

CITY OF PORTOLA 7th CYCLE HOUSING ELEMENT



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Table of Contents

CHAPTER ONE: INTRODUCTION	1
Introduction	1
Purpose of the Element	1
Substantive Requirements	1
Procedural Requirements	3
Organization	3
Relationship to Other Elements	3
Public Participation	4
Data Sources.....	5
Housing Opportunities	5
Portola Highlands	5
Portola 192	6
CHAPTER TWO: HOUSING NEEDS ASSESSMENT	7
Introduction	7
2.1 Existing Housing Needs.....	7
Population, Employment, and Housing Characteristics.....	7
Population Growth Trends	7
Employment by Industry	7
Household Growth and Tenure Trends.....	9
Overcrowded Households.....	10
Overpaying Households	11
Housing Stock Characteristics	12
Housing Units by Type.....	12
Vacancy Rates	13
Housing Stock Conditions.....	13
Extremely Low-Income Housing Needs	14
State Income Limits for 2021	14
Existing Needs	14
Projected Needs.....	15
2.2 Special Housing Needs.....	16



Seasonal Workforce	16
Persons with Disabilities	16
Elderly.....	20
Large Families.....	21
Farmworkers	21
Female-Headed Households	22
Families and Persons in Need of Emergency Shelter.....	23
Special Needs Resources/Emergency Shelters	25
2.3 Projected Housing Need Assessment.....	28
Regional Housing Needs Allocation	28
CHAPTER THREE: SITE/INVENTORY ANALYSIS	32
3.1 Land Inventory	32
Analysis of Zoning.....	32
Density Bonus Process	33
3.2 Site Inventory.....	34
Analysis of Suitable Sites.....	38
Portola Highlands	38
Other Site Availability within the City	39
3.3 Realistic Development Capacity	39
Capacity of Available Land by Zoning District	40
Environmental Constraints and Adequate Infrastructure.....	40
Dry Utilities.....	40
Zoning for a Variety of Housing Types	41
Transitional Housing and Emergency Shelters.....	41
Second Dwelling Units.....	42
Opportunities for Energy Conservation	42
CHAPTER FOUR: RESOURCES and CONSTRAINTS	43
4.1 Land Use Controls.....	43
4.2 Fees and Exactions.....	45
ENVIRONMENTAL REVIEW	47
4.3 Processing and Permit Procedures	47
4.4 Codes and Enforcement	51



4.5	On/Off-site Improvement Standards.....	52
4.6	Constraints on Persons with Disabilities.....	53
	Zoning and Land Use	53
	Permits and Processing	54
4.7	Building Codes	55
4.8	Non-Governmental Constraints.....	55
	Market Constraints- Building Materials	55
	Market Constraints- Land Costs	56
	Market Constraints- Availability of Mortgage and Rehabilitation Financing.....	57
	Environmental Constraints.....	57
	Environmental Constraints- Water Supply.....	57
	Environmental Constraints- Seismic Hazards.....	57
	Environmental Constraints- Flooding.....	58
4.9	Units At-Risk of Converting to Market Rate Uses.....	58
4.10	Energy Conservation	62
CHAPTER FIVE: REVIEW AND REVISE.....		63
5.1	Progress	63
5.2	Summary of Conclusions.....	69
	Trends.....	70
5.3	Policy Goals.....	70
5.4	Quantified Objectives	71
CHAPTER SIX: HOUSING PROGRAM		71
	GOAL 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY.....	71
	GOAL 2: REMOVE CONSTRAINTS	74
	GOAL 3: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING.....	76
	GOAL 4: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS.....	80
	GOAL 5: PROVIDE HOUSING FREE FROM DISCRIMINATION	82
	GOAL 6: ENCOURAGE AND ENHANCE COORDINATION.....	83
APPENDIX A.....		85
	Affirmatively Furthering Fair Housing Analysis, 7 th Cycle Housing Element	85



CHAPTER ONE: INTRODUCTION

Introduction

The Housing Element is one of seven State-mandated general plan elements. The City's Housing Element is designed to assess need and to encourage housing development adequate to meet the needs of all its residents current and future. The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." As a result of this declaration, the Legislature requires that all cities and counties are not only required to prepare a Housing Element but also that the housing element be submitted to the State's Department of Housing and Community Development (HCD) for review and certification.

Purpose of the Element

The purpose of the 7th Cycle Housing Element is to:

- Reassess housing needs of existing and future residents of the incorporated area of the City based on the most current data available;
- Propose specific goals, objectives, policies, and programs to meet those needs; and
- Comply with the requirements of state law.

The Housing Element is an integral component of the City's General Plan that represents the City's efforts to provide housing opportunities for all segments of the community; both the traditional target income groups and those with higher incomes that may also need housing assistance in today's housing market. The Housing Element identifies housing needs in the City and sets forth the policies to facilitate the provision of a diversity of housing opportunities that accommodate regional housing needs through a cooperative public/private effort, while maintaining a responsibility toward economic, environmental, fiscal factors and community goals within the General Plan. In addition, the Housing Element is intended to be used as a tool by citizens, public officials, and developers to assist them in understanding and meeting housing needs in Portola. When implemented, the Housing Element provides measures increasing opportunities for housing affordable to first time homebuyers, improved quality rentals for those who are not ready or able to be homeowners, and solutions for seasonal employee housing and the changing housing needs of seniors.

Substantive Requirements

Recognizing the importance of providing adequate housing in all communities, the state has mandated a Housing Element within every General Plan since 1969. It is one of the seven elements required by the state. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the Housing Element. The contents of the element must be consistent with the other elements of the General Plan.



Further, state Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:
 - ~ Analysis of population and employment trends.
 - ~ Analysis and documentation of household/housing characteristics.
 - ~ Inventory of land suitable for residential development.
 - ~ Identification of a zone or zones where emergency shelters are allowed.
 - ~ Analysis of potential and actual government constraints.
 - ~ Analysis of potential and actual non-governmental constraints.
 - ~ Analysis of special housing needs (including persons with disabilities, including a developmental disability).
 - ~ Analysis of opportunities for energy conservation.
 - ~ Analysis of existing housing developments that are eligible to change from low-income housing during the next 10 years.
- A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. The total housing needs identified may exceed the available resources and the community’s ability to satisfy those needs.
- A program that sets forth a schedule of actions the local government is undertaking or intends to undertake during the planning period, including:
 - ~ Identifying adequate sites that will be made available with appropriate zoning and development standards.
 - ~ Assisting in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
 - ~ Addressing, and where possible, removing governmental constraints.
 - ~ Conserving and improving in the condition of existing affordable housing stock.
 - ~ Promoting housing opportunities for all persons (fair housing program).
 - ~ Preserving for lower-income households the assisted housing developments.
 - ~ Identifying the agencies and officials responsible for implementation of the various actions.
 - ~ Including a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote preservation, improvement and development of diverse types and costs of housing throughout Portola.

Meeting the housing needs established by the State of California is an important goal for the City of Portola. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City’s quantified objectives be identical to the identified housing needs. This recognition of



limitations is critical, especially during this period of financial uncertainties in both the public and private sectors. Section 65583(b)(2) states that:

“It is recognized that the total housing needs. . . may exceed available resources and the communities’ ability to satisfy the need. Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.”

Procedural Requirements

The City must consider guidelines adopted by the California Department of Housing and Community Development (HCD) when undertaking revisions to the Housing Element. The City Council reviewed the draft Housing Element on August 29, 2024 and opened the 30 day public comment period through September 27, 2024. There were comments received from the community related to the viability of two approved housing developments. Those comments were presented to the City Council on October 9, 2024 and staff was directed to incorporate the comments. The City submitted a draft of the Housing Element to HCD on October 21, 2024 for review prior to formal adoption. The City amended the draft Housing Element taking into consideration HCD’s findings and received conditional certification from HCD based on those revisions. The City posted the draft Housing Element with revisions to the City website (cityofportola.com; [City Plans](#)) on August 22, 2025 and December 9, 2025. This 7th Cycle Housing Element was adopted by the City of Portola on _____ by Resolution No. _____.

Organization

Portola’s Housing Element is organized into four primary sections:

- Housing Needs Assessment, Issues, and Trends: This section includes a discussion of state issues and policies, regional housing policies, Portola’s Regional Housing Needs Assessment (RHNA), existing housing needs, special housing needs, and projected housing needs.
- Sites/Inventory Analysis: This section includes an analysis and inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Summary of Resources and Constraints: This section includes an inventory of resources, housing cost and affordability, a discussion of a variety of governmental and non-governmental constraints, including land use controls, fees and exactions, processing and permit procedures, codes and enforcement, and on- and off-site improvement standards, and constraints for housing for persons with disabilities.
- Housing Program: This section reviews the 6th Cycle Housing Element and identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

Relationship to Other Elements

State law requires that “... the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.



This Housing Element is part of the comprehensive Portola General Plan. All elements of the Portola General Plan have been reviewed for consistency and the Housing Element was prepared to assure compatibility with the remaining elements.

Public Participation

The City of Portola has made diligent efforts to solicit public participation pertaining to the development of the Housing Element and has complied with HCD public participation requirements. These processes have included public review, website outreach, and public meeting forums. All members of the community have access to the participation process. All public input was encouraged and documented throughout the development of the Housing Element Update and considered for incorporation into the document as appropriate.

Table 1: Summary of Public Participation Meetings

Meeting Date	Board	Topic	Comments Received
August 2024	Public Review	Draft Housing Element Online Review	None online
August 28, 2024	City Council	Draft Housing Element	Comments related to the viability of two approved housing developments.
Through September 27, 2024	Public Review	Housing Developments	Comments related to the viability of two approved housing developments.
October 9, 2024	City Council	Housing Developments	Comments related to the viability of two approved housing developments.

A public review draft dated August 28, 2024 was prepared and made available to the community for a 30-day public review period from August 28, 2024 through at least September 27, 2024, with additional public review drafts available August 22, 2025 through at least August 29, 2025 and December 8, 2025 through at least December 15, 2025. Hard copies of the draft were made available at City Hall and noticed at the library, and noticed at the post office. The draft 7th Cycle Housing Element was placed on the City of Portola website at www.cityofportola.com for public review and input. No additional public participation has been received through the revision process.

The City has previously included public input on affordable housing from numerous workshops and meetings in previous years regarding the Portola Highlands (formerly Woodbridge at Portola) and Portola 192 proposed developments (see Pages 6-7 for detailed project information). Since initial adoption, the Planning Commission and City Council reviewed various issues related to the Development Agreement, Tentative Map, and Master Plans. The following included components that related directly to the provision of housing both market rate and affordable:

- Review of the Development Agreement
- Review of the Tentative Map and Conditions of Approval
- Review of the various Master Plans, including the Affordable Housing Master Plan



These meetings and workshops were held to ensure that the developer had been given the ability to address all City comments from staff, City Council and the Planning Commission prior to submittal of the revised Development Agreement, Conditions of Approval, and Master Plans for City Council approval. However, they also provided the public with an opportunity to hear the status of project design and provide input to the pre-development process.

Moving forward with the Housing Element program implementation, the City will diligently work to employ additional methods for local public outreach, particularly to include lower-income and special needs households or representative organizations and neighborhoods with higher concentrations of lower income households. The City may conduct targeted stakeholder interviews or establish a committee representative of lower-income households in future public outreach efforts.

Data Sources

A wide variety of data sources are included in the Housing Element in order to obtain the most up-to-date and comprehensive information available. The California Department of Housing and Community Development (HCD) developed a data packet for jurisdictions in Plumas County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, American Community Survey, California Department of Finance (DOF), California Economic Development Department, and US Department of Agriculture data sources were utilized. The 2020 US Census did not collect information in several categories that are required for the Existing Housing Needs section. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2010 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Whereas the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Some ACS data sets have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact but rather as a tool to illustrate general proportion or scale.

Housing Opportunities

Portola Highlands and Portola 192 are areas within the City with the opportunity to have larger-scale housing developments. The information below is provided based on the underlying zoning designation and development potential of the sites.

Portola Highlands

The 398 acre Portola Highlands area allows for residential and commercial development. The anticipated development potential is 1,005 dwelling units (DUs) plus mixed use and commercial area, broken down as follows:

- Low Density Residential: 189 dwelling units
- Medium Density Residential: 522 dwelling units
- High Density Residential: 234 dwelling units
- Mixed use multi-family residential: 60 dwelling units
- Commercial Development: 170,000 square feet, including 25,500 square feet of retail, 68,000 square feet of office, and 76,500 square feet of light industrial.



The project is currently undeveloped and represents the largest contiguous undeveloped area within the corporate limits of the City, full development will ultimately double the size of the City of Portola. Residential land uses will include a broad variety of housing types and styles, compatible with existing housing in the City of Portola. Housing types will include single family homes, attached housing, and senior housing. It is anticipated that the residential units will range from approximately 800 square feet to 4,000 square feet.

Residential unit types will range from small homes and apartments to large, estate homes. The predominant lot size range is 8,000 to 12,000 square feet. The dwelling sizes in these parcels would range from approximately 1,600 square feet to 3,200 square feet. There is also an affordable housing obligation which will be detailed in the inventory analysis presented in chapter three of this document.

There is an approved Development Agreement (DA) on the project site, however there has been no construction activity since it was approved in 2007. In accordance with the DA, the City Council will conduct a review of the DA and may consider canceling and terminating it for inactivity.

Portola 192

The Portola 192 area allows for residential and commercial development opportunities, as follows:

- approximately 189 single family homes
- maximum of 10,000 square feet of retail and/or service commercial use
- approximately 70 multi-family housing units

The project is currently undeveloped and there has been no construction activity since it was approved in 2003. At the 04/09/2025 Regular City Council meeting, the project was determined to have reached the end of the agreement's term via section 1.3.2 of the development agreement, which states the term of the agreement is for 20 years. The developer may submit a formal request to the City for any actions moving forward.

In 2018, an application for the Affordable Housing and Sustainable Communities Program was submitted for the construction of affordable housing on the project site. Although the application was not funded, it is possible that a similar project may be submitted for additional funding opportunities. The project concept includes 72 affordable rental units in two-story structures plus a 3,500 sq. ft. community building with leasing offices, kitchen, computer lab, bike storage with bike repair kiosk, and common laundry facilities. As included in the AHSC application, 15 units are intended to be restricted to 30% AMI, 26 units to 50% AMI, and 30 units to 60% AMI, plus the manager's unit.

CHAPTER TWO: HOUSING NEEDS ASSESSMENT

Introduction

This section analyzes the demographic, household, income, employment, and housing stock characteristics for the City of Portola. This information is used to determine the City's existing and future housing needs. It serves as the foundation for the development of the County's goals, policies, and programs that are designed to achieve its identified housing needs.

2.1 Existing Housing Needs

Population, Employment, and Housing Characteristics

Population Growth Trends

Between 2010 and 2021, the population of the City of Portola decreased by 4 people; an average annual change of 0.2%. The Portola General Plan includes a projected increase at an annual rate of 1-3 percent, estimating a population of 3,180 in 2019. Although the General Plan provides for this increase, it has not been realized.

Table 2: Population Growth Trends

Population Growth Trends 2015 -2021, with 2010 Benchmark								
COUNTY/CITY	Population						Average Annual Change	
	4/1/2010	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2021	#	%
Plumas County								
Portola	2,104	2,185	2,179	2,171	2,161	2,100	-4	-0.19%
Unincorporated County	17,903	19,860	19,847	19,818	19,773	17,690	-213	-1.19%
County Total	20,007	22,045	22,026	21,989	21,934	19,790	-217	-1.08%

[Source: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2021, with 2010 Census Benchmark. Sacramento, California, May 2013.](#)

Table 3: Population and Housing Estimates 2010 and 2021

County / City	Date	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied	Vacancy Rate
Portola	4/1/2010	1,134	808	0	9	139	178	887	21.8%
	1/1/2021	1,257	842	62	85	157	111	981	15.7%
Unincorporated	4/1/2010	14,432	11,201	393	320	528	1,990	8,090	43.9%
	1/1/2021	14,165	11,445	272	354	231	1,787	7,250	48.8%

Source: DOF E5 2010-2018 by geography

Employment by Industry

According to the American Community Survey 2021 5-Year Estimates (Table S2405), the largest employment sector in the City of Portola is Educational Services, and Health Care and Social Assistance, which employs



approximately 30.2% of the civilian labor force. This is followed by Arts, Entertainment, and Recreation, and Accommodation and Food Services at 16.5%, and Retail Trade at 10.0%. Other notable sectors include Public Administration (8.5%) and Transportation and Warehousing, and Utilities (8.1%). The Agriculture, Forestry, Fishing and Hunting, and Mining sector represents a small but historic portion of the workforce, currently accounting for 1.8%, down from 4.8% in prior years.

Seasonal employment is common in several of these sectors—particularly agriculture, construction, and recreation—which together make up roughly 24% of Portola’s workforce. While many individuals work seasonally, they often reside in the city year-round, creating a demand for stable, long-term housing rather than temporary accommodations.

In 2012, the unemployment rate in Plumas County (not seasonally adjusted) was 7.8%, slightly below the state average of 9.0% at the time. However, unemployment in the region is typically highest during winter months (January–March) and lowest in late summer to early fall (September). Over the past nine years, seasonal variation in unemployment has averaged 14.25%, underscoring the volatility in job availability.

Major employers in and around Portola include the Plumas Unified School District, Eastern Plumas Health Care, U.S. Forest Service, and local government agencies. These employers align with the city’s largest employment sectors and provide relatively stable, year-round jobs. Smaller employers include restaurants, lodging establishments, and retail businesses that support tourism and recreation.

Despite the presence of some stable employment, job-to-housing fit remains a challenge. Many jobs in the largest sectors—particularly retail, hospitality, and some health care roles—tend to offer lower wages, which may not align with the cost of available housing. This misalignment creates barriers for residents, particularly those in lower-wage, seasonal, or part-time roles, to secure and maintain affordable housing.

Emerging employment trends in the region reflect a gradual shift toward remote work opportunities, small business development, and increased demand for skilled trades in response to infrastructure and housing development. However, these shifts have yet to substantially reshape the overall employment landscape, which continues to be driven by service-oriented and seasonal sectors.

Table 4: Employment by Industry

Employment by Industry	Portola	
	Estimate	Percent
Civilian employed population 16 years and over	786	100%
Agriculture, forestry, fishing and hunting, and mining	14	1.8%
Construction	45	5.7%
Manufacturing	39	5.0%
Wholesale Trade	0	0.0%
Retail Trade	78	10.0%
Transportation and warehousing, and utilities	64	8.1%
Information	0	0.0%
Finance and insurance, and real estate and rental and leasing	34	4.3%
Professional, scientific and mgmt, and administrative and waste mgmt services	55	7.0%
Educational services, and health care and social assistance	237	30.2%



Arts, entertainment, and recreation, and accommodation and food services	130	16.5%
Other services, except public administration	23	2.9%
Public administration	67	8.5%
Source: https://data.census.gov/table/ACSST5Y2021.S2405?q=Employment%20and%20Labor%20Force%20Status&g=160XX00US0658352		

Household Growth and Tenure Trends

Between 2010 and 2021, the number of households in the City increased by 123 households, or by 1.09 percent annually. There is a trend from 2010 to 2021 towards an increase in renter households, which may indicate a decline of housing affordability.

Table 5: Household Growth Trends

Existing Households		Portola	
Year	Existing Households	Owner	Renter
2010	887	482	405
2021	981	538	443

Source: <https://data.census.gov/table/ACSDT5YSPT2021.B25003?q=b25003&g=160XX00US0658352>

Table 6: Households by Tenure

	1990		2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner	511	56.6	489	54.4	482	54.3	538	54.8
Renter	322	35.7	410	45.6	405	45.7	443	45.2
TOTAL	903	100	899	100	887	100	981	100

Source: <https://data.census.gov/table/ACSDT5YSPT2021.B25003?q=b25003&g=160XX00US0658352>

Table 7: Households by Tenure and Age

Households by Tenure and Age (2021)		
	Portola	
	Estimate	Margin of Error (+/-)
Total:	981	174
OWNER OCCUPIED:	538	147
Householder 15 to 24 years	-	13
Householder 25 to 34 years	42	37
Householder 35 to 44 years	92	76
Householder 45 to 54 years	65	52
Householder 55 to 59 years	105	79
Householder 60 to 64 years	53	51
Householder 65 to 74 years	107	48
Householder 75 to 84 years	54	34
Householder 85 years and over	20	15
RENTER OCCUPIED:	443	129
Householder 15 to 24 years	11	18
Householder 25 to 34 years	64	54
Householder 35 to 44 years	166	100
Householder 45 to 54 years	20	20
Householder 55 to 59 years	26	42
Householder 60 to 64 years	40	27
Householder 65 to 74 years	116	77
Householder 75 to 84 years	0	13
Householder 85 years and over	0	13

Source:

<https://data.census.gov/table/ACSDT5Y2021.B25007?q=B25007:%20TENURE%20BY%20AGE%20OF%20HOUSEHOLDER&g=160XX00US0658352>

Overcrowded Households

The United States Census Bureau defines overcrowding when a housing unit is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need. According to the American Community Survey, there were 60 overcrowded households in Portola and 21 severely overcrowded households; totaling 81 households, +/- 8.26%. Renter-occupied households have approximately 7% (31 of 443 households) living in overcrowded units as opposed to owner-occupied households (29 of 538 households) with 5.4% living in overcrowded units.



Table 8: Overcrowded Households

Overcrowded Households (2021); Portola			
Total:			981
OWNER OCCUPIED:			538
0.50 or less occupants per room			469
0.51 to 1.00 occupants per room			40
1.01 to 1.50 occupants per room			29
1.51 to 2.00 occupants per room			-
2.01 or more occupants per room			-
RENTER OCCUPIED:			443
0.50 or less occupants per room			241
0.51 to 1.00 occupants per room			171
1.01 to 1.50 occupants per room			10
1.51 to 2.00 occupants per room			21
2.01 or more occupants per room			-
Owner Occupied	Overcrowded	1.01 or more	29
Renter Occupied	Overcrowded	1.01 or more	31
Total Overcrowded	1.01 or more		60
Owner Occupied	Severely Overcrowded	1.5 or more	-
Renter Occupied	Severely Overcrowded	1.5 or more	21
Total Severely Overcrowded	1.5 or more		21

Source: <https://data.census.gov/table/ACSDT5Y2021.B25014?q=B25014:%20TENURE%20BY%20OCCUPANTS%20PER%20ROOM&g=160XX00US0658352>

Overpaying Households

Households are considered to be overpaying if payment (rent or mortgage) is 30 percent or greater than household income. Overall, 67.0 percent of the households (544 households of 815) in the City of Portola are overpaying for shelter. However, this is most pronounced among the lowest income groups.

In addition, overpaying figures are likely understated if the cost of insurance is not factored into the rent or mortgage. Our area is at significant risk of overpaying due to lack of availability of affordable fire insurance policies, which is a condition that is trending towards exponential cost increases for households.

Table 9: Households Overpaying

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	815	100.0%
Total Renter households	400	49.1%
Total Owner households	415	50.9%
Total lower income (0-80% of HAMFI) households	425	52.1%
Lower income renters (0-80%)	255	31.3%
Lower income owners (0-80%)	170	21.0%

Extremely low income renters (0-30%)	195	24.0%
Extremely low income owners (0-30%)	70	9.0%
Lower income households paying more than 50%	219	27.0%
Lower income renter HH severely overpaying	130	16.0%
Lower income owner HH severely overpaying	89	11.0%
Extremely Low Income (0-30%)	165	20.2%
ELI Renter HH severely overpaying	110	13.5%
ELI Owner HH severely overpaying	55	7.0%
Income between 30%-50%	20	2.5%
Income between 50% -80%	0	0.0%
Lower income households paying more than 30%	329	40.4%
Lower income renter HH overpaying	213	26.1%
Lower income owner HH overpaying	112	14.0%
Extremely Low Income (0-30%)	210	26.0%
Income between 30%-50%	30	3.7%
Income between 50% -80%	75	9.2%
Total Households Overpaying	544	67.0%
Total Renter Households Overpaying	343	42.1%
Total Owner Households Overpaying	201	25.0%

Source: 2016-2020 CHAS Data Sets: <https://www.huduser.gov/portal/datasets/cp.html>

Housing Stock Characteristics

Housing Units by Type

According to the State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties and States for 2010-2018, 87 percent of the housing units in the City of Portola were single-family detached units (including mobile homes) and 13 percent were multi-family units. Because the US Census no longer provides detailed counts of housing units by type, American Community Survey data has been used for 2010 and 2018 numbers.

Table 10: Housing Units by Type

HOUSING UNITS by TYPE (Plumas County)																		
	Total			Single Detached			Single Attached			Two to Four			Five Plus			Mobile Homes		
	2010	2021	%	2010	2021	%	2010	2021	%	2010	2021	%	2010	2021	%	2010	2021	%
Portola	1,134	1,257	10.9%	808	842	4.2%	0	62	0.0%	9	85	0.0%	139	157	0.0%	178	111	-2.8%
Uninc. County	14,432	14,165	-1.9%	11,201	11,445	2.2%	393	272	0.0%	320	354	0.6%	528	231	0.0%	1,990	1,787	1.5%
Total	15,566	15,422	-.9%	12,009	12,287	2.0%	393	334	0.0%	329	429	0.6%	667	388	0	2,168	1,898	1.1%

Source: <https://data.census.gov/table/ACSDP5YSPT2021.DP04?q=DP04:%20SELECTED%20HOUSING%20CHARACTERISTICS&g=160XX00US0658352>



Table 11: Housing Stock by Type of Vacancy

HOUSING STOCK BY TYPE OF VACANCY												
Geography	Total housing units	Occupied housing units	Vacant housing units	For rent	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use	All other vacants	Vacancy rate	Homeowner vacancy rate (1)	Rental vacancy rate (1)
Plumas County	15,422	8,231	7,191	92	15	218	36	6,248	582	46.6%	4.0%	4.0%
City of Portola	1,257	981	276	46	14	38	0	35	143	22.0%	6.6%	9.1%
Unincorporated County	14,165	7,250	6,915	46	1	180	36	6,213	439	48.8%	3.1%	0.68%

Source: <https://data.census.gov/table/ACSDT5Y2021.B25004?q=B25004:%20VACANCY%20STATUS&g=160XX00US0658352>

Source: <https://data.census.gov/table/ACSDP5Y2021.DP04?q=DP04:%20SELECTED%20HOUSING%20CHARACTERISTICS&g=160XX00US0658352>

Vacancy Rates

According to recent data, the overall housing vacancy rate in the City of Portola is approximately 22%, which is significantly higher than the California statewide average of around 8% and also well above typical vacancy rates for small cities under 5,000 residents, which generally range from 7% to 10%. This vacancy rate includes all housing units that are unoccupied, including those for rent, for sale, rented or sold but not occupied, seasonal/recreational homes, and other classifications.

While the numerical vacancy rate appears high, anecdotal evidence from local residents and housing market listings (e.g., Zillow.com) suggests a very limited availability of homes for sale or rent at any given time. This disconnect may be due to a large proportion of seasonal or otherwise inactive housing stock that is not part of the active rental or ownership market. In Portola, second homes and recreational properties may artificially inflate the vacancy rate without contributing to the year-round housing supply.

Housing Stock Conditions

The median sales price for a home in Portola was \$224,616 for 2021, based on information from Zillow.com. Home prices have been generally increasing and are anticipated to continue increasing through 2030. There is no organization that tracks rental prices throughout the City, however there is anecdotal information from area property managers and real estate websites (trulia.com, Zillow.com) that the current median rental price in Portola is \$837 per month. Estimated rents range from \$500 (1 bedroom, 1 bath) to \$1,300 month (3 bedroom, 2 bath).

According to the City's housing survey conducted January-March 2018, approximately 17.5 percent of the housing units in the City of Portola are considered to be in sound condition and need no repairs. The majority of housing units, 45.1 percent are considered to need minor repairs while 22.2 percent are in need of moderate repairs. Nearly 10 percent of the housing units are in need of substantial repair and 5.4 percent of the housing units are considered to be dilapidated, totaling 15.2 percent of Portola's housing stock that is need of substantial repair or is dilapidated. This is an increase from 6.8 percent identified in the 2004 Housing Survey. Overall, 82.5 percent of the housing units are in need of some kind of repair.



Table 12: Housing Conditions

Condition	2004 HOUSING SURVEY		2018 HOUSING SURVEY	
	Number	Percent	Number	Percent
Sound	192	20.0%	168	17.5%
Minor	500	52.0%	432	45.1%
Moderate	204	21.2%	213	22.2%
Substantial	60	6.2%	94	9.8%
Dilapidated	6	0.6%	51	5.4%
TOTAL	962	100.0%	958	100.0%

Source: 2004 Laurin Associates Housing Condition Survey, City of Portola Housing Condition Survey January – March 2018

Extremely Low-Income Housing Needs

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in Plumas County is \$73,100 for a four-person household. For extremely low-income households, this results in an income of \$26,500 or less for a four-person household or \$15,400 or less for a one-person household; households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. At the same time, a minimum wage worker (\$16/hr. in 2024) could be considered an extremely low-income household with an annual income of approximately \$33,280 or less. The following occupations could qualify as extremely low-income households: motel clerk, child care workers, housekeepers, hosts and hostesses, waiters and waitresses, manicurists and pedicurists, and food preparation and serving related workers (source: Employment Development Department, Occupational Employment Projections). In addition, numerous households may also fall into this category due to the seasonal nature of employment in the City of Portola.

State Income Limits for 2021

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Plumas County Area Median Income: \$73,100	Acutely Low	7650	8750	9850	10950	11850	12700	13600	14450
	Extremely Low	15400	17600	21960	26500	31040	35580	40120	44660
	Very Low Income	25600	29250	32900	36550	39500	42400	45350	48250
	Low Income	40950	46800	52650	58500	63200	67900	72550	77250
	Median Income	51150	58500	65800	73100	78950	84800	90650	96500
	Moderate Income	61400	70150	78950	87700	94700	101750	108750	115750

Existing Needs

For the years 2006-2015 (Comprehensive Housing Affordability Strategy Data released May 26, 2017), 165 extremely low-income households resided in the City, representing about 16.6 percent of the total households. Most (84 percent) extremely low-income households are renters and experience a high incidence of housing problems. For example, 75 percent of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and nearly all ELI households were in overpayment situations. Even further, approximately



60 percent of extremely low-income households paid more than 50 percent of their income toward housing costs, compared to 19.1 percent for all households.

Table 13: Housing Needs for Extremely Low-Income Households

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	815	100.0%
Total Renter households	400	49.1%
Total Owner households	415	50.9%
Total lower income (0-80% of HAMFI) households	425	52.1%
Lower income renters (0-80%)	255	31.3%
Lower income owners (0-80%)	170	21.0%
Extremely low income renters (0-30%)	195	24.0%
Extremely low income owners (0-30%)	70	9.0%
Lower income households paying more than 50%	219	27.0%
Lower income renter HH severely overpaying	130	16.0%
Lower income owner HH severely overpaying	89	11.0%
Extremely Low Income (0-30%)	165	20.2%
ELI Renter HH severely overpaying	110	13.5%
ELI Owner HH severely overpaying	55	7.0%
Income between 30%-50%	20	2.5%
Income between 50% -80%	0	0.0%
Lower income households paying more than 30%	329	40.4%
Lower income renter HH overpaying	213	26.1%
Lower income owner HH overpaying	112	14.0%
Extremely Low Income (0-30%)	210	26.0%
Income between 30%-50%	30	3.7%
Income between 50% -80%	75	9.2%
Total Households Overpaying	544	67.0%
Total Renter Households Overpaying	343	42.1%
Total Owner Households Overpaying	201	25.0%

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

Projected Needs

To calculate the projected housing needs, the City utilized the state standards and assumed 50 percent of its very low-income regional housing need are extremely low-income households. As a result, because the City has the very low income need of 6 units, the City has a projected need of 3 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could be with mental or other disabilities and special needs.

2.2 Special Housing Needs

As noted in Government Code Section 65583(a)(6), A number of special needs populations in the City of Portola face heightened challenges in securing safe, affordable, and appropriate housing. These include extremely low-income (ELI) households, persons with disabilities (including persons with developmental disabilities), seniors, large households, single-parent families, farmworkers, and seasonal workers. For example, Portola's seasonal workforce is typically employed during the summer months in service-oriented positions at local resorts and recreation-based businesses. These jobs are generally low-paying and unstable, with fluctuations in employment dependent on weather and economic conditions. While some seasonal workers leave during the off-season, many remain in the community year-round, often facing housing instability due to income volatility and limited rental options.

To address the needs of these and other vulnerable populations, the City will continue to support affordable housing opportunities to the extent feasible given limited staffing and financial capacity. This includes staying informed about relevant State and federal housing programs, coordinating periodically with regional service providers, and offering general assistance to developers or organizations pursuing funding or projects that serve ELI or special needs households. The City will also consider supporting the rehabilitation or preservation of existing housing that may serve these groups and remain open to partnership opportunities as capacity allows. Policies and programs to address these goals have been included in this Housing Element.

Seasonal Workforce

One of the unique special needs groups in the City of Portola is the seasonal workforce. Normally, these workers are employed for the summer season by one of the many seasonal resorts in the area which cater to the summer recreationist. The jobs are generally low paying, service related positions. Additionally, the length of employment and hours worked fluctuate on an annual basis, dependent on the weather and economy. During the winter some of these individuals pursue other employment, some leave the area, and some are unemployed. Regardless, many households are employed "seasonally" but live and work in City of Portola year-round.

Persons with Disabilities

There are three types of disabled persons that are considered as having special housing needs: Physically Impaired, Mentally, and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility to housing. A disability is defined as a mental, physical, or health condition that lasts over six months. Having a disability may impede one's ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, many of the heads of household in this group may be in need of housing assistance. Households containing disabled person may also need housing with special features to allow for better physical mobility for occupants. Housing opportunities for the physically disabled can be maximized through the provision of affordable, barrier-free housing.

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental



retardation or to require treatment similar to that required for individuals with mental retardation but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities.

In the City of Portola, 238 persons, 11.01 percent of the total population (5 years and older) reports having a disability according to the American Community Survey (2016-2021). Of those with a disability between the ages of 6 and 65, 100 percent are employed. Seniors age 65 and over comprise 76.89 percent of the people with disabilities.

Plumas County provides services for disabled persons that are physically impaired or mentally or developmentally disabled through the departments of Social Services, Behavioral Health and Mental Health, the Public Health Agency, and the Plumas Crisis Intervention and Resource Center (PCIRC). Throughout Plumas County, there are permanent housing options available for seniors and disabled individuals; specifically in Quincy at Mountain View Manor, and in Chester at Wildwood Village. General services include:

Social Services (PCDSS)

- County Medical Services Program
- General Assistance
- Medi-Cal
- CalFresh
- CalWORKs
- Foster Care
- Welfare-to-Work
- Child Protective Services
- Adult Protective Services
- In-Home Supportive Services
- Public Guardianship

Behavioral Health/Mental Health (PCBH)

- PCBH contacts with two CBOs to provide emergency lodging (Plumas Rural Services) and transitional housing (Plumas Rural Services and Environmental Alternatives) to SMI and SED clients as part of the Full-Service Partnership Program. There are almost 20 units through these transitional housing partners



for placement of clients who are homeless, at-risk of homelessness, or at-risk or are chronically homeless.

