

A County-Wide Solution for Attainable Workforce Housing



**Plumas
Housing
Council**

Flyer developed by **The Almanor Foundation (TAF)** and the **Plumas Housing Council** in support of TAF's **Strategic Housing Plan**.

Learn more at plumashousing.com or by emailing info@plumashousing.com.



THE CASE FOR WORKFORCE-ATTAINABLE HOUSING



Plumas County ranks **#80 of 82** CA counties in Area Median Income (AMI).



Much of our workforce, including many blue collar and healthcare workers, **earn too much for low-income housing, yet still can't afford market rates.**



New hospitals and expanding employers means that **workforce housing is critical to economic growth** in Plumas County.

THE SOLUTION:

UP TO 20 single-family homes with attached Accessory Dwelling Units (ADUs), creating **up to 40 attainable rental units** countywide.



Each **800 SF, 2-bed/2-bath** unit includes **landscaping, private deck, secure storage, and fenced yard.**



Designed for our lifestyle, prioritizing privacy, security, and quality of life over high-density apartments.



Primary focus is areas in the burn-scar, including **Greenville** and **Indian Valley**, with additional sites in **Chester, Quincy, and Portola.**

THE FUNDING:

PRS has secured an **\$8.75MIL federal CDBG-DR grant**. The organization is pursuing loans, gifts, and private grants to fulfill a required **35% local match**, bringing the project's total budget to **\$13MIL**.

WHO IT'S FOR:

Qualified renters with household incomes of **70% AMI or less**. In other words, if your household size is:

- 1** Person..... **\$24/hr** or less
- 2** People..... **\$28/hr** or less
- 4** People..... **\$35/hr** or less

PARTNERING WITH SUCCESS

Plumas Rural Services (PRS) is an established 501(C)3 non-profit organization whose mission is to empower and uplift communities through compassionate human services. They're excited to continue their service to Plumas County by championing this development project.

PRS has partnered with the Plumas Housing Council, the Almanor Foundation, CA Housing & Community Development, Dixie Fire Collaborative, and the Plumas County to make this \$13 million development possible.

Developer Partners

In addition, PRS is working directly with its developer/builder, Reconstruction & Recovery Advisors (RRA) and Paradise Affordable Homes to complete construction by 2027. RRA is a primary sponsor of Welcome Home Greenville, and brings over 40-years experience in construction, development, real estate and corporate finance to the table. Through its subsidiary Paradise AVordable Homes, RRA has successfully built, developed and sold over 43 low-cost homes to survivors of the 2018 Camp wildfire or other first time buyers.

RRA brings new technologies, products, ideas and development strategies to our underserved Plumas County community.

HOW YOU CAN HELP

Developable Lots

PRS is working with local realtors to find developable lots, especially within the Dixie Fire burn scar or with existing utility access.

Before purchase, each site must undergo NEPA environmental review and certification to confirm it's hazard-free and compliant with federal standards. At least 20 certified lots are required before construction can begin.

Once approved, development will move quickly, with two new homes starting each month and full buildout by fall 2027. To meet state grant deadlines, construction must begin by spring 2026, so PRS has a limited window to secure eligible lots.

Property owners are encouraged to sell at fair market value or donate property or proceeds, which are tax-deductible and directly support attainable workforce housing in Plumas County.

Funding Support

PRS welcomes donations, grants and loans from private individuals, businesses and other organizations.

FOR MORE INFORMATION:

Paula Johnston (530) 283-2735 #875
Executive Director, PRS

NOW



Program design and identification of properties.

JANUARY '26



Letter of Intent (LOI) for 20-30 properties.

SUMMER '26



Sites purchased and first two homes built.

FALL '28



Project completed and units rented!

