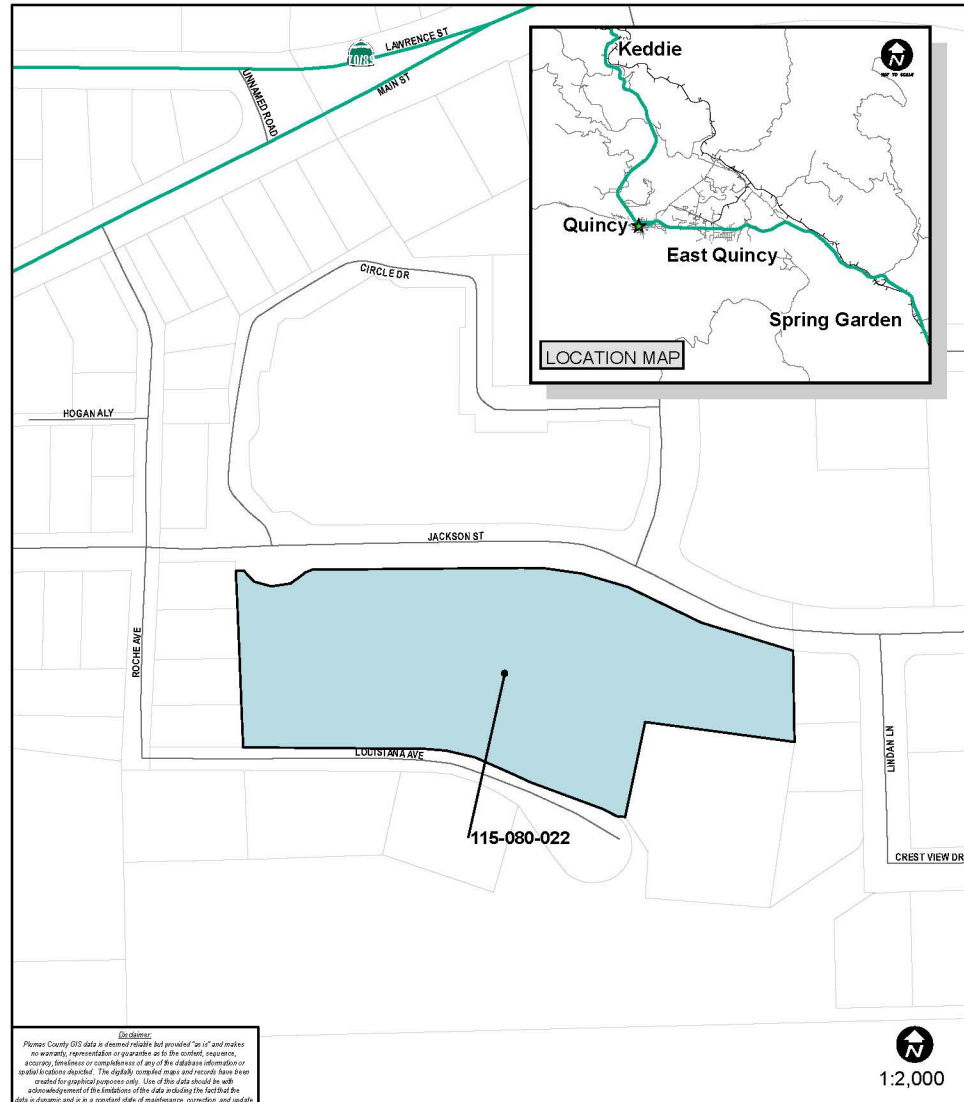
Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)
Source: Undeveloped_Parcels_2025-Version2.mxd / Projection: CA State Plane Zone 1, NAD 83, Feet

- 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



— Road
— Railroad
— State Highway
□ Assessor Parcel



Vacant / Low
(51-80 percent of Area
Median Income)

Map produced by the Plumas County GIS Division / Date Created: 6/27/25 (B. Osborn)
Source: Undeveloped_Parcels_2025-Version2.mxd / Projection: CA State Plane Zone 1, NAD 83, Feet

