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| <b>Streamlined Annual<br/>PHA Plan<br/>(Small PHAs)</b> | <b>U.S. Department of Housing and Urban Development<br/>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226<br/>Expires: 03/31/2024</b> |
|---|---|--|

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

| A.                 | PHA Information.   |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|--|--------------------|----------|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|-----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A.1                | <p>PHA Name: <u>Plumas County CDC and Housing Authority</u> PHA Code: <u>CA070</u><br/>           PHA Type: <input checked="" type="checkbox"/> Small<br/>           PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2025</u><br/>           PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)<br/>           Number of Public Housing (PH) Units <u>96</u> Number of Housing Choice Vouchers (HCVs) <u>637</u><br/>           Total Combined _____<br/>           PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Plan and elements are available on the PCCDC web site: <a href="http://www.plumascdc.org">www.plumascdc.org</a><br/>           It is also available at the Main Office as well as the two Public Housing Site Offices</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |                                 | PH                           | HCV | Lead PHA: |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Participating PHAs | PHA Code   |                    |          |                             |                                 | Program(s) in the Consortia  | Program(s) not in the Consortia | No. of Units in Each Program |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |  | PH                 | HCV      |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lead PHA:          |  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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| <b>B.</b>  | <b>Plan Elements Submitted with 5-Year PHA Plans.</b> Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. <b>This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan.</b> See sub-section below for required elements in all other years (Years 1-4).  |
| <b>B.1</b> | <p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Five-Year PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>  |
| <b>B.2</b> | <p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's <u>current Fiscal Year</u>?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <b>See Attached B.2</b></p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> |
| <b>B.3</b> | <p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>See Attachment B.3</b></p>   |
| <b>B.4</b> | <p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved <b><u>See attached HUD 50075.2 Five Year Action Plan.</u></b></p>   |

|   |  |
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| <p><b>B.5</b></p>   | <p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N<br/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: The SF-SAC single audit date collection form for the year ending June 30, 2023, was not submitted to the Federal Audit Clearinghouse by the required deadline by the PCCDC.</p>  |
| <p><b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.<br/> <b>N/A – This is the year Plumas County CDC will submit its 5-Year PHA Plan</b></p> |  |
| <p><b>B.1</b></p>   | <p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N<br/> <input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.<br/> <input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.<br/> <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.<br/> <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.<br/> <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.<br/> <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.<br/> <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.<br/> <input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p> |
| <p><b>B.2</b></p>   | <p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>   |
| <p><b>C Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.</p>   |  |
| <p><b>C.1</b></p>   | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>  |
| <p><b>C.2</b></p>   | <p><b>Certification by State or Local Officials</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <b>See Attachment</b></p>  |

|     |   |
|-----|---|
| C.3 | <p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.<br/><b>See Attachment</b></p>       |
| C.4 | <p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N<br/><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> |

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.**  
Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item  
**See attached HUD Form 50077-CRT-SM / Civil Rights Certificate**

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

## **Attachment B.2**

### **NEW ACTIVITIES**

PCCDC continues to work with several developers on Project Based Vouchers. Bringing Project Based Vouchers to fruition is a complicated several year process.

On September 9, 2021, PCCDC submitted a request to HUD for approval for Project Based Vouchers prior to issuing an RFP for Project based Vouchers for two projects in Tehama County. That approval was received from HUD.

On October 19, 2021, the PCCDC Governing Board approved the updated Administrative Plan to provide for Project Based Vouchers. Subsequently, one hundred Project Based Vouchers were allocated to two prospective developments in Tehama County.

Since that time, the Planning Director of Plumas County has come before the PCCDC Board of Commissioners to request the Board to allocate forty-five Project Based Vouchers to a potential Plumas County development. In addition, preliminary talks are underway for additional Project Based Vouchers in Tehama County and possibly in Lassen County. Most recently two of the developers with projects in Tehama County have acquired all funding for the projects except for Low Income Housing Tax Credits. Each of these developers has submitted requests to the California Treasurer's Tax Credit Committee. Approval by the Tax Credit Committee will complete funding approval for each of the projects.

The Agency Administrative Plan establishes a goal of developing and providing affordable housing for the eligible persons within our communities.

