

2024-2029 HOUSING ELEMENT UPDATE

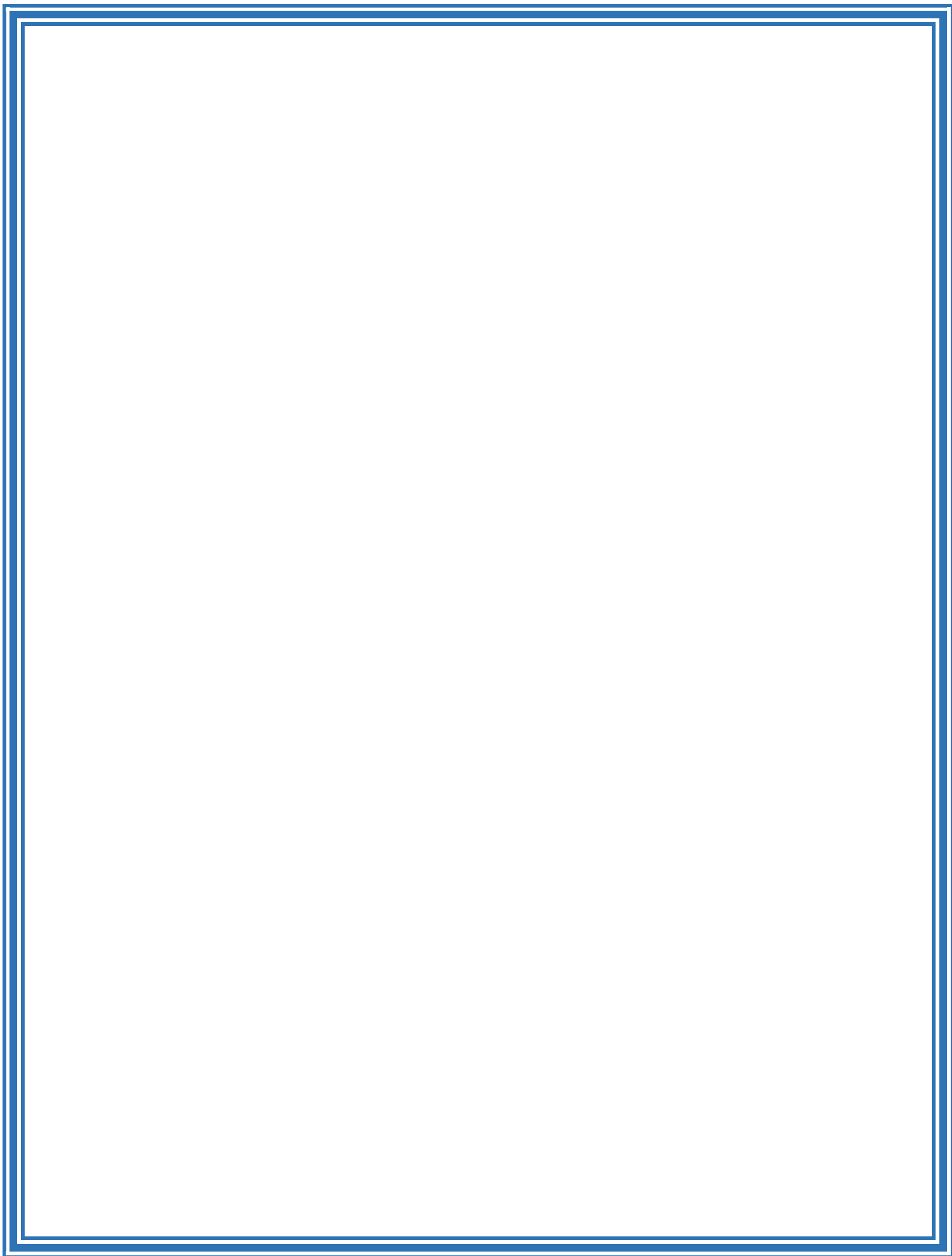
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TABLE OF CONTENTS



CHAPTER 1: INTRODUCTION.....	3
A. Purpose of the Element	3
B. Housing Element Content and Organization	4
C. Regional Housing Needs Allocation Plan.....	4
D. General Plan Consistency	6
CHAPTER 2: PUBLIC PARTICIPATION	7
A. Overview.....	7
B. Noticing of the Draft Housing Element	7
CHAPTER 3: HOUSING NEEDS ASSESSMENT	9
A. Data and Methodology.....	9
B. Demographics Characteristics	10
C. Employment Characteristics	13
D. Household Characteristics	18
E. Housing Stock Characteristics	23
F. Special Housing Needs	34
CHAPTER 4. ASSESSMENT OF FAIR HOUSING	47
A. Introduction.....	47
B. Fair Housing Constraints	47
C. Segregation And Integration	48
D. Concentrated Areas of Poverty and Affluence	66
E. Disproportionate Housing Needs, Including Displacement.....	77
F. Enforcement and Outreach Capacity	94
G. Identified Sites and Affirmatively Furthering Fair Housing.....	99
H. Other Relevant Factors	100
CHAPTER 5: SITES ANALYSIS AND HOUSING RESOURCES	126
A. Regional Housing Needs Allocation.....	126
B. Sites Inventory	127
C. Meeting The RHNA.....	139
A. Governmental Constraints	140
B. Other Housing Constraint Issues	151
C. Infrastructure and Public Facility Constraints	157
D. Non-Governmental Constraints	160
E. Other Special Constraints	162

F. Funding and Administrative Resources	163
G. Energy Conservation.....	167
CHAPTER 7: REVIEW OF THE 6TH CYCLE HOUSING ELEMENT	170
A. Overview.....	170
B. Summary of Achievement	170
C. Efforts to Address Special Housing Needs.....	171
D. Progress Toward Meeting Housing Element Actions.....	172
CHAPTER 8: OBJECTIVES, POLICIES, IMPLEMENTING ACTIONS AND QUANTIFIED OBJECTIVES.....	194
A. Overview.....	194
B. Goals and Policies.....	194
C. Quantified Objectives	215
APPENDIX A: MODOC COUNTY PUBLIC PARTICIPATION PROGRAM.....	1
APPENDIX B: MODOC COUNTY HOUSING MARKET SUMMARY.....	1
APPENDIX C: MODOC COUNTY – EMERGENCY SHELTERS LAND AND CAPACITY ANALYSIS	1

LIST OF TABLES

Table 1-1. Modoc County RHNA (2024-2029).....	5
Table 3-1. Population Change from 2010 to 2023, Modoc County and City of Alturas.....	10
Table 3-2. Age Distribution, Unincorporated Modoc County	11
Table 3-3. Modoc County (unincorporated): Race and Ethnicity (2015–2021).....	12
Table 3-4. Modoc County (unincorporated): Education (2021)	13
Table 3-5. Modoc County Labor Force (2021).....	15
Table 3-6. Employment by Industry (2021)	16
Table 3-7. Modoc County (including Alturas) – Major Employers (2024).....	17
Table 3-8. Household Type (2021).....	19
Table 3-9. Modoc County: Number of Households and Average Household Size (2010 and 2021).....	19
Table 3-10. Modoc County Area Median Household Income (AMI) 2021	20
Table 3-11. Modoc County (unincorporated): Household Income for All Households and by Tenure (2021)	21
Table 3-12. Modoc County (unincorporated): Overcrowded Households (2021).....	22
Table 3-13. Modoc County (unincorporated): Occupied Housing Units (2010 and 2021).....	22

Table 3-14. Households Tenure by Age Group: Modoc County (unincorporated) (2021)	23
Table 3-15. Modoc County (unincorporated): Total Housing Units (2010-2020)	23
Table 3-16. Modoc County (unincorporated): Housing Inventory by Year (2010 and 2024).....	24
Table 3-17. Modoc County – Age of Housing Stock	24
Table 3-18. Modoc County: Housing Conditions of Occupied Households (2018)	25
Table 3-19. Modoc County (unincorporated): Number of Housing Units (2010 and 2021).....	27
Table 3-20. Modoc County (including City of Alturas): State Income Limits (2024).....	29
Table 3-21. Housing Affordability by Income Level, 2024	31
Table 3-22. Modoc County: Typical Wages by Occupation (2023).....	31
Table 3-23. Modoc County (Unincorporated): Households Overpaying by Income Category, 2020	33
Table 3-24. Modoc County (unincorporated): Senior Population Age (2021).....	35
Table 3-25. Modoc County (unincorporated): Senior Households by Tenure (2021).....	36
Table 3-26. Modoc County (unincorporated) – Large Households as a Percentage of All Households (2010 and 2021).....	36
Table 3-27. Modoc County (unincorporated): Number of Bedrooms and Total Housing Units (2021)	37
Table 3-28. Modoc County (unincorporated): Single-Parent Households (2021).....	37
Table 3-29. Modoc County (unincorporated): Disabilities by Disability Type (2021).....	39
Table 3-30. Modoc County (unincorporated) and City of Alturas Combined – Developmental Disabilities (2021)	40
Table 3-31. Modoc County: Farmworkers (2022).....	42
Table 4-1. Population by Race/Ethnicity	51
Table 4-2. Population by Disability Type.....	55
Table 4-3. Population by Familial Status.....	59
Table 4-4. Median Household Income	63
Table 4-5. Poverty Rate	63
Table 4-6. School Performance	71
Table 4-7. AllTransit Scores by County and Jurisdiction.....	74
Table 4-8. Households by Overpayment	79
Table 4-9. Households by Overcrowding.....	85
Table 4-10. Compliance with Fair Housing Laws.....	96
Table 4-11. Site Capacity by Income by Community	100
Table 4-12. Housing Units by Type.....	102
Table 4-13. Households by Tenure.....	106
Table 4-14. Factors that Contribute to Fair Housing Issues	108
Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing	109
Table 5-1. Regional Housing Needs Allocation, 2024-2029.....	126

Table 5-2. Vacant Development Sites to Meet RHNA.....	130
Table 5-3. Manufactured Home Development Trends, 2018–2023	138
Table 5-4. Typical Manufactured Home Costs.....	139
Table 5-5. Summary of Residential Capacity Compared to the 7th Cycle RHNA	139
Table 6-1. Modoc County (unincorporated): General Plan Land-Use Designations Permitting Residential Use.....	141
Table 6-2. Modoc County (unincorporated): Housing Types Permitted by Zoning District	142
Table 6-3. Modoc County Zoning Code Residential Development Standards.....	143
Table 6-4. Modoc County: Timelines for Permit Procedures.....	153
Table 6-5. Modoc County (unincorporated): Planning Fees / 2016 Fee Schedule.....	154
Table 6-6. Typical New Home Value and Loan Rates	162
Table 6-7. Financial Resources.....	165
Table 7-1. Progress in Meeting 6th Cycle RHNA for 2019-2024.....	171
Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements.....	172
Table 8-1. County of Modoc Regional Housing Needs Allocation (2024-2029).....	195
Table 8-2. Housing Programs and Objectives (2024-2029)	196
Table 8-3. Modoc County Quantified Production Objectives (2024-2029)	215

