

**REGULAR MEETING OF THE BOARD OF COMMISSIONERS
PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION
& HOUSING AUTHORITY**

HELD IN QUINCY ON SEPTEMBER 3, 2024

ROLL CALL

The meeting is called to order at 9:10 AM. Chairperson Greg Hagwood, Commissioner Dwight Ceresola, Commissioner Kevin Goss, Commissioner Jeff Engel and Commissioner Tom McGowan were present. Executive Director Roger Diefendorf, Finance Director Cindy Ramsey, Finance Analyst Michelle Majeski and Board Secretary Tricia Romandia were also present.

ADDITIONS OR DELETIONS FROM THE AGENDA

There were no additions or deletions from the agenda.

APPROVAL OF CLAIMS

Claims for the period of July 12, 2024, through August 15, 2024, are presented for approval. Commissioner Goss motioned for approval. Commissioner Engel second the motion. Approved.

PCCDC General \$130,101.71 (Checks #64331 - 64457, Checks #100622 - 100672)

USDA Operations \$21,798.96 (Checks #5593 - 5622)

PCCDC General \$326,592.00 (Direct Deposits #1031831 - 1032055)

APPROVAL OF MINUTES

The PCCDC Minutes from the meeting of July 16, 2024, were presented to the Board for approval. Commissioner Goss motioned for approval. Commissioner Engel second the motion. Approved.

PUBLIC COMMENT

Chairperson Hagwood inquired if there were any public comments from anyone present or attending by Zoom.

Clint Koble from Hamilton Branch, California had the pleasure of meeting with the Dixie Fire Collaborative (DFC) to discuss the Down Payment Assistance Program (DPAP). The DFC is in favor of the program so much that they want to have a paid position to administer the program or if it is given as a grant maybe a generous rent administrative fee. This is the program that rebuilt Paradise after the CAMP Fire. Before the CAMP Fire, the DPAP offered a \$30,000 down payment to a family, and since the fire the program now offers up to \$100,000 per family. As a result of this program, Paradise, California has been the fastest growing city in California for two consecutive years. The DFC is aware that it will take some doing to get people to move back into Greenville, but it used to be a bedroom community for both Quincy and Chester. Currently, there are 55 openings at Sierra Pacific Industries (SPI), and a lot of the personnel from SPI used to live in Greenville. This program would be a great start to get people to rebuild and move back into the community. Koble felt PCCDC is probably the only agency in the County that could administer this program. He also anticipated interest rates going down for better lending. He knows of 50-75 people who are interested in the program if it is offered.

BOARD OF COMMISSIONERS ANNOUNCEMENTS OR REPORTS

Chairperson Hagwood inquired if there were any announcements or reports from the Board of Commissioners. There were no announcements or reports.

RESOLUTIONS

There were no resolutions to be presented to the Board.

DEPARTMENTAL MATTERS

A. PCCDC Budget Overview through June 2024

Finance Director Cindy Ramsey, presented the budget overview as of June 2024. There were significant losses at the fiscal year end. Section 8 continues to be self-sufficient; the vouchers leased were 600. The unaudited REAC and CMAP reports were both submitted early.

B. CSD Removal of Special Conditions Letter

Finance Director, Cindy Ramsey, presented the July 18, 2024, letter from CSD that acknowledged PCCDC meeting the Special Conditions Finance Reporting requirements that were identified in the January 5, 2024 “Acknowledgment of Plumas’ Acceptance of Special Conditions Following December 20, 2023. Discussion on Single Audit Report Submission and Financial Stability: Suspension of Department Initiation of Enforcement Action” letter.

C. Public Housing Repositioning Presentation

Finance Director, Cindy Ramsey, gave a presentation to the Board further educating them on Public Housing Repositioning.

D. HUD Disaster Training

Executive Director, Roger Diefendorf, stated that he and Cindy Ramsey remotely attended a two-day HUD Disaster Training. During the Dixie Fire, PCCDC did not have a formal disaster plan in place. The Agency operated as well as it could with the Housing Director and the Finance Director both evacuated for over a month. In addition to the evacuation routes that are provided, PCCDC will be providing formal evacuation routes for tenants, fire safety training, risk assessments, and formal procedures on hazardous materials. Executive staff will be meeting soon to fill out the plan.

9:30 a.m. Chairperson Hagwood excuses himself to attend Agenda Review. Vice Chairperson Ceresola chaired the remainder of the meeting.

E. Possible Down Payment Assistance Program

Clint Kolbe informed the Board that Chester is building a hospital in Chester. The project is estimated to be for two years, and the contractors need a place to stay.

Executive Director, Roger Diefendorf, stated that he went to Paradise, California to inquire about their down payment assistance programs. They have two programs:

- 1) Down Payment Assistance Program—they can provide up to \$100,000 towards down payment assistance. This a long-term program. This program resembles the CDBG sewer loans where the principle is outstanding until the time the property changes ownership.
- 2) First Time Homebuyer Program—the financial assistance goes toward construction of a home. At the time that the home is completed, the money reverts back into their fund. It is a short-term revolving fund.

In Paradise, they have contactors that build small affordable homes for \$270 to \$300 per square foot. There are contactors in the Greenville area that could match this price. One of Paradise's funding sources is North Valley Trust Fund, which might lend to surrounding areas.

Another program PCCDC became involved with several years ago is the TRIO program, which is a lease to own program. Diefendorf was informed that if Plumas could get six (6) people interested and qualify for the program they would be interested in pursuing the construction of the home.

Clint Koble stated he liked the TRIO program, and to qualify one needed a 580 credit score. He knew of approximately a dozen interested parties.

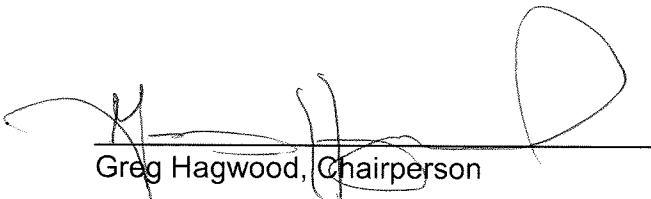
9:41 a.m. Commissioner McGowan arrives.

PROJECTS/PROGRAMS

There were no projects or programs to be presented to the Board.

ADJOURNMENT

Chairperson Ceresola inquired if there were any further comments from the public or anyone attending by Zoom. There were no comments. The Board adjourns at 9:42 AM. Claims were reviewed at 8:45 AM.



Greg Hagwood, Chairperson

Attest:



Tricia Romandia, Board Secretary