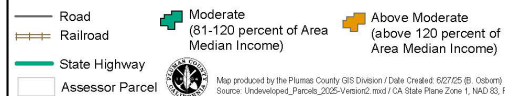
VACANT LAND FOR LOW INCOME CATEGORY
WITH EXISTING INFRASTRUCTURE (WATER/SEWER/
POWER) ADEQUATE FOR DEVELOPMENT

- 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

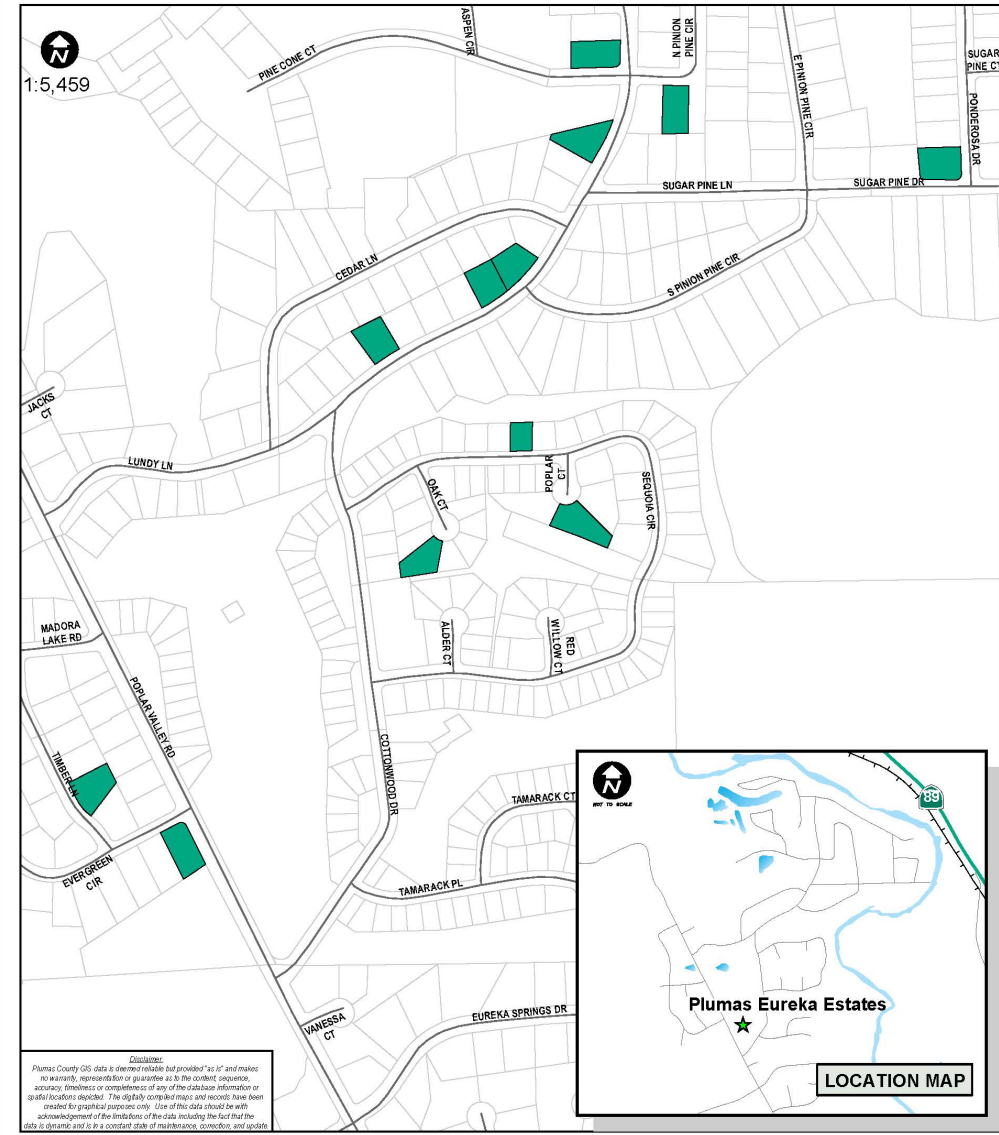


VACANT LAND FOR MODERATE AND ABOVE MODERATE INCOME CATEGORIES WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO CONSTRAINTS