LIST OF FIGURES

Figure 4-1. Predominant Population, Modoc County	53
Figure 4-2. Rates of Disability, Modoc County	57
Figure 4-3. Percentage of Children in Female-Headed Households, Modoc County.....	61
Figure 4-4. Median Income by Census Tract, Modoc County	64
Figure 4-5. Rates of Residents with Incomes Below Poverty, Modoc County.....	65
Figure 4-6. TCAC Opportunity Areas, 2023, Modoc County	68
Figure 4-7. CalEnviroScreen 4.0, Modoc County.....	76
Figure 4-8. Rate of Homeowner Overpayment, Modoc County.....	81
Figure 4-9. Rates of Renter Overpayment, Modoc County	82
Figure 4-10. Households Experiencing Overcrowding, Modoc County	87
Figure 4-11. Risk of Displacement, Modoc County	91
Figure 4-12. Fire Hazard Areas, Modoc County	92
Figure 4-13. FEMA Flood Hazard Areas, Modoc County	93
Figure 5-1. Newell, Vacant Sites to Meet the RHNA.....	134
Figure 5-2. Calpines, Vacant Sites to Meet the RHNA	135

PREFACE



This Housing Element consists of policies, programs and background information and analysis as required by state law. State law for Housing Elements essentially consists of two main components guiding its preparation: 1) analysis of housing needs, resources and constraints, etc. (California Government Code § 65583(a)) and 2) housing programs (California Government Code § 65583(c)). This Housing Element is also consistent with other elements of the Modoc County General Plan.

State requirements for Housing Elements are more detailed and exacting than for any other General Plan element. California Government Code §§ 65580 to 65589 require that Housing Elements contain the following:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs.
- A statement of the community's goals, quantified objectives and policies relevant to the maintenance, improvement and development of housing.
- A program that sets forth a 5-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies to achieve the goals and objectives of its Housing Element.

As required by state law, Modoc County's 2024-2029 Housing Element accomplishes the following: (1) identifies residential sites that are adequate to accommodate a variety of housing types for all income levels; (2) analyzes governmental constraints to housing maintenance, improvement, and development; (3) addresses conservation and improvement of the condition of the existing affordable housing stock; and (4) outlines policies to promote housing opportunities for all persons.

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CHAPTER 1: INTRODUCTION



A. PURPOSE OF THE ELEMENT

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the Regional Housing Needs Assessment. The County recognizes that housing need is met through many resources and interest groups. To respond to the increasing housing pressures facing Modoc County, the Housing Element Update presents goals, policies, and programs centered in racial equity, environmental justice, and resilience pertaining to housing access, preservation, stability, and production. Together, these goals, policies, and programs comprise the County's housing action plan for the 2024-2029 planning period. The content of this chapter will guide daily decision-making by County officials and staff and will provide benchmarks on the housing programs that the County initiated to meet its overall housing goals.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies related to the maintenance, preservation, improvement, and development of housing.
- A program with a five-year schedule of actions that the County is undertaking or intends to undertake to implement the policies in the Housing Element.

State housing element law requires every jurisdiction to prepare and adopt a Housing Element as part of their General Plans. In California, it is typical for each city or county to prepare and maintain its own separate General Plan and Housing Element. This update is for the 7th Cycle Regional Housing Needs Allocation (RHNA) of Housing Element updates, covering the period of 2024 to 2029.

The primary objective of the project is to prepare a regional plan addressing housing needs through a certified Housing Element for Modoc County. The Housing Element represents an innovative approach to meeting state housing element law and coordinating resources to address the housing needs of the unincorporated county. State Housing Element requirements are framed in California Government Code §§ 65580 to 65589, Chapter 1143, Article 10.6.

B. HOUSING ELEMENT CONTENT AND ORGANIZATION

The Housing Element is organized into the following sections and has been structured to comply with state Housing Element guidelines.

Section 1, Introduction: Provides information on the State of California’s requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Section 2, Public Participation: Describes the community engagement and opportunities the County provided for public participation during the preparation of the updated Housing Element.

Section 3, Housing Needs Assessment: Focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Section 4, Assessment of Fair Housing. Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Section 5, Housing Sites Inventory: Lists most of the available vacant land in the County that is appropriate to meet the County’s share of the regional housing needs.

Section 6, Housing Constraints: Analyzes potential governmental and nongovernmental constraints to housing development in Modoc County. This includes the County’s planning, zoning, and building standards that directly affect residential development patterns and influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land and materials for building homes, natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (e.g., home building, finance, real estate, and rental housing) that impact housing cost and availability.

Section 7, Review of Previous Housing Element: Contains an evaluation of the last Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Section 8, Goals, Policies, and Programs: Includes the County’s goals, policies, and programs to address the housing needs in Modoc County. Based on the findings of the previous sections, the Goals, Policies, and Programs section identifies actions the County will take to meet local housing goals and quantified objectives to address the housing needs in Modoc County

C. REGIONAL HOUSING NEEDS ALLOCATION PLAN

HCD established the Regional Housing Needs Allocation Plan (RH NAP) for unincorporated Modoc County, covering the cycle June 30, 2024, to June 30, 2029, as follows in **Table 1-1**.

Table 1-1. Modoc County RHNA (2024-2029)	
Income Category (family of 4)	New Construction Need
Very Low (\$0 to \$43,950 per year)	8
Low (\$43,951 to \$70,300 per year)	7
Moderate (\$70,301 to \$105,500 per year)	6
Above Moderate (over \$105,500 per year)	15
Total Units	36
<i>For a family of 4, median Income is \$87,900.</i> <i>Source(s): Income Levels: HCD, State Income Limits for 2024; RHNA; and HCD, Regional Housing Need Determination for 7th Housing Element Planning Cycle.</i>	

The RHNAP for Modoc County incorporates the following objectives:

- Increase the housing supply and the mix of housing types, tenure and affordability in all cities and counties within the region in an equitable manner.
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
- Encourage an improved balance between jobs and housing.

The Housing Element details a 5-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives, based on the community's RHNA, as given in the RHNA Plan. To comply with state law in addressing the jurisdiction's RHNA Plan the updated Housing Element must identify adequate sites and program actions to accommodate the total RHNAP for each of four income categories: very low, low, moderate, and above moderate.

State law recognizes that housing needs may exceed available resources and therefore does not require that Modoc County's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainty in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace is currently facing a challenging economic climate. As a result, the ability of Modoc County and private industry to achieve these objectives, as stated in this document, may be affected. Therefore, it is intended that this Housing Element be reviewed annually as required by state law to remain relevant and useful to decision makers, the private sector, and the residents of Modoc County.

California Government Code § 65589(a)(1) states that a county is not expected to spend local revenue for the construction of housing, housing subsidies, or land acquisition, as may be identified as objectives of this Housing Element. In compliance with state law, it is Modoc County's responsibility to:

- Provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community.
- Eliminate constraints to the private development of a supply of housing to meet the needs of all economic segments of the community.
- Facilitate the actions required of the development industry in providing an adequate supply of housing.

D. GENERAL PLAN CONSISTENCY

The California Government Code requires internal consistency among the various elements of a General Plan. California Government Code § 65300.5 states that a General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. These elements were developed to incorporate all seven mandated elements of a General Plan. This Housing Element has been designed to be internally consistent with the Modoc County General Plan. The County will continue to maintain consistency throughout the General Plan and maintain this through the review of future housing projects.

This includes an annual review of the housing element and review of future residential projects to ensure that they are consistent with the Housing Element and the overall General Plan. In addition, as other General Plan elements are updated, this Housing Element will be reviewed to ensure that internal General Plan consistency is maintained.

Per AB 162 (Government Code § 65302(g)(3)), upon the next revision of the Housing Element on or after January 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as State Responsibility Areas, as defined in Section 4102 of the Public Resources Code (PRC), and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177 of the PRC. Senate Bill (SB) 379 (Government Code Section 65302(g)(4)) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302(g)(6)) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302(g)(5)) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. The County is currently working to review and update the existing Safety Element, incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).



CHAPTER 2: PUBLIC PARTICIPATION

A. OVERVIEW

Public participation in preparation of the Housing Element is required under California Government Code § 65588(c). This Housing Element was developed through the combined efforts of County staff, the Planning Commission, the Board of Supervisors, and the County's consultant.

Details of the public participation program, including reference notices and documents and a more detailed explanation, and results of the housing survey are found in Appendix A of this document.

Modoc County will continue to actively engage the community in the progress of the Housing Element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

B. NOTICING OF THE DRAFT HOUSING ELEMENT

During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the County's website, and a hard copy was available for review at the Planning Department counter. The County emailed a link to all interested individuals and organizations, including organizations representing low- and moderate-income households and special-needs groups that had expressed interest in or previously requested notices relating to the Housing Element. Pursuant to Government Code § 65585, the draft Housing Element was made available for public comment for 30 days, from December 4, 2024 to January 3, 2025. The draft was made available on the County's website and was noticed to residents through the same methods as Planning Commission and Board of Supervisors meetings. Appendix A of this document includes all details of the public participation and adoption process.

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CHAPTER 3: HOUSING NEEDS ASSESSMENT

To adequately plan for any occurrence, change or improvements, it is necessary to fully understand present conditions and the past trends that led to the current environment. The same holds true for housing—a successful strategy must be preceded by an adequate assessment of the community and regional environment. This chapter discusses the components of housing needs, which include the trends in the Modoc County population, households, employment base, and the type of housing units available.

The analysis that follows is divided into four major subsections:

1. ***Demographic Characteristics*** looks at Modoc County in terms of individual persons and identifies population trends that may affect future housing needs.
2. ***Employment Characteristics*** denotes primary income sources and levels by occupation.
3. ***Household Characteristics*** explores Modoc County by families, households or living groups to see how past and expected household changes will affect housing needs.
4. ***Housing Stock Characteristics*** discloses the housing environment in Modoc County as a whole and details availability, affordability, and condition.

Information within these subsections is helpful to identify the programs that are needed to ensure that existing and future housing stock meets the shelter needs of every segment of Modoc County's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing are made.

A. DATA AND METHODOLOGY

To understand the context of local housing in Modoc County, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2024-2029 Housing Element Update is the Modoc County 2024 Housing Element Data Package prepared by HCD. The HCD data is largely from the 5-Year Estimates 2017-2021 American Community Survey (ACS), 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), Department of Finance (DOF), and the Employment Development Department (EDD).

The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Although the ACS typically has a higher margin of error, it also provides more detailed data that is not available with the US Decennial Census.