- Drop-In Center and Wellness Centers throughout the County to provide a place for individual and group therapy and case management, peer-support, education, socialization, wellness activities, and community awareness about mental health, and alcohol and drug issues
- Weekly BH support groups
- Employment opportunities through peer-supportive employment program
- Socialization and rehabilitation groups for chronic SMI population
- Wellness Center (see above and including City of Portola); activities include Tai Chi, yoga, art classes, smoking cessation, GED classes, music therapy, resource referrals for social services benefits and programs (see social Services section), local service providers such as Probation, Social Services, and Public Health.

Public Health Agency

- 20,000 Lives- a collaborative network that addresses community needs and aims to improve the lives of all 20,000 Plumas County residents
- CHA/CHIP Health Planning
- Clinical and Nursing Services
- Health Education and Prevention
- Veterans Services

PCIRC

- Emergency Motel Sheltering
- Pathways Home (Housing First Model for transitioning offenders)
- NorthStar Navigation Center (safe and supportive space for individuals experiencing homelessness or housing instability)
- Each Mind Matters Mental Health Support Guide
- Family Resource Centers (including City of Portola)
- Plumas Court Appointed Special Advocates (CASA) program advocates for children to have safe, stable placements, mental and emotional health, appropriate educational services, and healthy family connections

Plumas County is partnering with Sierra County to develop a County-wide housing needs assessment and a supportive services plan as part of the HCD *No Place Like Home Program* for long-term planning of housing projects for permanent supportive housing for individuals living with serious mental illness (SMI) and families with children with serious emotional disturbance (SED).

Table 14: Persons with Disability by Employment Status

Persons with Disability by Employment Status (ACS 2021)			
	Plumas	Portola	Unincorporated Area
Age 5-64, Employed Persons with a Disability	340	47	293
Age 5-64, Not Employed Persons with a Disability	99	16	83
Persons Age 65 Plus with a Disability	950	190	760
Total Persons with a Disability	1,389	253	1,136
Source: https://data.census.gov/table/ACSDT5Y2021.C18120?q=C18120:%20EMPLOYMENT%20STATUS%20BY%20DISABILITY%20STATUS&g=160XX00US0658352			

Of the disabilities reported, the most frequently occurring type of disability for those aged 5 to 64 is cognitive disability and for ages 65 and older is ambulatory disability. Ambulatory disabilities are the second most common type of disabilities for those aged 5 to 64, while for those age 65 and above, a hearing disability is the next most frequent. Multi-family housing targeting disabled persons is allowed in any multi-family zone. A policy of the City will be to promote the construction of additional housing targeting the disabled.

Table 15: Persons with Disability by Disability Type

Persons with Disabilities by Disability Type* and age			
	Plumas County	Portola City	Unincorporated Area
	Number	Number	Number
Total Disabilities Tallied	3,218	408	2,810
Total Disabilities, Ages 5-64	1,389	253	1,136
Hearing Difficulty	211	20	191
Vision Difficulty	129	77	52
Cognitive Difficulty	648	149	499
Ambulatory Difficulty	611	81	530
Self-Care Difficulty	248	9	239
Independent Living Difficulty	442	102	340
Total Disabilities, Ages 65 & Over	1,700	129	1,571
Hearing Difficulty	619	42	577
Vision Difficulty	211	28	183
Cognitive Difficulty	396	64	332
Ambulatory Difficulty	1,150	79	1,071
Self-Care Difficulty	404	51	353
Source: ACS S1810 (2012-2016)			

Table 16: DDS Data on People with Developmental Disabilities by Zip Code

DDA Data on People with Developmental Disabilities by Zip Code								
ZIP	County	Home of Parent /Family /Guardian	Independent /Supported Living	Community Care Facility	Intermediate Care Facility	Foster /Family Home	Other	Total Res
96122	Plumas	28	<11	<0	0	0	0	>28

Source: Department of Development Services; <http://www.dds.ca.gov/FactsStats/QuarterlyCounty.cfm>

Table 17: DDS Data on People with Developmental Disabilities by Zip Code

DDS Data on People with Development Disabilities by Zip Code and Age			
ZIP	0 to 17 years	18+ years	Total
96122	16	14	30

Source: Department of Development Services; <http://www.dds.ca.gov/FactsStats/QuarterlyCounty.cfm>

Elderly

Elderly persons often age in-place, living in housing that is too expensive for their fixed incomes or structurally does not accommodate specific needs for assistance. Even though senior citizens may have difficulty living in their own home, they do not often have the options or mobility afforded to other segments of the population. They commonly have to leave their home community and relocate away from family and friends once they do find a suitable unit. The purpose of this section is to determine the housing needs for all needs segments of the elderly community. The senior population is defined as persons over the age of 65 years.

According to the 2011 American Community Survey, 64 percent of householders below the age of 35 are renters. Conversely, only 29.22 percent of the households age 65 to 74 years of age are renters and 39.78 percent of the households age 75 and above are renters. A change to the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership.

Table 19: Householders by Tenure by Age

Householder Age	Owners	Renters	Total
15-24 years	0	11	11
25-34 years	42	64	106
35-64 years	315	252	567
65-74 years	107	116	223
75+ years	74	0	74
TOTAL	538	443	981

Source: <https://data.census.gov/table/ACSDT5Y2021.B25007?q=B25007:%20TENURE%20BY%20AGE%20OF%20HOUSEHOLDER&g=160X000US0658352>

There are some services and facilities available for senior citizens in Portola. The following is a list of the current services and facilities that exist:



- **Care Facilities:** As of February 2018, there is one skilled nursing facility in the City with 27 beds operated by Eastern Plumas Health Care. The administrator states that the beds are always full and there is a waiting list. The nearest additional facility is in Loyalton, approximately 23 miles from Portola. This type of housing is allowed in all residential zoning districts but is subject to a conditional use permit. Because this imposes an unnecessary constraint to the development of this type of care, a policy of the City will be to amend the zoning ordinance to allow this type of housing without a conditional use permit.
- **Senior Housing:** There is one senior apartment complex in the City. Portola Senior Apartments has 44 one-bedroom/one-bath units and 6 two-bedroom/one-bath and is financed through the USDA 515 program. Rental assistance is provided for all of the units.
- **Services:** Plumas County Public Health Senior Services operates a senior nutrition program and a senior transportation program. Low income seniors can receive free lunches and free transportation throughout Portola and Plumas County.
- **Transportation:** The Plumas County Public Health Senior Services maintains a transportation program for low-income seniors that will transport them throughout Plumas County and the City of Portola.

Large Families

Large households are defined as households with more than five persons. In the City of Portola, 4.7 percent of the owner households and 2.6 percent of the renter households are considered to be large households. In some circumstances, where the housing market does not meet large household housing needs, overcrowding can be a result of the lack of adequate housing. As discussed earlier, overcrowding is not a significant problem in the City of Portola. A total of 2.38% of households in Portola are experiencing overcrowding; .84% of owners and 3.99% of renters.

Table 20: Household Size by Tenure

	1-4 Persons	5+ Persons	Total
	Number	Number	Number
Owner	480	58	475
Renter	417	26	398
TOTAL	897	84	981

Source: <https://data.census.gov/table/ACSDT5Y2021.B25009?q=B25009:%20TENURE%20BY%20HOUSEHOLD%20SIZE&g=160XX00US0658352>

Farmworkers

Estimating farmworkers and those households associated with farm work within the State is extremely difficult. Generally, farmworker population contains two segments of farmworkers: permanent and migratory (seasonal). The permanent population consists of farmworkers who have settled in the region and maintain local residence and who are employed most of the year. The migratory farmworker population consists of those who typically migrate to the region during seasonal periods in search of farm labor employment. Traditional source of population estimates, including the Census, have tended to significantly underestimate farmworker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farmworkers in the State can be derived. Further, by applying assumptions derived from surveys specifically targeted to farmworkers, an aggregate population (both workers and households) can be estimated. These estimates indicate that average annual employment of farmworkers



in California is about 350,000, with peak period employment of about 450,000 within the State. This employment demand is filled by 850,000 farmworkers within the State. Total population (including family members) associated with these workers is between 900,000 and 1.35 million persons.

According to the Agricultural Commissioner's Report for the State, Plumas County ranks 52 out of 58 for agriculture without timber and 47 out of 58 with timber. Specific data was unavailable for the City of Portola. However, the USDA Agriculture Census (2012) indicates that there were 121 farmworkers in Plumas County and the ACS 5 Year Estimate (2008-2012) indicates that there were 670 Agriculture, Forestry, Fishing, Hunting, and Mining workers in Plumas County. Given the climate of the City of Portola and Plumas County, seasonal and permanent farmworker housing needs are considered minimal. Most farmworkers in the area work less than 150 days in the year.

Table 21: Number of Farmworkers- Plumas County

Farmworkers – County-Wide (Plumas)	
Hired Farm Labor	
Farms	Workers
55	108

Source: https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_0007_0007.pdf

The City of Portola welcomes the development of farmworker housing in any zone that permits the type of housing being built (i.e., multi-family or single family) without any special conditions. Farmworker housing can be developed in land zoned for multi-family use. Because the percent of the City's farmworker population is small, the housing needs of this group are addressed through its standard affordable housing strategies.

Female-Headed Households

According to the American Community Survey 2016, there were 93 female-headed households in the City of Portola; 55 with children and 38 without children. Of these households, 14 households (15.05 percent) are under the poverty level. Of the 85 families with incomes that are below the poverty level, 16.47 percent of them are female-headed households.

Table 23: Female-Headed Households

Female Headed Households (2021)						
Householder Type	Plumas County		Portola city		Unincorporated	
	Number	Percent	Number	Percent	Number	Percent
Female Headed Householders	850	16%	141	25.2%	709	15%
<i>Female Heads with Own Children</i>	520	10%	138	24.7%	382	8%
<i>Female Heads without Children</i>	330	6%	3	0.5%	327	7%
Total Householders	5,197	100%	559	100.0%	4,638	100%
Female Headed Householders Under the Poverty Level	165	3%	63	11.3%	102	2%



Total families Under the Poverty Level	365	7%	105	18.8%	260	6%
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Source: <https://data.census.gov/table/ACSDT5Y2020.B17012?q=B17012:%20POVERTY%20STATUS%20IN%20THE%20PAST%2012%20MONTHS%20OF%20FAMILIES%20BY%20HOUSEHOLD%20TYPE%20BY%20NUMBER%20OF%20RELATED%20CHILDREN%20UNDER%2018%20YEARS&g=160XX00US0658352>

Families and Persons in Need of Emergency Shelter

Due to their transient nature, it is difficult to count the number of homeless in any one area. It should also be noted that there are generally two types of homeless - the "permanent homeless," who are the transient and most visible homeless population, and the "temporary homeless," who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence.

Staff of the City and the Plumas County Sheriff Department's estimate the number of chronically homeless persons living in Portola to be two males. The number of homeless persons varies primarily due to weather. However, according to Portola Family Resource Center, a local service organization, there are occasionally individuals or families who temporarily become homeless due to varying circumstances. The number of families in need also has the potential to rise due to the current economic conditions and the increased foreclosure rates across the State.

Table 24: Homeless Needs

Homeless Needs			
	<i>*Note: Numbers are provided for the Redding/Shasta, Siskiyou, Lassen, Plumas, Del Norte, Modoc, Sierra Counties Continuum of Care for which Plumas County is a participating member. Numbers represent homeless needs for the total Continuum of Care area. Please supplement with local data sources for each jurisdiction in county.</i>		
Facility Type	Households with children	Households without children	Current Bed #
Emergency Shelter	68	237	305
Transitional Housing	32	161	193
Source: https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_CA-516-2022_CA_2022.pdf			

Table 25: Homeless Needs

Homeless Needs*			
	2011	2022	% Change
Total Homeless	403	1432	255.3%
Total Sheltered	255	498	95.3%
Total Unsheltered	148	934	531.1%
Total Chronically Homeless	62	317	411.3%
Total Chronically Sheltered	26	79	204.0%
Total Chronically Unsheltered	36	495	1,275.0%
<i>*Note: Numbers are provided for the Redding/Shasta, Siskiyou, Lassen, Plumas, Del Norte, Modoc, Sierra Counties Continuum of Care for which Plumas County is a participating member. Numbers represent homeless needs for the total Continuum of Care area. Please supplement with local data sources for each jurisdiction in county.</i> Source: https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_CA-516-2022_CA_2022.pdf			

Table 26: Target Programs

Target Programs			
ROW ID	117394	114260	111467
COC Name	Colusa, Glen, Lake, Tehama, Trinity Counties COC	Colusa, Glen, Lake, Tehama, Trinity Counties COC	Colusa, Glen, Lake, Tehama, Trinity Counties COC
COC ID	1450	1450	1450
HUD COC Number	CA-523	CA-523	CA-523
Year	2012	2012	2012
Organization Name	Plumas Crisis Intervention and Resource Center	Plumas Crisis Intervention and Resource Center	Plumas Crisis Intervention and Resource Center
Program Name	Plumas County HPRP	Probation/AB-109 Homeless Assistance	Transitional Housing Program
Program Type	ES	ES	TH
Bed Type	V	V	F
Geo Code	069063	069063	069063
Inventory Type	C	C	C
Targeted Population A	SMF + HC	SMF	SMF + HC
Targeted Population B	NA	NA	NA
McKinney-Vento	FALSE	FALSE	FALSE
Beds for Households with Children	2		41
Units for Households with Children	2		9
Beds for Households w/o Children		1	1
Beds for Households for Only Children			
Total Year-round Beds	2	1	42
Chronically Homeless Beds			
Homeless Beds for Households with Children	2		0
Homeless Beds for Households w/o Children			0
PIT Count	2	1	15
Total Beds	2	1	42

Source: HUD 2012 HIC

Special Needs Resources/Emergency Shelters

The City of Portola's Municipal Code (Section 17.16.030(E)) provides for the establishment and ongoing regulations of emergency shelters; which is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay. In addition to this definition, the City recognizes that emergency shelters may also include interim interventions such as low-barrier navigation centers, bridge housing, and respite or recuperative care facilities.



Zoning and Permitting:

Emergency shelters are permitted by right (without discretionary action) in High Density Residential and Commercial Mixed Use zoning designations. No conditional use permit, variance, or other discretionary review is required for emergency shelters in these zones. Building on these provisions, the City also supports the development of low-barrier navigation centers and permanent supportive housing to provide temporary shelter and supportive services to individuals experiencing homelessness. In accordance with Government Code Section 65660 and 65651, low-barrier navigation centers and permanent supportive housing for the homeless shall be allowed by right in zones where mixed uses and multifamily residential are permitted. The City will include these clarifications in its next zoning code update to ensure consistency with State law, and a policy has been included in this Housing Element to support and implement this change.

Capacity:

While the City currently does not have a full-time emergency shelter, there are sites within the High Density Residential and Commercial Mixed Use zoning districts that could accommodate an emergency shelter facility. Based on available land and zoning allowances, the City has sufficient and suitable capacity to accommodate at least one emergency shelter within city limits.

Proximity to Transportation and Services:

The High Density Residential and Commercial Mixed Use zoning districts, where Emergency Shelters are permitted by right, are located near essential services, including the Portola Wellness & Family Resource Center and the food bank. These areas are also served by public transportation routes, including bus service.

Development Standards:

The City's development standards for emergency shelters require that shelters meet the same development standards as other residential uses within the applicable zoning district, ensuring consistency in site development and safety. While the City's zoning code does not include a parking standard specifically for emergency shelters, any development applications received will be reviewed against the parking standards for social service facilities, which must provide one parking space per employee, plus one parking space for every 500 square feet of floor area. Parking requirements will be reviewed with zoning ordinance updates (See Policy 1-3-1, Program 2).

Although the City of Portola does not have a large enough homeless population to support a full-time, permanent emergency shelter, the community is served by a network of organizations that provide critical homeless prevention and support services. The Plumas Crisis Intervention & Resource Center (PCIRC) operates as a homeless day shelter, offering laundry and shower facilities, a community technology center, and access to counseling services, self-help legal resources, and advocacy for survivors of violence. The center plays a key role in promoting housing stability and preventing homelessness.

In partnership with Plumas County, PCIRC and the Portola Family Resource Center provide the majority of services for homeless individuals and victims of domestic violence in the area. The primary method of providing emergency shelter in Portola and throughout the county is through motel voucher programs. The Portola Family Resource Center, a local organization affiliated with PCIRC, offers crisis intervention, family advocacy, and referrals to regional resources. When appropriate, individuals in need of emergency shelter may be directed to a transitional housing facility in Quincy, which can accommodate three to four families. For victims of domestic



violence, referrals may also be made to a safehouse located in Quincy, where individuals can receive assistance obtaining restraining orders, accessing employment services, and securing permanent housing.

In addition to these core services, PCIRC and its partners offer a broad array of targeted support programs, including:

- 24/7 Crisis Line – Immediate emergency response by trained volunteers and staff.
- The Pantry Project – Emergency food, diapers, and hygiene supplies for at-risk individuals and families.
- Plumas CASA – Court-appointed special advocates for abused and neglected children.
- Sierra SAFE Program & Plumas Rape Crisis Program – Support for survivors of domestic violence, rape, and sexual abuse.
- North Star Adult Re-entry Program – Housing and support services for formerly incarcerated individuals.
- Homeless Coordinated Entry – Intensive case management and housing services for homeless populations.
- Home SAFE – Homeless prevention and stability services for individuals involved in Adult Protective Services.
- MAC Homeless Prevention Program – Short-term rental and utility assistance to reduce homelessness.
- Self-Help Legal Clinic – Weekly assistance with legal paperwork related to family law, guardianship, evictions, and more.
- HDAP (Housing and Disability Advocacy Program) – Helps disabled homeless individuals access benefits and housing.
- CalWORKs Housing Support Program – Stabilizes housing for families in the CalWORKs program.
- Bringing Families Home – Reduces homelessness for families in the child welfare system and supports reunification.
- PCIRC Family Supports – Provides medical gas vouchers for children's appointments and food vouchers to reduce food insecurity.
- The Salvation Army also provides meals, clothing, and referrals for low-income residents in Portola. Plumas Rural Services operates transitional housing opportunities throughout the region.

2.3 Projected Housing Need Assessment

Regional Housing Needs Allocation

Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted household growth by different income categories. It is also recognized as the number of units that would have to be compensated for anticipated demolitions and changes to achieve an “ideal” vacancy rate. Construction needs are derived from the Plumas County population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Portola.

The RHNA distributes the future housing need by four income categories:

- extremely low income (less than 30 percent of the metropolitan area median income)
- very low income (30 to 50 percent of the metropolitan area median income)
- low (50 to 80 percent)
- moderate (80 to 120 percent)
- high (more than 120 percent)

In 2023, the median income for a four-person household, according to HCDs Table State Income Limits for 2018, in Plumas County was \$83,800. The table below breaks down the various income groups.

Table 27: Income Groups- Plumas County 2021 (4 persons per household)

Income Group	Number of Households	Income Range (\$)
Extremely Low Income	1,656	\$0 to \$24,999
Very Low Income	656	\$25,000 to \$34,999
Low Income	1,260	\$35,000 to \$49,999
Median Income	1,518	\$50,000 to \$74,999
Moderate Income	964	\$75,000 to \$99,999

Source: HCD Income Limits; 2021

For the period 2024-2029, the City of Portola has been given a construction need (through the HCD Regional Housing Needs Assessment (RHNA)) of 37 new affordable housing units; 6 Very Low, 7 Low, 6 Moderate, and 18 Above Moderate income group units. The specific need by income group is detailed in the Table 28. Since 2019, there has been 2 Certificates of Occupancy issued for conventional homes and 0 for manufactured homes. The Site Inventory (Section 3.2) establishes land available for these 37 RHNA units.

Table 28: Regional Housing Need Allocation

Projected Needs (Regional Housing Need Allocation)						
Jurisdiction	Very-Low	Low	Moderate	Above-Moderate	Total	
Plumas County	44	31	35	81	191	
Portola	6 (3 ELI)	7	6	18	37	
<i>Percentage of Total</i>	16%	19%	16%	49%	100%	19%
Unincorporated Plumas County	38	24	29	63	154	
<i>Percentage of Total</i>	24.7%	15.6%	18.8%	40.9%	100.0%	81%

* For Extremely Low Income jurisdictions may either use available Census data to calculate the number of projected extremely low-income households (see Overpayment tab) or presume 50 percent of the very low-income households qualify as extremely low-income households. Source: <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/housing-element/plumas-county-regional-housing-need-determination-and-plan-for-the-seventh-housing-element.pdf>

Portola Highlands represents the largest contiguous undeveloped area within the corporate limits of the City. The anticipated development at build out will develop approximately 1,005 housing units and the Development Agreement includes that 12% of the proposed housing is required to be affordable to low- and moderate-income households consistent with the City's Housing Element. Of the 1,005 units 189 are approved for low-density residential, 522 for medium-density residential, 234 for high density residential, and 60 in commercial mixed-use development. Approximately 121 units, including the 60-unit senior complex mentioned above, are required to target low- and moderate-income households. The remaining housing units will be available for above moderate-income households and are not expected to be deed restricted. The remaining low-income units are proposed to be Low Income Housing Tax Credit (LIHTC, an indirect Federal subsidy) units in a multi-family complex.

The Portola Highlands Affordable Housing Master Plan includes the following:

- Deed restrictions shall be placed for a minimum of thirty years.
- Due to the estimated number of years required to achieve project build-out the MP is to be revised to include some mechanism for re-considering the allocation of housing type over time so as to allow for some flexibility for both the developer and the City to address needs as they may change over time. This mechanism will require city approval and adoption at a publicly noticed hearing.
- A 1 to 1 ratio for low vs. moderate income units is required and that a 55 to 45 ratio be applied to for sale units vs. rental units based on census bureau statistics.

Although no very-low or extremely-low are required of this project, the City will support any developer of affordable housing within the Portola Highlands project with assistance in their application for affordable housing funds which will result in the development of very-low and extremely-low units on-site. This will be made a policy of this Housing Element. In addition, all sites within the project area that are zoned high density have a maximum density of 15 units per acre, subject to environmental review.

There is an approved Development Agreement (DA) on the project site, however there has been no construction activity since it was approved in 2007. In accordance with the DA, the City Council may conduct a review of the DA and consider canceling and terminating it for inactivity. While this is a potential barrier to development, the City continues to include the project as part of its Housing Element based on its scale, existing approvals, and continued interest from stakeholders in reactivating the development. Remaining steps to initiate development include amending the Master Plan to update phasing and affordable unit distribution, completing updated infrastructure and environmental assessments, and securing updated project financing. The City has received recent inquiries regarding portions of the site and continues to consider the project a viable component of the housing pipeline.

Table 29: Units Built, Under Construction, and/or Approved

Project Name	Status (Built, Under Construction, Approved)	Total Units	Number of VL/ED Units	Number of L Units	Number of M Units	Number of Above Moderate Units	Methodology of Affordability Determination
Portola Highlands	Approved	1,005	0	60	61	884	Sales Price Rent Price
Portola 192-Multi-Family	Approved	72	15	56	0	0	Rent Price
Portola 192-Single Family	Approved	189				189	N/A
TOTAL		1,266					

Based upon the proposed draft Portola Highlands phasing plan, the project will develop the following deed-restricted housing units by phase:

Phase 1	15 Units
Phase 2	26 Units
Phase 4	9 Units
Phase 5	15 Units
Phase 6	24 Units
Phase 7	6 Units
Phase 8	26 Units
TOTAL	121 Units

Phase 1 is intended to build-out over within the five-year planning horizon consistent with this Housing Element Update. This will result in the development of 15 moderate and low-income housing units, and will satisfy the City of Portola's regional housing need for 1 low and 0 moderate income units. Phase 1 also includes the development of an additional 10 low density residential units, 222 medium density residential units, and 308 high density residential units for a total of 540 market rate units. The market rate units will satisfy the 2 above-moderate units required as part of the City of Portola's regional housing need.

The developers of the affordable housing apartment complex anticipate construction in the next five years and continue to seek funding opportunities.



Table 30: Remaining Need Based on Units Built or Under Construction

Income Category	A New Construction Need	B Units Built, Under Construction, or Approved- Portola Highlands	C Units Built, Under Construction, or Approved- Portola 192	A-(B+C) Remaining Need
Very Low (31-50% of AMI)	6 (3 ELI)	0	15	0
Low (51-80% of AMI)	7	60	56	0
Moderate (81-120% of AMI)	6	61	1 (Manager's Unit)	0
Above Moderate (over 120% of AMI)	18	884	189	0
TOTAL UNITS	37	1,005	261	0

CHAPTER THREE: SITE/INVENTORY ANALYSIS

3.1 Land Inventory

The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the City's RHNA with its residential development capacity. The inventory will assist in determining whether there are sufficient sites to accommodate the regional housing need in total, and by income category.

Analysis of Zoning

Title 17 of the Portola Zoning Ordinance provides the zoning provisions for the City. The ordinance was last substantially amended in 2018.

Residential zoning for the City of Portola is defined as follows:

- **Rural Residential District (RR)** - The purpose of this zone is to provide living areas at the fringe of the City's areas which combine certain advantages of both urban and rural location by limiting development to very low density concentrations of single-family dwellings and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature. Second dwelling units and board or rooming houses are permitted by the provisions of AB 1866 (Section 65852.2 of the Government Code).
- **Low Density Residential District (LDR)** - The purpose of this zone is to provide appropriately living areas for family life limited primarily to low density concentrations of single-family dwellings. Adequate light, air, privacy, and open space for each dwelling unit are provided, in addition to space for community facilities needed to complement urban residential areas and for institutions which require a residential environment. Second units and board or rooming houses are permitted under the provisions of AB 1866 (Section 65852.2 of the government code).
- **Medium Density Residential District (MDR)** - The purpose of this zone is to provide appropriately living areas for family life limited primarily to low and medium density concentrations of single-family dwellings. Adequate light, air, privacy, and open space for each dwelling unit are provided, in addition to space for community facilities needed to complement urban residential areas and for institutions which require a residential environment. Second dwelling units, and board or rooming houses are permitted by the provisions of AB 1866 (Section 65852.2 of the Government Code).
- **High Density Residential District (HDR)** - The purpose of this zone is to provide living areas where a compatible mixture of single-family and duplex and multi-family dwellings will provide a suitable environment for family living which are convenient to public facilities and services which enable such concentrations, still providing for a suitable family environment, to ensure adequate light, air, privacy, and open space. Second dwelling units are permitted by the provisions of AB 1866 (Section 65852.2 of the Government Code).
- **Commercial Mixed Use District (CMU)** - The purpose of this zone is to establish locations that include residential use in addition to employment centers, retail commercial, professional office, tourist commercial, visitor-oriented commercial activities, including hotels and motels, private commercial and recreation facilities, convention and meeting facilities, recreational vehicle parks, campgrounds, retail shops, and related services. Second dwelling units are permitted by the provisions of AB 1866 (Section 65852.2 of the Government Code).

Residential growth areas and densities are among issues and policies addressed in the General Plan. Residential densities are specified for each residential land use designation, and the General Plan provides for a wide range of residential densities. Single-family detached housing densities range from 0.2 to eight dwellings per acre. Multi-family densities, including but limited to attached, zero lot line, and apartments, range from 8 to 15 dwelling units per acre. The City's Zoning Ordinance has been amended to accommodate the density requirements of affordable housing projects and to increase the minimum density allowed in the HDR and CMU districts to 15 dwelling units per acre (December 2018).

Zoning districts specify minimum lot size, permitted uses, conditional uses, building height and front, rear, and side yard setbacks. Zoning districts further the health, safety, and welfare of the residents. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the General Plan. Single family zoning districts have minimum lot sizes ranging from one-quarter acre to five acres. Residential land zoned MDR and HDR have minimum lot sizes ranging from 2,205 square feet to 6,000 square feet.

Planned development districts allow for the use of special design criteria for maximum utility of the site and to allow maximum design flexibility within density limitations. These limitations are determined by the City Manager using acceptable planning practices and standards. Within these project areas special residential development such as clustering and density transfers are encouraged. Planned development areas are allowed in all the residential districts with a conditional use permit.

The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space requirements, and parkland requirements. These requirements were adopted through the public hearing process at City Council meetings and reflect the minimum standards thought necessary for protection of the public.

Density Bonus Process

When a developer proposes a housing development, State law requires that the City provide incentives for the production of low-income housing. In accordance with California Government Code Section 65915, the City of Portola provides density bonuses to qualified residential projects as described in the current zoning ordinance. This zoning ordinance was updated in 2019 to include the relevant 2018 State legislation maintaining and fortifying the Density Bonus Law as a critical tool for incentivizing affordable housing development in, granting a density bonus of at least 20 percent above the base zoning density and one to three additional concessions or incentives which include:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards; or
- Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing project will be located; or
- Other regulator incentives or concessions proposed by the developer or the city ... that results in identifiable cost reductions (California Government Code Section 65915(h), 2002).



The Government Code Section 65915 also allows the City to “provide other incentives of equivalent financial value based upon the land cost per dwelling unit” in place of the density bonus and other incentives as detailed previously.

Overall, the Portola residential development standards do not constrain the development of new housing or affordable housing. The overriding constraint to the development of affordable housing involves land costs, construction costs, availability of funding to cover the subsidy gap necessary to make affordable housing projects achievable, and various market factors.

As illustrated below, the Rural Residential District allows for one unit per five acres, the Low Density Residential District allows for 0.2 to one unit per acre, the Medium Density Residential District allows for one to eight units per acre, and the High Density Residential and the Commercial Mixed Use Districts allow for eight to fifteen units per acre. However, in the Rural Residential, the Low Density Residential, and the Medium Density Residential Districts, there is an option to cluster housing. When clustering occurs, the minimum lot size for the Rural Residential district is one-third of an acre, the minimum lot size for the Low Density Residential district is one-fourth of an acre, and the minimum lot size for the Medium Density residential district is 4,000 square feet.

Table 31: Current Residential Zoning Categories and Usable Density

Zoning Category	Density	Density Per Acre
RR	Low	1 unit per 5 acres
LDR	Low	0.2 to 1 unit per acre
MDR	Medium	1 to 8 units per acre
HDR	High	8 to 15 units per acre
CMU	High	8 to 15 units per acre

Source: City of Portola Zoning Ordinance

3.2 Site Inventory

The Housing Element identifies specific sites or parcels that are available for residential development. Land suitable for residential development has characteristics that make the sites appropriate and available for residential use in the planning period. Other characteristics considered when evaluating the appropriateness of sites include physical features (e.g. susceptibility to flooding, slope instability or erosion, or environmental considerations) and location (proximity to transit, job centers, and public or community services). Land suitable for residential development includes:

- vacant residentially zoned sites;
- vacant non-residentially zoned sites that allow residential development;
- underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

The Site Inventory includes the two primary project sites that are planned for residential uses; Portola Highlands and Portola 192. These two sites accommodate the City’s RHNA and are the project areas expected for future residential development. There are additional parcels throughout the City available for residential development



in the City, however they are typically individual lots and are expected to be developed by individual property owners rather than as a residential development.

A Map of Sites is also included in this Housing Element in accordance with Government Code Section 65583(a)(3). See Exhibit A.

The inventory includes the following:

- A parcel-specific listing of sites, including the parcel number.
- The general plan and zoning designations of sites.
- A description of parcel size.
- A map showing the location of sites.
- A description of existing uses of any non-vacant sites.
- A general description of any known environmental constraints.
- A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.

Table 32: Available Land Inventory Summary

APN	Zone	Allowable Density	GP Des.	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
Portola Highlands is comprised of the following APNs:	LDR, MDR, and HDR, PR, OS, P/QP, and CMU	LDR = 1 unit per acre MDR = 1 - 8 units per acre HDR = 8 - 15 units per acre CMU = 8 - 15 units per acre	LDR, MDR, and HDR, PR, OS, P/QP, and CMU	± 398.2	1,005 total Including: 189 LDR 522 MDR 234 HDR 60 CMU (based on % of project area)	Undev.	Needs to be constructed. The developer has a detailed phasing plan as detailed above, to construct infrastructure (roads, sewer, water, trails, etc.) which has been approved by the City Council and Planning Commission.	Needs Final Map approval.
126-010-012	MDR, LDR (split zoned)	MDR = 1 - 8 units per acre LDR = 1 unit per acre	MDR, LDR	248.69	554	Undev.	Needs to be constructed.	Needs Final Map approval.
126-050-038	MDR/PR (split zoned)	MDR = 1 - 8 units per acre	MDR/PR	70.06	165	Undev.	Needs to be constructed.	Needs Final Map approval.
126-050-042	MDR	MDR = 1 - 8 units per acre	MDR	14.23	118	Undev.	Needs to be constructed.	Needs Final Map approval.
126-050-047	CMU	CMU = 8 - 15 units per acre	CMU	2.41	29	Undev.	Needs to be constructed.	Needs Final Map approval.