Project basing one hundred vouchers in Tehama County, as well as Project Based Vouchers for the other three counties for which PCCDC is the housing authority, is very much consistent with the Agency Administrative Plan because of the limited availability of affordable housing within the counties served by PCCDC. We often find that Housing Choice Voucher recipients are unable to utilize their vouchers once they receive them because landlords have their rent set higher than vouchers will support. Therefore, having Project Based Vouchers available will have a very positive impact on the HCV program and will contribute to providing affordable housing within the community.

#### Update – 2025

The allocations of the Project Based Vouchers (PBV) to the two developers, has allowed them to go forward with their finance options, which include state funding. One of the projects has successfully had Planning Commission approval from the city of Red Bluff. Recent communications from one of the Developers of the Tehama County projects indicates that the developer has secured most of the necessary financing and that the developer will be submitting its request in March, 2024, to the California Treasurer's Low Income Housing Tax Credit Committee for 9% tax credits. That developer has received a Multifamily Housing Program award from the State Department of Housing and Community Development and believes that award will put it in the running for a successful application to the LIHTC Committee of the California Treasurer's Office. Tentatively that developer plans to begin construction later in 2025.



## Plumas County Community Development Commission

### **Attachment B.3**

#### **PCCDC Annual Plan 2025-2026** **Progress Report - Goals and Objectives:**

##### **Maintain Section 8 Management Assessment Program (SEMAP) High Performer Status.**

- After a temporary drop to Standard Performer status for fiscal year 2021-2022, the Housing Choice Voucher Team obtained and has maintained High Performer status.

##### **Increase Public Housing Status.**

- HUD evaluates a PHA by measuring the PHA's physical condition, financial condition, management operations and Capital Fund obligations and occupancy. A combination of vacancies and the aging projects, contributed to a reduced 2023 Public Housing score. PCCDC has restructured our Maintenance Team in order to best utilize our staff. PCCDC had an inspection in March 2024, which was under the new NSPIRE guidelines. The final score was 91%.

##### **Reduce Public Housing vacancies.**

- Since the devastation of the town of Greenville due to the Dixie Fire, which started on July 13, 2021, over 27 % of the tenants in PCCDC's two Public Housing complexes (in Chester and Greenville) vacated with the majority leaving Plumas County.
- Management and Maintenance Staff continue to work diligently to complete turnarounds and lease-up units. Maintenance Staff have pooled their resources and worked together to complete turnarounds. PCCDC has successfully lease-up many displaced families and individuals who lost their residences in the Dixie Fire.

##### **Explore Public Housing "repositioning" options.**

- In 2023, PCCDC Executive Committee Members had a series of meetings with a HUD consultant regarding our "Repositioning" options. PCCDC now has plans to pursue "Repositioning".

##### **Solar Options at Public Housing.**

- The solar company PCCDC had contracted with to provide solar at the Public Housing properties were unable to fulfill the contract. PCCDC will work to secure services from another company in order to provide solar at the properties.

##### **The following are on-going goals.**

- Promote development of affordable HCV rental units.
- Continue to provide quality affordable housing to eligible households.
- Continue to administer all programs in accordance with applicable equal opportunity requirements and to affirmatively further Fair Housing.
- Improve customer service in all programs by providing on-going staff training and customer satisfaction survey forms.

## **Violence Against Women Act (VAWA) Goals:**

The Violence Against Women Act (VAWA) provides protection for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not exclusively for women, but are equally available to all individuals regardless of sex, gender identity, or sexual orientation.

Each year, as part of the annual Fair Housing and Reasonable Accommodation training, PCCDC provides Staff training on the VAWA requirements.

PCCDC has the following documents posted at the main Housing Authority's office and off-site manager's offices:

- Notice of Occupancy Rights
- HUD Certification Form
- Emergency Transfer Plan
- HUD Emergency Transfer Certification

These forms, along with the Housing Choice Voucher "Owner Obligation of Rights and Responsibilities," are available on PCCDC's website. Links to the documents allow easy access for individuals and for partner organizations to assist clients with VAWA-type situations.