B. Demographics Characteristics

POPULATION

Between 2010 and 2023, the population in the unincorporated portion of the County declined by 916 people (-13.4 percent), while Alturas had a population decrease of about 124 people (-4.4 percent) over the same period. Overall, the total population of Modoc County declined by 1,040 people (-10.7%), from 9,686 in 2010 to 8,646 in 2023. Different from Census information, the California Department of Finance estimated the population in Modoc County in 2024 to be 8,484 showing further declines. As shown in **Table 3-1**, the population in Modoc County, including the unincorporated areas and Alturas, has been consistently decreasing, with the exception of a slight increase in Alturas in 2021 and 2023. The California Department of Finance projected that population for the county is expected to decrease by 31.0 percent, from 8,703 to 6,002, between 2020 and 2060.

The noticeable population decline started in 2000 with out-migration added to the list of reasons for population decline. It is important to note that when examining percentage changes in population for Modoc County they can appear large because of the small population but translate to low numeric figures.

The change is further fueled by the disparity of housing prices between other areas and low interest rates that escalated values in urban areas, allowing persons to capture their equity and retire sooner. However, as the current “retiree” population matures, the need for more technologically advanced medical services increases. Without a number of these services available in Modoc County, some retirees are forced to relocate in order to live closer to needed medical resources. In addition, an aging population naturally has a higher mortality rate.

Table 3-1. Population Change from 2010 to 2023, Modoc County and City of Alturas									
Year	Unincorporated Modoc County			City of Alturas			Total County		
	Population	# Change	% Change	Population	# Change	% Change	Population	# Change	% Change
2010	6,859	N/A	N/A	2,827	N/A	N/A	9,686	N/A	N/A
2014	6,621	-238	-3.5%	2,714	-113	-4.0%	9,335	-351	-3.6%
2015	6,524	-97	-1.5%	2,660	-54	-2.0%	9,184	-151	-1.6%
2016	6,417	-107	-1.6%	2,616	-44	-1.7%	9,033	-151	-1.6%
2017	6,404	-13	-0.2%	2,613	-3	-0.1%	9,017	-16	-0.2%
2018	6,361	-43	-0.7%	2,577	-36	-1.4%	8,938	-79	-0.9%
2019	6,340	-21	-0.3%	2,567	-10	-0.4%	8,907	-31	-0.3%
2020	6,303	-37	-0.6%	2,550	-17	-0.7%	8,853	-54	-0.6%
2021	6,030	-273	-4.3%	2,693	143	5.6%	8,723	-130	-1.5%
2022	5,968	-62	-1.0%	2,683	10	-0.4%	8,651	-72	-0.8%
2023	5,943	-25	-0.4%	2,703	20	0.7%	8,646	-5	-0.1%
<i>Source(s): US Census 2010, ACS 2010 through 2023, Table S0601.</i>									

POPULATION BY AGE

Housing needs in the community are determined in part by the age characteristics of its current and future residents. Each age group tends to have distinct lifestyle, family type and size, income levels and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the age characteristics of a community is important in determining and addressing housing needs.

Population change in Modoc County is unique according to age group. An analysis of population change by age showed that nearly all of the population growth was in the 25 to 44 age (9.1 percent increase) and 65 and older age group (7.4 percent increase). The growth in the 65 and older age group most likely represents people who previously moved here from urban areas either to retire early or to work in their last job/business before retirement. This trend of locating to a new area is consistent with that happening in rural Northern California, especially after 2000 when Internet technology improved to the point that many workers could telecommute. The growth trend in this age represents those young retired people who moved to Modoc County in the last 5 to 10 years. Modoc County is an attractive place for retirees because the cost of living is much lower than in other areas of California and in the region in general.

Another noteworthy trend includes the increase in residents from 25 to 44 by 9.1 percent and the corresponding significant drop in children aged 5 and under by 18.2 percent between 2015 and 2021 (**Table 3-2**). The lack of non-proprietary work opportunities in Modoc County forces many young families to seek employment elsewhere. The number of older school-age children is declining, perhaps because some of the older immigrants still have children at home, offsetting the loss of families with parents in the 20 to 44 age group. The college population (20 to 24 age group) decreased by approximately 23.9 percent between 2015 and 2021. Population in the 45 to 65 age group has also decreased by 24.8 percent over the 5 years shown, while the population in the 65+ age group has increased by 7.4 percent.

In particular, Modoc County will need to address an ever-increasing elderly population and should work to develop strategies to attract a younger population and workforce. This can only be accomplished with new job growth geared to the needs of the workforce. It would appear for Modoc County that growth in the healthcare sector would be an obvious need in the near future.

Table 3-2. Age Distribution, Unincorporated Modoc County					
Age Groups	2015		2021		% Change 2015-2021
	Persons	%	Person	%	
Preschool (ages <5)	269	4.1%	220	3.6%	-18.2%
School Age (5-19)	1,158	17.7%	1061	17.6%	-8.4%
College Age (20-24)	234	3.6%	178	3.0%	-23.9%
Young Adults (25-44)	1,157	17.7%	1262	20.9%	9.1%
Older Adults (45-64)	2,087	32.0%	1570	26.0%	-24.8%
Seniors (65+)	1,619	24.8%	1739	28.8%	7.4%

Table 3-2. Age Distribution, Unincorporated Modoc County					
Age Groups	2015		2021		% Change 2015-2021
	Persons	%	Person	%	
Total	6,524	100	6,030	100	-7.6%
Source(s): HCD 7th Cycle Data Package; ACS 2017-2021 Table DP05					

RACE AND ETHNICITY

Different racial and ethnic groups often have different household characteristics, income levels and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the U.S. Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden. According to these studies, perceptions regarding housing density and overcrowding tend to vary among different racial and ethnic groups, and especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. **Table 3-3**, below, summarizes the ethnicity of Modoc residents.

According to the ACS 2017-2021, the majority of Modoc County residents were white. There was a slight increase from 77.5 percent to 80.1 percent between 2015 and 2021. Another notable trend is an increase in the population of American Indian and Alaskan Native residents from 3.5 percent to 4.2 percent between 2015 and 2021. Although the percentage of people of Hispanic origin has decreased from 15.3 percent to 12.1 percent, the Hispanic population still accounted for a significant portion of the County's total population over the same period. Due to the larger family size characteristics of these groups, a greater demand is expected for larger housing units with more bedrooms.

Table 3-3. Modoc County (unincorporated): Race and Ethnicity (2015–2021)				
Race / Ethnicity	2015		2021	
	Persons	Percentage	Persons	Percentage
White	5,055	77.5%	4,831	80.1%
Black or African American	47	0.7%	58	1.0%
American Indian and Alaskan Native	228	3.5%	252	4.2%
Asian, Native Hawaiian, Pacific Islander	87	1.3%	67	1.1%
Some Other Race	0	0.0%	0	0.0%
Two or More Races	106	1.6%	91	1.5%
Total Population	6,524	100.0%	6,030	100.0%
Hispanic Origin (of any race)	1,001	15.3%	731	12.1%
Source: HCD 7th Cycle Data Package; ACS 2017-2021, Table DP05.				

EDUCATION

The education level of a jurisdiction’s population can serve as an indicator of its educational and employment opportunities, as well as the earning potential of its population. Data collected from the ACS 2017-2021 indicated over 32.8 percent of Modoc County’s residents (25 years and older) graduated from high school, and that about 21.2 percent possess a bachelor’s degree or higher. Modoc County residents’ education levels are lower than that of the state overall in 2021 (35.3 percent of the California population held a bachelor’s degree or higher). **Table 3-4** summarizes the education levels of Modoc County residents.

The level of educational attainment in the unincorporated County suggests a lack of professional employment opportunities and lower earning potential. The relatively high percentage of the population with less than a 12th-grade education likely reflects employment opportunities in the agricultural/agricultural-support sectors.

Table 3-4. Modoc County (unincorporated): Education (2021)		
	Persons	Percentage
Population 25 years and over	4,571	100
Less than 9th grade	369	8.1%
9th to 12th grade (no diploma)	350	7.7%
High school graduate (includes equivalency)	1,500	32.8%
Some college (no degree)	1,001	21.9%
Associate’s degree	381	8.3%
Bachelor’s degree	670	14.7%
Graduate or professional degree	300	6.6%
High school graduate or higher	3,852	84.3%
Bachelor’s degree or higher	970	21.2%
Source(s): ACS 2017-2021.		

C. EMPLOYMENT CHARACTERISTICS

Modoc County is dependent on federal, state, and local governments to provide a majority of livable wages in Modoc County. The only continued job growth in Modoc County has been from new non-farm proprietors. Due to the small size of Modoc County’s economy, the data cannot be analyzed in more detail so that confidential information from local business owners is protected.

CURRENT ECONOMIC DEVELOPMENT ACTIVITIES

Superior California Economic Development (SCED) is a four county (Modoc, Shasta, Siskiyou, and Trinity) Economic Development District that offers communities and businesses in the four counties information on Demographic and Economic Information, Microenterprise Development Programs, Technical Assistance Projects, and Community Planning and Strategizing. SCED has

helped individuals by providing the important tools necessary to plan, start, and operate small and home-based businesses. Workshop graduates may apply for a loan for business start-up activities through SCED's Microloan Program. According to the SCED, the largest industries of employment in Modoc County are Agriculture, Forestry, Fishing & Hunting (620 people), Health Care & Social Assistance (353 people), and Public Administration (332 people).

Because Modoc County is an isolated area, the population influx of inter-county or inter-state labor migration is less than significant. The largest place in Modoc County is Alturas, which is 100 miles from the nearest significant employment center of Klamath Falls, Oregon. It is likely there is a small amount of commuting to and from Oregon from the New Pine Creek area on U.S. Highway 395 (north to Lakeview) and in the Newell area on State Highway 139 (north to Klamath Falls). Therefore, job changes in Modoc County have a direct effect on housing demand, and housing demand is affected little by job growth in neighboring counties.

Agriculture. The Agriculture sector is the second largest industry sector in Modoc County. The federal government makes up the largest landholder in Modoc County at 63.1 percent, with 35.6 percent of lands privately owned. The remaining 1.3 percent is under state, tribal, and conservation easement ownership. Modoc County ranked 32 in gross value of agricultural production out of 53 counties listed in the 2022-2023 California Agricultural Statistics Review. Cattle are the leading agricultural commodity in the county, valued at \$114.58 million. Other top commodities include alfalfa (\$85.2 million), hay/grain miscellaneous (\$36.7 million), potatoes (\$18.4 million), and pasture (\$11.8 million). The Statistics Review notes that Modoc County ranked 5th among counties within the state for organic harvested acreage, with 58 producers harvesting 132,293 acres of organic commodities in 2022. According to the EDD, the occupation of Farmworkers and Laborers, Crop, Nursery, and Greenhouse is projected to have the most job openings between 2020 and 2030. The median hourly wage for this occupation is \$15.27, with an annual wage of \$31,770.

