

CHAPTER 3: 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. State Housing Element Law requires all housing elements submitted after January 1, 2021, to include an Assessment of Fair Housing (AFH).

“Affirmatively furthering fair housing” means (Government Code Sec. 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. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. 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 on mental and physical health. HCD explains that the goal of AFFH is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

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.

Goals, policies, and programs in the Plumas County 2024-2029 Housing Element Update, as outlined below, reflect the requirements of the AFFH Act.

Related AFFH Goals

Goal H 2 – Provide Affordable, Attainable Housing for All

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

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

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

Goal H 4 – Meet Special Housing Needs

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

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

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

Goal H 6 – Support Housing Resources and Opportunities

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

Related AFFH Policies

- Policy H 1.1:** The County shall maintain an adequate supply of “M-R” Multiple-Family Residential, “2-R,” “3-R,” and “7-R” Single-Family Residential, and “S-1” Suburban zoned land to accommodate the RHNA and housing development at all income levels.
- Policy H 2.1:** The County shall support State and Federal subsidized housing programs.
- Policy H 2.2:** The County shall promote a variety of affordable housing types.
- Policy H 2.3:** The County shall encourage the development and support programs that expand the supply of workforce rental housing stock affordable to household earning between 60 and 80 percent and 80 to 120 percent of AMI.
- Policy H 3.1:** The County shall work in co-operation with State and Federal agencies to provide housing maintenance, rehabilitation, and replacement education and assistance for lower income homeowners wanting to address substandard housing units.
- Policy H 4.2:** The County shall specifically work to eliminate governmental constraints and support in the elimination of non-governmental barriers for lower income senior households, persons with mobility and/or self-care limitations, persons with developmental disabilities, persons with serious mental illness (SMI) and substance use disorder (SUD), survivors of domestic violence, large households, female-headed households, farmworkers, veterans, homeless persons in need of emergency shelter, transitional age youth (TAY), justice-involved individuals including transitioning offenders and parolees, and student resident housing.
- Policy H 5.1:** The County shall further the cause of fair housing and encourage compliance with fair housing laws.
- Policy H 5.2:** The County shall promote housing opportunities for all persons, regardless of race, age, color, national origin, ancestry, religion, ethnicity, disability, source of income, gender identity, sexual orientation, marital status, or familial status.
- Policy H 5.3:** The County shall work to educate the community about fair housing, housing programs, and housing assistance available to the public.
- Policy H 5.4:** The County shall strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.
- Policy H 5.5:** The County shall plan for and strive to reduce and mitigate the impacts of floods, wildfires, earthquakes, severe weather, and drought in high impact areas and vulnerable communities in the County.

Policy H 6.1: The County shall support housing down payment assistance programs and programs that contribute benefits to first-time homebuyers.

Policy H 6.2: The County shall continue to promote and educate the public on the availability of the at-no-cost Plumas County Pre-Designed and Plan Checked ADU Plans and Idea Book to streamline permitting and make the overall ADU development process more affordable.

Related AFFH Programs

Program H 1.5: Housing for Lower Income, Including Acutely Low- and Extremely Low-Income Households.

Program H 1.6: Housing for Middle-Income Households.

Program H 2.3: Preserve Assisted Units.

Program H 2.4: Housing Choice Voucher Program.

Program H 2.5: Support Lower Income Workforce Housing Development.

Program H 3.1: Housing Rehabilitation Program Opportunities.

Program H 3.6: Rehabilitation of Mobilehome Parks.

Program H 4.1: Transitional and Supportive Housing.

Program H 4.2: Emergency Shelter Managerial Standards and Unmet Emergency Shelter Bed Capacity Need.

Program H 4.3: Uses of Recreational Vehicles and/or Manufactured Homes for Special Housing Needs.

Program H 4.4: Employee (Farmworker) Housing.

Program H 4.5: Permanent Supportive Housing for those with a Serious Mental Illness (SMI) and Substance Use Disorder (SUD)

Program H 4.6: Student Housing.

Program H 4.7: Limited Density Owner-Built Rural Dwellings 'Title 25.'

Program H 4.8: Infants in the Workplace Policy.

Program H 4.9: Child Day Care Facilities.

Program H 4.10: Healthcare Facilities and Housing.

Program H 5.1: Provide Assistance for Persons with Developmental Disabilities.

Program H 5.2: Reasonable Accommodation and Housing for Persons with Disabilities.

Program H 5.3: Housing Discrimination.

Program H 5.4: Furthering Fair Housing Enforcement and Outreach.

Program H 5.5: Reduce Barriers to Fair Housing.

Program H 6.1: Down Payment Assistance Program.

Program H 6.2: Water and Sewer Infrastructure Repairs, Upgrades, and New Facilities.

Refer to Chapter 4 for the full context of AFFH policies and programs, and Appendix C for the complete AFFH Assessment. Further, Plumas County's primary local fair housing advocate is the Plumas County Community Development Commission and Housing Authority (<https://www.plumascdc.org/>), and the regional fair housing advocate is Legal Services of Northern California, based in Chico, California, and for more information, link to: <https://lsnc.net/>.