APN	Zone	Allowable Density	GP Des.	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
126-050-048	CMU, HDR, LDR (split zoned)	CMU = 8 - 15 units per acre HDR = 8 - 15 units per acre LDR = 1 unit per acre	CMU, HDR, LDR	23.35	57	Undev.	Needs to be constructed.	Needs Final Map approval.
126-050-049	CMU, HDR, OS (split zoned)	CMU = 8 - 15 units per acre HDR = 8 - 15 units per acre	CMU, HDR, OS	36.91	79	Undev.	Needs to be constructed.	Needs Final Map approval.
126-270-043	MDR	MDR = 1 - 8 units per acre	MDR	.46	3	Undev.	Needs to be constructed.	Needs Final Map approval.
Portola 192 is comprised of the following APNs:	LDR and CMU	LDR = 1 unit per acre CMU = 8 - 15 units per acre	LDR and CMU	±189.8	189 LDR ±72 CMU	Undev.	Needs to be constructed.	No constraints for MFR portion of the project; needs to clear conditions of Final Map for SFR portion of project.
126-050-050	LDR	LDR = 1 unit per acre	LDR	10.86	0	Undev	None proposed.	No proposed development.
126-330-001	LDR and CMU	LDR = 1 unit per acre CMU = 8 - 15 units per acre	LDR and CMU	169.03	189 LDR, ±72 CMU	Undev.	Needs to be constructed.	No constraints for MFR portion of the project; needs to clear conditions of Final Map for SFR portion of project.
126-330-002	LDR	LDR = 1 unit per acre	LDR	4.21	0	Undev.	None proposed.	No proposed development.
126-330-005	LDR	LDR = 1 unit per acre	LDR	5.13	0	Undev.	None proposed.	No proposed development.
TOTAL					1,266 (1,005 + 261)			
Magnolia Avenue Properties area is comprised of the following APNs	MDR	MDR = 1 - 8 units per acre	MDR	±4.25	±32	Undev.	City water and sewer is available.	None
125-196-005	MDR	MDR = 1 - 8 units per acre	MDR	0.1625	Varies	Undev.	City water and sewer is available.	None
125-196-006	MDR	MDR = 1 - 8 units per acre	MDR	0.1628	Varies	Undev.	City water and sewer is available.	None
125-196-007	MDR	MDR = 1 - 8 units per acre	MDR	0.1623	Varies	Undev.	City water and sewer is available.	None
125-196-008	MDR	MDR = 1 - 8 units per acre	MDR	0.1593	Varies	Undev.	City water and sewer is available.	None



APN	Zone	Allowable Density	GP Des.	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-Site Constraints
125-196-009	MDR	MDR = 1 - 8 units per acre	MDR	0.1632	Varies	Undev.	City water and sewer is available.	None
125-196-010	MDR	MDR = 1 - 8 units per acre	MDR	0.1618	Varies	Undev.	City water and sewer is available.	None
125-221-001	MDR	MDR = 1 - 8 units per acre	MDR	0.1904	Varies	Undev.	City water and sewer is available.	None
125-221-004	MDR	MDR = 1 - 8 units per acre	MDR	0.1605	Varies	Undev.	City water and sewer is available.	None
125-222-005	MDR	MDR = 1 - 8 units per acre	MDR	0.1484	Varies	Undev.	City water and sewer is available.	None
125-222-006	MDR	MDR = 1 - 8 units per acre	MDR	0.1421	Varies	Undev.	City water and sewer is available.	None
125-222-007	MDR	MDR = 1 - 8 units per acre	MDR	0.1426	Varies	Undev.	City water and sewer is available.	None
125-222-008	MDR	MDR = 1 - 8 units per acre	MDR	0.147	Varies	Undev.	City water and sewer is available.	None
125-222-009	MDR	MDR = 1 - 8 units per acre	MDR	0.147	Varies	Undev.	City water and sewer is available.	None
125-222-010	MDR	MDR = 1 - 8 units per acre	MDR	0.1398	Varies	Undev.	City water and sewer is available.	None
125-222-011	MDR	MDR = 1 - 8 units per acre	MDR	0.1646	Varies	Undev.	City water and sewer is available.	None
125-222-012	MDR	MDR = 1 - 8 units per acre	MDR	0.1553	Varies	Undev.	City water and sewer is available.	None
125-222-013	MDR	MDR = 1 - 8 units per acre	MDR	0.1555	Varies	Undev.	City water and sewer is available.	None
125-222-014	MDR	MDR = 1 - 8 units per acre	MDR	0.1599	Varies	Undev.	City water and sewer is available.	None
125-222-015	MDR	MDR = 1 - 8 units per acre	MDR	0.1601	Varies	Undev.	City water and sewer is available.	None
125-222-016	MDR	MDR = 1 - 8 units per acre	MDR	0.1523	Varies	Undev.	City water and sewer is available.	None
125-223-010	MDR	MDR = 1 - 8 units per acre	MDR	0.1429	Varies	Undev.	City water and sewer is available.	None
125-223-011	MDR	MDR = 1 - 8 units per acre	MDR	0.1453	Varies	Undev.	City water and sewer is available.	None
125-223-012	MDR	MDR = 1 - 8 units per acre	MDR	0.1473	Varies	Undev.	City water and sewer is available.	None
TOTAL				±4.25	±32			

Source: City of Portola

*Single lots in established neighborhoods have not been included in this Site Inventory; there are approximately 200 lots in established neighborhoods that are able to be residentially developed, but would likely be developed by an individual owner/builder rather than a developer.

The Portola Highlands and Portola 192 parcels are combined in their respective project areas, which have Tentative Map approval.



Analysis of Suitable Sites

Portola Highlands

Portola Highlands will ultimately double the size of the City of Portola from 1,068 households to 2,073 households a 48% increase on 398 acres of land which is zoned low density residential (LDR), medium density residential (MDR), high density residential (HDR), commercial mixed use (CMU), public/quasi-public (P/QP), parks (PR) and open space (OS). This development has incorporated many livable cities principles including: a comprehensive pedestrian network, transit, live work units, access to open space and a commercial center. Ease of access to all necessary services has been a key design element in the development of the proposed land uses.

Based upon the proposed draft phasing plan, the Portola Highlands project will develop the following affordable and market rate housing units by phase.

Table 33: Portola Highlands Phasing Summary (Estimated Units)

Residential Phase	LDR	MDR	HDR/CMU	Total Units
Phase 1a	0	0	44	44
Phase 1b	10	42	264	316
Phase 1c	0	51	0	51
Phase 1d	0	129	0	129
TOTAL PHASE 1	10	222	308	540
Phase 2	52	94	0	146
Phase 3	10	90	0	100
Phase 4	18	12	0	30
Phase 5	47	42	0	89
Phase 6	42	0	0	42
Phase 7	42	0	0	42
Phase 8		16		16
TOTAL- ALL PHASES	221	476	308	1005*

*A discrepancy was found between the Phasing Plan, Affordable Housing Plan, and Tentative Map. These numbers will be consistent upon approval of the Final Map.

Affordable housing units will be distributed in different phases so that affordable units of various types will be available at different times and locations rather than being clustered in one area of the development. Phase 1 is anticipated to be developed over the next five years. This will result in the development of 15 moderate and low-income housing units; this will satisfy the City of Portola's regional housing need for 4 low and 4 moderate income units. Phase 1 also includes the development of commercial space and market rate housing, 10 low density residential units, 222 medium density residential units, and 308 high density residential units for a total of 540 market rate units. The market rate units will satisfy the 2 above moderate units required as part of the City of Portola's regional housing needs assessment. The land zoned high density residential will also be eligible for an increased permitted density of 15 units per acre which will also satisfy the regional housing need of 1 very low and 1 extremely low-income units. Future phases, 2 through 8 are anticipated to be developed over the next 15 to 20 years, however, this schedule is tentative and highly dependent on market conditions.

Table 34: Portola 192 Phasing Summary (Estimated Units)

Residential Phase	RR	LDR/MDR	HDR/CMU	Total Units
Phase 1			72	72
Phase 2	2	61		
Phase 3	2	61		
Phase 4	2	61		
TOTAL	6	183	72	261

Sites Identified from Prior Planning Periods

The above sites were identified in prior planning periods, including the previous two cycles to accommodate the housing needs for lower-income households. There was no development activity for the sites identified, and no units constructed on these sites. The sites are still included in the City's Inventory to accommodate moderate- and above moderate-income units. Lower income units will be accommodated via Program 3 (Policy 3-4-2) utilizing City-owned sites on Magnolia Avenue.

Magnolia Avenue Property

Recently, the City acquired 23 parcels off Magnolia Avenue (± 4.25 acres) that is zoned MDR. When including the unmaintained portions of Willow Street, Spruce Avenue, and Magnolia Avenue this site is ± 5.75 acres. Located on the edge of the City's incorporated area and within the Second Northern Addition to Portola, the site has ease of access to the northern portion of Central Portola and all necessary services. The existing Pine Ridge Apartments are located on the northern property line, creating a compatible existing use to the existing neighborhood. If the current street network within the site is abandoned to facilitate development, the City would have the site capacity to fit approximately 32 units affordable to Lower Income households.

Other Site Availability within the City

Within the City of Portola, the High Density Residential District and the Commercial Mixed Use District has the lowest cost of construction per unit and the highest density and would therefore be most suitable for low and very low-income construction. In addition, fee costs are traditionally smaller per unit in the higher density zones. As previously stated, the City recently acquired 23 formerly bank-owned parcels on Magnolia Avenue. These new sites are zoned Medium Density Residential and will be utilized to accommodate the City's Lower Income units with a target range of 15 to 32 units.

The City's Zoning Ordinance has been amended to accommodate the density requirements of affordable housing projects. The City will continue to meet with the development community to ensure that the available multi-family land is sufficient to meet market demand, will monitor zone change requests, will monitor demand at the time of the Annual Update as required by the Governor's Office of Planning and Research (OPR), and will initiate zone changes, including annexations, as necessary to meet demand.

3.3 Realistic Development Capacity

The City has 19.6 acres of undeveloped HDR land that can currently accommodate 234 units and 19.9 acres of Commercial Mixed Use (CMU), located in the approved Portola Highlands development. An additional ± 9.4 acres of CMU land is located in the Portola 192 project area, with an expected 72 units to be developed. The

CMU zoning accommodates the same number of units per acre as high density residential, 8 to 15 units per acre. Currently, 60 units are approved in this zone as per the Portola Highlands Tentative Map and 72 units are approved for Portola 192. The projected yield is based on approved projects (Tentative Map and Development Agreement).

The City’s Zoning Ordinance has been amended to accommodate the density requirements of affordable housing projects, increasing the minimum density allowed in the HDR and CMU districts to 15 dwelling units per acre, subject to environmental considerations.

Capacity of Available Land by Zoning District

Currently, given the number, size, and zoning of vacant parcels, the City of Portola can accommodate a minimum of 1,287 new dwelling units and can sufficiently meet the RHNA. When the Zoning Ordinance is updated to increase the minimum density allowed in HDR and CMU districts will adequately provide for the City’s current and future housing needs for both market rate and deed restricted housing.

Environmental Constraints and Adequate Infrastructure

The City of Portola supplies water and sewer services to all areas within the City limits. Currently, existing infrastructure is available to sites identified in the vacant land survey. According to the General Plan Land Use Element, the City of Portola has enough water and sewer existing capacity to accommodate the City’s regional housing needs allocation and will prioritize water and sewer allocation for any housing units affordable to lower income populations. The City does not currently have a formal written procedure for prioritizing infrastructure allocation for affordable housing; however, a program will be added to establish and adopt a written policy by the end of the planning period. The environmental analysis completed for the Portola Highlands development reviews the infrastructure to be completed to serve the development. There are no environmental constraints such as wetlands or contamination that would inhibit developers from building on the parcels identified in the vacant land survey. The area immediately adjacent to the Middle Fork Feather River falls within a designated Federal Emergency Agency (FEMA) floodplain. This floodplain is a special flood hazard area that is inundated by a 100-year flood. The use of the land within the 100-year flood plain is regulated by standards that require all occupiable development to be above the predicted flood elevation.

None of the identifiable parcels are within this flood plain. The parcels identified in the vacant land survey are characterized by flat or hilly land, and in some areas, some grading may be required. In addition, none of the identified parcels fall under the provisions of the Williamson Act. The vacant parcels identified in Appendix D are of general parcel size, can accommodate the densities of the designated zoning, and are ready to be developed as zones.

Dry Utilities

Dry utilities, including refuse collection, electricity, and telephone service, are available to all areas within the City limits. There is sufficient capacity to meet the current need and any future need. Services providers are as follows:

- Refuse Collection.....Intermountain Disposal
- Electricity.....Liberty Energy
- TelephoneAT&T



- Fiber CablePlumas Sierra Rural Electric (limited service area)

Zoning for a Variety of Housing Types

All sites that are zoned MDR, HDR, and CMU will accommodate housing for farmworkers and the homeless. However, as noted above, the number of farmworkers in the area is minimal because agriculture constitutes a very small proportion of the labor force. Additionally, according to the Plumas County Sheriff's Department, there are only two homeless persons in the City. It was reported that local churches, the Salvation Army, and Portola Family Resource Center provide services to these people and they do have shelter at night. While homelessness is not a significant problem in Portola, the City's Zoning Ordinance defines transitional housing and emergency shelters and allows emergency shelters in the HDR and CMU zoning districts and transitional housing in all residential and CMU zoning districts.

The City complies with the Employees Housing Act, which sets standards for the construction, maintenance, use, and occupancy of living quarters called "employee housing" as defined in Section 17008 of the Health and Safety Code. To ensure consistency with the Employee Housing Act, the City will verify that its Zoning Ordinance treats employee housing for six or fewer persons as a permitted single-family use in all zones where single-family homes are allowed, consistent with Health and Safety Code Section 17021.5. The City will also review zoning provisions to ensure that employee housing consisting of no more than 12 units or 36 beds is allowed in the same manner as other agricultural uses in the same zone, consistent with Health and Safety Code Section 17021.6. Should clarification be needed, the City will include it in its next zoning code update to ensure consistency with State law, and a policy has been included in this Housing Element to support and implement this change.

Transitional Housing and Emergency Shelters

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for up to two-years while receiving supportive services that enable independent living. Every locality must identify zones that will allow the development of transitional housing. Appropriate sites for transitional housing are zoned with the same permitting processes as other housing in the zone without undue special regulatory requirements, located close to public services and facilities, including transportation, and have appropriate parking requirements, fire regulations, and design standards. Portola allows transitional housing and emergency shelters in any zone that allows single family or multi-family housing (depending on the project type). Portola's Zoning Ordinance allows for emergency shelters consistent with SB 2 and transitional housing as a residential use only subject to those restrictions that apply to other residential uses of the same type in the same zone as required in SB 2. Pursuant to Chapter 633, Statutes of 2007 (SB 2), transitional and supportive housing is permitted as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Single Room Occupancy (SRO) units are not identified specifically in the City's Municipal Code. Historically if there was an application for construction or conversion of SROs, they would be treated as an application for multi-family housing and permitted in any zone that allows for multi-family housing. To ensure consistency with State law going forward, the City will include a definition, development standards, and permit procedures for SROs in its next zoning code update and a policy has been included in this Housing Element to support and implement this change.



Accessory Dwelling Units

The City's current regulations are in compliance with State law regarding Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs), and ADUs are permitted by right in all zones that allow single-family and multifamily uses. The City will credit construction of second units towards meeting its lower income housing needs.

In accordance with Senate Bill (SB) 9 (Chapter 162, Statutes of 2021), the City of Portola allows ministerial approval of up to two primary housing units on a parcel in a single-family residential zone, the subdivision of a qualifying lot into two parcels, or both—potentially resulting in up to four total housing units. SB 9 projects are reviewed for eligibility criteria related to environmental constraints, tenant protections, and historic preservation. The City does not currently have any local ordinance that prohibits or impedes SB 9 implementation, and eligible SB 9 applications are processed ministerially in compliance with Government Code Sections 65852.21 and 66411.7. The City will review its zoning code and administrative procedures to determine whether updates are needed to formally implement SB 9 and ensure consistency with State law, including recent enforcement authority granted to HCD under AB 434. A program has been included in this Housing Element to support and implement any necessary changes.

Opportunities for Energy Conservation

The City has planned for sufficient affordable housing for full range of income groups reducing long commutes in search of affordable housing, to encourage proximity to jobs, services, and amenities, reducing congestion and long commutes.

Adopting higher densities and promoting infill and compact development patterns, as described in this Housing Element, will promote housing affordability, maximize existing land resources, and conserve habitat and environmentally sensitive areas. This Housing Element, the City's existing Zoning Ordinance and General Plan, and recently approved Master Plans:

- Promote infill and transit-oriented development
- Zone for higher densities including along transit corridors
- Promote water-efficient landscaping and energy efficient irrigation systems
- Orient housing developments, where possible, to take advantage of natural day lighting
- Encourage the application for or support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multi-Family Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.
- Promote Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) programs. These programs provide homeowners with affordable mortgage assistance if they purchase a home in specified location efficient areas or by meeting certain energy conservation standards.
- Include conservation incentives, including green waste recycling, for developers.
- Streamline and expedite approval process for housing built using green building standards and specific energy standards.

CHAPTER FOUR: RESOURCES AND CONSTRAINTS

4.1 *Land Use Controls*

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

The City of Portola zoning code is the major guide for residential development policies and standards. The policies and standards establish and control the type, location, and density of residential development in the City. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the general plan.

The City of Portola Residential Development Standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking requirements are generally within the range of other similar sized cities in the State.

The maximum height allowed the City's residential districts is 35 feet for multi-family zones which allows for three stories of development. This height limit is consistent with height limits of other similarly sized cities and will allow for the maximum allowable densities to be built in the multi-family zone. The maximum lot coverage allowed in multi-family zones is 50 percent which allow for a builder to take advantage of the maximum allowable densities.

In addition, the Portola Zoning Ordinance will be amended to accommodate the density requirements of affordable housing projects. The Zoning Ordinance is in the process of being amended so that the minimum density allowed in multi-family high density zones is 15 dwelling units per acre.

Front, side and rear yard setbacks are also required of all residential development. Parking standards require two off-street parking spaces for all single-family, duplex, and mobile home development per dwelling unit. Multi-family parking standards require one and a half spaces per unit plus guest parking (projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof). For second dwelling units, for a one bedroom unit, one space per dwelling is required, and for a two+ bedroom unit, 2 spaces per dwelling is required. Off-street parking spaces are not required to be paved or covered, and the City has not had any requests to waive or vary the parking requirement. Historically, the City's parking table has not addressed every potential residential use, which is typical of small rural communities with limited development activity, and this approach has not posed a constraint to housing production. A parking waiver or variance could be requested if needed based on specific project needs. However, in response to State guidance, the City will evaluate and consider clarifying its parking standards to ensure consistency with housing goals and regulatory requirements.

The City does not have a design review process for multi-family housing. Multi-family development and single family homes must be designed to meet the City's general development standards related to lot size, frontage,

setbacks, site coverage, height, landscaping, and off-street parking. Issuance of a design review permit for a single family residential subdivision (more than 4 lots) indicates that the Planning Commission has reviewed and approved all aspects of the design of the subdivision, including but not limited to, parking, streets, landscaping, lighting, and home design. This design review process has not been a constraint to development and is not applicable to multi-family uses.

Manufactured homes with permanent foundations are permitted in zones that permit single family residential development in the same manner that “stick-built” single family homes are allowed.

The City has adopted a Residential Density Bonuses ordinance (PMC Chapter 17.43) in accordance with California Government Code Sections 65915, 65915.5, 65915.7, and 65917. The chapter provides incentives for the production of housing for very low income, lower income, and senior households, and for moderate income households residing in condominium and planned development projects. The Chapter includes a variety of incentives and concessions for the development of affordable housing, including but not limited to density bonuses up to 35%, modified parking standards, reduction of site development standards, and modification of zoning code or architectural design requirements. Residential density bonus provisions are intended to increase the City’s supply of affordable housing and are not anticipated to constrain overall housing cost or production. While the City updated its ordinance in 2019 to comply with State Density Bonus Law (SDBL), several statutory changes have since taken effect. The City has since reviewed Chapter 17.43 for consistency with the most recent provisions of Government Code Section 65915 and has updated as needed to maintain compliance.

Inclusionary zoning is a land use policy that either requires or encourages housing developers to include a specified percentage of low and/or moderate income housing in new residential developments. The City has incorporated inclusionary zoning through Ordinance (PMC Chapter 17.94, Development Agreement) and an Affordable Housing Master Plan, which requires 12% of units in the project to be affordable, with 60% of affordable units allocated to low income households and 40% of affordable units allocated to moderate income household. City approval of affordable housing sites, the housing type, price range, and phasing of affordable housing production is required. The units are required to be deed restricted for a period of at least 30 years. Inclusionary housing will increase the supply of affordable housing and will not impact the cost or existing supply of affordable housing.

The City maintains restrictions on short-term rentals to establish a permitting process and appropriate restrictions and standards for short-term rental of residential dwellings, to ensure the collection and payment of transient occupancy taxes, to minimum the negative secondary effects of short-term rental use on surrounding residential neighborhoods, and to retain the character of the neighborhoods in which any such use occurs. For short-term rentals, an administrative permit is required, and the City may perform routine inspections. Restrictions and standards include that no commercial activities may occur on the property, that quiet hours between 10:00 p.m. and 7:00 a.m. must be maintained, amplified sound is not permitted, vehicles must be parked in a designated off-street, on -site parking areas, and parties/group gatherings are prohibited. These restrictions are intended to promote the public health, safety, and welfare. This ordinance does not impact the cost or supply of affordable housing and residential development.

Table 35: Development Standards

	RR	LDR	MDR	HDR	CMU
Density Range	0.2 units per acre	0.2 to one unit per acre	1 to 8 units per acre	8 to 15 units per acre	8 to 15 units per acre
Front Setback	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet
Side Setback	5 to 10 Feet	5 to 10 Feet	5 to 10 Feet	5 to 10 Feet	5 to 10 Feet
Rear Setback	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet
Lot Coverage	35 Percent Maximum	40 Percent Maximum	45 Percent Maximum	50 Percent Maximum	50 Percent Maximum
Minimum Lot Size*	5 acres*	1 acre*	6,000 s.f.*	2,205 s.f.	3,125 s.f.
Parking	2 per unit	2 per unit	2 per unit	1.5 per unit plus guest parking	1.5 per unit plus guest parking
Height Maximum	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet
Open Space Requirement	25 Percent	25 Percent	NA	NA	NA

Source: City of Portola Zoning Ordinance

*In RR, LDR, and MDR zoning districts, clustering is permitted. Therefore, the minimum lot size if clustered is one-third acre in the RR District, one-fourth acre in the LDR District, and 4,000 s.f. in the MDR District.

4.2 Fees and Exactions

The City of Portola collects fees from new development projects to cover the costs of planning review and processing permits, which includes plan checks and inspection fees. Further discussion of the development permit and approval processing is provided in the next section. While the City posts some fees on its website, not all current fees are available online. A program has been included in this Housing Element to address this issue.

A variety of development impact fees are often assessed on new residential projects that include City controlled fees (such as roads/traffic fees, park/trails fees, and fire fees), non-City controlled fees (such as school impact fees and utility connection fees), and utility service connection fees (e.g., sewer and water connection fees). The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs on housing. Table 36 illustrates the different Planning Fees the City incorporates into the development process. Portola's fee schedule is updated annually and includes Water and Sewer Facility Fees and a Traffic Impact Fee. A developer would review the impact fees and utility connection fees that would be imposed on a single-family residential project and on a multiple family project for an estimate of fees. A typical single-family residential project could expect developer impact fees and utility service connection charges and traffic impact fee of approximately \$13,050 per lot. A multi-family residential project would vary greatly depending on the meter size; however expected development impact fees and utility service connection fees for a 10-unit building, 1 ½" meter size would be \$46,695.

Table 36: Planning and Application Fees

Application Category		Fee Amount
Abandonment (right-of-way)		\$630
	Does not include Title documents	
Annexation		\$1,050
	Does not include any fees payable to LAFCo	
Appeal to City Council or Planning Commission		\$262.50
Conditional Use Permit		\$420
Development Agreement		\$3,150
Development Agreement Amendment		\$1,575
Encroachment Permit		\$52.50
Final Subdivision Map		\$525 + \$52.50 per lot
	Does not include recording fees	
Floodplain Review		\$26.27
General Plan Amendment (greater than 10 acres)		\$1,785
	Does not include cost of Zoning Ordinance Amendment, Environmental Review, or other potential Planning Fees	
General Plan Amendment (less than 10 acres)		\$1,050
	Does not include cost of Zoning Ordinance Amendment, Environmental Review, or other potential Planning Fees	
Home Occupation Permit		\$143.85
Incomplete Application		\$1,157.50
Initial Site Plan Review		\$630
Lot Line Adjustment		\$315 + \$52.50 per lot
Lot Merger		\$315
Mobile Home Park		\$315
Parcel Map		\$420 + \$52.50 per parcel
	Does not include recording fees	
Record of Survey		\$420 + \$52.50 add'l page
Sign Permit		\$42
Sign Plan		\$210
Specific Plan (land division)		\$1,575 + \$105 per lot
	Does not include cost of Environmental Review or other potential Planning Fees	
Specific Plan (no land division)		\$1,575
	Does not include cost of Environmental Review or other potential Planning Fees	
Tentative Map		\$1,575 + \$357 per lot
	Does not include cost of Environmental Review or other potential Planning Fees	
Tentative Map Reconsideration		½ Tentative Map fee
	Does not include cost of Environmental Review or other potential Planning Fees	

Variance		\$420
Williamson Act Application (Establish Agricultural Preserve)		\$1,050
	Does not include cost of Environmental Review or other potential Planning Fees	
Zoning Ordinance Amendment- no General Plan Amendment		\$1,260
	Does not include cost of Environmental Review or other potential Planning Fees	
Zoning Ordinance Amendment- with General Plan Amendment		\$630
	Does not include cost of General Plan Amendment, Environmental Review, or other potential Planning Fees	
City Staff Hourly Rate		\$35
Consultant Hourly Rate		At City Cost
Contract		At City Cost
Pre-application Conference (deducted from application fees)		At Hourly Rates
ENVIRONMENTAL REVIEW		
(you may also be responsible for a Fish and Game filing fee of \$2,500)		
Initial Study		\$525
Categorical Exemption		\$52.50
Negative Declaration		\$1,050
	Does not include cost of any required studies or consultants	
Mitigated Negative Declaration (plus the cost of any required studies or consultants)		\$1,575
	Does not include cost of any required studies or consultants	
Environmental Impact Report (plus the cost of any required studies or consultants)		\$3,150
	Does not include cost of any required studies or consultants	

Source: City of Portola

4.3 Processing and Permit Procedures

The development review and permitting process begins when an application is submitted to the City Manager's Office. Upon receipt, applications are evaluated for completeness within 30 days in accordance with the Permit Streamlining Act (PSA), and environmental review is initiated concurrently where required under the California Environmental Quality Act (CEQA).

All development applications are reviewed by City staff, which includes the City Engineer, City Planner, Public Works, Building, and other appropriate personnel. Staff review includes analysis of infrastructure capacity (e.g., water, sewer, drainage), circulation, stormwater management, lot design, and compliance with landscaping standards, including xeriscaping requirements.

Projects are reviewed for consistency with the objective standards in Titles 8, 12, 13, 15, 16, and 17 of the Portola Municipal Code, as well as the goals and policies of the City of Portola General Plan, particularly the Land Use and Community Design Elements.

Administrative permits, such as those for single-family homes or accessory dwelling units (ADUs), are reviewed and approved internally by City staff. Ultimately, the permit is issued by the Building Official. Discretionary permits, such as those for subdivisions, multifamily developments, and zoning changes, are typically reviewed by the Planning Commission following a public hearing. However, the City of Portola does not currently have a Planning Commission due to limited staffing and financial resources; instead, a designated Hearing Officer is assigned to fulfill that role. Discretionary permits are reviewed by the Hearing Officer and approved by the designated Hearing Officer, following any required publicly noticed hearings. Public comments are welcomed throughout the process and are considered in the final decision. If appealed, the decision is reviewed by the City Council at a public hearing.

All permits—administrative and discretionary—require findings to be made to be approved. These findings generally confirm that the project:

- Is consistent with the General Plan and any applicable specific plan;
- Complies with all applicable standards and zoning requirements; and
- Is compatible with surrounding development and will not adversely impact the health, safety, or welfare of the community or nearby properties.

Compatibility is evaluated through review of development impacts such as traffic, noise, and infrastructure impacts.

Development in the City of Portola is encouraged to be:

- Economically and environmentally sustainable, relating well to the natural setting;
- Constructed with durable, high-quality materials appropriate to the region; and
- Designed to contribute positively to neighborhood character through memorable buildings and public spaces.

These findings ensure that new development aligns with adopted plans and does not negatively impact surrounding uses (i.e. a significant increase in traffic, noise, or infrastructure impacts), infrastructure, or public health and safety. They provide necessary protections for the community while remaining objective and reasonable, and do not serve as a barrier to housing production or project approval.

Turn-around Time and Delays

Various development review activities, such as general plan amendments, rezones, and specific plans require the preparation of an environmental document (i.e., environmental impact report or mitigated negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. The CEQA process is initiated concurrently with project application review. In accordance with Public Resources Code Sections 21080.1 and 21080.2, the City makes preliminary determinations of CEQA applicability and document type early in the process, allowing applicants to plan accordingly. Notices of Exemption, Negative Declarations, and Mitigated Negative Declarations typically require 30 to 180 days for preparation and public review, while Environmental Impact Reports may require up to 12 months. On average, however, development permits are processed in less than three months.

Turn-around time for staff and City review is detailed in the subdivision code, and may be completed within approximately 60 days after submitting a complete Tentative Map. The most recent small-scale Tentative Map (16 lots) request took 9 months from initial application to approval. This included environmental analysis and reports and significant response time from the property owner. The larger Tentative Map application (Portola Highlands) started in February 2005. The Tentative Map was approved after approximately 2.5 years; however, it should be noted that this timeline was based on the developer constraints, not City constraints. This demonstrates that while complex projects may experience longer review periods due to applicant-driven delays or CEQA documentation needs, the City's internal process does not cause undue delay or uncertainty. For a typical single-family home consistent with zoning, building permit approval occurs within two weeks, and for a typical multifamily development consistent with the General Plan and zoning, permit approvals generally occur within three to four months, depending on environmental review requirements. This provides a relatively high level of certainty for applicants and avoids unnecessary costs. By maintaining predictable review timelines and offering concurrent processing options, the City's development process helps reduce carrying costs for developers and supports the timely production of housing units, including those at lower income levels.

Building permits for single-family houses not included in a subdivision do not go through a design review process. They are checked by the Building Inspector and City Manager or designee for compliance with the general development standards detailed in the zoning ordinance. The average turn-around time for this review and a building permit is approximately 2 weeks, based on the most recent 5 building permits issued. In the last year, the City has processed approximately [insert number] new single-family building permits. While the volume is low, this reflects broader challenges such as limited local demand, small population size, and household income constraints.

Overall, the development permit approval processing in Portola does not create any unnecessary delays or increases to the cost of housing. Table 37 shows the development plan review process for proposed residential projects. To encourage and preserve the affordability of new construction, developers are allowed to "piggyback" or file concurrent applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements, where feasible, after initial review. Additionally, incentives are provided (e.g., density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units at a cost affordable to very-low and/or low-income households. In addition, the



City intends to propose zoning and permit processing changes to further reduce housing costs and average permit processing time (see Goal 2).

Developers are also encouraged to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects. The City provides technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs and grants. Public feedback received during the review of this Housing Element has emphasized the need for continued efficiency and predictability in the development review process. The City remains committed to transparent processing timelines and to adopting streamlined permitting practices, particularly for projects that include affordable or workforce housing components. For a summary of public comments received on this draft submittal and how they were addressed, please refer to the Public Participation section in Chapter One.

Table 37: Timeline for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Single Family Home (no subdivision)	2 weeks
Multi-family Structure (no subdivision)	4 weeks
Subdivision	Minimum of 60 Days
Conditional Use Permit	Minimum of 30 Days
Zone Change	Minimum of 60 Days up to a Year
General Plan Amendment	Minimum of 60 Days up to a Year
Site Plan Review	30 Days to 3 Months
Tract Maps	60 Days to 3 Months
Parcel Maps	60 Days to 3 Months
Initial Environmental Study	Minimum 90 Days
Environmental Impact Report	Minimum 90 Days up to a Year

Source: City of Portola based on the review and average processing time of permits processed over the last three years.

Single-family housing is permitted in all residential zoning districts without a conditional use permit. Duplexes and fourplexes are permitted in the MDR, HDR, and CMU districts without a conditional use permit. Multi-family housing is permitted in the MDR, HDR, and CMU districts without a conditional use permit. Mobile home parks are permitted in all zoning districts with a conditional use permit, subject to State permitting and regulations. The Second Unit Law (Government Code Section 65852.2) is incorporated into the Portola Municipal Code so that second dwelling units are permitted by right in residential zoning districts provided that they meet the standards imposed on dwelling units and that they do not exceed the maximum density allowed on the parcel.

Portola's Zoning Ordinance defines and permits transitional housing, supportive housing, and emergency shelters consistent with State law. Emergency shelters are permitted by right in High Density Residential and Commercial Mixed Use zones, and transitional and supportive housing are treated as residential uses subject only to the same standards as other housing types in the same zones. While Single Room Occupancy (SRO) housing is not currently defined in the Municipal Code, it has been treated as multifamily housing; a formal definition and standards will be included in the next zoning code update along with clarifications for low-barrier navigation centers and supportive housing. A policy has been included in this Housing Element to support and implement these changes.



Table 38: Housing Types Permitted by Zoning District

Housing Types Permitted	RR	LDR	MDR	HDR	CMU
Single Family Attached	P	P	P	P	P
Single Family Detached	P	P	P	P	P
Duplexes to Fourplexes	X	C	P	P	P
Multi-family (5+ Units per Structure)	X	X	C	P	P
Mobile Home Park	C	C	C	C	C
Second Units	P	P	P	P	P
Emergency Shelters	X	X	X	P	P
Supportive Housing- Single Family	P	P	P	P	P
Supportive Housing- Multi-Family	X	X	C	P	P
Single Room Occupancy (Multi-Family)	X	X	C	P	P
Transitional Housing (Single Family)	P	P	P	P	P
Transitional Housing (Multi-Family)	X	X	C	P	P

Source: City of Portola

Notes: P = Permitted Use C = Conditional Use Permit X = Not Permitted NA = Not Addressed

Ministerial Streamlining (SB 35)

California Senate Bill 35 (SB 35) was enacted in 2017. SB 35 applies in cities and counties that are not meeting their RHNA goal for construction of very-low and low income housing. SB 35 requires local government to streamline the approval of certain housing projects located on a qualified property by providing a ministerial approval process. Developers of qualifying projects may opt in and exercise the incentives provided by SB 35 in cities and counties that are subject to SB 35. HCD annually determines which cities and counties are subject to SB35. According to the SB 35 Statewide Determination Summary released by HCD on June 3, 2024, the City of Portola is subject to SB 35 when proposed developments include at least 50 percent affordability. For a site, located within city boundaries, to be eligible for SB 35 the site must be a legal parcel, or parcels, and located in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. According to the 2020 U.S. Census, there are no cities in Plumas County that are designated as urban areas; therefore, there are no sites in the City of Portola that would be eligible for SB 35. Although the above statutes do not extend to Portola because the City does not include an urban area as defined by the U.S. Census, the goals and policies of this Housing Element support removal current procedural and regulatory barriers and will allow a greater variety of housing types, in more zoning districts, and at greater density in the City.

4.4 Codes and Enforcement

Compliance with Building Code standards often adds to the cost of construction, but is seen as necessary to protect the health, safety and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity. The City of Portola does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities.

The City of Portola is current and in compliance with the State of California's mandatory building code adoption process. The City has adopted and enforces the California Building Standards Code (Title 24), which includes the California Building Code (CBC), California Residential Code (CRC), California Green Building Standards Code (CALGreen), and other related volumes. These codes are updated on a triennial basis by the California Building Standards Commission and serve as the minimum standard for all new construction in the state. All new structures in the City of Portola must conform to these requirements, which are designed to ensure life safety, structural integrity, energy efficiency, and accessibility, including for individuals with disabilities.