Tourism. The Tourism sector falls across several business categories, including Hotels and Restaurants; Travel Agencies and Tour Operators; Arts, Entertainment and Recreation; and Sightseeing Transportation. Within Modoc County, the largest subsector is Restaurants and Other Eating Places. Key occupations for the Tourism sector primarily fall within food service: Cooks; Fast Food and Counter Workers; and Waiters and Waitresses. According to the EDD, the occupation of Cooks, specifically in restaurants, is expected to experience the fastest growth. The median hourly wage for this role is \$18.55, with a median annual wage of \$38,581.

Overall, Modoc County's labor force increased slightly from 3,050 to 3,190, representing a 4.6 percent rise between January 2020 and January 2024. During the same period, the number of employed individuals in Modoc County also increased slightly, from 2,740 to 2,870, and the number of unemployed individuals also saw a slight increase, from 310 to 330. In 2021, out of a total population of 5,060 individuals aged 16 and over, 40.5 percent of residents in the unincorporated area in Modoc County were employed, and 3.5 percent were unemployed. Additionally, 55.9 percent of residents were not in the labor force.

Due to declining employment and the need to enhance economic activity in the County to improve housing conditions, Program 9.4 was developed to help encourage economic development. This program supports applications to appropriate agencies to enhance economic development opportunities that foster increased housing demand and improve homeownership rates in the County.

Table 3-5 summarizes the civilian labor force information for Modoc County obtained from the State Employment Development Department records.

Table 3-5. Modoc County Labor Force (2021)								
	Modoc County		Alturas		Unincorporated		State of California	
	Persons	%	Persons	%	Persons	%	Persons	%
In Civilian Labor Force*	3,494	46.5	1,149	52.4	2,345	44.1	19,980,462	63.4
Employed	3,231	44.8	1,073	48.9	2,158	40.6	18,676,721	59.3
Unemployed	263	3.5	76	3.5	187	3.5	1,303,741	4.1
Not in Labor Force*	4,012	53.5	1,044	47.6	2,968	55.9	11,370,542	36.1
Population 16 years and over (excluding Armed Forces)	7,216	100	2,156	100.0	5,060	100.0	31,499,704	100.0
<i>Source(s): ACS 2017-2021.</i>								
<i>* This counts Civilian Labor Force only as neither the County nor the City has Armed Forces employment.</i>								

Table 3-6 provides an overview of employment by industry in Modoc County and compares the employment sectors to Alturas. In Alturas, the industry with the highest employment rate in 2021 was “educational, health and social services,” accounting for 21.3 percent. Meanwhile, in the unincorporated area of Modoc County, “agriculture, forestry, fishing and hunting and mining” made up the highest percentage at 25.1 percent, closely followed by educational, health, and social services at 21.3 percent. All other sectors appear to be equally available within each jurisdiction.

Table 3-6. Employment by Industry (2021)						
Industry	Modoc County		City of Alturas		Unincorporated County	
	Persons	Percentage	Persons	Percentage	Persons	Percentage
Civilian Employed Persons 16 years and over	2,993	100.0	840	100.0	2,153	100.0
Agriculture, Forestry, Fishing and Hunting, and Mining	620	20.7	79	9.4	541	25.1
Construction	160	5.3	39	4.6	121	5.6
Manufacturing	24	0.8	7	0.8	17	0.8
Wholesale Trade	54	1.8	0	0.0	54	2.5
Retail Trade	186	6.2	69	8.2	117	5.4
Transportation and Warehousing, and Utilities	90	3.0	26	3.1	64	3.0
Information	21	0.7	12	1.4	9	0.4
Finance, Insurance, Real Estate, and Rental and Leasing	47	1.6	22	2.6	25	1.2
Professional, Scientific, Management, Administrative and Waste Management Services	325	10.9	106	12.6	219	10.2
Educational, Health and Social Services	637	21.3	179	21.3	458	21.3
Arts, Entertainment, Recreation, Accommodation and Food Services	247	8.3	114	13.6	133	6.2
Other Services (except Public Administration)	250	8.4	65	7.7	185	8.6
Public Administration	332	11.1	122	14.5	210	9.8
<i>Source(s): ACS 2017 -2021, Table DP03; HCD 7th Cycle Data Package.</i>						

Table 3-7 lists the top major employers in Modoc County by name, locality, and industry. Fifteen of the top employers in Modoc County are in Alturas. The industries in Alturas include schools, ranches, casinos, retail grocers, county government offices, hospitals, federal government offices, social service and welfare organizations, fire industry, and convalescent homes.

Table 3-7. Modoc County (including Alturas) – Major Employers (2024)			
Employer	# of Employees	Location	Industry
Alturas Elementary School	50-99	Alturas	Schools
Alturas Ranches	20-49	Alturas	Ranches
Big Valley Ranger District	50-99	Adin	Government Offices-Federal
Cal Fire Devil Garden	100-249	Alturas	Government Offices-State
California Department-Forestry	50-99	Alturas	Foresters-Consulting
Canby Family Practice Clinic	20-49	Canby	Physicians & Surgeons
Central Modoc Resource	20-49	Alturas	Government Offices-Federal
Church of Jesus Christ of LDS	20-49	Alturas	Churches
Macy's Flying Svc Inc	20-49	Tulelake	Soil Preparation Planting & Cultivating
Modoc County Alcohol & Drug	20-49	Alturas	Government Offices-County
Modoc County Health Service	20-49	Alturas	County Government-Public Health Programs
Modoc County Social Service	20-49	Alturas	Government Offices-County
Modoc Joint Unified Sch District	20-49	Alturas	School Districts
Modoc Middle School	50-99	Alturas	Schools
Modoc National Forest	100-249	Canby	Federal Government-Land/Mineral/Wildlife/Fore
Seus Family Farms Inc	50-99	Tulelake	Farms
Surprise Valley Electric	20-49	Alturas	Electric Companies
Surprise Valley Health Care	50-99	Cedarville	Health Care Management
Surprise Valley High School	20-49	Cedarville	Schools
Teach Inc	50-99	Alturas	Child Care Service
US Fire Dispatch	20-49	Alturas	Government Offices-Federal
USDA Modoc National Forest Service	100-249	Alturas	Federal Government-Land/Mineral/Wildlife/Fore
Warner Mountain Ranger District	20-49	Cedarville	Ranger Services
<i>Source: California EDD Data, Major Employers in Modoc County.</i>			

In 2010, Modoc County had 4,096 people in the workforce, which decreased to 3,340 (18.45 percent reduction) in 2021, indicating a significant decline in employment over the decade.

It is notable that Modoc County has significant fluctuations in its unemployment rate due to seasonal changes. In the County, there are usually significant declines in unemployment from April/May through October/November. For example, in 2023, the unemployment rate dropped from a high of over 9.1 percent in January to a low of 4.8 percent in July, indicating a 4.3 percent decrease. The consistent nature of this up-and-down pattern indicates a seasonality to employment in Modoc County, which may be largely driven by both seasonal ranching, farming and forestry-related jobs.

The highest unemployment rate in Modoc County is during the winter and early spring months of December through April. This reflects the seasonal nature of the agricultural and forestry industry. With the harsh winters contributing to these higher unemployment figures, these outdoor resource-based activities are at their low points. This also reflects the lack of a stable year-round workforce that is not seasonally impacted.

The County will continue to pursue the funding necessary to completely rehabilitate the Migrant Center in Newell. Programs 9.1, 9.2, and 9.3 were created to enhance employment opportunities and stimulate economic growth in the County. Program 9.1 involves working with Superior Economic Development District and by encouraging and cooperating with local agencies to promote economic development. Program 9.2 consists of coordinating efforts of other agencies, such as the City of Alturas and special districts, to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development. Program 9.3 includes preparing a study to identify sites where new industries could locate and supporting development of the new hospital in Alturas.

D. HOUSEHOLD CHARACTERISTICS

The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, or unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are enumerated separately and are not counted in household population. Household type and size, income level, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. The discussions below detail the various household characteristics affecting housing needs.

HOUSEHOLD GROWTH AND TENURE TRENDS

Information collected on household type provides a good base for the analysis of a community's housing needs. **Tables 3-8, 3-9, and 3-10** provide an overview of household characteristics. The number of households in the unincorporated area of Modoc County dropped significantly, from 2,776 in 2010 to 2,254 in 2021, reflecting an 18.8 percent decrease.

Table 3-8 indicates that family households slightly increased in Modoc County from 65.3 percent in 2010 to 68.2 percent in 2021. Between 2010 and 2021, the percentage of female-headed households increased from 6.2 percent to 10.0 percent. This change may have been influenced by a decrease in the number of female householders in Alturas, which dropped from 274 in 2010 to 98 in 2021. However, non-family households marginally decreased from 20.7 percent in 2010 to 19.1 percent in 2021. Female-headed households, especially those led by women of color, face disproportionately high rates of poverty and food insecurity compared to other US households, due to systemic inequalities and gender/racial discrimination.

Table 3-8. Household Type (2021)				
Household Type (2017)	2010		2021	
	Person	%	Persons	%
Total Households	2,776	100	2,254	100
Family Households (Families)	1,814	65.3%	1,538	68.2%
Female Headed Householders	172	6.2%	226	10.0%
Non-family Households	962	34.7%	716	31.8%
Households with Children under 18	574	20.7%	431	19.1%
<i>Source(s): U.S. Census Bureau 2010, ACS 2017-2021.</i>				

HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate, such as may be attributed to more children in a single family or teenage parents living at home or families living in multi-generational housing arrangements. Household size will decline where the population is aging (as is the case in Modoc County) or when there is an immigration of single residents outside childbearing age. Household size has increased more in Alturas than in Modoc County.

As shown in **Table 3-9**, the County experienced a significant decrease in the number of households, from 3,977 to 3,414, between 2010 and 2021. This was accompanied by a decrease in the average household size from 2.93 to 2.42

Table 3-9. Modoc County: Number of Households and Average Household Size (2010 and 2021)			
Total Households		Average Household Size	
2010	2021	2010	2021
3,977	3,414	2.93	2.42
<i>Source(s): DOF, Population and Housing Estimates (Table E-5).</i>			

HOUSEHOLD INCOME

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female householders, farmworkers, etc.) fall disproportionately into low-income groups, so they have been given special attention.

Median income is an important measure of a community’s wealth and ability to afford rent or own housing. Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median family income is different from median household income. Median family income indicates income for the households with two or more related individuals, i.e., families, and median household income indicates the income of all individuals in a household, including persons living alone or with unrelated individuals. Median family income is, generally speaking, higher than median household income.

The median income data provide a comparison of current income levels in Alturas, Modoc County, and the State of California. Other data, such as lower income, which is defined as 80 percent of the median income level, and poverty level income, add insight as they relate to families and households in the bottom half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Table 3-10 compares median family and median household income between Modoc County and Alturas. Due to employment and educational characteristics, Modoc County has a relatively low median income compared to the state of California. Approximately 19 percent of Modoc County’s workforce is employed in the agricultural industry. In 2010, Modoc County’s median household income was 81 percent of the state’s. In 2020, it dropped to 60.8 percent of the state median income level, which was \$51,090 for the county and \$84,097 for the state.

