



Plumas County Community Development Commission

# Plumas County Community Development Commission

## Annual Plan 2024-2024

### DRAFT

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

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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 #

<b>Streamlined Annual PHA Plan</b> <i>(Small PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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**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	PHA Name: <u>Plumas County CDC and Housing Authority</u> PHA Code: <u>CA070</u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>96</u> Number of Housing Choice Vouchers (HCVs) <u>637</u> Total Combined _____ PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <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: <u>www.plumascdc.org</u>            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"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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:																	
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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). <u>See sub-section / this is not a year the 5-Year Plan is due for Plumas County CDC</u>
<b>B.1</b>	<b>Revision of Existing PHA Plan Elements.</b> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <u>Five-Year PHA Plan</u> submission?</p> <p>Y   N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input 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>	<b>New Activities.</b> <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</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</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>	<b>Progress Report.</b> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>
<b>B.4</b>	<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.5	<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  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</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.</p>	
B.1	<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  <input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.  <input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.  <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.  <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.  <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.  <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. – <u>See attachment</u>  <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.- <u>See attachment</u>  <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>
B.2	<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><u>See attached HUD 50075.2 Five Year Action Plan</u></p>
<p><b>C Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.</p>	
C.1	<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  <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>
C.2	<p><b>Certification by State or Local Officials.</b> <u>See attached document</u></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.</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> <u>See attached document</u></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.</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</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).									
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>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 <a href="#">See attached HUD Form 50077-CRT-SM / Civil Rights Certificate</a></p> <table border="1"> <tr> <td data-bbox="196 480 1459 527">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="196 527 1459 930"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> <tr> <td data-bbox="196 930 1459 953"></td> </tr> <tr> <td data-bbox="196 953 1459 999">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="196 999 1459 1365"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> <tr> <td data-bbox="196 1365 1459 1388"></td> </tr> <tr> <td data-bbox="196 1388 1459 1434">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="196 1434 1459 1829"> <u>Describe fair housing strategies and actions to achieve the goal</u> </td> </tr> <tr> <td data-bbox="196 1829 1459 1852"></td> </tr> </table>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>		Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>		Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	
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## Plumas County Community Development Commission

### **PCCDC Annual Plan 2024-2025** **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 had a successful 2022-2023 year. This resulted in elevating PCCDC back to a 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. PCCDC has not received the final report from HUD.

#### **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. The Committee is excited about the possibilities that "Repositioning" could offer to our aging Public Housing properties.

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

- PCCDC is working with a solar company, who in 2024 will be installing solar at one of our USDA properties. We anticipate solar installation at the two Public Housing properties to begin in the spring of 2025.

#### **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.

## 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.

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 – 2024

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 in 2025.



## **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