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

Blairsden / 96103

Map 5 - Moderate Income

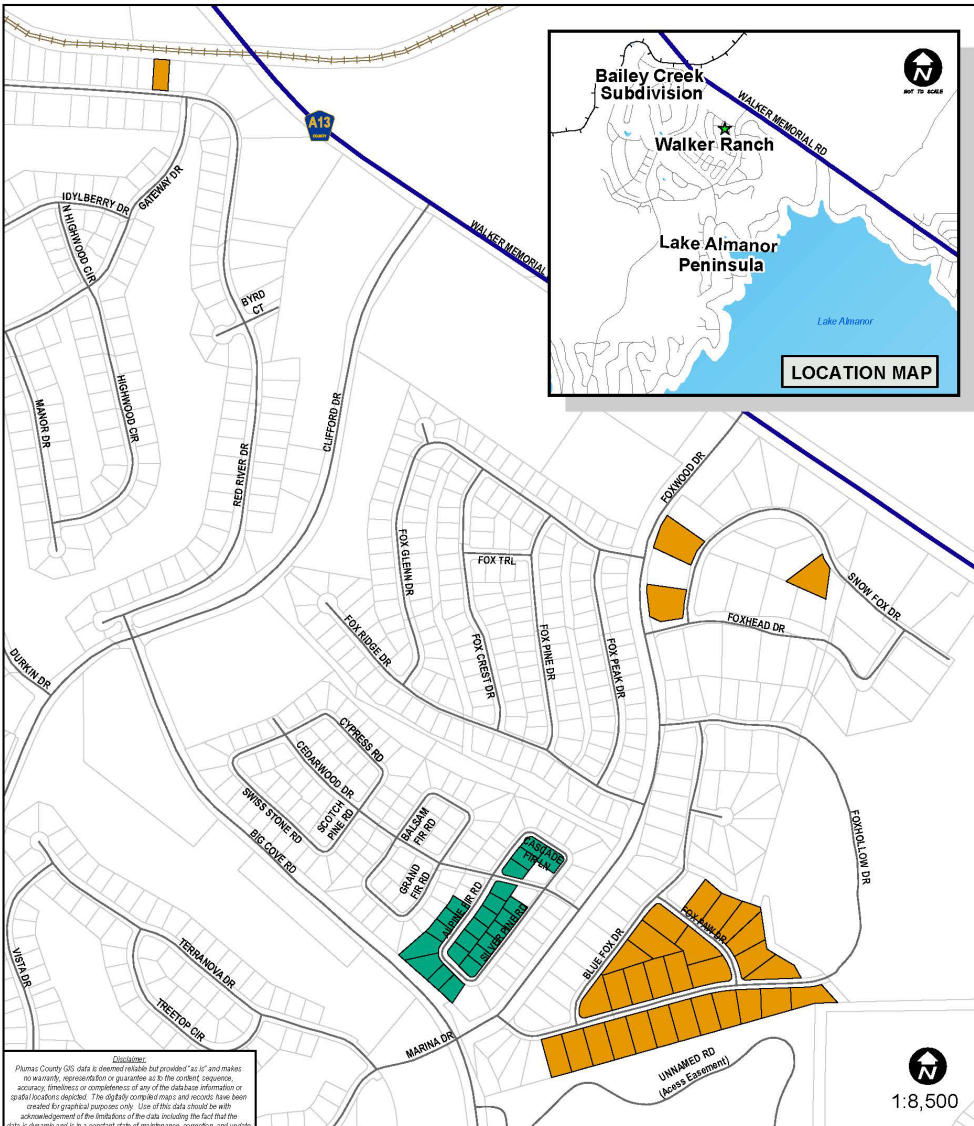




VACANT LAND FOR MODERATE INCOME CATEGORY WITH EXISTING INFRASTRUCTURE (WATER/SEWER/POWER) ADEQUATE FOR DEVELOPMENT WITH NO CONSTRAINTS