The City also maintains a code enforcement program to ensure compliance with building and zoning standards; however, this program is generally complaint-driven. The City's Code Enforcement Officer does not proactively patrol or investigate properties unless a formal complaint has been submitted. However, the Code Enforcement Officer spends time driving through the City and may also observe an issue that needs to be addressed, and responds to any complaints. Once a complaint is received, the Officer may coordinate with builders, property owners, complainants, and law enforcement as needed to assess the issue. A standardized checklist is used to verify compliance with requirements such as setbacks, snow load specifications, and Title 25 energy standards. If violations are identified, they are addressed through incremental enforcement actions, beginning with voluntary compliance and escalating only as necessary. Final determinations and enforcement steps are coordinated with the City Planner, City Manager, City Engineer, City Attorney, and Public Works Director, as appropriate.

4.5 On/Off-site Improvement Standards

Costs associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer and water service to a project, to make necessary transportation improvements, and to provide other infrastructure to the project. In addition, the City may require the payment for various offsite improvements as part of project mitigation measures (e.g., payment towards an offsite traffic signal). Developers of new residential projects are also required to construct all onsite streets, sidewalks, curb, gutter, and affected portions of offsite arterials. Offsite improvements typically include street frontage improvements but may also extend beyond the immediate frontage where necessary to ensure safe circulation, utility capacity, or connectivity. These improvements are reviewed and conditioned on a project-specific basis rather than as part of a comprehensive infrastructure program. The cost for site improvements varies from project to project, therefore, it is difficult to estimate what a "typical" per-unit cost would be for site improvements. Even for infill projects where infrastructure may already be available, there is often a need to upgrade and/or expand the existing improvements to serve new residential development. Curbs, gutters, and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust. It also produces a high-speed circulation system and facilitates relatively safe traffic and pedestrian movement. While necessary for infrastructure functionality and safety, on- and off-site improvement requirements may contribute to development costs and can influence feasibility, particularly for small or lower-density projects.

Roadways are classified by the City according to traffic needs. They are as follows:

- Low Density Residential/Rural Street- 2 lanes, 50 feet of right-of-way
- Urban Residential Street – 2 lanes, 52 feet right-of-way
- Collector – 2 lanes, 60 foot right-of-way
- Minor Arterial Street – 2 lanes, 60 foot right-of-way



Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project. Development of and connection to municipal water and sewer services are required as a condition of approving tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

4.6 Constraints on Persons with Disabilities

The City of Portola conscientiously and specifically implements and monitors compliance with Section 65583 (a)(4) and Section 65583 (c)(3) of the Government Code in the review of its General Plan, zoning ordinances, development codes, construction and reconstruction regulations, and in the development and rehabilitation of multi-family and single family homes.

Zoning and Land Use

Supportive multi-family or single-family housing for the disabled would be permitted in any residential zone that permits non-designated single or multi-family housing. The City amended its zoning ordinance in 2018 to specifically identify supportive multi-family and single family housing for the disabled and allow that in LDR, MDR, and HDR zoning districts.

The City provides information to individuals with disabilities regarding reasonable accommodations policies, practices and procedures based on guidelines from the State Department of Housing and Community Development, as a result of SB 520. This information is disseminated through postings and pamphlets at City and other public buildings and the City's website. The information is also distributed through coordination with the Plumas County Community Development Commission. The City will also formalize a policy that outlines the general process that a person with disabilities must go through in order to make a reasonable accommodations request. This policy will include appointing a staff person to assist disabled persons who are proposing improvements. The purpose of this is to provide individuals with disabilities an opportunity to make requests for reasonable accommodations in order to meet their needs and streamline the permit review process.

The City of Portola, in its Zoning Ordinance specifically requires the number of handicapped parking spaces to conform to Title 24 of the California Code. All multi-family complexes are required to provide handicapped parking spaces, depending on the size of the development. The City is flexible and would work with the developers of special needs housing and would reduce parking requirements if the applicant can demonstrate a reduced need for parking. The City has no separate restrictions or development standards for group homes or other special needs housing. The City has adopted and administers the 2018 California Building Code, specifically as it relates to the development of special needs housing.

Currently, group homes with 6 or fewer persons are permitted by right in RR, LDR, MDR, HDR, and CMU districts, and in Community Commercial and Service Commercial zones with a Conditional Use Permit. Group homes with more than 6 persons are permitted in all residential districts with an Administrative Permit, and in Community Commercial and Service Commercial zones with a Conditional Use Permit. This allows proponents to locate these facilities in any residential area without additional development or permit costs or in a commercial area

following review of development impacts. Neighborhood compatibility is not considered a constraint and would be evaluated through review of development impacts such as traffic, noise, and infrastructure impacts. The City has not received applications for large group homes; therefore constraints are related to market issues rather than a jurisdictional/governmental constraint.

The group housing approval process is currently the same as that of multi-family housing, according to the City of Portola Municipal Code, Title 17, and Chapter 17.10.080. There are no special conditions for group homes if there will be six persons or less in residence, or if the larger facility is located in a commercial zone. Under the commercial zoning designation within the City, long-term care facilities are allowed by permit in CMU (Commercial Mixed Use) and SC (Service-Commercial) zones. These facilities are also allowed in CC (Core Commercial) with the approval of a CUP.

Recognizing that some disabled persons may require the assistance of specially trained persons who live with the disabled persons, the zoning ordinance does not differentiate between related and unrelated persons occupying the same residential unit. The residential use is permitted in all zones allowing residential uses, including non-residential zones where residential development is allowed. While group homes of more than six persons may require an administrative permit, the City does not consider this a constraint, as the findings for approval are based on objective standards related to health, safety, and neighborhood compatibility. These findings do not reduce approval certainty or limit access to housing for persons with disabilities.

Permits and Processing

All City offices of the City of Portola are handicapped accessible. Disabled applicants are treated with the same courtesy as all applicants. They are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City will reasonably accommodate any specific verbal or written request for assistance. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

The process for retrofitting homes to improve accessibility utilizes the standard building permit process, however the City does not impose a fee for reasonable accommodation permit requests. The intention of the building permit process is to ensure that the proposed modification meets all tenets of the Americans with Disabilities Act and the Uniform Building Code, and that it does not conflict with any other health or safety codes. All development applications are reviewed for full compliance with all applicable laws governing access for persons with disabilities including the 1997 Uniform Building Code and the Americans with Disabilities Act. Additionally, the City follows standards set out by the document "*A Guide to California Non-Residential ADA Accessibility Retrofits*" published by the California Building Officials in 1995. These standards include disseminating information to the public and specific guidelines and plans for all ADA retrofit construction. Comprehensive worksheets are also provided regarding accessibility requirements for ADA retrofit or new construction.

The City Building and Zoning Codes were analyzed to identify any constraints to housing development for persons with disabilities. No constraints were found, however the City will continue to monitor its land use regulations for possible governmental constraints to housing for persons with disabilities. Portola continually reviews its ordinances, policies, and practices for compliance with fair housing laws. The City has broadened its definition of "family" in the Zoning Code to mean "two or more persons living together as a single housekeeping



unit in a dwelling unit,” regardless of whether the persons are related by blood, marriage, or adoption. This definition aligns with State and federal fair housing standards and ensures that households composed of unrelated adults, including individuals with disabilities who live together with necessary support staff, are treated the same as traditional families. The City has determined that this definition does not pose a constraint to housing for persons with disabilities and will continue to review it periodically to ensure continued compliance with fair housing law.

4.7 Building Codes

Portola has set valid and responsible building codes for utilization in the City. The City Building Department administers building code and enforcement services. The City has adopted, and the department implements, provisions of the latest adopted California Building Standards Code (with no amendments). It does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities. The City employs a Code Enforcement Officer who addresses code-related matters for the City. Generally, code enforcement activities are complaint-driven. The Code Enforcement Officer also spends time driving through the City and may also observe an issue that needs to be addressed. The Code Enforcement Officer stated that the biggest problem in the City of Portola is abandoned vehicles. When a problem is identified, he will first discuss the problem and abating the problem with the homeowner. If the situation has not been remedied, he will typically go back to the owner several times before sending a letter with a picture that documents the transgression. Usually, problems have been resolved before this step is taken. Finally, if nothing is done, they may take the person who is in violation to Court, but the City tries to always avoid this, if possible.

4.8 Non-Governmental Constraints

The provision of adequate and affordable housing is constrained by a number of factors. This section assesses the various market, governmental, and environmental factors that may serve as potential constraint to housing development and improvement in Portola. The City has taken steps, as identified below and incorporating appropriate programs and policies, to lessen constraints and provide incentives to help with affordable housing development. Although the City has not received any development applications for housing projects that meet the site inventory criteria described in Government Code Section 65583.2, several actual and potential nongovernmental constraints may be contributing to the limited activity. These include the availability and cost of land, high construction and labor costs, fluctuating interest rates and financing barriers, and challenges related to small-scale economies of development in a rural market. In addition, requests to develop at densities below what is anticipated in the site inventory have not occurred but may become a concern if market preferences shift toward lower-density housing products. The time between project entitlement and submittal of building permit applications is largely undeterminable due to lack of projects, with the exception of two—Portola 192, approved in 2003, and Portola Highlands, approved in 2007—for which no building permits have ever been pulled. Despite these market-based challenges, there are no known constraints or local policies that hinder the City’s ability to accommodate its Regional Housing Needs Allocation (RHNA) across all income categories. The City will continue to monitor these conditions and adjust housing strategies accordingly.

Market Constraints- Building Materials

The cost of building materials and labor continues to be a significant factor influencing the overall expense of constructing new housing units in Portola. In 2024, the average construction cost for a typical single-family home in the United States was approximately \$162 per square foot, marking the highest in recent history. In California,

construction costs are notably higher, ranging from \$200 to \$600 per square foot, depending on location, design complexity, and material choices.

These elevated costs are attributed to several factors, including increased prices for essential building materials such as lumber, concrete, and steel, as well as higher labor wages and stringent building codes. The volatility in material costs, influenced by global supply chain disruptions and inflationary pressures, has further compounded the challenge for developers aiming to deliver affordable housing.

To mitigate these costs, developers may consider alternative construction methods. Prefabricated and modular housing options can offer cost savings by reducing on-site labor and construction time. Additionally, economies of scale achieved through the development of multi-unit projects can lower per-unit costs, making affordable housing projects more financially viable.

The City of Portola does not mandate specific types of building materials beyond compliance with the California Building Code. This flexibility allows developers to explore cost-effective construction methods and materials that meet safety and performance standards. However, the high cost of construction remains a significant non-governmental constraint on the development of affordable housing in the region.

Depending on the location of the development, there may be on-site and off-site improvements required as conditions of approval/development. Typical improvements for a project in the historic core (developed area of the City) would not include area beyond street frontage. Areas that are outside of the developed area of the City would be required to install off-site improvements, including water and sewer infrastructure, and road improvements. Generally, these improvements would be included in a Development Agreement.

Market Constraints- Land Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminishing supply of land available for residential construction, combined with steady interest in development, has contributed to upward pressure on land prices. Higher land costs can lead developers to focus on higher-priced housing products in order to maintain profitability, potentially limiting the supply of housing affordable to lower-income households.

In Portola, recent land listings demonstrate a wide range of residential land costs, reflecting variation in location, size, infrastructure availability, and zoning. A review of current listings shows prices ranging from approximately \$6,540 per acre to over \$571,000 per acre, with most properties falling between \$25,000 and \$150,000 in total cost. On a per-acre basis, typical listings average around \$101,000 per acre, though prices vary widely depending on parcel size and proximity to services. For example, a 4.5-acre parcel was recently listed for \$29,500 (about \$6,540 per acre), while a 0.14-acre infill lot was listed for \$79,998 (approximately \$571,000 per acre). These data points indicate that while some affordable land remains available—particularly on larger lots—the cost of smaller, infill parcels can be considerably higher on a per-unit basis.

Compared to many nearby communities in the region, land costs in Portola remain relatively modest, and land availability is not currently a significant barrier to housing development. However, the lack of a large supply of readily developable, infrastructure-served land could become a constraint over time if demand increases. The



City will continue to monitor land availability and pricing to ensure that zoning, infrastructure planning, and development standards do not unintentionally constrain the supply of land for housing.

Market Constraints- Availability of Mortgage and Rehabilitation Financing

The cost of borrowing money to finance the construction or purchase of housing significantly affects housing affordability and availability in Portola. As of April 30, 2025, the average 30-year fixed mortgage interest rate is approximately 6.81%, a modest decline from over 7.5% a year earlier. Fluctuating interest rates can make it more difficult for low- and moderate-income households to enter the housing market or for developers to finance new housing projects. When rates decline, housing activity often increases; conversely, higher interest rates may reduce both homeownership opportunities and new construction.

In recent years, alternative mortgage products such as adjustable-rate mortgages (ARMs) have become more common, offering lower initial payments that may appeal to buyers with limited budgets. However, these products carry a risk of increasing monthly payments over time. For households on fixed incomes or tight budgets, this can lead to instability. As a result, fixed-rate mortgages remain the preferred option, especially during periods of relatively low and stable interest rates.

While the City of Portola does not provide direct financial assistance or subsidies, it can refer residents to available homebuyer assistance programs and government-insured loan options that may reduce down payment requirements or offer more favorable terms. Access to these external financing tools is especially important for lower-income households and first-time homebuyers. The City will continue to make information about such resources available through its website and public counter to help residents navigate financing opportunities.

Environmental Constraints

Portola is subject to the following environmental and infrastructure constraints. Most of the City may be affected by these environmental hazards. Wind or water erosion of soils, depletion or degradation of the water supply, seismic activity, landforms, and flooding, present constraints upon development within the City of Portola.

Environmental Constraints- Water Supply

As more development occurs there will be an increased demand on groundwater resources. Groundwater recharge will decrease as more impervious surfaces are created. Development within the City of Portola will increase the amount of concentrated urban storm runoff. The runoff may carry pollutants into the storm drain system and the Middle Fork of the Feather River having the potential to degrade water quality within the City.

Environmental Constraints- Seismic Hazards

There are no active faults in Portola that have been zoned by the State Geologist under the Alquist-Priolo Earthquake Fault Zoning Act. The nearest seismically active faults are the Mohawk Valley Fault located approximately 8.5 miles (13.7 kilometers) to the west of Portola, and the Honey Lake Fault located approximately 21 miles (33.8 kilometers) to the east. The nearest potentially active fault zone is the Sulphur Creek Fault Zone located approximately 8 miles (12.9 kilometers) to the southwest, which has an estimated maximum credible earthquake magnitude of 6.5.



Environmental Constraints- Flooding

The area immediately adjacent to the Middle Fork Feather River falls within a designated Federal Emergency Agency (FEMA) floodplain. This floodplain is a special flood hazard area that is inundated by a 100-year flood. The use of the land within the 100-year flood plain is regulated by standards that require all occupiable development to be above the predicted flood elevation.

Environmental Constraints- Wildfire

In May of 2025, the City passed Ordinance 363 that designated all areas within the City limits as either “High” or “Very High” fire hazard severity zones as identified by the State Fire Marshall. The City of Portola was not involved in the development of the Fire Hazard Severity Zones or the corresponding maps produced by CAL FIRE. In addition, the City could not decrease the level of fire hazard severity zone as identified by the State Fire Marshal per government code.

The impacts of this designation are not currently known. The City’s residents already face limited options for insurance in this region. The mandated adoption of these maps may lead to an increased financial burden by way of insurance on those seeking housing in the City.

4.9 Units At-Risk of Converting to Market Rate Uses

The City of Portola has three income-restricted apartment complexes. USDA Rural Rental Housing Loans (Section 515) are mortgages made by USDA to provide affordable rental housing for very low-, low-, and moderate-income families, elderly persons, and persons with disabilities.

Based on updated information, two of the three USDA 515 properties—Pine Ridge Apartments and Sierra Pines Apartments—are considered at risk of converting to market-rate housing during the current Housing Element planning period (2024–2032), with potential conversion dates in 2029 and 2030, respectively. The City recognizes the importance of preserving these units and has included programs in this Housing Element to support coordination, funding assistance, and tenant protections.

Pine Ridge Apartments, located at 349 West Loyalton Avenue, is a general occupancy USDA 515 apartment complex. It is at risk of conversion in 2029. There are 25 units in the complex; the complex maintains a waiting list and usually has 100% occupancy.

Portola Senior Citizens Community, a USDA 515 senior apartment complex, located at 700 Third Street, is not considered at-risk until 2052, with additional Tax Credit restrictions through 2054. There are 50 units in the complex and they are all rental assistance units. They are 100% occupied.

Sierra Pines Apartments, located at 795 East Sierra Avenue, is a general occupancy USDA 515 apartment complex. It is at risk of conversion in 2030. There are 41 units in the complex; 36 are rental assistance units and 4 are full-rate units (plus a manager’s unit). The rental assistance units are 100% occupied.

The City will comply with SB 166 regarding “no net loss” that requires a city or county to identify additional low-income housing sites in the Housing Element when market-rate housing is developed on a site currently



identified for low-income housing. As identified in the Available Land Inventory Summary Table, there are ample sites available for affordable housing development to accommodate the City's share of regional housing needs.

Table 39: USDA Assisted Housing Units

USDA Assisted							
Name	Address	City	USDA Sec 521 Rental Assistance Units	Total Units	Earliest Date of Conversion	Risk Level	USDA Loan Type
Pine Ridge Apartments	349 West Loyaltan Avenue	Portola	24	25	2029*	Very High	515 Rural Housing
Portola Senior Apartments	700 Third Street	Portola	47	50	2052	Low	515 Rural Housing
Sierra Pines Apartments	795 East Sierra Avenue	Portola	36	41	2030	Low	515 Rural Housing

* The USDA lien includes a Restrictive Use Provision (RUP) on the Pine Ridge Apartments property for the life of the USDA loan; from 7/1/1999 through 7/1/2029. (Information confirmed with USDA 4/8/2019.) The project is eligible for tax credit based on a Regulatory Agreement effective January 1, 1990, for 30 consecutive taxable years, beginning with the first taxable year of the Credit Period (12/31/1989), through December 31, 2019.

Table 40: USDA Assisted Housing Units by Zip Code

Zip	Rent Assisted Units	Sec 8 Units	Total Units	Operational Date	Date Restrictive Clause Expiration	Tax Credit Exp DT
96122	36	0	41	01/10/1985	7/1/2030	
96122	47	0	50	03/07/1980	10/1/2028	10/1/2054
96122	24	0	25	12/05/1989	7/1/2029	12/31/2019

To maintain the existing affordable housing stock, the City of Portola can support efforts to preserve at-risk assisted units or facilitate the development of replacement units. Depending on the circumstances of each project, preservation options may include:

- Transferring ownership to a nonprofit affordable housing provider
- Offering rental assistance through external programs
- Purchasing affordability covenants from the current owner
- Replacement is generally pursued through the development of new assisted multifamily units. These options are described below.

Transfer of Ownership



Transferring ownership of an at-risk property to a qualified nonprofit organization is often the most effective strategy for preserving affordability long-term. Nonprofits are more likely to retain affordability covenants and are eligible for preservation-related funding. The Pine Ridge Apartments and Sierra Pines Apartments—both USDA Section 515 projects—are currently owned by private entities and may benefit from transfer to nonprofit ownership to ensure long-term affordability.

Using average multifamily acquisition costs from rural Northern California (\$168 per square foot), the estimated cost to acquire both at-risk complexes is as follows:

- Pine Ridge Apartments: 25 units × 750 sq. ft. = 18,750 sq. ft.
 - Estimated acquisition cost: \$3,150,000
- Sierra Pines Apartments: 41 units × 750 sq. ft. = 30,750 sq. ft.
 - Estimated acquisition cost: \$5,166,000

Total estimated cost for acquisition and nonprofit transfer: \$8.3 million

Rental Assistance

Rental assistance using non-federal funds could maintain affordability for tenants if ownership changes or subsidies expire. The model used assumes assistance similar to the Section 8 Housing Choice Voucher program.

According to HUD's FY 2024 Fair Market Rents for Plumas County:

- 1-bedroom: \$783
- 2-bedroom: \$1,007
- 3-bedroom: \$1,362

Assuming 66 at-risk units (25 at Pine Ridge and 41 at Sierra Pines) are 1-bedroom and occupied by very low-income households, the estimated monthly subsidy (based on an affordable rent of \$600) is:

- \$783 (FMR) – \$600 (affordable rent) = \$183 subsidy/unit
- 66 units × \$183 = **\$12,078/month or \$144,936/year**

These subsidies would preserve affordability in the short term but do not guarantee long-term affordability if covenants expire or ownership changes.

Purchase of Affordability Covenants

Another strategy is for the City or a nonprofit to offer financial incentives to the current property owner in exchange for extending affordability covenants. If, for example, an owner agrees to keep units affordable for 30 additional years, the City may reduce future conversion risk without full acquisition.

At current market rents, the cost to incentivize retention of affordability might total \$100 to \$150 per unit/month, or approximately \$6,600 to \$9,900/month across 66 units. This would equal **\$79,200 to \$118,800 annually**, potentially far less than constructing replacement units.

Construction of Replacement Units

Constructing new affordable housing to replace at-risk units is typically the most expensive approach. Based on recent affordable housing construction costs in rural California, development costs are estimated at \$520,000 per unit (excluding land and site improvements). To replace 66 at-risk units:

$$66 \text{ units} \times \$520,000 = \text{\$34.3 million}$$

This estimate does not include land acquisition or predevelopment costs, which could add significantly to total project cost. Due to high costs and limited available land, this strategy may not be feasible in the near term.

Table 41: At-risk Unit Preservation Strategy Cost Comparison

Preservation Strategy	Estimated Cost	Notes
Nonprofit acquisition	\$8.3 million	Long-term preservation potential
Rental assistance (annual)	\$144,936	Temporary, does not preserve affordability long term
Affordability covenants (annual)	\$79,200–\$118,800	Lower cost, negotiable with owners
Replacement construction	\$34.3 million	Highest cost, limited feasibility in rural market

Resources for Preserving Assisted Rental Housing

HCD maintains a list of organizations eligible to acquire at-risk units. In or near Plumas County, the following entities have the potential capacity to preserve and manage affordable housing:

Rural Communities Housing Development Corporation (Ukiah)

Community Housing Improvement Program (CHIP) – Chico

California Housing Partnership Corporation – Statewide

Self-Help Enterprises – Visalia (serving rural Northern CA)

Plumas County Community Development Commission (PCCDC)

Potential Funding Sources

USDA Section 515/538 Preservation Financing

HUD Section 8 and Rental Assistance Demonstration (RAD)

Low-Income Housing Tax Credits (LIHTC)



Multifamily Housing Program (MHP – CA HCD)

HOME Investment Partnerships Program

National Housing Trust Fund (NHTF)

Local Housing Trust Funds (if available)

4.10 Energy Conservation

As residential energy costs rise, increasing utility costs reduce the affordability of housing. California in particular is currently experiencing energy problems; increased costs and decreased power availability have resulted in “rolling blackouts” across the state.

Though the City of Portola has mild summers, Portola’s relatively cold winters makes energy conservation particularly important.

Energy conserving tactics:

- efficient land use patterns
- code enforcement
- building standards
- rehabilitation programs

Energy conservation techniques should be focused on reducing the amount of energy being spent for heating and cooling through encouraging efficient energy design in new construction and retrofitting of existing development. Landscaping treatment around residential neighborhoods can increase the amount of shade available during the summer months, therefore decreasing indoor temperatures.

Unfortunately, the additional costs associated with energy conservation can increase the cost of housing. The City encourages energy efficiency and associated lower service costs and, as described in the General Plan, will be developing a public education program to increase public participation in energy conservation.

CHAPTER FIVE: REVIEW AND REVISE

5.1 *Progress*

Under State Housing Element Law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantifiable where possible (e.g. the number of units that were rehabilitated), but may be qualitative where necessary (e.g. mitigation of government constraints). The results should be compared with what was projected or planned in the element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The effectiveness of Portola's Housing Program in meeting regional housing needs can be measured by the level of achievement. The level of achievement is simply the actual construction divided by the RHNA goal. Many uncontrollable factors influence the City's effectiveness. Since 2005, the City has been working with a developer, The Schomac Group, Inc. (Portola Highlands) to approve a mixed-use housing development. A Tentative Map has been approved, which will encourage affordable and market rate housing. It is anticipated that the Final Map will be approved, and associated infrastructure improvements will begin thereafter. There have been no other significant new housing starts since 2006 mainly due to the downturn in the economy. For example, the "Feather Ridge Estates" project has Final Map approval, but has not proceeded with infrastructure or housing construction. The City has ensured adequate location for affordable housing, but developers have not shown an interest in constructing affordable housing.

Evaluation of Programs Serving Special Needs Populations

The City of Portola acknowledges the importance of evaluating the effectiveness of housing programs aimed at special needs populations, as stipulated by Government Code Section 65588. During the previous planning period, the City implemented various programs targeting groups such as the elderly, persons with disabilities, large households, female-headed households, farmworkers, and individuals experiencing homelessness. However, due to the City's small size, rural character, and limited staffing—comprising one part-time remote contract planner and a few administrative staff—there has been minimal development activity, resulting in limited measurable outcomes from these programs.

Despite these constraints, the City remains committed to addressing the housing needs of special populations. Existing programs have been maintained, and new initiatives have been introduced in this Housing Element cycle to affirmatively further fair housing. These efforts are tailored to the City's capacity and are designed to be realistic and achievable within existing resource limitations. The City will continue to implement these programs to the best of its ability, ensuring that the housing needs of all residents, including those with special needs, are considered and addressed as opportunities arise.

Table 41: Achievement of City of Portola RHNA New Construction Goal 2021

Income Groups	2021 RHNA	2021 Actual New Construction	Percent of Goal Achieved
Very Low	6 (3 ELI)	0	0%
Low	7	0	0%
Moderate	6	0	0%
Above Moderate	18	0	0%
TOTAL	37	0	0%

Source: California Department of Housing and Community Development, City of Portola

Portola's previous Housing Element was adopted in 2019 for the Housing Element period of 2019-2024 and set forth the following major goals and associated policies dealing with housing issues. The previous Housing Elements Goals and Policies, and the City's accomplishments (to date) with respect to these goals and policies, are as follows:

Table 42: 2019-2024 Housing Element Review of Goals and Policies

Goals and Policies	City Objective Quantified, Results, and Evaluation	Timeframe	Status
As resources allow, assist developers with the identification and application for funds designated to assist the development of housing for lower-income households. For example, in partnership with an interested non-profit developer, apply to the AHSC program for the development of low-income housing.	Assist with one funding application during the planning period.	Ongoing, As requested by interested parties	Ongoing, As requested by interested parties
Coordinate with County-wide organizations to annually update the Project Information Pamphlet outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply, and other pertinent information. Distribute the Pamphlet to local non-profit and for-profit development groups, and regional agencies. Information is distributed through direct mailing and is on the City's website.	Maintain updated Pamphlet and distribute as requested by interested parties.	Ongoing distribution of the Project Information Pamphlet	Ongoing distribution
Continue to implement the City's density bonus ordinance that offers increased discretionary density. Also, include additional incentives such as fast-tracking, waiver of permits, fee deferrals, or fee reductions, to affordable housing developments that provide affordable units and to provide relaxed development standards or setback requirements for mixed-use developments (commercial or office uses must be on same site as housing) providing an affordable housing component.	Offer incentives to one housing development during the planning period.	Ongoing implementation of density bonus requirements as needed.	Code updated, no interested developers. Ongoing

Goals and Policies	City Objective Quantified, Results, and Evaluation	Timeframe	Status
Seek grant funding to develop a First Time Homebuyers Program, such as may be provided by the Home Investment Partnerships Program, the Community Development Block Grant Program, and the federal American Dreams program, to provide down payment assistance to families in order to purchase a single-family home.	Submit at least one funding application during the planning period, if an appropriate funding source is available. If a First Time Homebuyers Program is created, assist 3 homeowners a year.	Continuously review funding opportunities.	Have reviewed funding opportunities.
Continue to implement the California Building Code, Chapter 11, Housing Accessibility requirements, or as updated by the State, regarding the formal reasonable accommodation process for persons with disabilities, including physically impaired, and mentally and developmentally disabled. Information regarding reasonable accommodation is available on the City's website and at the front counter.	Consistent with State law.	Ongoing	Ongoing
Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	As a result of monitoring, propose appropriate changes to continue to provide reasonable accommodations to person with disabilities in June.	Ongoing (monitoring) and Annually in June (propose appropriate changes)	Ongoing; no proposed changes needed.
To preserve affordability, provide incentives (e.g.- density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to extremely low, very-low and/or low-income households.	Provide incentives (or offer incentives) to one developer in the planning period. Investigate additional incentives and reporting procedures by June 2020, then annually. Proposed additional measures for City Council adoption by December 2020, then annually.	Ongoing, as affordable housing developments are proposed.	No housing developments proposed
Monitor affordable housing policies, specifically as it relates to a minimum percentage of each housing development to be affordable to low or moderate-income households, to ensure that the policies are not a constraint to development. As further described in Goal 3, Policy 3-3-1, Program 1, consider establishing an option of payment of an in-lieu fee to be used to rehabilitate or acquire low-income housing. NEXT STEPS: After reviewing the policies by September 2019, forward any recommendations to the City Council by December 2019, then monitor the policies annually and when a development application for single family or multi-family housing is received.	After reviewing the policies by September 2019, forward any recommendations to the City Council by December 2019, then monitor the policies annually and when a development application for single family or multi-family housing is received.	Review affordable housing policies by September 2019, with recommendations forwarded to the City Council by December 2019, then monitor the policies annually and when a development application for single family or multi-family housing is received.	Ongoing; no development applications for single family or multi-family housing received.
Annually review the Housing Element for consistency with the general plan as part of its general plan annual report.	Consistency among documents	Annually	Achieved with this document

Goals and Policies	City Objective Quantified, Results, and Evaluation	Timeframe	Status
Complete the Housing Element Annual Progress Report as required through HCD and review with the General Plan annual report.	Prepare the Housing Element Annual Progress Report by April for the previous year and review with the General Plan annual report.	Annually in April	Achieved with this document
Publish the City's Housing Element and updates, Annual Action Plan and respective notices. Provide copies at the City Hall Public Counter and post on the City web site.	Consistency among documents.	Ongoing	Completed and ongoing
Update the inventory of vacant land on a quarterly basis or as projects are constructed.	Review the inventory quarterly and update as necessary.	Quarterly	Completed and ongoing
Require all Specific Plans and Development Agreements to establish land use policies, implementation programs, and funding responsibilities in proportion to the size of the project, to achieve the City's Housing Element Goals and Objectives.	Consistency among documents.	With Specific Plan proposals	No Specific Plan or Development Agreement proposals received.
Continue to encourage development of well-planned and designed projects that support the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by providing incentives such as allowing higher building densities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios. These incentives are available to all housing development that meet requirements in the Portola Municipal Code.	Encourage residential development	Ongoing	No development proposals received.
Review affordable housing policies, which require: (1) a minimum percentage of each housing development to be affordable to low or moderate-income households; or (2) the payment of an in-lieu fee to be used to rehabilitate or acquire low-income housing. This is also included under Goal 2, Remove Constraints, Policy 2-1-2, Program 2. NEXT STEPS: After reviewing the policies by September 2019, staff will forward any recommendations to the City Council by December 2019, then monitor policies annually and when a development application for single family or multi-family housing is received.	Consistency among documents.	Review affordable housing policies by September 2019, with recommendations forwarded to the City Council by December 2019 then monitor the policies annually and when a development application for single family or multi-family housing is received.	Completed and ongoing. No development proposals were received. No recommendations to City Council.
Monitor the amount of land zoned for both single family and multi-family development and initiate zone changes to accommodate affordable housing.	Consistency among documents.	Quarterly	Ongoing

Goals and Policies	City Objective Quantified, Results, and Evaluation	Timeframe	Status
Implement 1) the provisions of AB 2292 (Dutra)-Section 65863 of the California State Government Code and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property and 2) the provisions of SB 166 that require a jurisdiction to accommodate, at all times throughout the planning period, its remaining unmet share of the regional housing need by income category.	Consistency with State law.	Monitor ongoing implementation of the requirements.	Completed and ongoing. No development proposals received.
Review the possibility of implementing a rental housing inspection program. Under the program, a code enforcement officer or building inspector would be designated to systematically/annually inspect all rental housing and complexes and to issue reports on conditions in violation of current Health and Safety Codes. Where necessary work is extensive, implement an established rehabilitation program to correct the deficiencies.	Encourage quality housing.	Work on program feasibility by December 2025.	Code Enforcement consultant currently drafting proposal.
Contact local energy providers to obtain information on loans, grants, or other incentives that might be available for voluntary energy reduction; and to provide other relevant information on energy efficiency.	Ensure that all relevant materials are obtained and available for distribution. Ensure they are available in public meeting places and on the City's website.	Obtain information by June 2019 and supply information by September 2019	Completed and ongoing
Continue to make available and market the City's rehabilitation revolving loan program in conjunction with PCCDC.	Encourage quality housing.	Annually funding applications with funding cycle, ongoing marketing of programs.	Completed and ongoing
Promote program(s) to acquire and rehabilitate dilapidated and older single-family homes and apartment complexes, and maintain these units as affordable on a long-term basis. Ongoing review of funding sources with a goal of at least one funding application every 2 years for viable programs. Grant activity will be based on units being affordable to low- and moderate-income households.	Apply for at least one funding application every 2 years.	Starting with funding cycle in 2020.	Funding opportunities reviewed but not feasible at this time.
Notify the agency or agencies established in the following program when at-risk units are identified within the City limits. Post the City's inventory of at-risk units on the City's website and provide a link from the City's website to the California Housing Partnership's list of Affordable Housing at Risk of Conversion (prepared by the California Coalition for Rural Housing) website. The goal of this program is to provide a reliable, easily-accessible source of information to organizations interested in the purchase and maintenance of at-risk housing for extremely low-to moderate income households.	Monitor 25 units of affordable housing that may be at-risk of conversion.	June 2020, then annually in June.	Completed annually

Goals and Policies	City Objective Quantified, Results, and Evaluation	Timeframe	Status
The City will acquire existing information published by HCD summarizing the timelines and requirements associated with converting subsidized housing to market rates. The City will gather and make available to its residents information identifying local agencies that provide tenant relocation assistance and rental subsidies. This information will be provided on the City's webpage and at the front counter.	Gather information by June 2022, and ensure the information is posted and available by December 2022.	December 2022, with annual review of material and website/front counter information.	In progress
Require that all recipients of locally administered housing assistance funds acknowledge their understanding of w and affirm their commitment to the law.	Consistency with State law	Ongoing	Ongoing
Annually update fair housing materials, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination. Fair housing materials, pamphlets and flyers will be distributed at outreach events including school fairs, health fairs, and City-sponsored events. Collaborate with service agencies to distribute educational materials. Maintain updated information on the City's website.	Consistency with State law.	Update annually in December; Ongoing distribution of updated material at the front counter and at various community outreach events throughout the year.	Ongoing; No partnerships or opportunities have been generated from materials.
Continue to refer all housing discrimination referrals to the City Manager or designee who will provide information, assist in completing a complaint form, or refer the complainant to the California Department of Fair Employment and Housing as appropriate.	Assist any residents who request assistance	Ongoing	Complete and ongoing; as needed.
Maintain membership in the Housing Authority to qualify City residents for Section 8- existing housing assistance administered by the PCCDC. Provide information on the availability of County programs to qualified residents. Maintain information on the City's website.	Encourage housing opportunities	Ongoing, annually	Completed and ongoing
Assist federal, state, non-profit housing organizations, and/or other entities to provide new single-family and multi-family residential units for very low-income residents, by providing research and staff support for grant and development opportunities, as needed.	Assist one affordable housing organization during the planning period.	Ongoing, as needed	No requests for information received; ongoing.

