

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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January 5, 2018

Mr. Sean Curtis, Interim Planning Director
Planning Department
County of Modoc
203 W. 4th Street
Alturas, CA 96101

Dear Mr. Curtis:

RE: Review of the County of Modoc's 5th Cycle (2014-2019) Draft Housing Element

Thank you for submitting the County of Modoc's draft housing element update received for review on November 6, 2017, along with revisions received on December 8 and 20, 2017. In addition, the Department received documentation demonstrating the County has amended its zoning ordinance to allow emergency shelters without discretionary action. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a conversation on December 7, 2017 with Mr. Gary Price, the County's consultant.

The revised draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (Article 10.6 of the Government Code) when it is adopted and submitted to the Department, in accordance with GC Section 65585(g). In addition, please be aware housing element law and other housing related laws have been changed or added and effective January 1, 2018. For more information, see the Department's website at <http://www.hcd.ca.gov/policy-research/lhp.shtml>.

Please note, some other elements of the general plan must be updated on or before the adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established legacy communities). The Department urges the County to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

For your information, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP). The purpose of this program is to loan funds to facilitate converting mobilehome

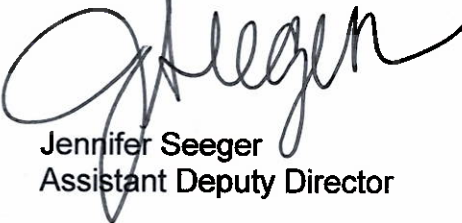
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park ownership to park residents or a qualified nonprofit corporation and assist with repairs or accessibility upgrades meeting specified criteria. The program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through June 30, 2018. Further information is available on the Department's website at: <http://www.hcd.ca.gov/grants-funding/active-funding/mprprop.shtml>.

The Department appreciates the hard work and dedication of Mr. Gary Price, the County's consultant, in preparation of the housing element and looks forward to receiving Modoc County's adopted housing element. Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. If you have any questions or need additional technical assistance, please contact Tom Brinkhuis, of our staff, at (916) 263-6651.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Seeger". The signature is fluid and cursive, with a large initial "J" and "S".

Jennifer Seeger
Assistant Deputy Director