Table 3-10. Modoc County Area Median Household Income (AMI) 2021		
Jurisdiction	Median Income	Percentage of AMI
Modoc County	\$51,090	60.8
City of Alturas	\$50,843	60.5
California (non-metro)	\$84,097	100
Source(s): ACS 2017-2021.		

In 2021, nearly half of the households (51.9 percent) in Modoc County earned more than \$50,000 per year, with approximately 30 percent earning more than \$75,000 per year. The majority of renter households (64.5 percent) earned less than \$50,000, while only 35.5 percent earned more than \$50,000. Conversely, more than half of owner-occupied households (57.5 percent) earned more than \$50,000. **Table 3-11** identifies household income by tenure.

Approximately 74.5 percent of households were owner occupied and only 25.5 percent were renter occupied. By comparison, 74 percent of all households were owner occupied in the year 2000, representing a very minimal increase in the number of owners occupied over almost two decades (see Table 5 from the 2009-2014 Housing Element). This trend in ownership patterns is expected to continue through the next decade unless job growth significantly increases. Together with mortgage rates and loaning requirements increasing, this will have a dampening effect on home ownership growth.

Table 3-11. Modoc County (unincorporated): Household Income for All Households and by Tenure (2021)						
Income Ranges	All Households		Owner Households		Renter Households	
	Persons	Percentage	Persons	Percentage	Persons	Percentage
Less than \$14,999	279	8.2	151	5.9	128	14.7
\$15,000 to \$24,999	420	12.3	214	8.4	206	23.7
\$25,000 to \$34,999	544	15.9	416	16.4	128	14.7
\$35,000 to \$49,999	399	11.7	300	11.8	99	11.4
\$50,000 to \$74,999	747	21.9	599	23.6	148	17.0
\$75,000 to \$99,999	485	14.2	385	15.1	100	11.5
\$100,000 to \$149,999	380	11.1	319	12.5	61	7.0
\$150,000 or more	159	4.7	159	6.3	0	0.0
Total	3,413	100	2,543	74.5%	870	25.5%
<i>Source(s): ACS 2017-2021.</i>						

OVERCROWDED HOUSEHOLDS

The US Census Bureau defines overcrowding as a housing unit that 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.

It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

As shown in **Table 3-12**, overcrowding is almost non-existent in Modoc County, with only 4.3 percent of households experiencing a level of overcrowding. According to the 2017-2021 ACS, among owner households, 96 people or 5.5 percent experienced overcrowding, while only 0.2 percent of renters (1 person) were reported as overcrowded households.

Table 3-12. Modoc County (unincorporated): Overcrowded Households (2021)						
Occupants Per Room	All Households		Owner		Renter	
	Persons	Percentage	Persons	Percentage	Persons	%Percentage
1.00 or less	2,157	95.7	1,663	94.5	494	99.8
Overcrowded (1.01 to 1.50)	89	3.9	88	5.0	1	0.2
Severely Overcrowded (1.51 or more)	8	0.4	8	0.5	0	0.0
Total Households	2,254	100	1,759	78.03%	495	21.97%
Total Overcrowded Households	97	4.3	96	5.5	1	0.2
<i>Source(s): HCD 7th Cycle Data Package; ACS 2017-2021.</i>						

OCCUPIED HOUSING UNITS

Table 3-13 shows total owner-occupied housing units and renter-occupied housing units in Modoc County in 2010 and 2021. The 2010 Census and 2017-2021 ACS reported 1,759 (78.0 percent) owner-occupied housing units, and 495 (22.0 percent) renter-occupied in 2021. From 2010 to 2021, the percentage of owner-occupied housing units in unincorporated Modoc County increased slightly by 3.0 percent of the total households. With the corresponding rise in the owner households, renter-occupied units decreased by 3.0 percent.

Table 3-13. Modoc County (unincorporated): Occupied Housing Units (2010 and 2021)					
Year	Total	Owner Occupied		Renter Occupied	
		Total	Percentage	Total	Percentage
2010	2,776	2,083	75.0	693	25.0
2021	2,254	1,759	78.0	495	22.0
<i>Source(s): ACS 2017-2021; HCD 7th Cycle Data Package.</i>					

HOUSEHOLD TENURE BY AGE GROUP

Table 3-14 shows age and tenure for residents in unincorporated Modoc County. Seniors aged 65 and over comprised the largest percentage of owner-occupied households, at 47.6 percent, followed by adults aged 45 to 64, at 34.4 percent. The largest group for renter-occupied households was adults aged 45 to 64, at 39.8 percent, followed closely by the 25 to 44 age group, at 28.7 percent, and seniors, at 28.3 percent.

Table 3-14. Households Tenure by Age Group: Modoc County (unincorporated) (2021)				
Householder Age	Owner Occupied		Renter Occupied	
	Amount	Percentage	Amount	Percentage
15-24	32	1.8	16	3.2
25-44	285	16.2	142	28.7
45-64	605	34.4	197	39.8
65+	837	47.6	140	28.3
Total	1,759	100	495	100
Source(s): HCD 7th Cycle Data Package; ACS 2017-2021.				

E. HOUSING STOCK CHARACTERISTICS

HOUSING UNITS

Table 3-15 identifies the total housing units for the unincorporated area within Modoc County over the past decade from 2010 to 2020. Since 2010, there has been a net increase of 89 housing units. This is fewer than 10 per year during that time period. This factor may suggest a stagnant housing market and very little demand for new housing except that the rental housing market may have increased in demand with lower vacancy and increased monthly rental rates over the last five years.

Table 3-15. Modoc County (unincorporated): Total Housing Units (2010-2020)		
Year	Total	Change (year to year)
2010	3,785	--
2011	3,796	11
2012	3,824	28
2013	3,835	11
2014	3,837	2
2015	3,845	8
2016	3,848	3
2017	3,858	10
2018	3,864	6
2019	3,868	4
2020	3,874	6
Total Net New Units	89	
Source(s): DOF (Table E-5, Housing Estimates 2010-2020).		

HOUSING TYPE

The unincorporated county's housing inventory declined by 10.9 percent (or 413 units) between 2010 and 2024. Most of this decline was driven by a reduction in single-family detached units, which decreased by 10.6 percent (299 units). The number of multifamily units (both duplexes and larger apartment buildings) also declined, with 2-to-4-unit structures decreasing by 17.1 percent (6 units) and 5 or more-unit apartments decreasing by 13.3 percent (4 units). Additionally, the number of mobile homes decreased by 13.5 percent (113 units). **Table 3-16** shows the housing stock by unit type in unincorporated Modoc County, comparing the years 2010 and 2024.

Table 3-16. Modoc County (unincorporated): Housing Inventory by Year (2010 and 2024)						
Housing Unit Type	2010		2024		Difference	
	Units	Percentage	Units	Percentage	Units	Percentage
Total Housing Units	3,785	100.0%	3,372	100.0%	-413	-10.9%
1-Unit Detached	2,818	74.5%	2,519	74.7%	-299	-10.6%
1-Unit Attached	67	1.8%	76	2.3%	9	13.4%
2 to 4 Units	35	0.9%	29	0.9%	-6	-17.1%
5+ Units	30	0.8%	26	0.8%	-4	-13.3%
Mobile Home	835	22.1%	722	21.4%	-113	-13.5%
<i>Source(s): DOF (Table E-5, Housing Estimates 2010-2024).</i>						

RESIDENTIAL CONSTRUCTION TRENDS

Table 3-17 demonstrates that the vast majority (99.9 percent) of housing units in Modoc County were built before 2010. **Table 3-17** also indicates that the majority of units (47.1 percent) were after 1980. The largest period of home construction occurred from 1960 to 2000, when approximately 64.7 percent of the County's current housing stock was constructed. There were 1,166 units, or 34.5 percent, constructed before 1960. By 2020, over 90 percent of Modoc County's current housing stock was over 40 years old. This indicates the potential need for rehabilitation and general maintenance of these units in the near future.

Table 3-17. Modoc County – Age of Housing Stock		
Year Built	Units	Percentage
2014 or later	-	0
2010 to 2013	25	0.7
2000 to 2009	346	10.2
1980 to 1999	1,218	36.1
1960 to 1979	621	18.4
1940 to 1959	608	18.0
1939 or earlier	558	16.5

Table 3-17. Modoc County – Age of Housing Stock		
Year Built	Units	Percentage
Total	3,376	100
<i>Source(s): HCD 7th Cycle Data Package; ACS 2017-2021.</i>		

EXISTING HOUSING CONDITIONS

A housing condition assessment was provided through the U.S. Census Bureau (2018 ACS). **Table 3-18** summarizes the assessment. It is noted that in Modoc County, less than 1 percent of housing units lack essential services (plumbing facilities, kitchen, and telephone service). In general, the condition of the housing stock is good in Modoc County given the fact that 90 percent of the housing units were 40 years old or older in 2020. However, this level of information is not sufficient to provide an accurate understanding of Modoc County’s housing conditions.

A housing conditions survey was conducted in June 2019 for the City of Alturas, which concluded that over 40 percent of the City’s housing stock was in “poor” or worse condition. Housing in the “poor” category consists of buildings that require significant repairs, which may include one or more of the following: a new roof, significant siding or trim repairs, extensive painting, porch or deck work, and/or window replacement. However, none of the repairs appeared structural in nature, and the units still appeared habitable, but would not pass HUD Housing Quality Standards. However, the 2019-2024 Alturas Housing Element cited a conditions survey conducted by Great Northern Inc. in 2005, which found that over 872 units or 62 percent of the City’s housing stock is in need of rehabilitation. Although there has not been a recent housing conditions survey in the unincorporated areas of Modoc County, housing conditions in Alturas are somewhat indicative of other areas of the county. County staff estimates that about 1,000 units within the unincorporated areas of the County are in need of minor repairs, about 500 units are in need of moderate repairs, 200 units are in need of substantial repairs, and over 100 units are considered dilapidated and in need of replacement.

The poor conditions of housing in Alturas and the County in general, relative to the lower income levels in the County, indicate a strong need for ownership and rental housing rehabilitation assistance. Several programs have been included in this housing element to develop collaborative housing rehabilitation programs between the city and the county. Specifically, Program 5.1 (Housing Rehabilitation Program) commits to rehabilitating 5 substandard housing units by 2029.

Table 3-18. Modoc County: Housing Conditions of Occupied Households (2018)		
Condition	Units	Percentage
Occupied Housing Units	3,660	100
Lacking complete plumbing facilities	0	0
Lacking complete kitchen facilities	0	0
No telephone service available	34	>1%
Portion of Total	34	>1%

Table 3-18. Modoc County: Housing Conditions of Occupied Households (2018)		
Condition	Units	Percentage
<i>Source(s): U.S. Census Bureau (2018 ACS, Table DP05).</i>		

VACANCY

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. This establishes a relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997–2020,” the desirable vacancy rate in a community is 5 percent to provide adequate housing choice. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs. Many households will choose to live in another community where housing is more affordable, often requiring that one or more persons in the household to commute to their place of employment.