5.2 Summary of Conclusions

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

California's Statewide Housing Assessment 2025, "California's Housing Future: Challenges and Opportunities" indicates that California may have to accommodate 50 million people by 2050. To meet the enormous needs for housing and other services, the State will have to use all the resources at its disposal.

The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- Meeting low-income renters needs.
- Meeting low-income homeowners needs.
- Meeting the needs of homeless persons and households requiring supportive services.

Within the five-year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources, and fostering partnerships between housing providers).
- Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects, and mobile home ownership).
- Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and modular homes, eliminating duplicative environmental review procedures, and revising regulations that add to the cost of housing development).
- Much higher levels of housing construction are needed to adequately house the State's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State, facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

Trends

The following is a summary of housing trends in Portola:

- Over the last Housing Element period, the Portola Housing Program was not effective in meeting its RHNA goals because there was no development in Portola. Affordable housing types and economic segments have been accommodated through the Housing Program. However, because of lack of staffing, public funds, and developer interest not all of the programs were able to be realized.
- The City of Portola is geographically isolated from other major population centers.
- The City has continued to accommodate additional households, providing maximum housing assistance within its resources for very low, low, and moderate income families. With a viable General Plan and consistent zoning, the City has provided for housing growth far beyond this housing element period.
- Four key household trends impacting Portola's housing are:
 - ~ A need to continue the housing rehabilitation program; 45.1 percent of the housing units are in need of moderate or substantial repair.
 - ~ A continuing demand for subsidized rental units
 - ~ A demand for multi-family units
 - ~ High unemployment
- According to the 2018 survey, 82.5 percent of Portola's housing stock need some level of repair, of which most, 45.1 percent, need minor repairs. Approximately 5.4 percent, are considered to be dilapidated.
- There are no complexes considered to be at-risk of converting to market rate over this Housing Element period or the following five years.

5.3 Policy Goals

The goals, objectives, and programs of the 2014-2019 City of Portola Housing Element focused on maintaining housing affordability, rehabilitating housing, and providing an adequate supply of sites for housing development. The current update continues to address these issues. The objectives in this update will be quantified to meet the RHNA for the City, as prescribed by Plumas County.

The City of Portola has eight broad housing priorities:

1. To maintain and improve the quality of the existing housing stock and surrounding neighborhoods.
2. To provide for a choice of housing locations and types for all residents.
3. To encourage the construction of special needs housing including but not limited to domestic violence issues, senior housing, disabled housing, migrant housing and homeless shelters.
4. To promote access to safe and decent housing for all economic groups.
5. To increase the availability of affordable housing for all households in Portola through public and private channels.
6. To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and its environment.
7. To promote energy and water conservation activities in all residential neighborhoods.
8. Ensure that all housing programs are available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, or any other arbitrary factor.



5.4 Quantified Objectives

Table 43: 2024 Quantified Objectives

Income Group	New Construction	Rehabilitation	Conservation and Preservation	Accessory Dwelling Units
Extremely Low	0	1	0*	2
Very Low	0	1	61	2
Low	0	1	0	6
Moderate	0	0	4	6
Above Moderate	4	2	0	12
TOTAL	4	5	65	28

Source: City of Portola

* Some units may serve extremely low-income households through USDA Section 521 Rental Assistance, but tenant-level income data is not available to confirm (ELI) counts.

CHAPTER SIX: HOUSING PROGRAM

GOAL 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY

It is the Goal of the City of Portola to increase the availability of permanent housing for all community residents.

OBJECTIVE 1-1: SEEK ASSISTANCE UNDER FEDERAL, STATE, AND OTHER PROGRAMS FOR ELIGIBLE ACTIVITIES WITHIN THE CITY THAT ADDRESS AFFORDABLE HOUSING NEEDS.

- **Policy 1-1-1: Apply to HUD and State HCD for grant funds that may be used for housing-related programs.**

Program 1: As resources allow, assist developers with the identification and application for funds designated to assist the development of housing for lower-income households. For example, in partnership with an interested non-profit developer, apply to the AHSC program for the development of low-income housing.

Responsibility: City Manager's Office

Quantified Objective: Assist with one funding application during the planning period.

Timeline: Ongoing, As requested by interested parties, to be reviewed annually.

- **Policy 1-1-2: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing.**

Program 1: Coordinate with County-wide organizations to annually update the Project Information Pamphlet outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply, and other pertinent information. Distribute the Pamphlet to local non-profit and for-profit development groups, and regional agencies. Information is distributed through direct mailing and is on the City's website.

Responsibility: City Manager's Office

Quantified Objective: Maintain updated Pamphlet and distribute as requested by interested parties.



Timing: Ongoing distribution of the Project Information Pamphlet, and at least annually.

- **Policy 1-1-3: Consider incentives such as a density bonus and/or an additional incentive to projects providing affordable units.**

Program 1: Continue to implement the City's density bonus ordinance that offers increased discretionary density. Also, include additional incentives such as fast-tracking, waiver of permits, fee deferrals, or fee reductions, to affordable housing developments that provide affordable units and to provide relaxed development standards or setback requirements for mixed-use developments (commercial or office uses must be on same site as housing) providing an affordable housing component.

Responsibility: City Manager's Office

Quantified Objective: Offer development-related incentives.

Timing: Ongoing as opportunities arise during the planning period.

Program 2: The City shall amend the Zoning Ordinance to adopt implementing procedures that are consistent with State Density Bonus Law, Government Code Section 65915 et seq. To reduce the need for future municipal code amendments and updates, the amendments will focus on local procedures for processing density bonus applications, and application documents and information required to be submitted with a density bonus application in order for an application to be deemed complete (Government Code Sections 65915, subparagraph (3)). Consistent with subdivision (n) of Government Code Section 65915, the City's Zoning Ordinance amendments for density bonus may consider allowing the City to grant a density bonus greater than described in State Density Bonus Law (SDBL) for a development that meets the requirements of SDBL. The City will target rural lower resource areas, at-risk communities, seniors, and persons with a disability.

Responsibility: City Manager's Office

Quantified Objective: Ensure compliance with State Density Bonus Law.

Timing: Within one year of adoption of the Housing Element.

Program 3: The City will explore options and create a program to promote ADU development for very low-, low, and moderate-income households, targeting rural lower resource areas, at-risk communities, seniors, and persons with a disability within existing infill areas. Potential strategies may include informational materials, pre-approved plans, fee or parking incentives, or designating an ADU specialist within the Planning Department.

Responsibility: City Manager's Office

Quantified Objective: Develop and implement an ADU promotion program.

Timing: Program to be developed within 24 months of Housing Element adoption.

OBJECTIVE 1-2: PROVIDE HOME OWNERSHIP OPPORTUNITIES WHENEVER POSSIBLE.

- **Policy 1-2-1: Investigate programs that would assist first time homebuyers in purchasing a home.**

Program 1: Seek grant funding to develop a First Time Homebuyers Program, such as may be provided by the Home Investment Partnerships Program, the Community Development Block Grant Program, and the federal American Dreams program, to provide down payment assistance to families in order to purchase a single-family home. NEXT STEPS: The city will continue to review funding sources on an ongoing basis to identify and apply, as appropriate, for funds to create a First Time Homebuyers Program. If the City is successful in obtaining funds

for the program, it will create and distribute brochures and other information and post it on the City's website within six months of receiving the funds.

Responsibility: City Manager's Office

Quantified Objective: Submit at least one funding application during the planning period, if an appropriate funding source is available. If a First Time Homebuyers Program is created, assist 3 homeowners a year.

Timing: Submit at least one application if appropriate by 2030.

OBJECTIVE 1-3: ENCOURAGE THE DEVELOPMENT OF HOUSING AND PROGRAMS TO ASSIST SPECIAL NEEDS PERSONS.

- **Policy 1-3-1: Encourage the provision of housing to single individuals, working poor, homeless, disabled, senior citizens, and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.**

See Policy 2-1-2 Program 1

Program 2: The City shall amend its Zoning Code to explicitly allow permanent supportive housing and low-barrier navigation centers by right in zones where mixed-use and multifamily residential uses are permitted, consistent with Government Code Section 65660 and 65651. The amendment will also include the definition of emergency shelters and a review of parking requirements.

Responsibility: City Manager

Quantified Objective: Adopt Zoning Code amendments to clarify by-right allowances for low-barrier navigation centers and permanent supportive housing, and include the definition of emergency shelters and a review of parking requirements.

Timing: Within 12 months of Housing Element adoption

Program 3: The City shall review its Zoning Ordinance to confirm consistency with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). Should clarification be needed, the City will include it in its next zoning code update to ensure consistency with State law.

Responsibility: City Manager

Quantified Objective: Complete zoning consistency review and determine whether code amendments are necessary

Timing: Within 12 months of Housing Element adoption

Program 4: The City will develop partnerships with service agencies and/or HCD to assist with implementation of housing and programs to assist special needs persons.

Responsibility: City Manager

Quantified Objective: Ensure assistance with program implementation.

Timing: Within 12 months of Housing Element adoption

Program 5: The City will continue implementing its plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan commits to take actions to 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 for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other State and Federal fair housing and planning law. In response to community input and the fair housing analysis, the Program will include programs addressed in the AFFH as part of this Housing Element:

Responsibility: City Manager

Quantified Objective: Ensure assistance with program implementation.

Timing: Within 12 months of Housing Element adoption

- **Policy 1-3-3: Ensure that the City building codes, and development ordinances comply with the provisions of SB 520 (Chapter 671 of the Government Code).**

Program 1: Continue to implement the California Building Code, Chapter 11, Housing Accessibility requirements, or as updated by the State, regarding the formal reasonable accommodation process for persons with disabilities, including physically impaired, and mentally and developmentally disabled. Information regarding reasonable accommodation is available on the City's website and at the front counter.

Responsibility: Building Department

Timing: Ongoing, and at least every 6 months

Program 2: Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions. NEXT STEPS: As a result of monitoring, propose appropriate changes to continue to provide reasonable accommodations to person with disabilities in June.

Responsibility: City Manager's Office and Building Department

Timing: Ongoing (monitoring) and annually in June (propose appropriate changes)

GOAL 2: REMOVE CONSTRAINTS

The goal of the Housing Element is to remove constraints that hinder the construction of affordable housing.

OBJECTIVE 2-1: PROVIDE THE CITIZENS IN THE CITY OF PORTOLA WITH REASONABLY PRICED HOUSING OPPORTUNITIES WITHIN THE FINANCIAL CAPACITY OF ALL MEMBERS OF THE COMMUNITY.

- **Policy 2-1-1: To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (e.g., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements, where feasible after initial review.**

See Policy 2-1-2, Program 1

- **Policy 2-1-2: Consider the impact of all regulations, fee changes, policies, and development projects on housing affordability.**

Program 1: To preserve affordability, provide incentives (e.g.- density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage

of units mandated by State law at a cost affordable to extremely low, very-low and/or low-income households. NEXT STEPS: Investigate additional measures annually, and propose additional measures for adoption to the City Council as needed.

Responsibility: City Manager's Office

Quantified Objectives: Provide incentives (or offer incentives) to one developer in the planning period. Investigate additional incentives and reporting procedures annually. Proposed additional measures for City Council adoption as needed.

Timing: Ongoing, as affordable housing developments are proposed.

Program 2: Improve Transparency of Development Fee Information

The City will compile and publish a complete an up-to-date list of all development-related fees including planning, building, engineering, and impact fees, and a link to development standards on the City's website (Planning Department page). This effort will improve transparency for applicants and assist developers in accurately estimating project costs.

Responsibility: City Manager's Office

Quantified Objective: Publish a comprehensive list of all applicable development-related fees online

Timing: Within 12 months of Housing Element adoption; updates reviewed annually thereafter

Program 3: Monitor affordable housing policies, specifically as it relates to a minimum percentage of each housing development to be affordable to low or moderate-income households, to ensure that the policies are not a constraint to development. As further described in Goal 3, Policy 3-3-1, Program 1, consider establishing an option of payment of an in-lieu fee to be used to rehabilitate or acquire low-income housing. NEXT STEPS: Monitor the policies annually and when a development application for single family or multi-family housing is received.

Responsibility: City Manager's Office.

Timing: Monitor the policies annually and when a development application for single family or multi-family housing is received.

Program 4: Senate Bill 9 Implementation Review

The City will review its zoning ordinance, subdivision procedures, and administrative practices to ensure full compliance with SB 9 (Government Code Sections 65852.21 and 66411.7).

Responsibility: Planning Department

Quantified Objective: Complete review and prepare updates to zoning and subdivision standards, if necessary

Timing: Within 12 months of Housing Element adoption

Program 5: Annually review the Housing Element for consistency with the general plan as part of its general plan annual report.

Responsibility: City Manager's Office

Timing: Annually

- **Policy 2-1-3: Complete the Housing Element Annual Progress Report and review with the General Plan annual report.**

Program 1: Complete the Housing Element Annual Progress Report as required through HCD and review with the General Plan annual report. NEXT STEPS: Review annually.

Responsibility: City Manager's Office and Planning Commission

Quantified Objective: Prepare the Housing Element Annual Progress Report by April for the previous year and review with the General Plan annual report.

Timing: Annually in April

Program 2: Moving forwards, the City will employ additional methods for local public outreach efforts in future submittals of the Housing Element, particularly to include lower-income and special needs households or representative organizations and neighborhoods with higher concentrations of lower-income households. For example, the City could conduct targeted stakeholder interviews with Plumas Unified School District or churches, or establish a committee representative of lower-income households in future public outreach efforts. In addition, the element should summarize public comments and describe how they were considered and incorporated into the element.

Responsibility: City Manager's Office

Quantified Objective: Update public outreach efforts prior to the 8th Cycle Housing Element.

Timing: Begin review in July 2028

OBJECTIVE 2-2: PROVIDE TECHNICAL ASSISTANCE TO DEVELOPERS, NONPROFIT ORGANIZATIONS, OR OTHER QUALIFIED PRIVATE SECTOR INTERESTS IN THE APPLICATION AND DEVELOPMENT OF PROJECTS FOR FEDERAL AND STATE HOUSING PROGRAMS/GRANTS.

- **Policy 2-2-1: To ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.**

Program 1: Publish the City's Housing Element and updates, Annual Action Plan and respective notices. Provide copies at the City Hall Public Counter and post on the City web site.

Responsibility: City Manager's Office

Timing: Ongoing

GOAL 3: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING

It is the goal of the City of Portola to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.

OBJECTIVE 3-1: PROVIDE INFORMATION TO FOR-PROFIT AND NON-PROFIT DEVELOPERS AND OTHER HOUSING PROVIDERS ON AVAILABLE VACANT LAND.

- **Policy 3-1-1: Monitor and update the inventory of vacant land.**

Program 1: Update the inventory of vacant land on a quarterly basis or as projects are constructed.

Responsibility: City Manager's Office

Quantified Objective: Review the inventory quarterly and update as necessary.

Timing: Quarterly

OBJECTIVE 3-2: CONTINUE TO PROVIDE OPPORTUNITIES FOR MIXED-USE DEVELOPMENTS.

- **Policy 3-2-1: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.**

Program 1: Require all Specific Plans and Development Agreements to establish land use policies, implementation programs, and funding responsibilities in proportion to the size of the project, including funding towards parks and other place-based strategies to achieve the City's Housing Element Goals and Objectives. The City commits to encourage a variety of housing types, densities, and affordability.

Responsibility: City Manager's Office

Quantified Objective: Review each Specific Plan and Development Agreement to ensure that land use policies, implementation programs, and funding responsibilities in proportion to the size of the project, including funding towards parks and other place-based strategies are included.

Timing: With Specific Plan and Development Agreement proposals

- **Policy 3-2-2: To encourage the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.**

Program 1: Continue to encourage development of well-planned and designed projects that support the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by providing incentives such as allowing higher building densities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios. These incentives are available to all housing development that meet requirements in the Portola Municipal Code.

Responsibility: City Manager's Office

Timing: Ongoing

OBJECTIVE 3-3: ENCOURAGE BALANCED GROWTH

- **Policy 3-3-1: Achieve a balanced residential community through integration of low- and moderate-income housing throughout the City, and the adequate dispersal of such housing to avoid over concentration in any particular neighborhood.**

Program 1: Review affordable housing policies, which require: (1) a minimum percentage of each housing development to be affordable to low or moderate-income households; or (2) the payment of an in-lieu fee to be used to rehabilitate or acquire low-income housing. This is also included under Goal 2, Remove Constraints, Policy 2-1-2, Program 2. NEXT STEPS: Monitor policies annually and when a development application for single family or multi-family housing is received.

Responsibility: City Manager's Office

Timing: Monitor the policies annually and when a development application for single family or multi-family housing is received.

OBJECTIVE 3-4: PROVIDE A SUFFICIENT AMOUNT OF ZONED LAND TO ACCOMMODATE DEVELOPMENT FOR ALL HOUSING TYPES AND INCOME LEVELS.

- **Policy 3-4-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.**

Program 1: Monitor the amount of land zoned for both single family and multi-family development and initiate zone changes to accommodate affordable housing.

Responsibility: City Manager's Office

Timing: Quarterly

Program 2: The City shall develop and adopt a formal written procedure to guide the prioritization of water and sewer infrastructure capacity for housing developments that include units affordable to lower income households.

Responsibility: City Manager's Office

Quantified Objective: Adopt a written infrastructure allocation policy and publish it on the City's website

Timing: By the end of the planning period

- **Policy 3-4-2: Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Portola RHNA.**

Program 1: Complying with Government Code (GC) Section 65583(a)(3) that requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. This inventory identifies specific sites or parcels that are available for residential development.

- Vacant sites
- Underutilized sites

However, the City does not anticipate using these sites to meet its RHNA.

Responsibility: City Manager's Office

Quantified Objective: Easy to access maps available for public viewing. Construction of 2 ADUs per year affordable to lower-income households over 5 years.

Timing: During the 2024-2029 Housing Element update period in conjunction with the program.

Program 2: The City shall facilitate and encourage the development of Accessory Dwelling Units (ADUs) in conjunction with single-family residences in conformance with state law. To encourage ADU activities, the City will promote its ADU incentive program, which includes the following:

- a) Adopt new ADU code that is compliant with current state statutes (2026)
- b) Develop an ADU incentive program
- c) Collect voluntary information during the permitting process on intended use, demographic and income characteristics of the ADU



d) Offer dedicated staff time to assist with ADU inquiries

Responsibility: City Manager's Office, Building Department

Quantified Objective: Allow for the development of ADUs in conjunction with single family residences. The City shall assist in the coordination and development of ± 5 ADUs within the planning period through the design and implementation of an ADU incentive program.

Timing: Adopt Revisions as part of the Zoning Code update in 2026. ADU incentive program activated by the end of the planning period (2029).

Program 3: Utilize City-owned sites to develop an affordable housing project (including units in a range of sizes and types). The City-owned sites shall be available to developers building affordable housing or otherwise ensured for development to provide a greater number of affordable units (consistent with the Housing Element sites inventory). The City will require an affordability covenant recorded against the land stipulating a specified percent of the total units developed will be affordable to lower-income households, in accordance with State Law. The City will adhere to procedures consistent with the Surplus Lands Act to provide affordable housing developers a first right of refusal (AB 1486). The City-owned sites subject to this program are:

- Magnolia Avenue Properties: 23 lots, number of units will be based on utilities available and anticipated to range from 14 to 32 units. As the sites could total ± 5.75 acres if streets are vacated and assuming 70% buildout of the site after improvements, the City could target 32 units spread across very low income/extremely low income, and low income households.

The City will go through a public process to develop a strategy for an affordable housing project on the Magnolia Avenue Site. The strategy may include rezoning, meeting all requirements pursuant to GC 65583.2(h) and (i).

Responsibility: City Manager's Office

Quantified Objective: Achieve the development of affordable units on City-owned sites

Timing: Create City-owned affordable housing site property list by 2026. Start outreach to developers by 2027. Issue RFP for development by 2027. Complete development entitlements by 2028. Building Permit issuance by 2030. If approval of development hasn't occurred by 2030, the City will identify alternative sites with appropriate zoning within 1 year.

Program 4: Implement 1) the provisions of AB 2292 (Dutra)-Section 65863 of the California State Government Code and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property and 2) the provisions of SB 166 that require a jurisdiction to accommodate, at all times throughout the planning period, its remaining unmet share of the regional housing need by income category.

Responsibility: City Manager's Office

Timing: Monitor ongoing implementation of the requirements.

Program 5: The City shall continue to monitor all approved but unbuilt housing developments, including Portola Highlands and Portola 192, on an annual basis as part of its Housing Element reporting and development tracking efforts. The City will assess the status of entitlements, progress toward site development, barriers to construction (e.g., infrastructure, financing, or permitting delays), and likelihood of completion within the planning period.

Responsibility: City Manager's Office

Quantified Objective: Status updates for each pipeline project included in the Annual Progress Report.

Timing: Ongoing, with annual review and documentation.

Program 6: The City shall amend its Zoning Code to include a definition for Single Room Occupancy (SRO) units and establish development standards and clear permit procedures to facilitate their development.

Responsibility: Planning Department

Quantified Objective: Adopt Zoning Code amendments to define and regulate SROs

Timing: Within 12 months of Housing Element adoption

GOAL 4: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS

It is the goal of the City of Portola to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

OBJECTIVE 4-1: PRESERVE EXISTING NEIGHBORHOODS.

- **Policy 4-1-1: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.**

Program 1: Implement a code enforcement and rental housing inspection program, targeting rural lower resource areas, at-risk communities, seniors, and persons with a disability. Under the program, a code enforcement officer or building inspector would be designated to systematically/annually inspect all rental housing and complexes and to issue reports on conditions in violation of current Health and Safety Codes. Where necessary work is extensive, implement an established rehabilitation program to correct the deficiencies. NEXT STEPS: Seek external partners to assist with implementation in 2026. In partnership with the California Department of Housing and Community Development and regional partners, evaluate program components, develop materials and establish a program by December 2026 and implement the program at least annually thereafter.

Responsibility: City Manager's Office and Building Department

Quantified Objective: Develop a rental housing inspection program

Timing: Establish program by December 2026.

- **Policy 4-1-3: Promote energy conservation activities in all residential neighborhoods.**

Program 1: Contact local energy providers to obtain information on loans, grants, or other incentives that might be available for voluntary energy reduction; and to provide other relevant information on energy efficiency. NEXT STEPS: Supply energy conservation awareness information in public meeting places targeting rural lower resource areas, at-risk communities, seniors, and persons with a disability, and on the City's website ongoing.

Responsibility: City Manager's Office

Quantified Objective: Ensure that all relevant materials are obtained and available for distribution. Ensure they are available in public meeting places and on the City's website. Materials will distributed to at least 20 households per year. One household per year will be assisted.



Timing: Supply information ongoing, and at least annually. Include one public distribution at a public meeting.

OBJECTIVE 4-2: MAINTAIN, PRESERVE AND REHABILITATE THE EXISTING HOUSING STOCK IN THE CITY OF PORTOLA.

- **Policy 4-2-1: Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations.**

Program 1: Continue to make available and market the City's rehabilitation revolving loan program in conjunction with PCCDC. NEXT STEPS: Apply for CDBG single-family housing rehabilitation funds. Rehabilitate 5 units during the five-year lifespan of the Housing Element.

Responsibility: City Manager's Office

Timing: Annually funding applications with funding cycle, ongoing marketing of programs.

Program 2: The City will explore available federal, state, and regional programs that support the preservation of at-risk affordable housing, including technical assistance, acquisition financing, and capital improvement funds, and will maintain contact with agencies such as HCD and USDA as needed.

Responsibility: City Manager's Office & Planning Dept.

Quantified Objective: Maintain communication with property managers and qualified entities; monitor status of 66 at-risk units; identify applicable preservation programs

Timing: Begin outreach and program research by 2026; identify potential preservation strategy at least one year before the earliest expiration date (2029).

- **Policy 4-2-2: Provide technical and financial assistance as available to all eligible multi-family complex owners to rehabilitate existing dwelling units through low interest or deferred loans.**

Program 1: Promote program(s) to acquire and rehabilitate dilapidated and older single-family homes and apartment complexes, and maintain these units as affordable on a long-term basis, targeting rural lower resource areas, at-risk communities, seniors, and persons with a disability. Ongoing review of funding sources with a goal of at least one funding application every 2 years for viable programs. Grant activity will be based on units being affordable to low- and moderate-income households.

Responsibility: City Manager's Office with the assistance of the PCCDC

Quantified Objective: Apply for at least one funding application every 2 years.

Timing: Review annually.

- **Policy 4-2-3: Monitor the Status of At-Risk Units and Inform Agencies Able to Pursue Purchase**

Program 1: Notify qualified housing entities and interested parties in accordance with State noticing requirements when any at-risk units are identified within the City limits. Post the City's inventory of at-risk units on the City's website and provide a link from the City's website to the California Housing Partnership's list. The City will make available relevant property and contact information and will coordinate, to the extent feasible,

with qualified nonprofit organizations, public agencies, and other entities interested in acquiring and preserving such developments. The City will also assist by providing letters of support or referrals to potential funding sources, where appropriate, to aid in the preservation of at-risk units for extremely low- to moderate-income households.

Responsibility: City Manager's Office with the assistance of the PCCDC

Quantified Objective: Monitor 25 units of affordable housing that may be at-risk of conversion.

Timing: Review and update inventory annually; provide notification and coordination as required.

- **Policy 4-2-4: Provide Educational Materials for Tenants of At-Risk Housing Developments**

Program 1: The City will acquire existing information published by HDC summarizing the timelines and requirements associated with converting subsidized housing to market rates. The City will gather and make available to its residents information identifying local agencies that provide tenant relocation assistance and rental subsidies. This information will be provided on the City's webpage and at the front counter. In addition, the City will comply with State noticing requirements when subsidized units are identified as at-risk of conversion and will coordinate, to the extent feasible, with qualified nonprofit housing organizations and public agencies interested in preserving such units. The City will also assist tenants by making referrals to local service providers and, when appropriate, supporting funding efforts to preserve affordable housing.

Responsibility: City Manager's Office

Quantified Objective: Ensure the information is posted and available.

Timing: Annual review of material and website/front counter information.

GOAL 5: PROVIDE HOUSING FREE FROM DISCRIMINATION

It is the goal of the City of Portola to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

OBJECTIVE 5-1: ELIMINATE HOUSING DISCRIMINATION.

- **Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws.**

Program 1: Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.

Responsibility: City Manager's Office and City Attorney

Timing: Ongoing

Program 2: Annually update fair housing materials, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues, targeting rural lower resource areas, at-risk communities, seniors, and persons with a disability. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination. Fair housing materials, pamphlets and flyers will be distributed at outreach events including school fairs, health fairs, and City-sponsored events. Disseminate information throughout the City in a variety of locations through a variety of methods and establish partnerships to assist with implementation. Collaborate with and outreach to service

agencies to develop partnerships, including Plumas Housing Council and Sierra Nevada Journeys, to distribute educational materials. Maintain updated information on the City's website.

Responsibility: City Manager's Office

Timing: Update annually in December; Ongoing distribution of updated material at the front counter and at various community outreach events throughout the year. Contact service agencies annually, including Plumas Housing Council and Sierra Nevada Journeys regarding partnerships.

Program 3: Continue to refer all housing discrimination referrals to the City Manager or designee who will provide information, assist in completing a complaint form, or refer the complainant to the California Department of Fair Employment and Housing as appropriate.

Responsibility: City Manager's Office

Quantified Objective: Assist any residents who request assistance

Timing: Ongoing

Program 4: Establish Formal Reasonable Accommodation Policy

The City will adopt a formal reasonable accommodation policy to ensure that individuals with disabilities have a clear and accessible process for requesting exceptions to zoning, land use, and permitting requirements. The policy will outline the general steps for submitting a request, include a timeline for responding to requests, and designate a staff person to assist individuals with disabilities throughout the process.

Responsibility: City Manager's Office

Quantified Objective: Adopt a formal reasonable accommodation policy and designate staff to support applicants

Timing: Ongoing

GOAL 6: ENCOURAGE AND ENHANCE COORDINATION

It is the goal of the City of Portola to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

OBJECTIVE 6-1: ASSIST THE PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION TO MEET THE GROWING DEMAND FOR PUBLIC HOUSING UNITS AND RENTAL ASSISTANCE THROUGH THE VOUCHER PROGRAMS.

- **Policy 6-1-1: Continue to support the efforts of the Plumas County Community Development Commission in its administration of certificates and vouchers.**

Program 1: Maintain membership in the Housing Authority to qualify City residents for Section 8- existing housing assistance administered by the PCCDC. Provide information on the availability of County programs to qualified residents. Maintain information on the City's website.

Responsibility: City Manager's Office and City Council

Timing: Ongoing, annually

OBJECTIVE 6-2: MAXIMIZE COORDINATION AND COOPERATION AMONG HOUSING PROVIDERS AND PROGRAM MANAGERS.

- **Policy 6-2-1: Continue to support non-profit organizations in the development of affordable housing**

Program 1: Assist federal, state, non-profit housing organizations, and/or other entities to provide new single-family and multi-family residential units for very low-income residents, by providing research and staff support for grant and development opportunities, as needed.

Responsibility: City Manager's Office

Quantified Objective: Assist one affordable housing organization during the planning period.

Timing: Ongoing, as needed



APPENDIX A

Affirmatively Furthering Fair Housing Analysis, 7th Cycle Housing Element





Affirmatively Furthering Fair Housing Analysis, 7th Cycle Housing Element

CITY OF PORTOLA

March 2026





Assessment of Fair Housing: City of Portola

INTRODUCTION

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “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” (CA Govt Code § 8899.50). California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, The City of Portola identified factors that contribute to fair housing issues. These contributing factors are in **Table 14, Factors Contributing to Fair Housing Issues**, later in this document, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are in the housing element.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

SEGREGATION AND INTEGRATION

This section analyzes integration and segregation, including patterns and trends, related to people with protected characteristics with an emphasis on race, disability, familial status and income.

Race

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. This understanding also helps in identifying the specific needs and challenges faced by different racial and ethnic communities. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices, and displacement that has occurred over time and continues to impact communities of color





today. Ultimately, a comprehensive understanding of race and ethnicity in relation to housing can help create more equitable and inclusive communities.

Table 1 shows the population by race and ethnicity in Plumas County based on the 2017-2021 ACS and compared to Lassen, Sierra, and Modoc Counties as well as the State. As shown in Table 1, the predominant race or ethnic group was the White, Not Hispanic or Latino population in the majority of unincorporated and incorporated areas in all four counties. In particular, more than 80 percent of the Plumas County population is White, not Hispanic, although this ratio has slightly decreased between 2010 and 2021. Regionally, this is also the case in Sierra and Modoc Counties. It is notable that there has been a marginal rise in the Hispanic/Latino population in Plumas County while the percentage of population that identified as other racial or ethnic groups including Black/African American, Native American, Asian, and others slightly decreased. In contrast, the Hispanic or Latino community in Lassen County makes up a higher percentage of the population than in Plumas, Sierra, or Modoc Counties, particularly in Susanville (Figure 1).

Compared to Plumas County, the City of Portola is also predominantly White, not Hispanic or Latino, but has a higher percentage of community members that identify as Hispanic or Latino (19.6 percent compared to 8.4 percent of the unincorporated areas of the county). This percentage has also increased by 3.3 percentage points since 2010, and the percentage of the population that is White, not Hispanic or Latino, has decreased. This pattern is also found in the demographic population of the State.

Locally, there are no areas of the city that are considered to be concentrated minority communities, nor are there areas known to have particularly low concentrations of minority residents.