VAWA information is distributed at:

- Application denial
- New Lease-up
- Termination of Tenancy
- To new Owners and Managers participating in HCV program

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P.O. Box 319 Quincy, CA 95971 / 183 W. Main Street

(530) 283-2466 Phone

(530) 283-2478 Fax

(800) 735-2929 TDD #



Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 06/25/2024 Approved By: GREENE, TODD

|  |                                    |   |                                       |                                       |                                       |                                       |
|--|------------------------------------|---|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| <b>Part I: Summary</b>                               |                                    |   |                                       |                                       |                                       |                                       |
| <b>PHA Name :</b> COUNTY OF PLUMAS HOUSING AUTHORITY |                                    | <b>Locality (City/County &amp; State)</b>   |                                       |                                       |                                       |                                       |
| <b>PHA Number:</b> CA070                             |                                    | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No: ) |                                       |                                       |                                       |                                       |
| <b>A.</b>  | <b>Development Number and Name</b> | <b>Work Statement for Year 1 2024</b>   | <b>Work Statement for Year 2 2025</b> | <b>Work Statement for Year 3 2026</b> | <b>Work Statement for Year 4 2027</b> | <b>Work Statement for Year 5 2028</b> |
|  | PLUMAS COUNTY (CA0700000001)       | \$389,485.00  | \$375,897.00                          | \$375,897.00                          | \$375,897.00                          | \$375,897.00                          |

Capital Fund Program - Five-Year Action Plan

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                               |  |          |                |
|--|-------------------------------|--|----------|----------------|
| Work Statement for Year  |                               | 2024   |          |                |
| Identifier   | Development Number/Name       | General Description of Major Work Categories                 | Quantity | Estimated Cost |
|  | PLUMAS COUNTY (CA0700000001)  |  |          | \$389,485.00   |
| ID0000011  | Operations(Operations (1406)) | Because we are a small PHA, we use Cap Funds for operations. |          | \$389,485.00   |
|  | Subtotal of Estimated Cost    |  |          | \$389,485.00   |

Capital Fund Program - Five-Year Action Plan

| Part II: Supporting Pages - Physical Needs Work Statements (\$) |                               |  |      |          |                |
|---|-------------------------------|--|------|----------|----------------|
| Work Statement for Year   |                               | 2  | 2025 |          |                |
| Identifier  | Development Number/Name       | General Description of Major Work Categories                 |      | Quantity | Estimated Cost |
|   | PLUMAS COUNTY (CA0700000001)  |  |      |          | \$375,897.00   |
| ID0000012   | Operations(Operations (1406)) | Because we are a small PHA, we use Cap Funds for operations. |      |          | \$375,897.00   |
|   | Subtotal of Estimated Cost    |  |      |          | \$375,897.00   |

Capital Fund Program - Five-Year Action Plan

| Part II: Supporting Pages - Physical Needs Work Statements (\$) |                               |  |      |          |                |
|---|-------------------------------|--|------|----------|----------------|
| Work Statement for Year   |                               | 3  | 2026 |          |                |
| Identifier  | Development Number/Name       | General Description of Major Work Categories                 |      | Quantity | Estimated Cost |
|   | PLUMAS COUNTY (CA0700000001)  |  |      |          | \$375,897.00   |
| ID0000013   | Operations(Operations (1406)) | Because we are a small PHA, we use Cap Funds for operations. |      |          | \$375,897.00   |
|   | Subtotal of Estimated Cost    |  |      |          | \$375,897.00   |

Capital Fund Program - Five-Year Action Plan

| Part II: Supporting Pages - Physical Needs Work Statements (\$) |                               |  |          |                |
|---|-------------------------------|--|----------|----------------|
| Work Statement for Year 4                                       |                               | 2027   |          |                |
| Identifier  | Development Number/Name       | General Description of Major Work Categories                 | Quantity | Estimated Cost |
|   | PLUMAS COUNTY (CA0700000001)  |  |          | \$375,897.00   |
| ID0000014   | Operations(Operations (1406)) | Because we are a small PHA, we use Cap Funds for operations. |          | \$375,897.00   |
|   | Subtotal of Estimated Cost    |  |          | \$375,897.00   |

Capital Fund Program - Five-Year Action Plan


| Part II: Supporting Pages - Physical Needs Work Statements (s) |                               |  |          |                |
|--|-------------------------------|--|----------|----------------|
| Work Statement for Year  |                               | 5  | 2028     |                |
| Identifier   | Development Number/Name       | General Description of Major Work Categories                 | Quantity | Estimated Cost |
|  | PLUMAS COUNTY (CA0700000001)  |  |          | \$375,897.00   |
| ID0000016  | Operations(Operations (1406)) | Because we are a small PHA, we use Cap Funds for operations. |          | \$375,897.00   |
|  | Subtotal of Estimated Cost    |  |          | \$375,897.00   |



Plumas County Community Development Commission

**Certification of No Resident Advisory Board (RAB) Comments**

The Plumas County Housing Authority certifies that there were no Resident Advisory Board (RAB) comments on the 2025-2026 Annual PHA Plan.