In 2010, Modoc County’s total vacancy rate was 25.9 percent (970 units), compared to 33.2 percent (2,254 units) in 2021 (**Table 3-19**). The vacancy rates are considered very high and there seems to be a trend of increasing rates. The greater percentage of those units are used for seasonal, recreational, or occasional occupancy. Although the number of vacant units for sale and rent decreased minimally, the number of units for seasonal, recreational, or occasional use escalated from 2010 to 2021, have contributed to an increase in the overall vacancy rate. With the exception of Fort Bidwell, all of the unincorporated communities in the county have lost a significant amount of population between 2010 and 2020, in part due to the limited availability of job opportunities. This can create challenges for ensuring that sufficient year-round, long-term rental housing or for-sale housing are available on the market.

In summary, the housing stock is more than adequate to serve Modoc County. Even when factoring in the seasonal or recreational and migrant farm worker housing use of homes, the vacancy rate is significant. The combined higher vacancy rate for both rental and ownership units further demonstrates the lack of a sustainable economy with well-paying jobs to attract workers from other areas of northern California and beyond. Furthermore, this indicates that demand for housing is very low. This low housing demand is not attributed to high costs, but instead to a stagnant economy that is losing population, employment, and jobs.

Identifying vacant housing by each community is challenging. Using Census data to evaluate the number of housing units and vacancy rates can help determine pockets of vacant housing. According to 2017-2021 ACS estimates, Census Tract 3 in Modoc County has the highest percentage of units vacant (44.4 percent of all housing units in this tract). Tract 3 includes the communities of Canby, California Pines, New Pine Creek, and Likely. Tracts 2 and 4 have slightly lower rates of vacancy, with 32.3 percent of housing units vacant in Tract 2 (which contains the communities of Newell, Lookout, and Adin) and 32.1 percent of units in Tract 4 (which contains

the communities of Fort Bidwell, Lake City, Cedarville, and Eagleville). Tract 1, which includes Alturas as well as the unincorporated community of Daphnedale Park, has a much lower vacancy rate at 19.0 percent of housing units. While these vacancy rates are high, this is typical for an area with higher seasonal, recreational, or occasional occupancy. Therefore, these vacancy rates have not affected the availability or need for housing.

In addition to Census data, visual surveys of communities can help to estimate vacancies. However, this is not necessarily a reliable method of identifying vacancies, as vacant homes do not necessarily present any outward signs of vacancy. California Pines appears to have a high rate of vacancy, as many homes are used as vacation homes. Newell, where there is significant deterioration and blight, seems to have less vacancy, with families living in broken down RVs, trailers, old mobile homes and other housing types that may not be safe to occupy. Some communities that have lost population, such as Cedarville and the communities on the east side of the Warner mountains (Eagleville, Fort Bidwell, Lake City) all appear to have maintained properties and are actively occupying houses. Communities. The Warner Mountain Range extending from the northeastern corner of Lassen County, through eastern Modoc County, with elevations exceeding 9,000 feet above sea level, create a barrier to access from these communities. On the west side of the mountains, communities, such as Newell, Canby, Adin, and Lookout where much of the economy is focused on ranching and crop production, appear to have more diverse levels of deterioration and blight. Conversations with owners of rental properties suggest that rental vacancy rates may be higher in these unincorporated communities because of past challenges with renters not taking proper care of the units and property owners not perceiving sufficient return on investment necessary to encourage owners to repair damaged properties for continued rental. However, there is no empirical data available that would show how this perception relates geographically in terms of any concentrations of vacant housing. Also, there is no empirical data for Modoc County that relates to how neighborhood deterioration might contribute geographically to higher housing vacancy rates.

Table 3-19. Modoc County (unincorporated): Number of Housing Units (2010 and 2021)				
Type of Unit	2010		2021	
	Units	Percentage	Units	Percentage
Total Housing Units	3,746	100	3,376	100
Occupied Housing Units	2,776	74.1	2,254	66.8
Vacant Units	970	25.9	1,122	33.2
For rent	26	0.7	5	0.1
For sale only	67	1.8	31	0.9
Rented or sold, not occupied	34	0.9	15	0.4
For seasonal, recreational, or occasional use	395	10.5	510	15.1
For migratory workers	0	0.0	57	1.7
All other vacant units	448	12.0	504	14.9

Table 3-19. Modoc County (unincorporated): Number of Housing Units (2010 and 2021)				
Type of Unit	2010		2021	
	Units	Percentage	Units	Percentage
<i>Source(s): HCD 7th Cycle Data Package; ACS 2017-2021.</i>				

HOUSING AFFORDABILITY

Several types of data sources are available to assess the costs and supply of housing. They include median housing value and mortgage-oriented cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, local government fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options. Modoc County’s housing production and acquisition costs are discussed in Chapter 6, Constraints.

Housing Value

Value is defined as the Census respondents’ estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. For several years, sub-prime loans have caused a decline in the residential real-estate market. The resulting foreclosures and short sales have increased available housing inventory and led to a decrease in housing prices. Due to little demand, housing costs in Modoc County continue to decline.

Wages and Housing Affordability

Housing affordability, for the purpose of Housing Element analysis, is a function of two primary factors:

1. The proportion of total income a household is able to reasonably be expected to expend on housing costs and still meet other essential needs (e.g., the “overpayment” threshold).
2. The cost of available housing, in the form of mortgage payments and taxes for owner occupants or monthly rent.

Since the determination of housing need often is discussed in terms of household income categories, it is important to define the categories used in this Housing Element at the outset. HUD has established household income categories (very low, low, moderate, and above moderate), based on a household’s earnings relative to Modoc County’s median household income, as defined below:

- Very low: 50 percent of median County income or below (this category includes extremely low income)
- Low: 51 percent to 80 percent of median County income
- Moderate: 81 percent to 120 percent of median County income

- Above moderate: More than 120 percent of median County income

The determination of housing affordability within each defined income category is based on a household's annual income and the number of persons in that household. **Table 3-20** provides the annual income limits for each income category for households of various sizes. Affordability of housing for each income category is typically based on income limits for a four-person household.

Table 3-20. Modoc County (including City of Alturas): State Income Limits (2024)								
Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$18,450	\$21,100	\$25,820	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720
Very Low	\$30,800	\$35,200	\$39,600	\$43,950	\$47,500	\$51,000	\$54,500	\$58,050
Low	\$49,250	\$56,250	\$63,300	\$70,300	\$75,950	\$81,550	\$87,200	\$92,800
Median	\$61,550	\$70,300	\$79,100	\$87,900	\$94,950	\$101,950	\$109,000	\$116,050
Moderate	\$73,850	\$84,400	\$94,950	\$105,500	\$113,950	\$122,400	\$130,800	\$139,250
<i>Source(s): HCD Income Limits 2024.</i>								

HOUSING MARKET ANALYSIS

Background. Price Consulting Services conducted a housing market study for both ownership and rental housing that included updating a comprehensive survey of ownership housing in Alturas and in the Modoc County areas in June 2017 to October 23, 2020 (see Appendix B).

Home Ownership Market. Using Multiple Listing Service and talking with several realtors in the area, this analysis covered residential sales over the past five years, including combined and segregated sales between the County and the City of Alturas. In 2017, the median home price in Modoc County was \$230,000, but there were only 60 listings at that time. The median home price now is less than \$160,000, and an increase to 85 listings. However, there are many more homes for sale in Alturas compared to unincorporated areas of the County, and home values are about 50 percent less in Alturas. Home sales in Modoc County have been trending down since 2017 by about 6.3 percent annually. Since there is an excess supply of homes listed on the market comparatively with demand, actual sales prices are expected to be much less than the listed prices noted in the current housing market information discussion.

With population reductions in the County, followed by reduced demand for housing, and with an increase in housing units for sale, the overall cost of ownership housing has declined. As referenced in the rental unit study, there may be a stronger demand for rental units,

Ownership Affordability. According to the HCD Affordability Calculator, a home that is sold for less than \$126,300 in Modoc County would be affordable to a very low income household. As referenced in the market study, about 60 percent of the houses for sale would be in the range affordable to lower income families. A household that sold a home in another housing market in most other areas in California and came into Modoc's less expensive housing market would have

more money to put down on a house and therefore be able to afford one that theoretically would be out of reach in a different location with a different housing market. So, this increase in affordability could generate a larger buyers' market for those who are looking to retire or interested in less expensive housing.

Rental Market. The majority of residential rentals in Modoc County are in Alturas. These consist of a variety of single-family (both stick-built and manufactured), duplex, apartments, and a few mobile homes. The rental market in Modoc County outside of Alturas was limited to single family homes with a few apartment units in Cedarville. Although there are a large number of homes renting at rates affordable to lower income families (generally less than \$700/month), there were no rentals available at this rate. The few rentals that were available on October 23, 2020, ranged in rents from \$734 to \$1,050. Median gross rent increased from \$560 in 2019 to over \$800 per month in 2020, continuing to make rental housing in the County affordable to lower income households.

Due to limited available water and sewer infrastructure in this rural County, there were only 6 apartment units identified in Modoc County (outside of Alturas) in Cedarville. Only 2 single-family houses were identified for available rent outside of Alturas. The only mobile homes found to be available for rent were in Alturas. There were only a few apartments available in the unincorporated area of Modoc County, and they were affordable for low-income families.

Table 3-21 shows the maximum rents and sales prices, respectively, that are affordable to very low-, low-, moderate- and above moderate-income households. Affordability is based on a household spending 30 percent or less of the total household income for shelter. Affordability is also based on the maximum household income levels established by HCD (**Table 3-20**). The annual income limits established by HCD are based on those used by HUD for administering the Section 8 program. The maximum affordable sales price is based on the following assumptions: 7 percent interest rate, 30-year fixed-rate loan, 10 percent down-payment, and mortgage insurance for each income group.

Table 3-21. Housing Affordability by Income Level, 2024			
Four-Person Household	Income Level		
	Very Low	Low	Moderate
Annual Income	\$45,000	\$72,000	\$90,000
Monthly Income	\$3,750	\$6,000	\$7,500
Maximum Monthly Gross Rent ¹	\$1,125	\$1,800	\$2,250
Maximum Purchase Price ²	\$177,996	\$284,793	\$355,992
Source(s): 2024 HCD Income Limits, monthly mortgage calculation: 1. Affordable housing cost for renter-occupied households assumes 30 of gross household income, not including utility cost. 2. Affordable housing sales prices are based on the following assumed variables: approximately 5 percent for down payment, 30-year fixed rate mortgage at 7 percent annual interest rate, taxes, insurance, and private mortgage insurance (since borrowers will likely put less than 20 down).			