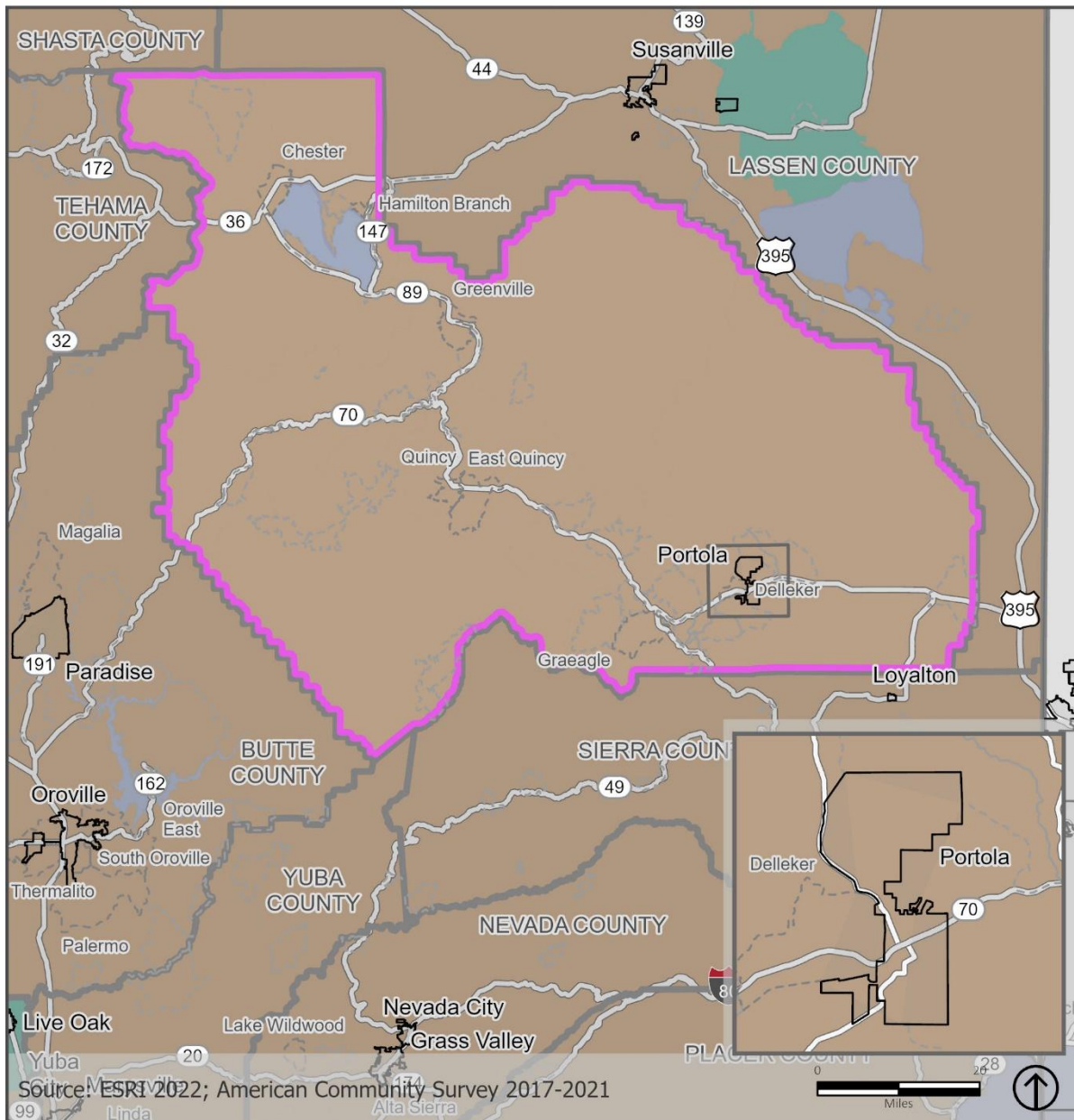
TABLE 1: POPULATION BY RACE/ETHNICITY

Race/ Ethnicity	Portola		Plumas County (Unin- corporated)		Plumas County		Loyalton		Sierra County		Susanville		Lassen County		Alturas		Modoc County		State	
	2010	2021	2010	2020	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
White, Not Hispanic or Latino	78.5%	74.9%	85.8%	83.5%	85.1%	82.6%	80.9%	92.5%	88.1%	87.4%	55.4%	50.4%	66.7%	64.2%	80.9%	68.9%	79.0%	76.6%	41.5%	36.0%
Hispanic/ Latino	16.3%	19.6%	7.1%	8.4%	8.0%	9.6%	14.0%	6.4%	8.3%	11.2%	23.7%	28.3%	17.5%	19.7%	12.3%	21.9%	13.9%	15.2%	37.0%	39.8%
Black or African American, Not Hispanic or Latino	0.6%	0.0%	0.9%	1.7%	0.9%	1.5%	0.3%	0.1%	0.1%	0.1%	12.4%	13.6%	8.0%	8.3%	0.5%	4.2%	0.8%	2.0%	5.9%	5.5%
Native American, Not Hispanic or Latino	2.0%	0.5%	2.3%	1.3%	2.3%	1.2%	2.6%	0.6%	1.3%	0.9%	2.8%	1.9%	2.9%	2.3%	2.1%	1.7%	3.0%	3.4%	0.4%	0.3%
Asian, Not Hispanic or Latino	0.5%	0.5%	0.7%	0.6%	0.6%	0.7%	0.0%	0.0%	0.4%	0.0%	1.0%	1.8%	1.0%	1.5%	1.4%	0.0%	0.7%	0.8%	12.9%	14.8%
Other, Not Hispanic or Latino	0.1%	0.0%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.1%	0.0%	2.6%	1.5%	1.5%	1.2%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%
Two or More Races	2.0%	4.5%	3.0%	4.3%	2.9%	4.3%	2.2%	0.4%	1.7%	0.4%	2.1%	2.5%	2.4%	2.8%	2.5%	3.3%	2.3%	2.0%	2.3%	3.6%

Source: 2006-2010 ACS Data, 2017-2021 ACD Data, P9



FIGURE 1: PREDOMINANT POPULATION, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Predominant Population

- White alone, not Hispanic or Latino
- Hispanic or Latino
- Black or African American alone, not Hispanic or Latino
- Asian alone, not Hispanic or Latino

American Indian and Alaska Native alone, not Hispanic or Latino

Two or more races, not Hispanic or Latino

Native Hawaiian and other Pacific Islander alone, not Hispanic or Latino

Some other race alone, not Hispanic or Latino



Disability

Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs associated with disabilities. Seniors typically experience disabilities at higher rates than the general population.

As shown in Table 2, in Plumas County more than half of residents with disabilities report experiencing ambulatory difficulties (55.3 percent); this is the most commonly reported type of disability. The second most commonly reported disability in the county is cognitive difficulties, with 35.7 percent of residents with disabilities reporting this type of disability. Independent living difficulties were the third most common in the county, with 28.8 percent of residents with a disability reporting this type of disability. These patterns are mirrored in the statewide total of individuals with disabilities. Just under half of persons in the state having one or more types of disabilities (48.4 percent) experience ambulatory difficulties, and difficulties related to cognitive ability and independent living are followed closely at 39.6 percent and 39.3 percent, respectively. Northern areas of the unincorporated county, including the communities of Chester and Greenville, tend to have higher rates of residents with disabilities compared to the southern areas around Portola and Quincy (Figure 2).

In Portola, the most commonly reported disability is cognitive difficulty; as of 2021, just over half of residents with a disability report having this type of disability (57.4 percent). This has become a more common disability type since 2012, when only 33.0 percent of residents of Portola reported cognitive difficulties. Independent living difficulties were the second most common, with 41.2 percent of residents with disabilities reporting this type of disability. Ambulatory difficulties were slightly less common, with 39.2 percent of residents with disabilities reporting this disability type.

Regionally, ambulatory difficulties are the most commonly reported types of disability in Lassen and Sierra Counties as well, suggesting that Plumas County does not have a disproportionate concentration of residents with this disability type. Rates of this disability type are also similar between Plumas, Lassen, and Sierra Counties, with over half of residents with disabilities in each county reporting this disability type.

Locally, there are no areas or neighborhoods in the city with known concentrations of persons with disabilities, nor are there any concentrations of group homes or residential care facilities. There have been no requests for reasonable accommodation during the last planning period, and one recent permit issued for the construction of a ramp or other accessibility modification.

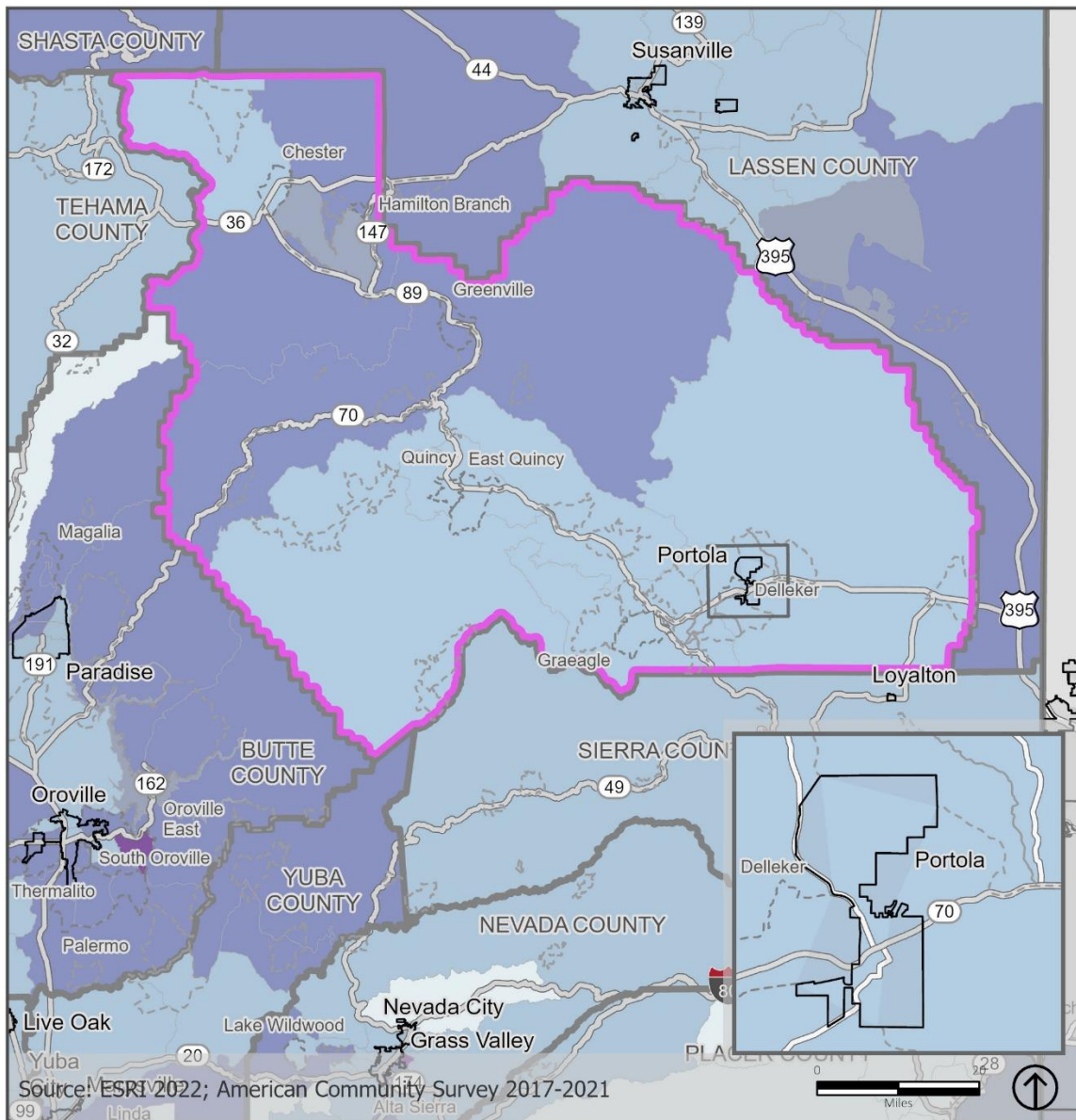
TABLE 2: POPULATION BY DISABILITY TYPE

Disability	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021
Total with a Disability	548	408	2,997	2,810	3,545	3,218	1,665	1,160	3,872	3,939	144	91	454	411	503	485	1,916	1,520	3,693,528	4,324,355
Hearing Difficulty	23.5%	15.2%	40.5%	28.0%	37.9%	26.4%	25.8%	28.1%	27.8%	30.4%	34.7%	7.7%	24.7%	20.4%	40.0%	33.7%	35.3%	28.9%	27.9%	26.4%
Vision Difficulty	19.0%	27.0%	12.1%	8.4%	13.2%	10.7%	16.0%	24.0%	17.2%	16.5%	23.6%	1.1%	10.8%	5.1%	19.5%	18.0%	18.4%	14.9%	18.7%	19.5%
Cognitive Difficulty	33.0%	57.4%	34.8%	32.6%	34.5%	35.7%	41.6%	32.3%	35.2%	30.9%	32.6%	35.2%	39.2%	38.2%	40.8%	34.3%	36.0%	30.7%	38.2%	39.6%
Ambulatory Difficulty	57.3%	39.2%	52.7%	57.6%	53.4%	55.3%	47.3%	54.5%	54.4%	58.0%	61.1%	81.3%	64.3%	65.9%	42.5%	54.0%	51.0%	66.0%	53.1%	48.4%
Self-care Difficulty	19.5%	14.7%	16.3%	21.7%	16.8%	20.8%	14.5%	34.3%	14.6%	29.3%	22.2%	20.9%	18.7%	30.7%	22.1%	26.2%	25.1%	16.1%	23.4%	22.5%
Independent Living	35.2%	41.2%	29.5%	27.0%	30.4%	28.8%	29.4%	49.7%	28.5%	46.1%	32.6%	58.2%	44.1%	65.5%	32.6%	29.7%	30.5%	54.2%	39.4%	39.3%

Source: ACS 2008-2012, 2017-2021, S1810



FIGURE 2: RATES OF DISABILITY, PLUMAS COUNTY



County Boundary



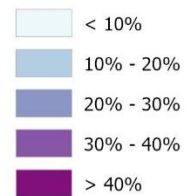
City Boundary



Census Designated Place Boundary



Percent of Population with a Disability





Familial Status

Patterns of familial status present a potential indicator of fair housing issues related to availability of appropriately sized or priced housing when certain family types are concentrated. Concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent, female headed households are considered to have a greater risk of experiencing poverty than single-parent, male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

Table 3, Population by Familial Status, shows that Plumas County has a higher proportion of family households than nonfamily households. Regionally, this is also true of Lassen, Sierra, and Modoc Counties. Countywide, the percentage of family households has increased in 2021 compared to 2010, though the percentage decreased within the City of Portola. Regionally, higher rates of family households in unincorporated areas compared to cities are also seen in Lassen and Modoc Counties. Statewide, a higher percentage of households are also family households. The distribution of household types has remained steady between the years of 2010 and 2021.

The percentage of family households that are female-headed, single-parent households has remained relatively steady in Plumas County between 2010 and 2021. The share of family households of this type within the City of Portola has increased significantly during this time period (12.2 percent in 2010 to 24.7 percent in 2021), but the extreme nature of this increase is due in part to a decrease in the overall number of family households in the city during this time. The total number of families of this type in Portola increased from 103 families to 138 between 2010 and 2021. In unincorporated areas, there has been a 29.3 percent decrease in the number of families of this type between 2010 and 2021 compared to the 34.0 percent increase in the City of Portola, suggesting an increased preference for residing in incorporated areas, potentially to be in closer proximity to services.

As shown in Figure 3, other, smaller concentrations of children in female-headed households with no spouse present are located in the Quincy and Chester areas. Regionally, Plumas County has a similar percentage of families that are female-headed, single-parent households compared to Lassen County, where there has also been a decrease in this family type over time. However, the City of Susanville in Lassen County has not seen the same increase in this family type that Portola has experienced.

The area near the commercial core of the city (Commercial Street and Sierra Avenue) typically has smaller homes than other areas of Portola. These homes were originally built by Western Pacific Railroad in the early 20th century.

When comparing different areas of the city, there are no differences in where child care facilities are located. There is one Head Start program, “Portola Center”, located at C. Roy Carmichael Elementary operated by Sierra Cascade Family Opportunities (SCFO).

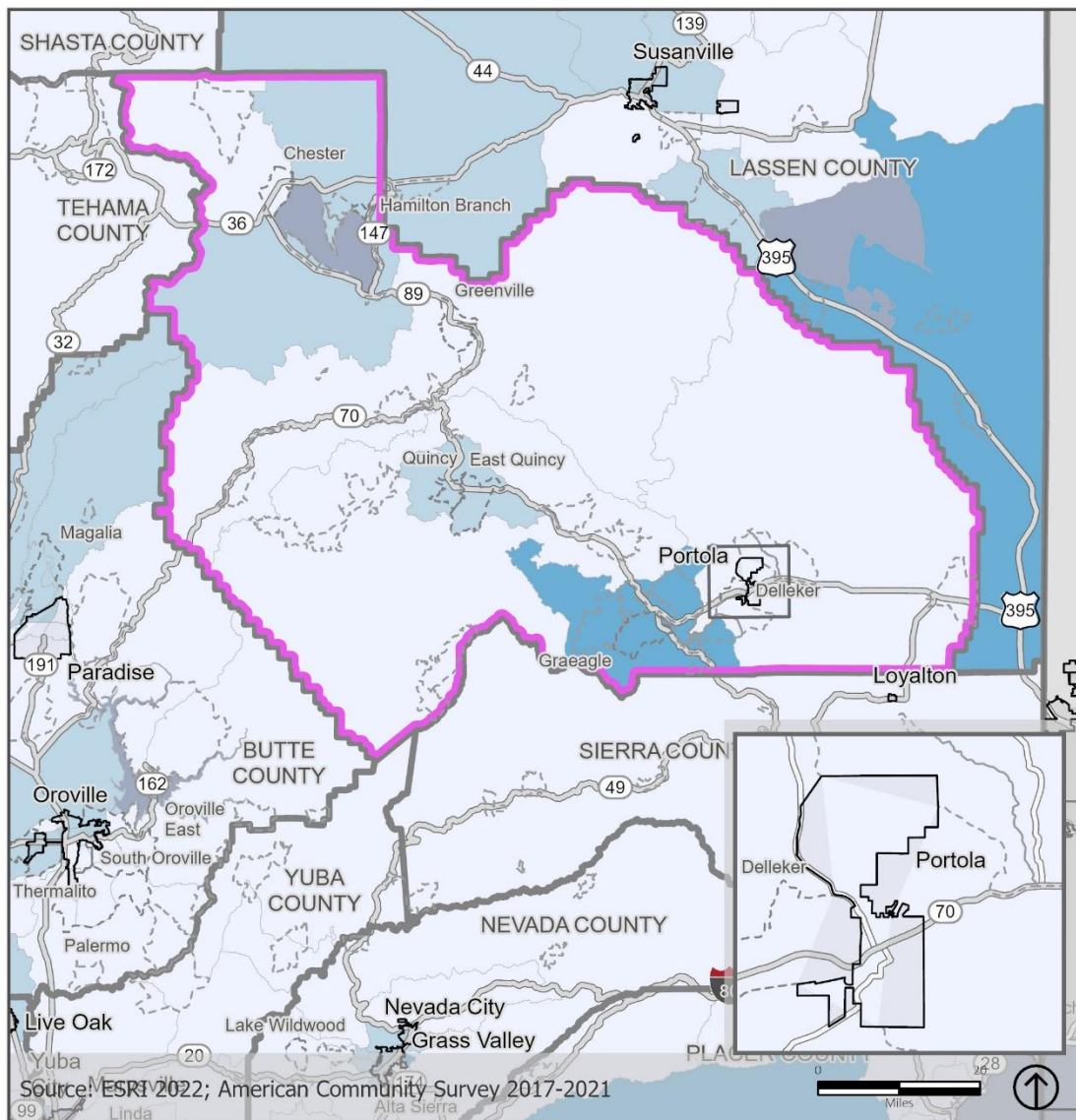
TABLE 3: POPULATION BY FAMILIAL STATUS

Familial Status	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Family Households	66.3%	57.0%	60.4%	64.0%	61.2%	63.1%	61.9%	60.6%	66.7%	69.3%	59.8%	64.8%	60.5%	63.2%	64.0%	58.5%	64.9%	64.9%	68.6%	68.6%
Non-family Households	33.7%	43.0%	39.6%	36.0%	38.8%	36.9%	38.1%	39.4%	33.3%	30.7%	40.2%	35.2%	39.5%	36.8%	36.0%	41.5%	35.1%	35.1%	31.4%	31.4%
Percent of Families That are Female-Headed Single-Parent Households	12.2%	24.7%	10.1%	8.2%	10.4%	10.0%	14.7%	13.6%	12.6%	11.3%	8.2%	3.5%	6.0%	4.0%	24.4%	7.8%	11.2%	7.9%	12.5%	10.7%

Source: ACS 2006-2010, 2017-2021



FIGURE 3: PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS, PLUMAS COUNTY



County Boundary



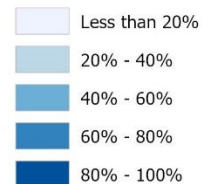
City Boundary



Census Designated Place Boundary



Percent of Children in Female
Householder, No Spouse/Partner
Present Households





Income

Table 4, Households by Median Income, shows the median income by geographic location. According to the 2017-2021 ACS, Plumas County had a lower median income than the state median income (\$84,097). Regionally, this was also true in Lassen, Sierra, and Modoc Counties. Compared to Plumas, Sierra, Lassen, and Modoc Counties and their incorporated cities, Portola has the lowest median income at \$45,234. However, Plumas is not the lowest-income county in this region, which suggests that lower-income households in the county may be concentrated in Portola. Higher-income census tracts in Plumas County include the communities of Quincy and Chester as well as the southwest side of the county (Figure 4).

This is also reflected in the percentage of households with incomes below the poverty level, as shown in Table 5. As with the percentage of family households that are female-headed, single-parent households, the growth in the percentage of residents in Portola with incomes below the poverty level is exacerbated by a decrease in the overall population. However, there has been a 38.7 percent increase in the total number of residents in Portola with incomes below the poverty level between 2012 and 2021. Countywide and in the unincorporated areas, there has been a decrease in the percentage of the population with incomes below the poverty level. Within the county, areas with lower levels of poverty include the southwest side of the county; a small section of the north side of the county to the east of Chester; and the census tract just southwest of Lake Almanor, where fewer than 10 percent of residents had incomes below the poverty line (Figure 5).

This decrease in the percentage of residents with incomes below the poverty level is also apparent regionally. Lassen County and Susanville experienced a high poverty rate in 2012, but it has slightly decreased in 2021. The most notable shift in poverty rates is observed in Sierra County. While the poverty level in Sierra County has experienced a significant drop from 16.8 percent to 8.2 percent, Loyalton City has seen a rise to 17.3 percent, a 5.5 percentage point increase from 2012. This is similar to the pattern seen in Plumas County. In contrast, both the unincorporated area of Modoc County and Modoc County as a whole have seen their poverty rates rise to 20.5 percent and 19.6 percent, respectively. However, the city of Alturas stands as an exception within this county, with a decrease in its poverty rate down to 17.6 percent in 2020.

The commercial core area on the south side of town (south of the Feather River) has older, smaller homes. This could be considered to be a lower-income area. There are some areas at the fringe of the City with newer homes that are on larger lots. These areas are considered to be higher-income areas.

The commercial core area on the south side of town has a higher concentration of HCV/Section 8 housing, as well as the apartment buildings on the north side (north side of the Feather River). There are no publicly-financed affordable housing projects in the city.

TABLE 4: HOUSEHOLDS BY MEDIAN INCOME

Geography	Median Income	
	2010	2021
Portola	\$35,339	\$45,234
Plumas County	\$44,000	\$57,885
Susanville	\$45,198	\$53,750
Lassen County	\$50,317	\$59,292
Loyalton	\$49,340	\$79,185
Sierra County	\$52,950	\$56,152
Alturas	\$32,385	\$50,843
Modoc County	\$34,588	\$51,090
State	\$60,883	\$84,097

Source: ACS 2006-2010, ACS 2017-2021, B01002

TABLE 5: POVERTY RATE

Geography	Poverty Rate	
	2012	2021
Portola	13.8%	23.1%
Plumas County (Unincorporated)	13.9%	10.4%
Plumas County	13.9%	11.9%
Susanville	19.5%	17.3%
Lassen County	15.4%	13.9%
Loyalton	11.8%	17.3%
Sierra County	16.8%	8.2%
Alturas	26.2%	17.6%
Modoc County	18.8%	19.6%
State	15.3%	12.3%

Source: ACS 2008-2012 & 2017-2021 S1701

FIGURE 4: MEDIAN INCOME BY CENSUS TRACT, PLUMAS COUNTY

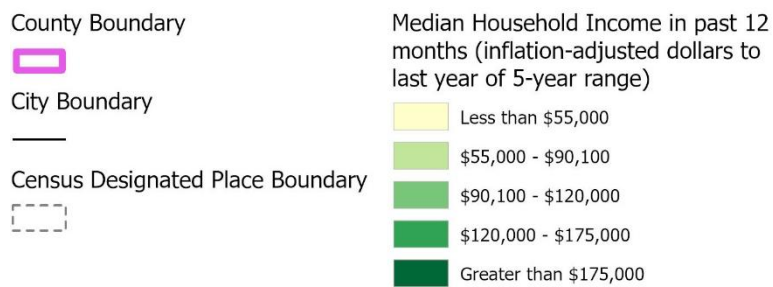
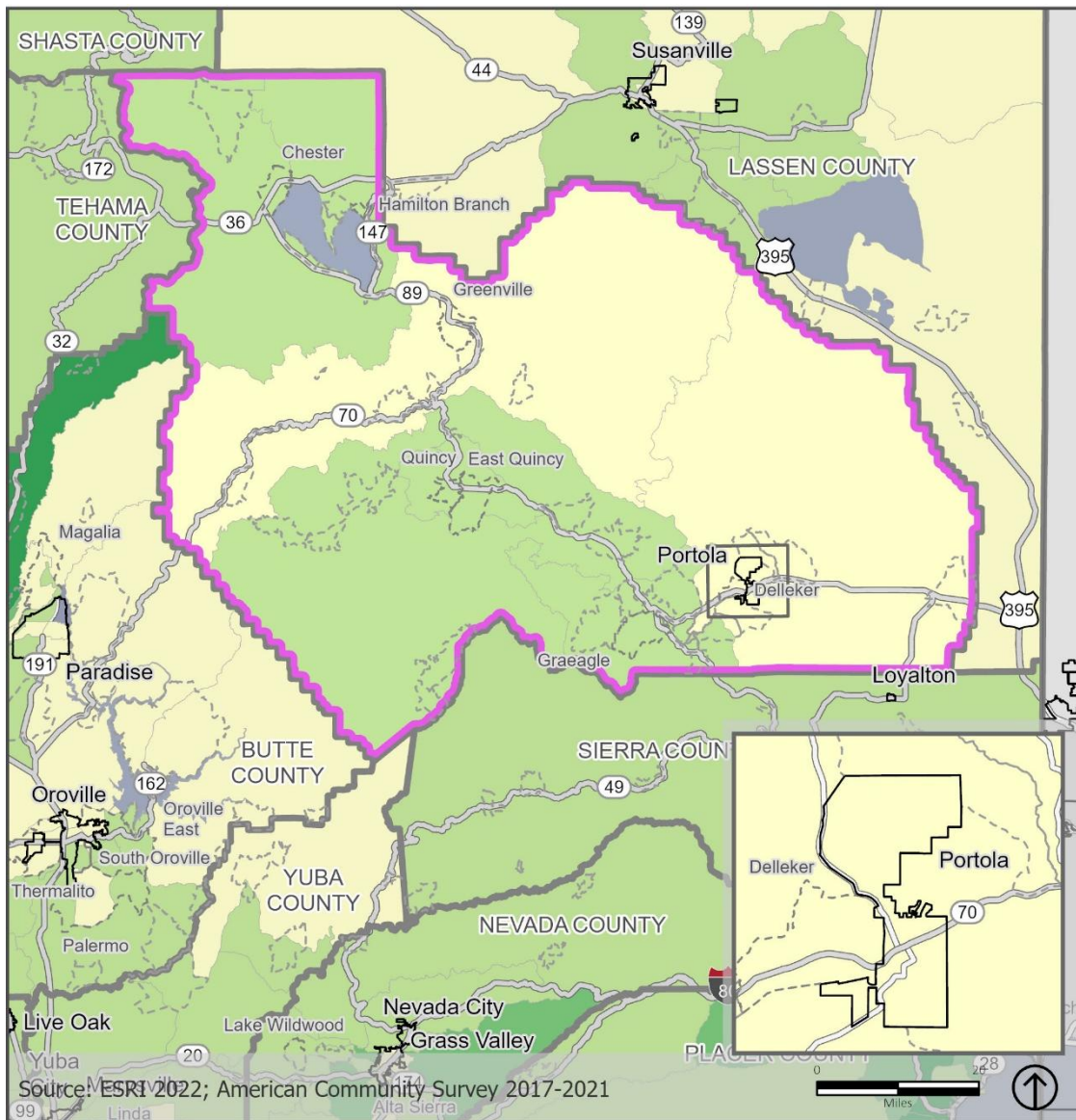
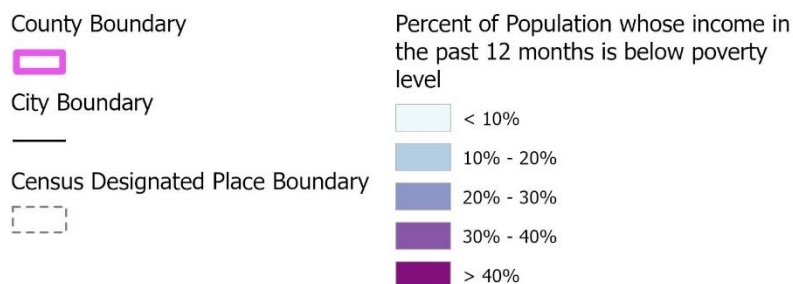
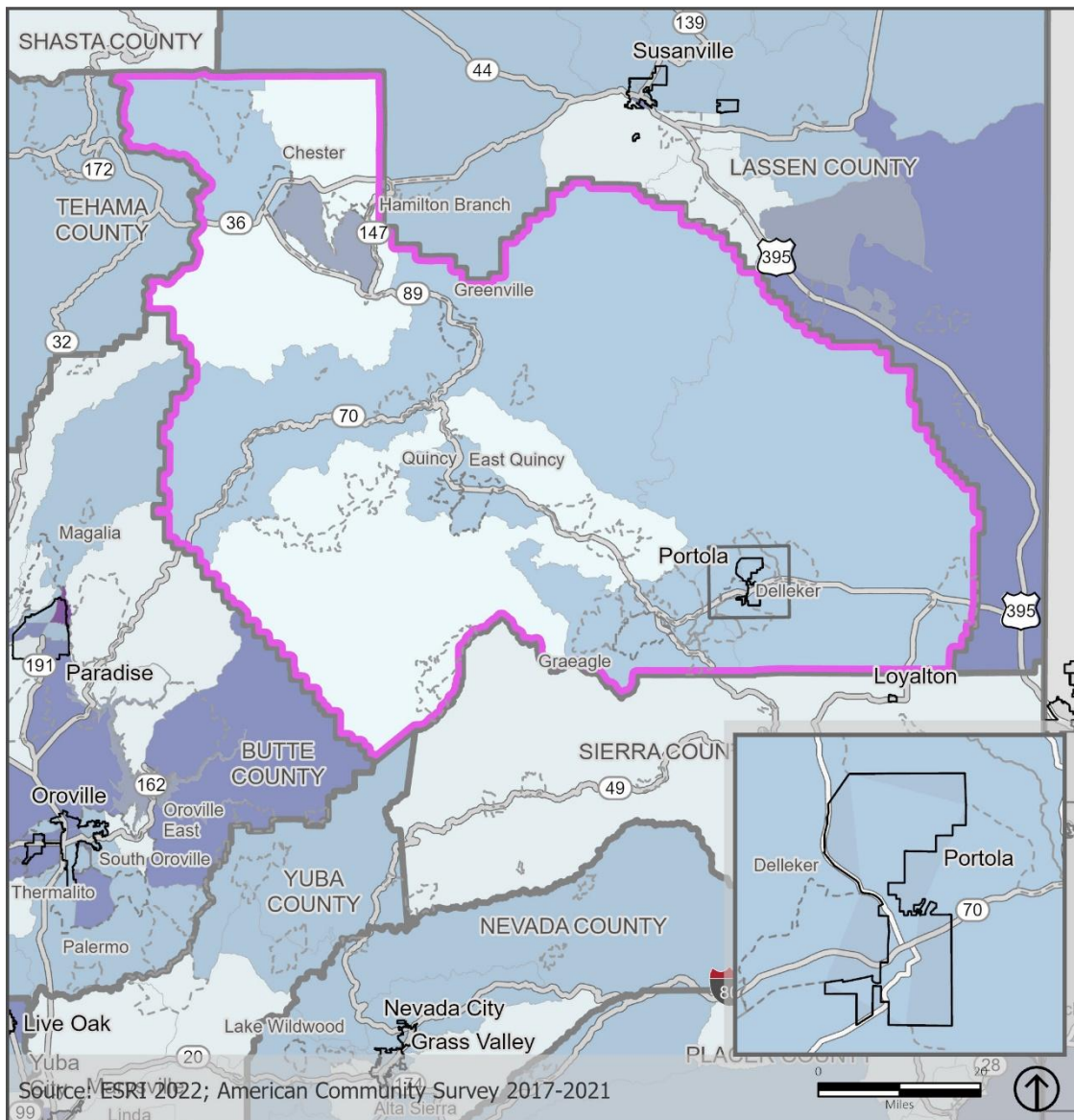


FIGURE 5: RATES OF RESIDENTS WITH INCOMES BELOW POVERTY, PLUMAS COUNTY





CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) or areas of High Segregation and Poverty are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower. HCD defines areas of High Segregation and Poverty as census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023). R/ECAPs or areas of High Segregation and Poverty may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. There are no R/ECAPs or areas of High Segregation and Poverty in the county, including all cities and communities.

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAA) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota's Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016).

HCD further adjusted the RCAA methodology to track more closely with California's higher levels of diversity by setting the white population threshold to 50 percent. There are no RCAAs in the county, including all cities and communities.



DISPARITIES IN ACCESS TO OPPORTUNITY

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compare each tract to those within the council of governments (COG) region.

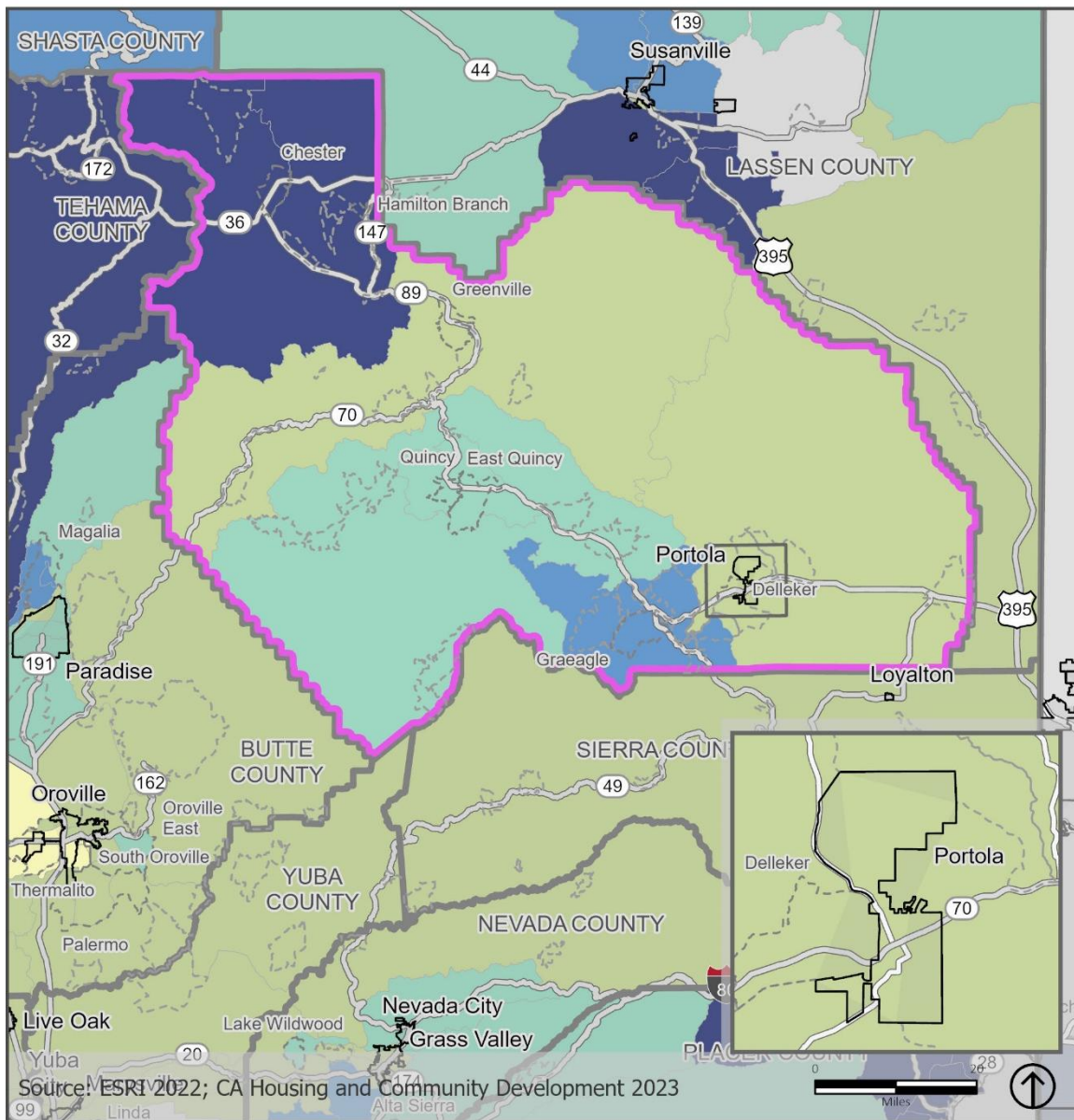
Areas designated as “highest resource” are the 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment.

“Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).

“Low-resource” areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having “high segregation and poverty”; these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$19,720 for a two-person household and \$30,000 annually for a family of four in 2023).

As is shown in Figure 6, the highest-resource areas of the county are in the north, including the areas surrounding the unincorporated community of Chester. The census tract in the south-central area of the county, which includes the unincorporated community of Graeagle, is considered a high-resource area. The unincorporated communities of Quincy and East Quincy are within the area of the county that was identified as a moderate-resource area, as was the southwest side of the county. The remainder of the county, including the city of Portola and the unincorporated community of Greenville, is considered a low-resource community. The area along State Route 70 is also considered a low-resource area. All of Portola is within a low-resource area.

FIGURE 6: TCAC OPPORTUNITY AREAS, 2023, PLUMAS COUNTY



Source: ESRI 2022; CA Housing and Community Development 2023

County Boundary



City Boundary



Census Designated Place Boundary



TCAC Opportunity Areas

-  Highest Resource
-  High Resource
-  Moderate Resource
-  Low Resource
-  High Segregation & Poverty
-  No Data



Education

As shown in Table 6, School Performance, most schools in Plumas County have student performance scores below grade standards on standardized tests. Plumas Charter has the highest performance among the schools, but standardized test scores in these schools are still 11 and 33.8 points below the state standard in English Language Arts and Mathematics, respectively. At this school, 37.3 percent of students are considered socioeconomically disadvantaged. Greenville Junior/Senior High School has the lowest standardized test score in the same subjects, 131.1 points and 147.4 points below the state standard, and 87.5 percent of enrolled students come from a socioeconomically disadvantaged background, which may impact their academic performance. Below-standard scores on standardized tests are also common throughout other counties in the region, including schools in Lassen County, Sierra County, and Modoc County.

Few schools in Plumas County have high percentages of students who are English language learners (ELL). The two schools with the highest percentages of ELLs in the county are both in Portola at Portola Junior/Senior High School and C. Roy Carmichael Elementary (12.0 percent and 9.8 percent of students, respectively). The third-highest is Greenville Junior/Senior High School, where 6.3 percent of students are ELLs. The remaining schools in the county have 5 percent or fewer students who are ELLs.

Chronic absenteeism is a notable issue in many of the county's public schools that serve students between kindergarten and eighth grade. For example, at C. Roy Carmichael Elementary, 83.3 percent of students are reported as being chronically absent, indicating that they were absent for 10 percent or more of the school days for which they were enrolled. Plumas Charter is the only school in the county where fewer than 40 percent of students are chronically absent.

School locations in the county are concentrated in the city of Portola and the communities of Quincy, Greenville, and Chester. The county also has three continuation high schools, with two located in Chester and one located in Portola, which help nontraditional high school students to regain credits and complete high school. Standardized test scores for these schools are not reported due to the small number of students. These schools also tend to have particularly high percentages of socioeconomically disadvantaged students.

Locally, there is one public school zone for the entire city (one elementary school and one Jr./Sr. High School) and all students attending public schools attend the same schools. Because of this, there is no difference in access to quality schools. There is one charter school in Portola that serves grades Transitional Kindergarten through 12th grade. There have been no past or current local efforts to improve access to education opportunities. There are no known factors that influence the current rates of high school graduation or college attendance. There are tutoring services and educational resources through the local schools. There are no differences between neighborhoods with regard to accessing these services.

There are no higher education facilities or vocational opportunities in the City. Feather River College is a community college in the unincorporated community of Quincy in Plumas County, located approximately 35 miles from Portola. There are a wide variety of higher education and vocational opportunities in Reno, Nevada, located approximately 50 miles from Portola.

TABLE 6: SCHOOL PERFORMANCE

School Name	Location	ELA Score (Points Above or Below Standard)	Math Score (Points Above or Below Standard)	Chronic Absence (Percent of Students Chronically Absent)	Suspension Rate (Percent Suspended at Least One Day)	Socio- Economic Disadvantage (Percent of Students)	English Learners (Percent of Students)	Foster Youth (Percent of Students)
C. Roy Carmichael Elementary	Portola	30.8 points below	42.3 points below	83.3%	3.1%	73.7%	9.8%	0.6%
Chester Junior/ Senior High	Chester	48.2 points below	90.5 points below	47.9%	17.4%	66.7%	1.5%	0.8%
Almanor High (Continuation)	Chester	Fewer than 11 students - data not displayed for privacy reasons				100.0%	0.0%	0.0%
Beckwourth (Jim) High (Continuation)	Portola	Fewer than 11 students - data not displayed for privacy reasons				83.3%	0.0%	0.0%
Plumas Charter	Quincy	11 points below	33.8 points below	7.9%	0.0%	37.3%	0.0%	0.0%
Almanor High (Continuation)	Chester	Fewer than 11 students - data not displayed for privacy reasons				100.0%	0.0%	0.0%
Greenville Junior/ Senior High	Greenville	131.1 points below	147.4 points below	60.0%	38.5%	87.5%	6.3%	3.1%
Quincy Elementary	Quincy	52.9 points below standard	58.9 points below standard	59.9%	3.6%	58.6%	0.6%	0.9%
Chester Elementary	Chester	58.6 points below	68.2 points below	57.4%	9.1%	67.1%	4.9%	1.2%
Portola Junior/ Senior High	Portola	67.7 points below	99.1 points below	78.0%	6.6%	69.0%	12.0%	0.4%
Quincy Junior/ Senior High	Quincy	44.3 points below	105 points below	48.7%	12.9%	49.4%	0.9%	1.8%

Source: California Schools Dashboard, 2023



Economic

The TCAC Opportunity Analysis identifies geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2 signify less positive economic conditions, and scores exceeding 0.8 indicate more positive economic conditions.

In Plumas County, the central regions of the county have scores ranging from 0 to 0.4, indicating relatively negative economic outcomes. The eastern side, which includes Portola, has higher scores ranging from 0.6 to 0.8. Additionally, there are some areas on the north and south sides of the county with scores ranging from 0.8 to 1.0, indicating more positive economic outcomes.

Regionally, In Lassen County, most areas on the west and north sides of the county have economic scores between 0 and 0.7. However, the center of the county, where Susanville is located, shows a wide range of economic conditions, ranging from 0.2 to 1. The areas that border Plumas County demonstrate the most positive economic outcomes. Sierra County's economic performance is below 0.2. This is in line with the economic conditions of neighboring counties like Yuba, Nevada, and Placer, which underscores the regional nature of these economic disparities. In contrast, Modoc County has the most positive economic outcomes. Despite the fact that scores between 0.2 and 0.4 are recorded on the west side of the county, significant parts of the county, including the City of Alturas, fall within the 0.8 to 1 range, the highest score category in the TCAC Opportunity Analysis.

Locally, Portola is a small city of only 2.24 square miles. There is no difference in access to economic opportunities throughout the City. Major employers in Portola include the Plumas Unified School District, Eastern Plumas Health Care (EPHC) District Hospital, Plumas Sierra Rural Electric Coop (PSREC). Many residents who work outside of Portola drive to Quincy, Plumas County, located approximately 35 miles from Portola and Reno, Nevada, located approximately 50 miles from Portola. There have been no new areas of commercial or industrial development in the city, nor any commercial or industrial areas that have fallen out of use. There are no economic development programs or initiatives planned or in place that might influence the jobs landscape in the next ten years.



Transportation and Infrastructure

Plumas Transit offers fixed-route service Monday through Friday during scheduled times. Specific pick up service is available for persons with disabilities that would otherwise prevent them from traveling to scheduled stops. There are two routes: Westbound Portola to Quincy and Eastbound Quincy to Portola. According to the Plumas Transit website, a new Dial-a-ride service is coming soon. Additionally, for medical care, Eastern Plumas Health Care provide paramedic-level emergency ambulance service to the City of Portola. There is no difference in transit access depending on where residents live or the industry that residents work in, as the City is 2.24 square miles.

Some local roads (approximately 20 percent of roads) have street lights throughout town, with a greater concentration along Commercial Street and Sierra Avenue in the City's commercial core. There is only one traffic signal in town, located at the intersection of Sierra Avenue and Gulling Street. There are bike lanes installed along A-15, West Street, Joy Way, and the Riverwalk. Portola completed a Safe Routes to School project to C. Roy Carmichael Elementary School. Sidewalks are not available on many rural streets. There is no difference between neighborhoods with regard to transportation options; all neighborhoods have access to public infrastructure for driving, biking, and walking, and public transit.

Portola is intensifying efforts to address the pervasive issue of potholes on City streets. Aging infrastructure has been damaged by snowstorms and winter conditions. Repairs are prioritized based on urgency and roadway classification. Recent infrastructure improvements were made to Joy Way and A-15. Willow Springs (New wells were installed at Willow Springs to increase water supply, and interior and exterior resurfacing has been completed on the water tank. There was a recent rehabilitation project at the North lift station. There have also been recent park improvements, including tennis court resurfacing, and basketball and volleyball court resurfacing. The City is also aware of scouring on the Gulling Street Bridge, which connects the north side and south side. Efforts are underway to determine appropriate improvements. There is no difference in infrastructure availability or quality between neighborhoods or unincorporated communities. There are no known high-collision corridors or areas that have high traffic on a regular basis.

Several major community facilities are available, including Baldwin Park, Williams House Museum/Portola Visitor's Center, Riverwalk, Disc Golf Course, West End Park, Community Pool, Eastern Plumas Health Care Center, City Park, and the Western Pacific Railroad Museum. There is no difference in access to these facilities between different areas of the city. Facilities are available throughout the community, which is 2.24 square miles. The walking distance between Baldwin Park on the north side of the City and City Park on the south side of the City is one mile.

All Transit

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas) on a scale of 0 to 10, with a score of 10 indicating complete transit connectivity.

As shown in Table 7, AllTransit scores for Portola and Plumas County are slightly higher than those of nearby Sierra and Modoc Counties, with both the city and county scoring 0.7. In Portola, on average, households have 417 jobs accessible within a 30-minute trip, and 20 transit trips are available per week within ½ mile. Regionally, AllTransit scores are lower in Loyalton, Sierra County, Alturas, and Modoc County. Susanville and Lassen County have the highest scores, at 2.5 and 0.9, respectively. Susanville

has a more connected transit system that provides better equal access to workplaces and other destinations than the surrounding region.

TABLE 7: ALLTRANSIT SCORES BY COUNTY AND JURISDICTION

Jurisdiction	AllTransit Score
Portola	0.7
Plumas County	0.7
Susanville	2.5
Lassen County	0.9
Loyalton	0
Sierra County	0
Alturas	0.6
Modoc County	0.3
State	5.1

Source: All Transit, accessed April 2024



Environment

The California Environmental Protection Agency's Office of Environmental Health Hazard Assessment (OEHHA) developed the CalEnviroScreen 4.0 web-based mapping tool to help identify California communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen uses 21 indicators of environmental, health, and socioeconomic conditions to help identify these communities. The scores are mapped so that different communities can be compared. An area with a high score experiences much higher pollution and/or population burdens than areas with low scores.

Plumas County demonstrates relatively positive environmental conditions with CalEnviroScreen scores. Scores are most positive in the southwest part of the county and least positive in the census tract that includes the community of Greenville (see Figure 7). In the Greenville area, environmental conditions that are among the greatest concerns are solid waste, ozone, hazardous waste, and impaired waters. Lead from housing is also an area of moderate concern in the census tract that includes Greenville. Ozone and solid waste exposure are also factors of concern in the southwest, as is drinking water quality. This is similar to the area that includes Portola and to the northern area of the county around Lake Almanor. None of the census tracts in Plumas County are considered a Disadvantaged Community under SB 535, a designation that is based on having a CalEnviroScreen score in the 75th percentile or higher.

In addition to CalEnviroScreen 4.0, the Public Health Alliance of Southern California has created an evaluative tool known as the Healthy Places Index (HPI). This tool is designed to assess various social, economic, and neighborhood design elements that significantly influence health outcomes. According to HPI, the majority of census tracts in Plumas County are in the second-lowest or second-highest quartiles of its ranking system, indicating conditions associated with moderate to low health outcomes. The northwestern area of the county had the most positively ranked score in this analysis; most negatively ranked factors in this area included access to retail and parks. This was similar in the Quincy and Portola areas.

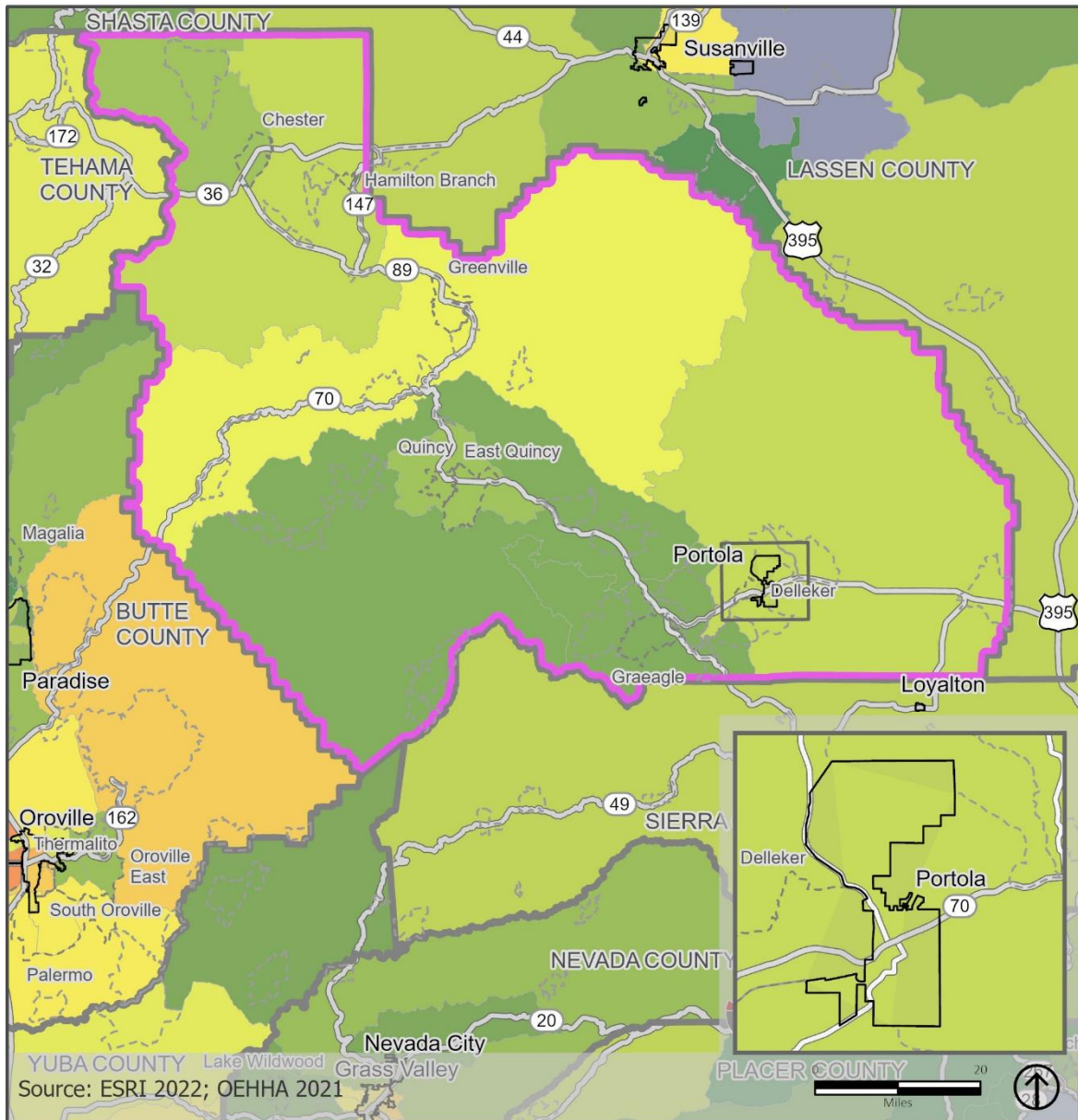
Locally, there is no difference between neighborhoods with regard to environmental conditions, and there are no areas where residential development should be avoided due to environmental conditions, or where existing environmental conditions are negatively affecting residents. The water infrastructure is aging throughout the City. Boil water notices are issued if needed when there is a water leak. There may be lead paint exposure in older homes, but it is not known to the City.

Eastern Plumas County, including Portola, is in the federal nonattainment area for the federal annual standard for PM_{2.5} (fine particulate matter). High PM_{2.5} levels are mostly smoke as a result of residential wood burning. Northern Sierra Air Quality Management District operates a Woodstove Changeout Program for replacement of non-EPA certified wood stoves with new, efficient cleaner-burning EPA certified devices.

There are community parks throughout the City, with parks on both the north side and south side of the river. There is a community pool at City Park on the south side. There is no difference in neighborhoods in terms of access.

There are no differences between neighborhoods with respect to access to shopping and healthy foods. All commercial services are located along Commercial Street and Sierra Avenue, and all areas of the city are within one mile of the commercial services.

FIGURE 7: CALENVIROSCREEN 4.0, PLUMAS COUNTY



County Boundary



Census Designated Place Boundary



City Boundary



CalEnviroScreen 4.0 - Percentile Score

1 - 10% (Lowest Scores)

11 - 20%

21 - 30%

31 - 40%

41 - 50%

51 - 60%

61 - 70%

71 - 80%

81 - 90%

91 - 100% (Highest Scores)



DISPROPORTIONATE HOUSING NEEDS, INCLUDING DISPLACEMENT

A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

Overpayment

Housing represents a significant percentage of the total cost of living for many households in California. Households spending more than 30 percent of their gross income on housing costs are considered to be overpaying, or “cost burdened.” Overpayment is disproportionately experienced by renters in low-income households and low-resource areas. As is the case across the region and the state, households in unincorporated Plumas County face elevated rates of overpayment. However, according to CHAS 2006-2010 and 2016-2020 data, there has been a decrease in the percentage of homeowner households experiencing cost burden within Plumas County (from 33.1 percent in 2010 to 21.2 percent in 2020) (see Table 8). Rates of renter overpayment have been relatively stable during the same period. Within Portola, however, the number of renters experiencing cost burden has not decreased at the same rate that the total number of renters has decreased, so the share of renters experiencing cost burden has increased. As of 2020, more than half of renters in Portola (53.3 percent) experience cost burden, compared to 48.8 percent in 2010. During the same time period, the share of homeowners experiencing cost burden in Portola has decreased from 31.2 percent to 27.0 percent even as the overall number of homeowners has decreased. Regionally, in the nearby counties of Lassen and Sierra, the percentages of owner and renter households facing housing overpayment are also comparable with those in Plumas County. In contrast, rates of overpayment are lower for both tenure types within Modoc County. Plumas County’s rates of overpayment are slightly lower than those of the state overall.

Homeowner overpayment has a similar distribution across the county by census tract (see Figure 8). All census tracts in the county have rates of homeowner overpayment between 20 and 40 percent. The City of Portola and the unincorporated area of Quincy have higher concentrations of renters experiencing cost burden than other areas of the county (see Figure 9). This is also true in the census tracts around Lake Almanor, including the communities of Hamilton Branch and Prattville.

Locally, both rents and sales prices have increased recently throughout Portola, but not differently between neighborhoods or nearby unincorporated communities. Details for specific rents or sales prices are unknown. There are no known patterns of evictions or foreclosures between neighborhoods.

TABLE 8: HOUSEHOLDS BY OVERPAYMENT

Households Paying >30% of Income for Housing Costs	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Percent of Owner Households Experiencing Cost Burden	31.2%	27.0%	33.3%	21.2%	33.1%	21.6%	27.7%	23.2%	29.6%	20.6%	18.5%	22.7%	25.1%	30.5%	27.7%	23.7%	25.8%	15.2%	41.2%	29.3%
Percent of Renter Households Experiencing Cost Burden	48.8%	53.3%	39.8%	39.2%	41.4%	41.7%	57.8%	35.4%	51.2%	39.6%	12.3%	49.1%	43.2%	37.0%	49.5%	35.6%	39.2%	35.6%	50.4%	49.5%
Percent of All Households Experiencing Cost Burden	39.8%	39.9%	35.4%	25.6%	36.0%	27.0%	42.0%	29.6%	37.4%	26.6%	17.3%	30.5%	28.7%	32.2%	36.7%	27.8%	29.8%	20.0%	45.1%	38.3%

Source: CHAS 2006-2010, 2016-2020

FIGURE 8: RATE OF HOMEOWNER OVERPAYMENT, PLUMAS COUNTY

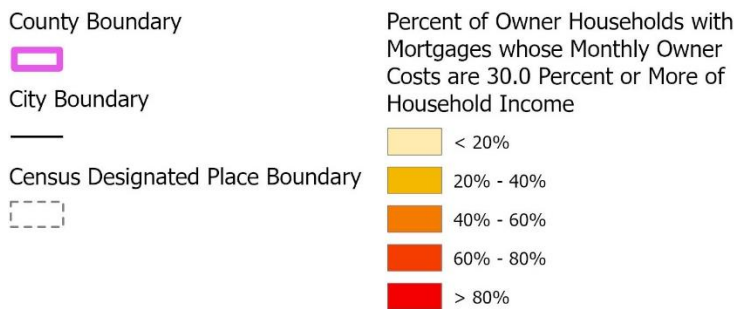
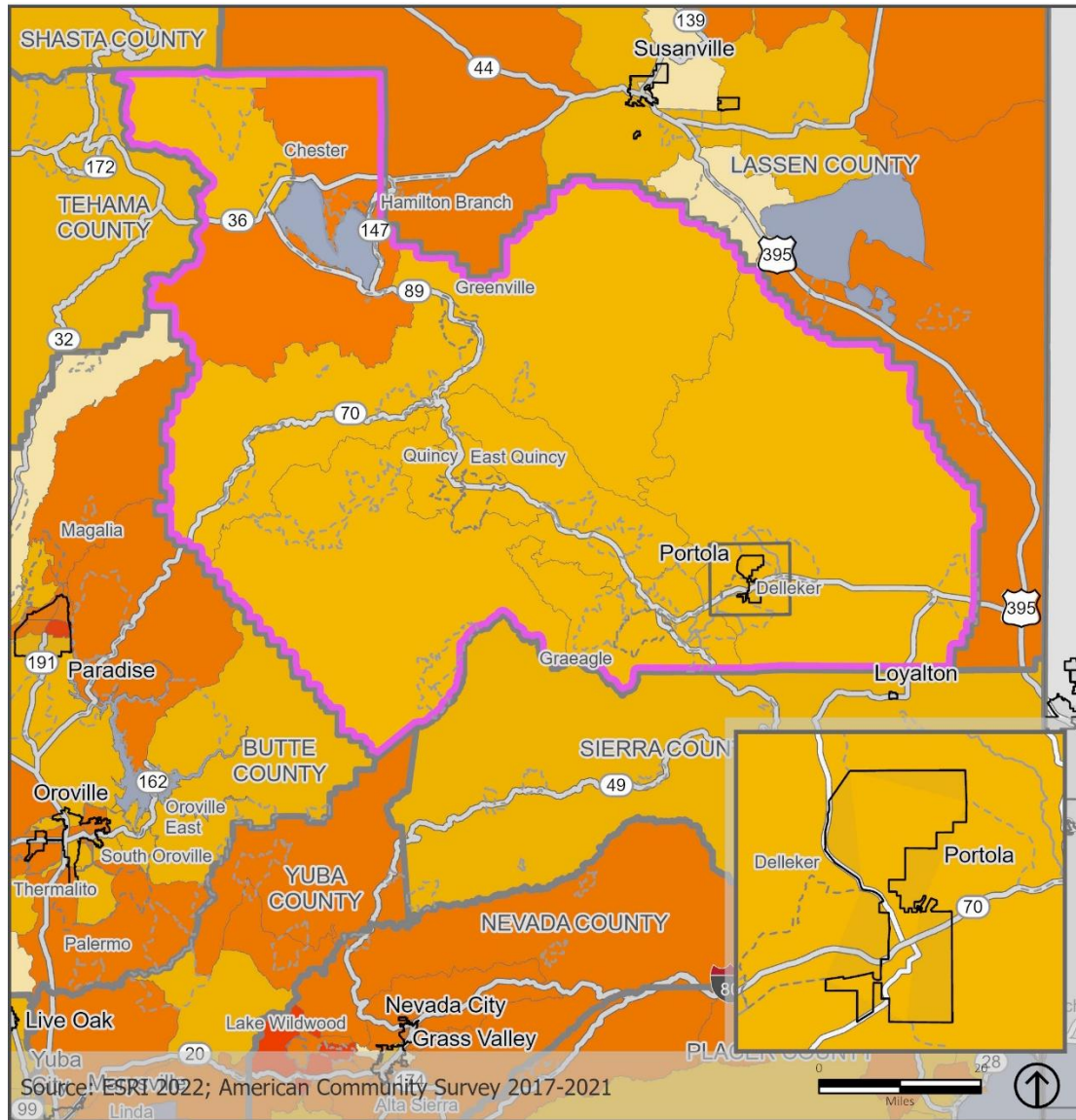
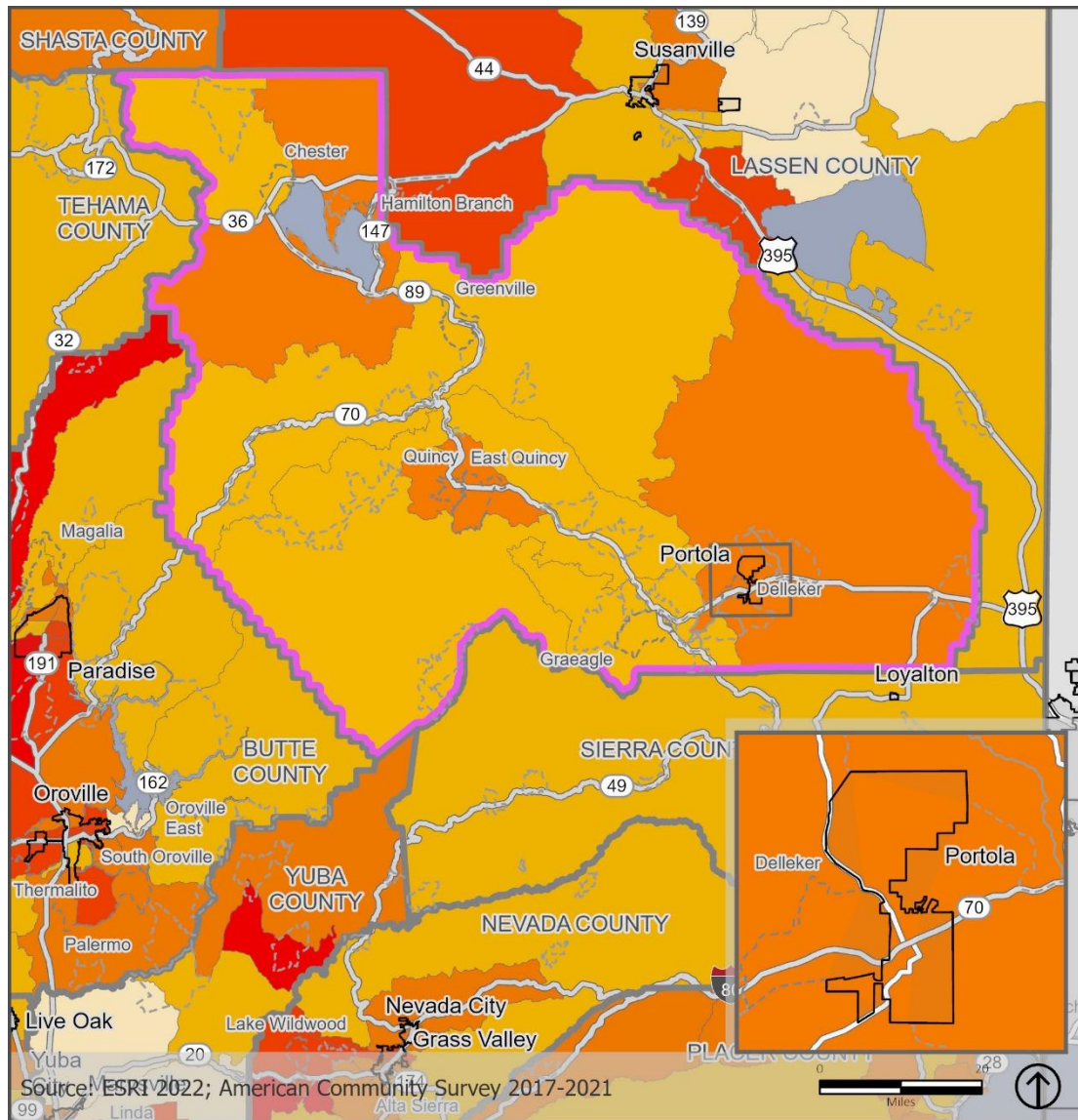


FIGURE 9: RATES OF RENTER OVERPAYMENT, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income





Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon and often includes families with children who share rooms or multigenerational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs. Situations such as this may indicate a shortage of appropriately sized and affordable housing units because overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

Plumas County has seen an increase in the percentage of overcrowding in renter households, from 5.3 percent in 2010 to 6.4 percent in 2021. However, the number of renters experiencing severe overcrowding has decreased by 1.2 percentage points. The unincorporated area of the county has seen a significant rise in overcrowded renters, with a shift from 1.9 percent in 2010 to 7.3 percent in 2021, but a decrease in the percentage of renters that experience severe overcrowding (3.9 percent in 2010 to 1.3 percent in 2021). Rates of homeowner overcrowding are low in the unincorporated county (0.6 percent in 2021), which has been relatively steady since 2010. Additionally, there are no reports of severe overcrowding among homeowner households throughout the county. At the census tract level, most tracts in the county have rates of overcrowding below 5 percent between both tenure groups, though rates are slightly higher (between 5.0 and 10.0 percent) in the central and southwest areas of the county, including the tracts with the communities of Greenhorn, Cromberg, La Porte, and Meadow Valley (see Figure 10).

Regionally, Plumas County has comparably low levels of homeowner overcrowding when compared to Lassen and Sierra Counties, and a lower rate of homeowner overcrowding compared to Modoc County. Among renters, rates of overcrowding are also similar to those in Sierra County, though with a higher rate of severe overcrowding in Plumas County.

Within Portola there has been a significant decrease in the percentage of renters experiencing overcrowding, from 20.7 percent in 2010 to 2.3 percent in 2021. However, the percentage of renters experiencing severe overcrowding has increased from 0.0 percent in 2010 to 4.7 percent in 2021. This is still a decrease in the percentage of renters experiencing any level of overcrowding. Homeowner overcrowding in Portola has increased by 1.1 percentage points during the same period, though the percentage of homeowners experiencing severe overcrowding has stayed steady at 0.0 percent.

Locally, there are no areas in the city that are known to have higher rates of household overcrowding, such as "doubling-up" families in one house.

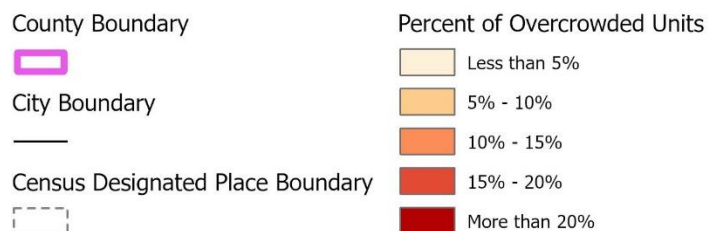
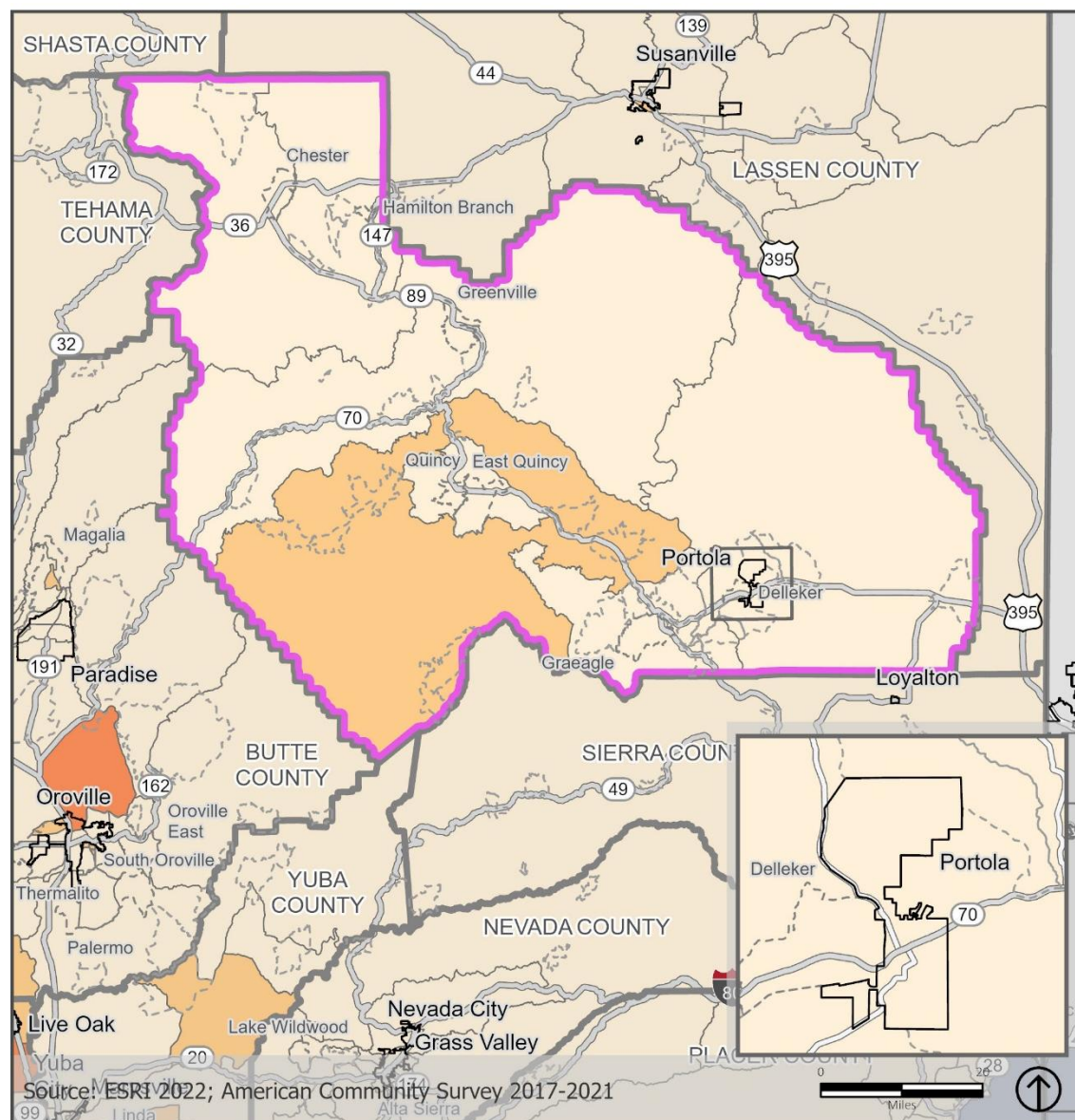
TABLE 9: HOUSEHOLDS BY OVERCROWDING

Households Experiencing Overcrowding	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Percent of Owner Households Experiencing Overcrowding	4.3%	5.4%	0.7%	0.6%	1.1%	1.0%	3.7%	2.4%	2.5%	1.0%	1.1%	0.0%	0.3%	0.7%	0.0%	0.0%	0.7%	3.5%	3.1%	3.1%
Percent of Owner Households Experiencing Severe Overcrowding	0.0%	0.0%	0.3%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.3%	0.9%	1.1%
Total Number of Owner Households	650	538	5,965	5,413	6,615	5,951	2,924	1,590	6,545	6,236	263	297	1,151	908	707	784	2,790	2,543	7,112,050	7,502,706
Percent of Renter Households Experiencing Overcrowding	20.7%	2.3%	1.9%	7.3%	5.3%	6.4%	10.8%	3.0%	9.0%	3.3%	0.0%	0.0%	0.0%	6.6%	7.9%	3.2%	6.1%	1.5%	8.2%	7.4%
Percent of Renter Households Experiencing Severe Overcrowding	0.0%	4.7%	3.9%	1.3%	3.2%	2.0%	1.5%	1.1%	1.7%	0.6%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	1.5%	0.0%	5.1%	5.8%
Total Number of Renter Households	627	443	2,848	1,837	3,475	2,280	2,657	1,401	3,731	2,674	65	58	286	243	494	375	1,187	870	5,280,802	5,926,357

Source: ACS 2006-2010, 2017-2021 B25014



FIGURE 10: HOUSEHOLDS EXPERIENCING OVERCROWDING, PLUMAS COUNTY





Housing Conditions

There is no available data on the age of homes or units in need of rehabilitation and replacement. The commercial core area on the south side of town is typically older construction and therefore the physical condition of the housing may suggest a higher need for rehabilitation for safety or accessibility reasons. However, the City is not aware of particular concerns. There are no known differences in housing conditions based on unit types (i.e. single family, multifamily, or mobile and manufactured homes).

