

# The Almanor Foundation Dixie Fire Recovery and Housing Initiative

## ACCOMPLISHMENTS TO DATE

**August 2024**

1. Served as Fiscal Sponsor; for an Alumbra Grant, which helped develop the Conceptual Master Infrastructure Plan (CMIP) for Indian Valley to be finalized at the end of August 2024. CMPI is currently being utilized to pursue \$50M in infrastructure improvements for outdated and underperforming systems, water, sewer, fire suppression and back up energy generation.
2. The Almanor Foundation has supported numerous Dixie Fire recovery projects, including contracted projects. Detailed below is the summary of work completed by LMNOP Design, Inc and sub consultants.
  - I. With funding provided by The Almanor Foundation's Wildfire Relief & Recovery Fund, The Common Good Community Foundation, Dixie Fire Collaborative, Plumas Strong, Sierra Institute, Sobrato Philanthropies, and North Valley Community Foundation, **Phase 0** planning project was completed and published in May 2022.

The discovery phase is known as the *Phase 0 Summary Report* and includes preliminary research to define community needs and provide scope for long-term planning and visioning efforts.

[Phase 0 Summary Report \( 7 MB\)](#)

*(Phase 1a includes documentation of community listening sessions and responses and advancing key partnerships. Completed December 2022. The Almanor Foundation was not a sponsor in this specific phase - see [Phase 1A Report on Dixie Fire Collaborative Page HERE](#)*

- II. Completed November 2023, The Town Center Design Guidebook, **(Phase 2)**, which worked with residents and provided recommendations for building practices that are in line with community needs. Phase 2 was completed

with assistance from Dixie Fire Collaborative, The Almanor Foundation's Wildfire Relief & Recovery Fund, North Valley Community Foundation, and the Cook Family.

[Town Center Design Guidebook \(54 MB\)](#)

- III. The Canyon Dam Summary Report details a ten-week project in Canyon Dam by summer interns emphasizing workforce housing strategies and community regeneration. Supported by The Almanor Foundation, the work prioritized transparency, empathy, and engagement with property owners to revitalize the town's community, economy, and environment. Completed November 2023.

[Canyon Dam Summary Report \(13 MB\)](#)

- IV. The Strategic Housing Plan proposes future-oriented strategies to alleviate the lack of affordable housing in Plumas County and the Almanor Basin. Completed June 2023.

[Almanor Basin Strategic Housing Plan \(SHP\) \(11 MB\)](#)

3. Held [10+] public meetings in Greenville, [3] in Canyon Dam and the Lake Almanor Basin to discuss the Strategic Plan and begin to work on Implementation. Attendance at all Dixie Fire Collaborative meetings, whether in person, or virtual through the project durations.
4. Canyon Dam has specific challenges regarding size and community cohesion. Focus on natural resources and traffic slowing affect all community members and create opportunities for future work.
5. Plans to create Seasonal Housing in Canyon Dam were put on hold due to property owners' requests.
6. Decision to explore available sites zoned 2X7-R, i.e., 130,000 square feet for Single-family homes with two additional dwelling units. This scalable and replicable development model has morphed into a viable housing development strategy that is currently being discussed and vetted.

7. Explored the feasibility of attracting nonprofit developers into Plumas County resulting in no nonprofit developers being interested or having the capacity to work in Plumas County. Currently, working with two possible for-profit developers where there were previously none.
8. Formed the Plumas Housing Council. Membership consists of major employers and other stakeholders. The council met on June 6<sup>th</sup> and July 18<sup>th</sup>, 2024. The next Plumas Housing Council Meeting is scheduled for August 15<sup>th</sup>, 2024. Prior meeting recordings are available at the Lake Almanor Foundation Website.
9. Secured grant to develop a Community Tool (Mix and Match Game). This Tool uses our learned experience and challenges with housing to support other communities in creating solutions. It is also keeping Plumas County on the top of funders' minds.
10. Began conversations with for profit developer, Reconstruction Recovery Advisors (RRA), and contracted with them to develop a multi-variable housing development calculator. The purpose of contracting with RRA is to demonstrate how to keep housing costs within an 80-120% Area Median Income target range.
11. Mapped available sites zoned 7R Plus (Single-Family Residential) and MR (Medium Residential) for development.
12. Using the calculator, focused on specific housing development models that would incentivize profit developers in Plumas County. Proving economic viability and de-risking housing development.

All of this, and significantly more, work has accelerated the recovery process and laid the groundwork for the Long-Term Recovery Planning necessary for large scale projects and the rebuilding of key infrastructure, civic buildings, and housing.

Without this work, the recovery process would have been slow (dependent on County, State or Federal Agencies) and dictated from the “top down.” We have been told the process is about 18 months ahead of a better case recovery schedule.

We are proud of the bottom-up approach and grateful for all those that attend the meetings and let their voice be known.

The Almanor Foundation is excited about the work that has been completed, and for the challenges ahead. By doing our part to navigate a community focused recovery process and move towards attainable housing in Plumas County, we are looking towards the future in rebuilding our communities.

For more information contact Tyler Pew, LMNOP Design, inc. or Alisha Wilson, Community Services Coordinator, The Almanor Foundation.

[Tyler@lmnopdesigninc.com](mailto:Tyler@lmnopdesigninc.com)

[awilson@almanorfoundation.org](mailto:awilson@almanorfoundation.org)