Table 3-22 provides examples of typical wages in Modoc County for several common occupations. These occupations are representative of jobs available in Modoc County as of 2023. It should be noted that mean annual earnings for each occupation are based on full-time employment (not including employer-funded benefits) and do not reflect what a part-time worker, such as those employed in the retail, restaurant, and fast-food industries, would earn annually. Wage data are provided to assist in a comparison of a household's earnings with typical housing costs in Modoc County. This illustrates the need to provide housing for Modoc County's workforce, including those in the lower income category.

Table 3-22. Modoc County: Typical Wages by Occupation (2023)		
Occupation	Mean Hourly Wage	Mean Annual Earnings
Farmworker and Laborers	\$17.94	\$37,308
Firefighter	\$27.14	\$56,452
Medical Assistant	\$22.40	\$46,595
Automotive Mechanic	\$26.35	\$54,802
Office Assistant	\$20.66	\$42,961
Forester	\$38.16	\$79,388
Retail Salesperson	\$19.32	\$40,177
Bus Driver	\$23.30	\$48,460
Carpenter	\$33.04	\$68,737
Postal Services, Mail Carrier	\$25.63	\$53,290

Table 3-22. Modoc County: Typical Wages by Occupation (2023)		
Occupation	Mean Hourly Wage	Mean Annual Earnings
Middle School Teacher*	-	\$83,168
Cook	\$18.77	\$39,049
Light Truck Driver	\$23.06	\$47,961
Source(s): U.S. Department of Labor, Occupational Employment (January 2023) 1st Quarter, for Northern Mountains Region, including Modoc County.		
* Workers may not work full-time all year-round, so it is not feasible to calculate an hourly wage.		

Lower Income Households

According to 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) housing data, the County income by household is as follows:

- Above Moderate Income: 1,460 (40.6 percent)
- Moderate Income: 430 (12.0 percent)
- Low Income: 740 (20.6 percent)
- Very Low Income: 485 (13.5 percent)
- Extremely Low Income: 480 (13.4 percent)
- Total Households: 3,595 (100 percent)

Highlights

- 1,705 lower-income households are 47.4 percent of all households in Modoc County (including Alturas).
- 2,750 or 76.5 percent of the County's households were ownership.
- 1,190 or 43.3 percent of these ownership households were lower income.
- 265 or 9.6 percent of the ownership households were extremely low income.
- 840 or 23.4 percent of the County's households were renters.
- 515 or 161.3 percent were lower income.
- 215 or 25.6 percent of these renter households were extremely low income.

Overpayment

Affordability, as defined in State Health and Safety Code § 50052.5, allows a higher than 30 percent level (generally set at 35 percent) for owner-occupied housing, in recognition of the willingness of homeowners to sacrifice other disposable income for the benefits of home ownership. This criterion applies only to the upper third of the low-income households that earn 70 percent or more of the median income and to owner-occupants.

HCD housing data provides further insight to affordability when reviewing the number of households identified as paying more than 30 percent of their monthly income for shelter cost. This condition is referred to as “overpayment,” which compares the total housing cost for a household to the ability of that household to pay. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Table 3-23 indicates that 16.2 percent of the households in Modoc County (unincorporated) were overpaying for housing. Overpayment was most pronounced among households with extremely low to very low incomes. Looking at lower-income households, 12.1 percent experienced overpayment, with 7.2 percent severely overpaying. Of the 12.1 percent overpaying, 6.4 52.7 were renter occupied and 47.3 were owner occupied. Of the total households 130 fell into the extremely low income group, accounting for 5.4 percent of the total households experiencing overpayment, including 65 renter households (2.7 percent) and 65 owner households (2.7 percent).

Table 3-23. Modoc County (Unincorporated): Households Overpaying by Income Category, 2020		
Total Households Characteristics	Persons	Percentage
Total occupied units (households)	2,430	100
Total renter households	435	17.9%
Total owner households	1,990	81.9%
Total lower income (0-80% of AMI) households	1,090	44.9%
<i>Lower-income renters</i>	300	27.5%
<i>Lower-income owners</i>	790	72.5%
Lower-income households paying more than 50%	174	7.2%
<i>Lower-income renter households severely overpaying</i>	85	48.9%
<i>Lower-income owner households severely overpaying</i>	89	51.1%
Lower-income households paying more than 30%	294	12.1%
<i>Lower-income renter households overpaying</i>	155	52.7%
<i>Lower-income owner households overpaying</i>	139	47.3%
Extremely low income (0-30% of AMI) Households paying more than 30%	130	5.4%
<i>ELI renter households overpaying</i>	65	2.7%
<i>ELI owner households overpaying</i>	65	2.7%
Total households overpaying	394	16.2%
Total renter households overpaying	155	39.3%
Total owner households overpaying	239	60.7%
Total households paying between 30%-50% income	210	53.3%

Table 3-23. Modoc County (Unincorporated): Households Overpaying by Income Category, 2020		
Total Households Characteristics	Persons	Percentage
Total households paying > 50% income	184	46.7%
<i>Source(s): CHAS Data 2016-2020.</i>		

F. SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, developmentally and physically disabled persons, large-family households, extremely low-income families (including homeless), female-headed households and agricultural workers. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

EXTREMELY LOW-INCOME HOUSEHOLDS

An extremely low-income household is defined as a household earning 30 percent or less than the area median. According to HCD, the median income for a four-person household in Modoc was \$87,900 in 2024. Based on the above definition, an extremely low-income household of four earns less than \$31,200 a year. In 2024, employees earning the minimum wage in California (\$16 per hour) and working 40 hours a week would be considered extremely low income, as their total annual earnings would be \$30,720.

Households with extremely low incomes have a variety of housing situations and needs. This population includes persons who are homeless, persons with disabilities, farmworkers, college students, single parents, seniors living on fixed incomes, and the long-term unemployed. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, and supportive service needs, exacerbated by a lack of affordable housing opportunities.

In Modoc County, 13.4 percent of total households were considered extremely low income, with 55.2 percent being owner-occupied and 44.8 percent renter-occupied. Among these extremely low-income households, 64.6 percent were overpaying for housing, spending more than 30 percent of their monthly income on housing, while 50 percent were severely overpaying, spending more than 50 percent of their income on housing. And 83.7 percent of extremely low-income renter households experienced cost burdens, while 49.0 percent of extremely low-income owner households experienced the same. This indicates that extremely low-income renter households are more likely to have faced a more severe cost burden for housing compared to owner households. Due to these cost burdens, extremely low-income households may require specific housing solutions, including subsidies, housing with supportive services, shared housing, and/or single-room occupancy units.

For extremely low- and very low-income families who need rental assistance, the Section 8 Rental Assistance program provides a limited number of housing vouchers to those that qualify and are accepted into the program. Vouchers, in the form of direct payment to the landlord, are provided to tenants to fill in the financial gap between what they can afford to pay and the market-rate of the rental unit. Most of the County’s Section 8 funding is allocated to extremely low-income families, with a smaller number allocated to very low-income families. There is a waiting list of families for this program. This all indicates there is a strong demand for housing subsidies by extremely low-income families in Modoc County.

SENIORS

Seniors are considered persons aged 65 or older in this Housing Element. Seniors have special housing needs, primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

As illustrated in **Table 3-24**, approximately 1,739 people, or 28.8 percent of the total population, were seniors aged 65 or older. Within this group, 15.4 percent were aged 65 to 74, 8.9 percent were aged 75 to 84, and 4.7 percent were 85 years or older.

Table 3-24. Modoc County (unincorporated): Senior Population Age (2021)		
Age Ranges	2021	
	Persons	Percentage
65 to 74 years	920	15.3%
75 to 84 years	537	8.9%
85 years and over	282	4.7%
Total 65 and over	1,739	28.8%
Total Population	6,030	100
<i>Source(s): HCD 7th Cycle Data Package; ACS 2017-2021.</i>		

As shown in **Table 3-25**, in 2021, Modoc County had a total of 837 owner-occupied senior households aged 65 and older, accounting for 47.6 percent of all owner households. Additionally, there were 140 renter-occupied senior households aged 65 and over, making up 28.3 percent of all renter households. Overall, senior households accounted for 43.3 percent of the total households, totaling 2,254. Seniors tend to prefer affordable units in smaller single-story structures and in close proximity to health facilities, transportation, entertainment, and other services. However, in Modoc County, 85.7 percent of the senior population are homeowners, many have no mortgages or significant housing expenses, and many prefer to live in rural areas away from urban services. The senior age categories continue to be a large percentage of the population in Modoc County.

Table 3-25. Modoc County (unincorporated): Senior Households by Tenure (2021)						
Age Range	Owners		Renters		Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Households	1,759	100%	495	100%	2,254	100%
Senior Households	837	47.6%	140	28.3%	977	43.3%
65 to 74 years	468	26.6%	80	16.2%	548	24.3%
75+ years	369	21.0%	60	12.1%	429	19.0%
Source(s): HCD 7th Cycle Data Package; ACS 2017-2021.						

LARGE HOUSEHOLDS

Large households are defined as households containing 5 or more persons. Income is a major factor that constrains the ability of households to obtain adequate housing. Larger units are more expensive, and most units with over 3 bedrooms are typically single-family homes instead of multi-family rental units. Large family households are considered a special needs group because there is generally a limited supply of adequately sized housing to accommodate their needs. **Table 3-26** shows the number of large households and by tenure in Modoc County.

Table 3-26 indicates 7.5 percent of households were classified as large households. Of those, 6.2 percent were owner-occupied, and 1.2 percent were renter-occupied. Between 2010 and 2021, the total number and percentage of large households in the unincorporated area decreased by 24.3 percent.

Table 3-26. Modoc County (unincorporated) – Large Households as a Percentage of All Households (2010 and 2021)					
Tenure	2010		2021		% Change
	Number	%	Number	%	
Owner-Occupied	88	4.2	140	6.2	59
Renter-Occupied	134	4.8	28	1.2	-79
Total	222	8.0	168	7.5	-24.3
Source(s): U.S. Census Bureau 2010, ACS 2017-2021; HCD 7th Cycle Data Package.					

The more people in a household, the more bedrooms are needed to accommodate that household. Specifically, a 5-person household would require 3 to 4 bedrooms, a 6-person household would require 4 bedrooms, and a 7-person household would require 4 to 6 bedrooms. **Table 3-27** indicates the number of housing units by bedrooms. Three-bedroom homes (43.0 percent of all homes) are by far the most common in Modoc County, followed by 2-bedroom homes comprising 39.9 percent of the total. Roughly 52.0 percent of all dwelling units have 3 or more bedrooms. Overcrowding is not a significant factor in Modoc County.