The City has not had a Code Enforcement officer dedicated to residential complaints since 2022. At that time, Code Enforcement complaints were typically related to weed abatement, and were located throughout the City without being concentrated in specific areas. Abandoned vehicles drive many of the complaints and the City uses the Abandoned Vehicle Abatement program and funds to help mitigate this.

Persons Experiencing Homelessness

There are approximately 3 homeless people that live on United States Forest Service (USFS) property outside of the city. These community members often frequent public places in the City. Homeless community members tend to congregate at the library to use the public Wi-Fi. There are no City programs to provide emergency rental assistance, but The Portola Family Center, operated through Plumas Crisis Intervention and Resource Center offers assistance programs, case management, and homelessness prevention programming.

Displacement

The Urban Displacement Project, a joint research and action initiative of UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census tract level. The UCB analysis identifies the following categories of displacement risk:

- **Lower Displacement Risk:** The model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
 - **At Risk of Displacement:** The model estimates there is potential displacement or risk of displacement of the given population in these tracts.
 - **Elevated Displacement:** The model estimates there is a small amount of displacement (e.g., 10 percent) of the given population.
 - **High Displacement:** The model estimates there is a relatively high amount of displacement (e.g., 20 percent) of the given population.
 - **Extreme Displacement:** The model estimates there is an extreme level of displacement (e.g., greater than 20 percent) of the given population.
 - **Low Data Quality:** The tract has less than 500 total households and/or the census margins of error were greater than 15 percent of the estimate.
- 

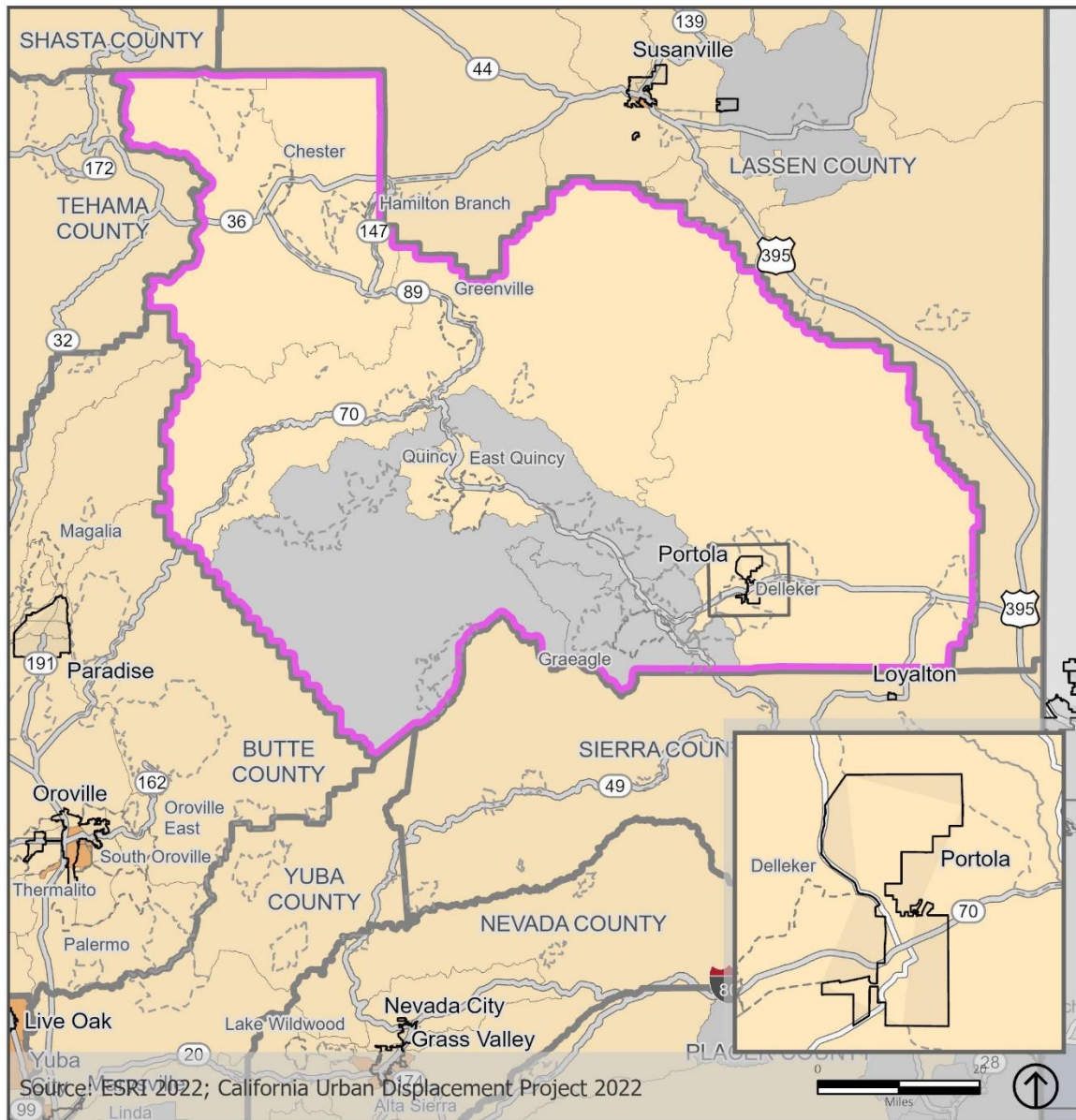


A combination of factors can result in increased displacement risk, particularly for lower-income households. Displacement risk increases when a household is paying more for housing than its income can support; the housing condition is unstable or unsafe; and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. All areas of Plumas County that were evaluated as part of the Urban Displacement Project analysis were determined to have a lower risk of displacement, which is also typical for neighboring Sierra and Lassen Counties, with the exception of the area on the south side of Susanville (see Figure 11). Census tracts in the center and on the southwest side of Plumas County were determined to have low data quality and so were not evaluated.

Natural hazards can also present risks of displacement. Many areas of the county are within CAL FIRE's High or Very High Fire Hazard Severity Zones, including the communities of Chester, Hamilton Branch, Greenville, the north sides of Quincy and East Quincy, and the City of Portola (see Figure 12). The largest concentrations of high or very high fire hazard severity zones are surrounding Lake Almanor and in the State Route 70 corridor between Quincy and the area east of Portola. Fire hazards are typical for many counties in the rural north state. Flood hazards are also a common displacement risk factor. As shown in Figure 13, there are few areas of the county that are within FEMA's 100-year flood risk zone. A small area immediately surrounding Lake Almanor, an area in the Greenville and Crescent Mills area to the east of State Route 70, a small section of the county immediately north of Quincy, and on the southeast side of the county near Marble Hot Springs. Other small flood-prone areas are located along Yellow and Humbug Creeks on the west side of the county and immediately surrounding Butt Valley Reservoir. The majority of the county is not considered in a high flood-risk zone.

Locally, there have been no recent natural disasters or related events that have led to displacement. There are some houses located within the floodplain that have a higher susceptibility to environmental damage due to building age and building design. There are no areas outside of the flood zone that have a tendency to flood during storms. Defensible space inspections are not performed, and there are no other environmental hazard mitigation programs available.

FIGURE 11: RISK OF DISPLACEMENT, PLUMAS COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



Overall Displacement Risk



Low Data Quality



Lower Displacement Risk



At Risk of Displacement



1 Income Group Displacement



2 Income Groups Displacement

FIGURE 12: FIRE HAZARD AREAS, PLUMAS COUNTY

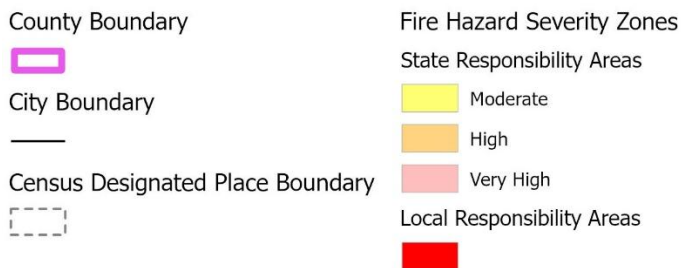
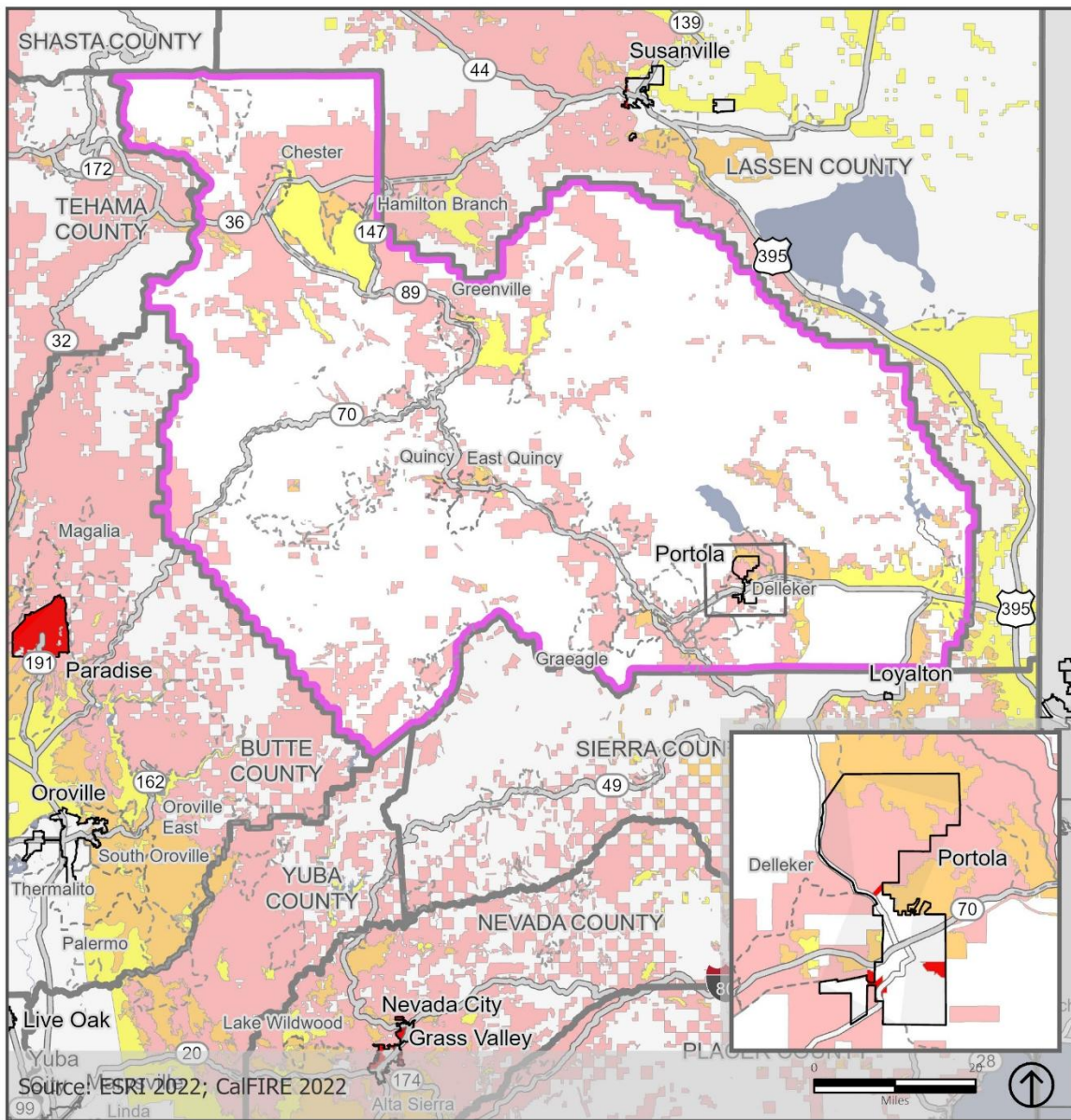
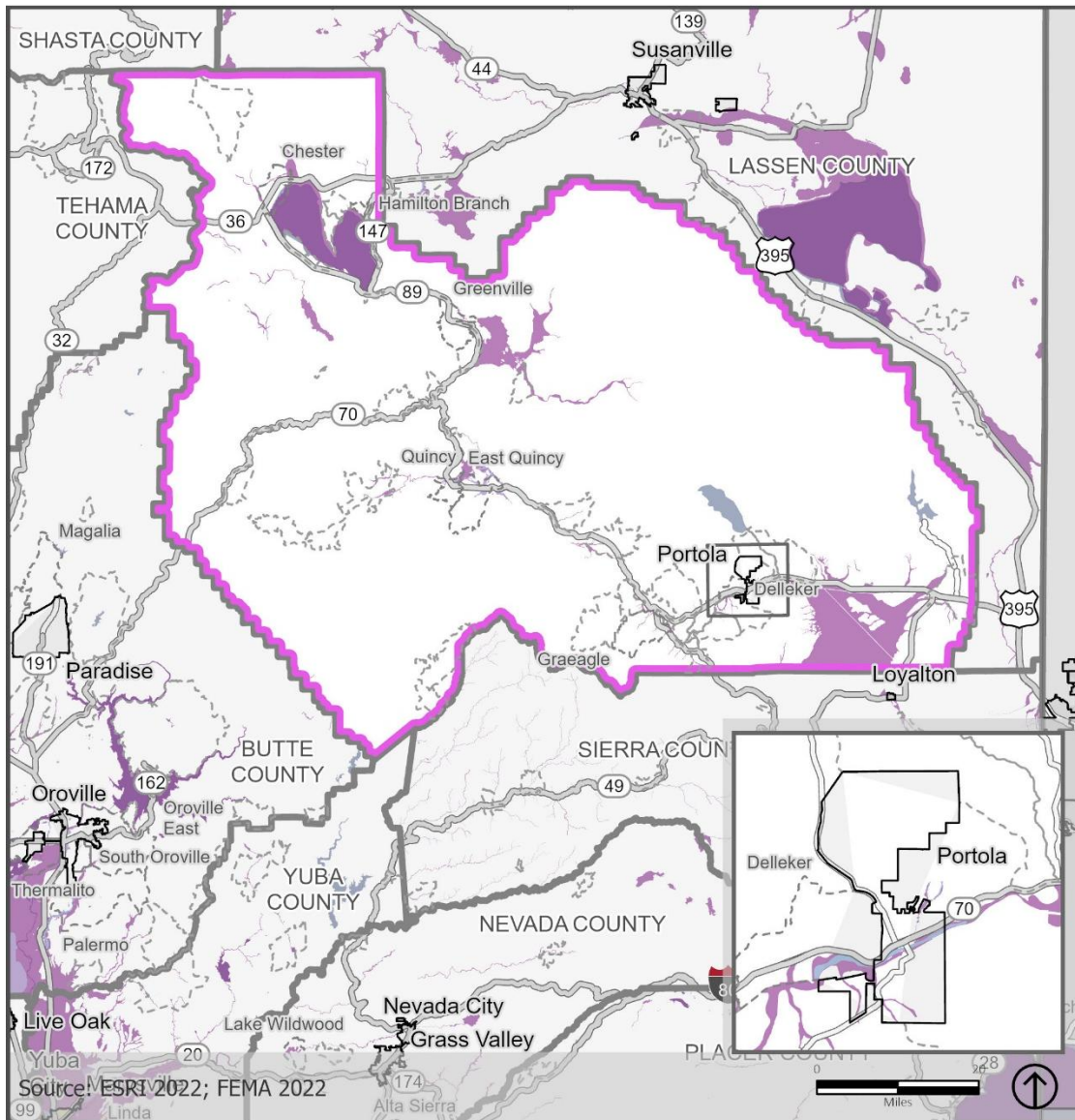


FIGURE 13: FEMA FLOOD HAZARD AREAS, PLUMAS COUNTY



- | | |
|----------------------------------|---|
| County Boundary | Special Flood Hazard Areas (FEMA) |
| County Boundary | 1% Annual Chance Flood Hazard |
| City Boundary | 0.2% Annual Chance Flood Hazard |
| Census Designated Place Boundary | Regulatory Floodway |
| | Special Floodway |
| | Future Conditions 1% Annual Chance Flood Hazard |
| | Area with Reduced Risk Due to Levee |



ENFORCEMENT AND OUTREACH CAPACITY

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to achieve compliance. Plumas County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identifies how the County complies with fair housing laws:

Local Outreach and Fair Housing Issues

As part of the Housing Element update, the City of Portola conducted outreach through public meetings, a 30-day public review period, and online access to the draft document. Notices were posted at City Hall, the library, and post office to encourage broad participation. Public input was encouraged and documented throughout the process. Most feedback focused on the viability of two approved housing developments—Portola Highlands and Portola 192—which include affordable housing components. While direct comments on fair housing issues were limited, previous workshops and meetings provided input on housing affordability and development impacts. This input informed revisions to project documents such as the Development Agreement and Master Plans, helping shape the Housing Element’s strategies for housing supply, affordability, and community engagement.

Fair Housing Outreach Capacity

The Portola Family Center, operated through Plumas Crisis Intervention and Resource Center, offers fair housing assistance programs. These programs include a Self-Help Legal Clinic, a Housing and Disability Advocacy Program, and several homelessness prevention and case management programs.

Fair Housing Enforcement

There have been no recent fair housing inquiries or cases. When a complaint is received, City staff will provide County, State or federal resources to residents as applicable. Staff also speaks with landlords to ensure compliance with building codes. Additionally, the City employs a Code Enforcement Officer who addresses code-related matters for the City. Generally, code enforcement activities are complaint-driven. A complaint can be submitted in person, through a complaint form on the City’s website, in writing, or over the telephone. The City investigates the complaint and takes appropriate action based on the complaint. The Code Enforcement Officer also spends time driving through the City and may also observe an issue that needs to be addressed.

The specific policy/programs actions that have been included in the 6th Cycle Housing Element to address fair housing enforcement and that are expected to be continued into the 7th Cycle Housing Element include:

Policy 4-2-4: Provide Educational Materials for Tenants of At-Risk Housing Developments

Program 1: The City will acquire existing information published by HDC summarizing the timelines and requirements associated with converting subsidized housing to market rates. The City will gather and make available to its residents



information identifying local agencies that provide tenant relocation assistance and rental subsidies. This information will be provided on the City's webpage and at the front counter.

Responsibility: City Manager's Office

Quantified Objective: Gather information by June 2022, and ensure the information is posted and available by December 2022.

Timing: December 2022, with annual review of material and website/front counter information.

Compliance with Fair Housing Laws

There have not been any recent fair housing-related lawsuits, settlements, consent decrees or other related legal matters.

TABLE 10: COMPLIANCE WITH FAIR HOUSING LAWS

Title	Statute	Description	Compliance Efforts
Density Bonus Law	Government Code section 65915	The density bonus ordinance allows up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with state law.	Zoning code is up-to-date with the State's Density Bonus law.
No Net Loss Law	Government Code section 65863	The County has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	Yes, this has been identified in the Housing Element.
Housing Accountability Act	Government Code section 65589.5	The County does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the City currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	Yes
Senate Bill 35	Government Code Section 65913.4	The County has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	Yes
Senate Bill 330	Government Code Section 65589.5	The County relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	Yes



Title	Statute	Description	Compliance Efforts
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Section 12900 - 12996 Title VIII of the Federal Civil Rights Act	The County provides protections to residents through referrals to legal assistance organizations,	Yes
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.	Yes
Assembly Bill 686	Government Code section 8899.50	The County has completed this AFH analysis and has identified programs to address identified fair housing issues.	This analysis has been completed.
Equal Access	Government Code section 1195 et seq.	The County offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.	Translation services are available upon request.



IDENTIFIED SITES AND AFFIRMATIVELY FURTHERING FAIR HOUSING

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity.

The City of Portola is geographically divided by State Route 70 and the Feather River, creating what is locally referred to as a “north side” and “south side.” However, this division has not resulted in significant socio-economic separation, as both areas contain similar patterns of residential development and access to services. There have been no historical zoning or land use decisions that contributed to socio-economic disparities between different parts of the city.

The City’s Regional Housing Needs Allocation (RHNA) is modest due to its small population and rural context. Identified housing opportunity sites are distributed across the community, including both infill parcels and larger development areas, such as the Portola Highlands and Portola 192 projects. These sites were selected based on infrastructure capacity, zoning compatibility, and proximity to schools, services, and transportation routes, with the goal of encouraging inclusive and balanced growth.

The RHNA is not concentrated in any one part of the city, nor is it isolated to areas associated with either lower-income or moderate and above moderate-income households. Given the relatively uniform development patterns and absence of concentrated poverty, the RHNA distribution does not reinforce segregation. Similarly, the scale of RHNA impact is low in all areas, given the city’s overall small number of households and the limited number of units planned per site.

Overall, the distribution of RHNA sites in Portola supports the goal of promoting inclusive communities. While historical economic shifts—such as the decline of railroad operations—have influenced the city’s economic profile, current housing planning efforts avoid the concentration of lower-income units and instead support a mix of housing types across all neighborhoods. No mitigation strategies are needed at this time, as identified sites do not pose concerns related to exclusion or concentrated disadvantage.

Relevant Demographic Information

Housing Units by Type

As shown in Table 12, the majority of homes in Plumas County are single-family detached homes, which has remained relatively consistent since 2010. As of 2021, 79.1 percent of the total housing structures comprise single-family units countywide. This is typical of rural counties in the northern areas of the state, including nearby Lassen, Sierra, and Modoc Counties. Cities in rural areas tend to have higher concentrations of homes in multi-family buildings than unincorporated areas do, and this is true in Plumas County. In Portola, 12.5 percent of homes are in buildings with 5 or more units, and 6.8 percent are in buildings with between 2 or 4 units. In contrast, in unincorporated Plumas County, only 2.5 percent of homes are in buildings with 5 or more units, and only 1.9 percent are in buildings with 2 to 4 units. This is similar to patterns of housing unit types in neighboring Lassen County. However, Plumas County differs from Lassen County in the percentage of mobile homes that are located in the incorporated city. Mobile homes make up a higher percentage of homes in Portola (8.8 percent in 2021) than in Susanville (4.7



percent), whereas the two counties have similar percentages of mobile homes as a percentage of all homes in the county, indicating that Lassen County has a greater concentration of mobile homes in its unincorporated area than Plumas County does. Locally, there have not been any subdivisions developed in the past ten years, and there are no new master planned areas with different infrastructure. Multi-family housing is not widely available in the city.



TABLE 12: HOUSING UNITS BY TYPE

Housing Unit Type	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Single Family Detached	71.2%	67.0%	77.6%	80.8%	77.0%	79.7%	72.3%	76.1%	71.2%	77.9%	94.1%	97.6%	90.2%	92.4%	77.1%	72.9%	75.2%	80.2%	58.1%	57.2%
Single Family Attached	0.0%	4.9%	2.7%	1.9%	2.5%	2.2%	5.2%	2.3%	2.9%	1.0%	0.8%	0.0%	1.0%	0.0%	1.8%	0.6%	1.8%	0.4%	7.1%	7.5%
2-4 Units	0.8%	6.8%	2.2%	2.5%	2.1%	2.8%	3.2%	3.7%	2.8%	2.7%	0.0%	0.0%	1.4%	0.6%	6.0%	4.6%	2.3%	2.6%	8.2%	7.7%
5+ Units	12.3%	12.5%	3.7%	1.6%	4.5%	2.5%	12.8%	13.2%	7.1%	5.7%	0.0%	0.0%	3.1%	1.4%	9.3%	15.7%	3.1%	5.6%	22.6%	23.9%
Mobilehomes	15.7%	8.8%	13.3%	12.6%	13.5%	12.3%	5.9%	4.7%	15.1%	12.5%	5.1%	2.4%	4.3%	5.6%	5.8%	6.2%	17.6%	11.3%	3.9%	3.5%
Other (Boat, RV, van, etc.)	0.0%	0.0%	0.5%	0.5%	0.4%	0.5%	0.6%	0.0%	0.8%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%

Source: ACS 2006-2010, ACS 2017-2021, DP04



Households by Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase.

Table 13 shows the distribution of homeowner and renter households in the overall household count. Plumas County had 10,090 households in 2010, but this figure declined to 8,231 by 2021. However, the percentage of owner households has increased to 72.3 percent of the total households, up from 65.6 percent in 2020. This is typical for other rural counties in the region, including in Modoc, Sierra, and Lassen Counties. Sierra County has seen a slight decline in the percentage of households that own their homes between 2010 and 2021, but the rate as of 2021 is still similar to that of Plumas County and other nearby counties.

The shift toward homeownership has also occurred in Portola, where there was a 3.9 percentage point increase between 2010 and 2021 in the share of households that were homeowners. This is similar to other incorporated cities in the region, including Susanville and Loyalton, though Loyalton has a higher percentage of homeowners overall. In Portola, 54.8 percent of households own their homes, compared to 53.2 percent in Susanville and 83.7 percent in Loyalton. Portola and Susanville have both experienced population decreases over the past decade. When considering the increase in homeowner households as a share of all households, this may indicate that renter households have left the cities in greater numbers than homeowner households.



TABLE 13: HOUSEHOLDS BY TENURE

Tenure	Portola		Plumas County (Unincorporated)		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Owner Households	50.9%	54.8%	67.7%	74.7%	65.6%	72.3%	52.4%	53.2%	63.7%	70.0%	80.2%	83.7%	80.1%	78.9%	58.9%	67.6%	70.2%	74.5%	57.4%	55.5%
Renter Households	49.1%	45.2%	32.3%	25.3%	34.4%	27.7%	47.6%	46.8%	36.3%	30.0%	19.8%	16.3%	19.9%	21.1%	41.1%	32.4%	29.8%	25.5%	42.6%	44.5%
Total Households	1,277	981	8,813	7,250	10,090	8,231	5,581	2,991	10,276	8,910	328	355	1,437	1,151	1,201	1,159	3,977	3,413	12,392,852	13,217,586

Source: ACS 2006-2010, ACS 2017-2021, DP04



Contributing Factors to Fair Housing Issues

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues, as shown in Table 14. While there are several strategies identified to address the fair housing issues, the most pressing issues are displacement risk due to substandard conditions and rising housing costs and barriers to homeownership. Prioritized contributing factors are bolded in Table 14, and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***.

TABLE 14: FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES

Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Displacement Risk Due to Substandard Housing Conditions	Aging and poorly maintained rental housing stock Limited code enforcement capacity Low household incomes limiting tenant leverage or relocation options Low housing stock limiting tenant relocation options	High	<i>Expand code enforcement efforts to proactively identify and remedy substandard conditions</i> Explore partnerships with non-profits or regional agencies to offer rental rehabilitation assistance programs Explore options for relocation assistance and tenant protections for residents displaced due to habitability issues Encourage preservation of naturally occurring affordable housing through incentives for small landlords
Rising Housing Costs	Limited housing supply, particularly for low- and moderate-income households	Moderate	Facilitate the development of income-restricted affordable housing through streamlined permit processing, fee

	Recent increases in home prices and rent levels Small-scale housing market with few affordable new units being built		reductions, or land donations Support accessory dwelling units (ADUs) Explore rental assistance programs and rent stabilization policies in partnership with regional housing authorities Include affordability requirements or incentives in future development agreements
Barriers to Homeownership	Limited inventory of for-sale homes affordable to first-time buyers Credit and down payment challenges for lower-income households Lack of local homebuyer education and assistance programs	Low	<i>Explore partnerships with local lenders or housing agencies to offer first-time homebuyer assistance and financial literacy programs</i> Identify publicly owned or underutilized parcels for potential affordable for-sale housing development Encourage mixed-income housing projects that include affordable ownership units Monitor and support alternative homeownership models

Goals, Actions, Milestones and Metrics

Table 15 below is The City of Portola's action plan, and it elaborates on Portola's place-based and mobility strategies to address fair housing, including geographic targets and quantitative objectives for the 2024-2029 planning period. However, the contributing conditions identified in Table 14 are not unique to Portola and are present in other areas of Plumas County. Moreover, many of the communities in the region, including Portola, lack the staff, financial resources, and local tax base to undertake large scale transformative initiatives without outside financial support. Consequently, some of the Action Plan's strategies commit the City to continuing and amplifying regional collaboration efforts with local governments, non-profit organizations, residents of Portola, and others.

TABLE 15: SUMMARY OF GOALS, ACTIONS, MILESTONES, AND METRICS TO MEET FAIR HOUSING

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
Housing Mobility	Investigate programs that would assist first-time homebuyers in purchasing a home.	The City will actively pursue the creation of a First-Time Homebuyer Assistance Program by identifying and applying for available funding sources, such as the HOME Investment Partnerships Program, Community Development Block Grant (CDBG) Program, and the American Dream Downpayment Initiative. Upon securing funding, the City will develop and implement the program, including down payment assistance for eligible households, and will promote it through brochures, outreach materials, and updates to the City website	If funding is secured, the City will aim to launch the program and begin outreach within approximately six months.	Citywide	4 units for first-time homebuyers
	Consider the impact of all regulations, fee changes, policies, and development	The City will offer incentives—such as density bonuses, fee reductions or deferrals, and expedited processing—to support residential projects that include affordable units	The City will annually review and consider additional affordability-	Citywide	1 low-, 1 very low- and 1 extremely

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
	projects on housing affordability.	for extremely low, very low, and low-income households, as allowed under State law.	promoting measures, and present recommendations to the City Council as needed.		low-income households
New Opportunities in Higher Opportunity Areas	Encourage the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.	The City will continue to encourage mixed-use and well-integrated development by offering incentives such as increased building density, reduced parking and setback requirements, greater height allowances, and higher floor area ratios for housing projects that align with Portola Municipal Code requirements.	The City will periodically evaluate the use and effectiveness of these incentives—at least once every two years—and consider adjustments as part of future updates to development policies or zoning regulations.	Citywide	2 units, with 50 percent prioritized for target areas
	Consider incentives such as density bonus and/or an additional incentive to projects providing affordable units.	The City will continue to implement its density bonus ordinance and offer additional incentives—such as expedited processing, permit waivers, fee deferrals or reductions, and flexible development standards—for projects that include affordable units or mixed-use developments with an affordable housing component.	The City will review the use of these incentives annually and consider updates or additional incentives as part of future housing policy discussions.	Citywide	4 affordable housing units

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
Place-based Strategies for Community Revitalization	a. Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	a. The City will require all new Development Agreements to include land use policies, implementation measures, and funding responsibilities proportional to the scale of the project, in support of Housing Element goals—particularly those that promote innovative or alternative construction methods to increase housing supply and reduce costs.	a. This requirement will be applied to all new Development Agreements beginning with the next applicable project, and reviewed for effectiveness at least every two years as part of broader housing policy updates.	a. Citywide	2 housing units
	b. The City will invest in improvements to the downtown area and enhance existing City facilities.	b. The City will complete repairs to approximately three blocks of Commercial Street to support surrounding development. The City will install public restrooms and ADA-accessible drinking fountains along the Riverwalk (Riverwalk Park).	b. Improvements to be completed no later than 2027.	b. Downtown Core	
Displacement	Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans.	The City will continue to promote and make available its housing rehabilitation revolving loan program in partnership with the Plumas County Community Development Commission (PCCDC), and will apply for CDBG funding to expand single-family rehabilitation efforts.	The City will apply for additional funding within the next Housing Element cycle and will aim to rehabilitate at least five housing units over the five-year planning period.	Citywide	5 housing units
	Provide technical and financial	The City will actively promote available rehabilitation	The City will review available	Citywide	

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
	assistance as available to all eligible multi-family complex owners to rehabilitate existing dwelling units through low interest or deferred loans.	funding programs to owners of aging or substandard multi-family housing complexes by conducting targeted outreach, providing technical assistance with application processes, and coordinating with the Plumas County Community Development Commission and other partners to support project feasibility. The City will prioritize projects that result in long-term affordability for low- and moderate-income households.	funding sources annually and will aim to support at least one funding application every two years, contingent on interest and participation from eligible property owners.		2 moderate- and 1 low-income unit
	Provide Educational Materials for Tenants of At-Risk Housing Developments	The City will collect and distribute educational materials for tenants living in at-risk subsidized housing, including information on conversion timelines, tenant rights, relocation assistance, and rental subsidy programs. Materials will be sourced from HCD and local service providers, and made available on the City's website and at City Hall.	The City will aim to update and make materials available within six months of obtaining relevant information and will review materials annually to ensure accuracy.	Citywide	4 At-Risk Households with 50 percent prioritized for target areas