  
\_\_\_\_\_  
Roger Diefendorf, Executive Director

  
\_\_\_\_\_  
Date

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\_\_\_\_\_  
P.O. Box 319 Quincy, CA 95971 / 183 W. Main Street  
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**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Roger Diefendorf, the Executive Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years X and/or Annual PHA Plan for  
fiscal year 2025-2026 of the Plumas County CDC and Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Plumas County  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

*The goals and objectives of the Plumas County Community Development Commission's (PCCDC)  
PHA Plan are to continue to provide housing and services to low-income residents. This takes  
place in programs such as Public Housing and Housing Choice Voucher, which PCCDC  
administers. The Plan also addresses PCCDC's continual partnership with Community Action  
Agency (CAA), Community Development Block Grant Program and local agencies such as Plumas  
County Behavior Health.*

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will  
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official:  
Roger Diefendorf

Title:  
Executive Director

Signature

Date:

March 11, 2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.  
Code, Section 1701 et seq, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
are required to obtain a benefit or to retain a benefit. The information requested does not lead itself to confidentiality. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.  
Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



**Certification of Compliance with  
PHA Plans and Related Regulations  
(Small PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plans and Related Regulations  
including Civil Rights and PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the    5-Year and/or   X   Annual PHA Plan for the PHA fiscal year beginning 7/1/2025, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
  - 903.7a Housing Needs
  - 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
  - 903.7c Financial Resources
  - 903.7d Rent Determination Policies
  - 903.7h Demolition and Disposition
  - 903.7k Homeownership Programs
  - 903.7r Additional Information
    - A. Progress in meeting 5-year mission and goals
    - B. Criteria for substantial deviation and significant amendments
    - C. Other information requested by HUD
      1. Resident Advisory Board consultation process
      2. Membership of Resident Advisory Board
      3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
  6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
  7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
  8. For a PHA Plan that includes a policy for site based waiting lists:

Resolution # 2025-002

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
  17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
  19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Plumas County CDC and Housing Authority  
PHA Name

CA070  
PHA Number/HA Code

     5-Year PHA Plan for Fiscal Years 20     - 20    

  X   Annual PHA Plan for Fiscal Year 2025-2026

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

|                             |       |
|-----------------------------|-------|
| Name of Authorized Official | Title |
|                             |       |
| Signature                   | Date  |
|                             |       |

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Plumas County Community Development Commission & Housing Authority

Program/Activity Receiving Federal Grant Funding

Low-Rent Operating Subsidy, Capital Fund Program and Housing Choice Voucher

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Roger Diefendorf

Title

Executive Director

Signature



Date (mm/dd/yyyy)


03/10/2025



Plumas County Community Development Commission

**Certification of No Challenged Elements**

The Plumas County Housing Authority certifies that there were no elements of the 2025-2026 Annual PHA Plan that were challenged.

  
\_\_\_\_\_  
Roger Diefendorf, Executive Director

March 11, 2025  
Date

*"This institution is an equal opportunity provider and employer"*

\_\_\_\_\_  
P.O. Box 319 Quincy, CA 95971 / 183 W. Main Street  
(530) 283-2466 Phone      (530) 283-2478 Fax      (800) 735-2929 TDD #



Plumas County Community Development Commission

**Certification of No Significant Amendment/Modification**

The Plumas County Housing Authority defines a "significant amendment" and a "substantial deviation/modification" as, except for changes in the following required to reflect changes in HUD regulatory requirements, a change:

- To the Plumas County Housing Authority's criteria for eligibility for admission; or
- That provides for Public Housing demolition and/or disposition.

The Plumas County Housing Authority certifies that with the submission of its 2025-2026 Annual PHA Plan, there are no changes that fit the above definition.

Roger Diefendorf, Executive Director

Date

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