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

Lake Almanor / 96137

Map 6 - Moderate and Above Moderate Income



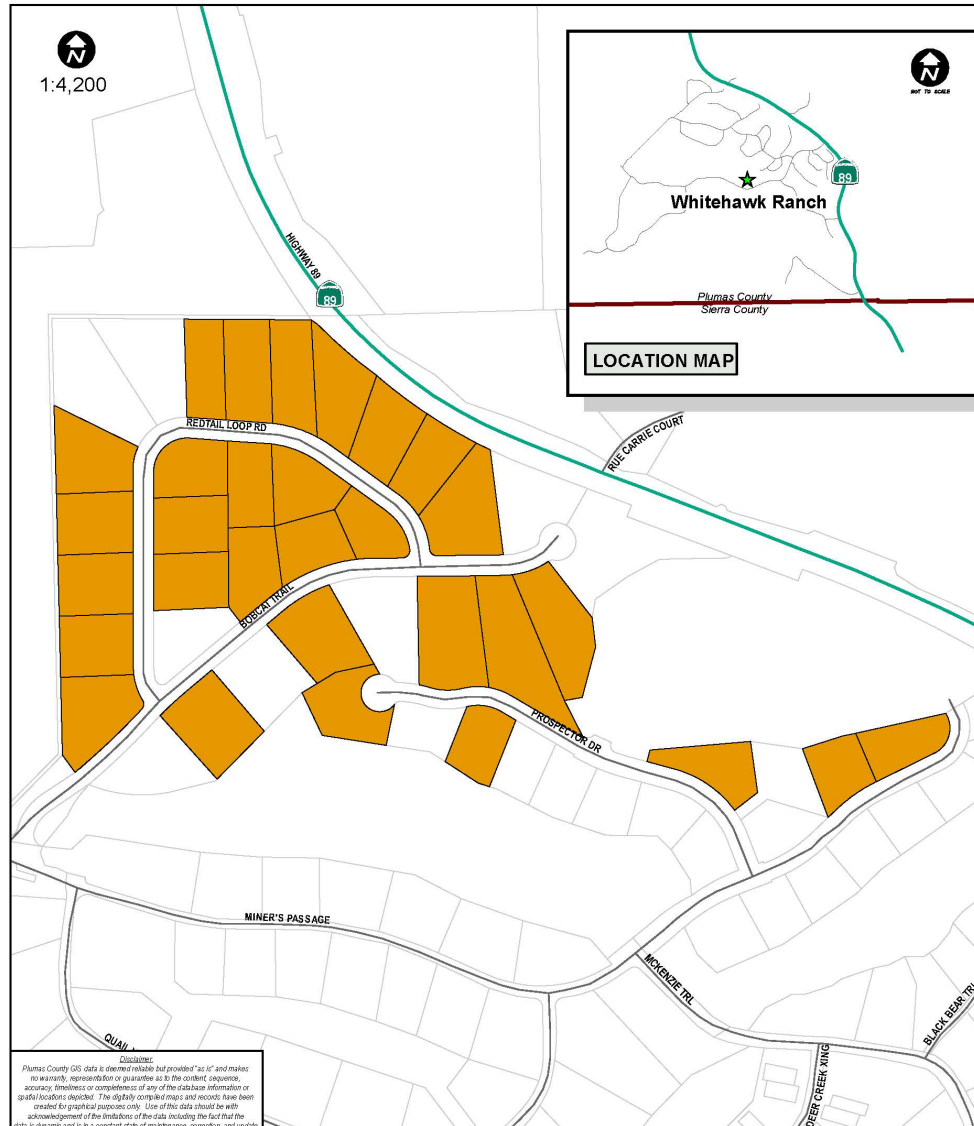
 Road
  Railroad
 Moderate (81-120 percent of Area Median Income)
  Above Moderate (above 120 percent of Area Median Income)

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

WHITEHAWK RANCH - VACANT LAND ZONED "S-1"

Clio / 96106

Map 7 - Above Moderate Income



— Road
— Railroad

Above Moderate
(above 120 percent of
Area Median Income)

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

PUBLIC REVIEW DRAFT COMMENTS CONTINUED TO BE ACCEPTED THROUGH AUGUST 8, 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

KEEP IN TOUCH

Additional housing stakeholder meetings, community meetings, Planning Commission workshops, Board of Supervisors briefings, and other public outreach in the months of September/October 2025

ADDITIONAL INFORMATION SLIDES

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 7th 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.