Table 3-27. Modoc County (unincorporated): Number of Bedrooms and Total Housing Units (2021)		
Dwellings by Bedrooms Count	Total Units	Percentage
No bedroom	38	1.1
1 bedroom	234	6.9
2 bedrooms	1,347	39.9
3 bedrooms	1,453	43.0
4 bedrooms	230	6.8
5 or more bedrooms	74	2.2
Totals	3,376	100
<i>Source(s): HCD 7th Cycle Data Package; ACS 2017-2021.</i>		

SINGLE-PARENT HOUSEHOLDS

Table 3-28 identifies a total of 226 female-headed households (10.0 percent of all households) in 2021, 55 of which were below the poverty level, representing 24.3 percent of all female headed households. There was a total of 39 male-headed households (1.7 percent) during the same period. Although male-headed households also have only single income, often female heads of households have a problem due to generally lower income levels, having only a single source of income, often having the financial burden of childcare, and the reluctance of some people to rent to them as a result of these difficulties. A larger percentage of both female-headed and male-headed households have children, and females typically have lower incomes than males.

Table 3-28. Modoc County (unincorporated): Single-Parent Households (2021)		
Category	Number	%
Total Householders	2,254	100
Female Household (no husband present)	226	10.0%
With own children	123	5.5%
Without own children	103	4.6%
Male Household (no wife present)	39	1.7%
With own children	22	1.0%
Without own children	17	0.8%
Female Headed Householders Under the Poverty Level	55	24.3%
<i>Source(s): HCD 7th Cycle Data Package; ACS 2017-2021.</i>		

PERSONS WITH DISABILITIES

A disability includes, but is not limited to, any physical or mental disability as defined in California Government Code § 12926. A mental disability involves having any mental or psychological disorder or condition, such as a mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. A physical disability involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems, including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult, including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited-earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered counter tops, grab bars, adjustable shower heads, etc.), and special sensory devices including smoke alarms and flashing lights space.

The 2017-2021 ACS recognizes six types of disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living (independent living disability consists of a person living independently with need for assistance, such as not being able to take a bath). A disability is further defined as a mental, physical, or health condition that lasts over 6 months, and persons may have more than one disability.

As illustrated in **Table 3-29**, approximately 17.2 percent of the total population of Modoc County had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Ambulatory disabilities were most pronounced amongst those aged 18 and over, with 676 accounting for 11.2 percent of the total population in Modoc County. Approximately 11.8 percent of the total Modoc County (unincorporated) population is comprised of persons over 64 years old living with at least one disability. Therefore, many in this group may be in need of housing assistance.

The total number of individuals with a disabilities is not known, as the above table only reports types of disabilities (some can have multiple disabilities). Nevertheless, there appears to be a high number of people with disabilities in the unincorporated county.

In the labor force, 67 or 3.3 percent of those with one or more disabilities were employed, whereas 7 or 0.3 percent of those who had disabilities were unemployed.

Table 3-29. Modoc County (unincorporated): Disabilities by Disability Type (2021)		
Characteristics	Number	Percentage
Total Population	6,030	100.0
Total Persons with a Disability	1,035	17.2
Persons Aged 65 + with a Disability	714	11.8
Type of Disability for Ages 18 and over		
Hearing	328	5.4
Vision	177	2.9
Cognitive	245	4.1
Ambulatory	676	11.2
Self-Care	193	3.2
Independent Living	549	9.1
Total Population in Labor Force	2,034	100.0
Employed – with a disability	67	3.3
Unemployed – with a disability	7	0.3
<i>Source(s): HCD 7th Cycle Housing Element data package; ACS 2017-2021.</i>		
<i>Note: Persons may have more than one disability.</i>		

Persons with a Developmental Disability

California Government Code Section 65583(a)(7)) requires the County to include the needs of those with a developmental disability in the community in its analysis of “special needs groups.” According to § 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains 18 years of age; continues or can be expected to continue indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled persons require a group living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid 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.

While the U.S. Census Bureau reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe life-long disabilities attributable to mental and/or physical impairments. As shown in **Table 3-30**, as of December 2021, there were 47 developmentally disabled persons in Modoc County. Of these, 18 were under 17 years old, and 29 were over 18 years old. They were particularly concentrated in the City of Alturas based on zip code.

Table 3-30. Modoc County (unincorporated) and City of Alturas Combined – Developmental Disabilities (2021)	
Ages	Number
0 to 17 years	18
18+ years	29
Total	47
<i>Source(s): HCD 7th Cycle Data Package; DDS Consumer County Ending December 2021.</i>	

AGRICULTURAL WORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers typically work in fields, orchards, and processing plants. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

Seasonal or part-time farmworkers who do not leave the area and seek year-round residency in the area, have similar needs as year-round employees, but their income is likely to be considerably less and they may require subsidized housing or employer-based housing. Seasonal migrant workers typically have even less income available for housing because of their need to minimize expenses to meet off-season needs. As a result, migrant farm workers may seek housing in a labor camp or may rent an available and inexpensive unit (which may be shared among several workers). If such housing is not available, migrant farm workers may resort to substandard shelters, such as vehicles, tents, or other forms of temporary shelter. Because migrant farm workers desire to reside near the work sites, most farm worker housing should be provided in these unincorporated areas.

According to ACS 2017-2021, approximately 541 or 25.1 percent of the workforce in the unincorporated area of Modoc County was employed in Agriculture, Forestry, Fishing and Hunting and Mining. However, most of them were in the agricultural sector, as previously discussed in the employment evaluation of this document. According to the 2022 USDA report, there were a total of 1,142 hired farm workers (**Table 3-31**). Out of these, 370 were seasonal workers, leaving 772 who worked 150 days or more. There were 33 migrant workers identified in the report. Data on household characteristics that is specific to farm worker households is not available. However, based on local knowledge, due to the active farming in and around the

Klamath Falls/Tulelake area, farm labor is in high demand. The community of Newell, towards the east side of the County has significant farm worker housing, such as the Migrant Center. Additionally, there may be concentrations of farmworkers in and around Fort Bidwell, Eagleville, Lookout, and New Pine Creek.

Recent information related to farmworker household makeup or housing conditions is not available for Modoc County or other adjacent communities in the north state. Much of the research available on farmworker needs is conducted at the statewide level or in the Central Valley and other areas in the central and southern portions of the state, and so may not be reflective of conditions in Modoc County. According to the 2015-2019 National Agricultural Workers Survey (NAWS) produced by the US Department of Labor, just under one-third of California farmworkers (32 percent) were living apart from all nuclear family members, and of these unaccompanied workers, seventy-three percent were single workers without children. Of all farmworkers in the state, fifty-eight percent of farmworkers had children¹. Children in farmworker families may struggle with educational achievement because of the unstable, seasonal nature of the family's housing situation. The 2015-2019 NAWS estimates that over one-third of California farmworkers lived in a dwelling defined as "crowded". Only nine percent of farmworkers live in employer-provided housing, one percent off the farm and eight percent on the farm, and 21 percent of workers live in a home owned by themselves or a family member. The remaining workers lived in housing they rented from someone other than their employer (67 percent) or in housing rented from a charity or government agency (2 percent). Most farmworkers (76 percent) live fewer than 25 miles from their current farm job, and more than half of all California farmworkers (57 percent) live in a single-family home². The NAWS does not collect information on the physical conditions of housing or on health conditions. However, much of the housing in the county is in poor condition or in need of rehabilitation, so it is likely that this is the situation for housing that serves farmworkers as well. Though UC Merced conducted a survey of farmworker health in 2022, counties in the north state were not included in the study. The applicability of these statistics is therefore difficult to assess for Modoc County, as conditions may be different in Modoc County compared to areas such as Imperial County or the Central Valley. There is at least one area of the County, Newell, there is a concentration of farmworkers, primarily due to the Newell Migrant Housing Center. Program 3.3 was created to improve farmworker housing conditions by continuing to pursue funding necessary to completely rehabilitate the Migrant Center in Newell. Program 9.2 was also created to reduce constraints to the production of farmworker and employee housing by redefining farmworker housing to comply with the California Health and Safety Code (§§ 17021.5 and 17021.6). Through Program 3.5, the County will conduct outreach to communities with potentially higher concentrations of farmworkers to assess farmworker housing conditions and needs. Following this

¹ California Findings from the National Agricultural Workers Survey (NAWS) 2015–2019: A Demographic and Employment Profile of California Farmworkers". (January 2022). U.S. Department of Labor, Employment and Training Administration, Office of Policy Development and Research. <https://www.dol.gov/sites/dolgov/files/ETA/naaws/pdfs/NAWS%20Research%20Report%202015.pdf>

² *ibid*

outreach, the County will incorporate this knowledge into efforts to proactively work with affordable housing developers to facilitate affordable housing development and/or rehabilitation that supports farmworker communities.

Table 3-31. Modoc County: Farmworkers (2022)		
Hired Farm Labor	2022	
	Farms	Farmworkers
Unpaid Workers	99	209
Hired Farm labor	124	1,142
Workers worked 150 days or more	96	772
Less than 150 days	68	370
Migrant Workers	5	33
<i>Source(s): USDA 2022.</i>		

PERSONS EXPERIENCING HOMELESSNESS

Homeless individuals, generally in the extremely low-income category, include, but are not limited to, victims of domestic violence, persons with mental illness, persons suffering from addiction, families with single heads-of-household, and unaccompanied minors. Homeless also include individuals who have purchased parcels of land but are unable to afford site improvements or a home (and often live year-round in tents, small trailers, or other permanent camp-type arrangements). The homeless do not include individuals imprisoned or otherwise detained, pursuant to an act of Congress or a state law (42 U.S.C. § 11302). For the purposes of the housing needs analysis, a person is considered homeless who lacks a fixed and adequate nighttime residence, and an individual who has a primary nighttime residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters and transitional housing).
- An institution that provides a temporary residence for individuals intended to be institutionalized.
- A public or private place that is not designed for or ordinarily used as sleeping accommodations for people.

NorCal Continuum of Care (CoC) is a consortium of individuals and organizations with the common purpose of planning a housing and services system for people who are homeless. The CoC serves as a convening entity tasked with the critical mission of ending homelessness in the city of Redding and in the counties of Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte, and Modoc. The CoC is responsible for managing Housing and Urban Development funds for

homelessness and is uniquely positioned to identify system needs and take steps to address homelessness in the region.

In Modoc County (including Alturas), there were a total of 27 homeless individuals counted, with 12 being unsheltered and 15 being sheltered in the 2023 Point-in-Time Survey conducted on January 24, 2023. The total homeless count in Modoc County represented 1.1 percent of the total homeless count in the NorCal CoC Region. Among them, four were considered to be chronically homeless, and one was a victim of domestic violence. When looking at demographics, there were eight children under the age of 18 and one individual between the ages of 18 and 24. Of the total, 15 individuals were identified as male and 11 as female among the total homeless population in Modoc County.

Training Employment and Community Help, Inc. (TEACH), at 112 East 2nd Street in Alturas, is a broad-based, multipurpose, non-profit 501(c)3 organization that administers a wide variety of programs funded by grants. Federal, state, and private funding sources and the Modoc County Social Services Department offer aid to persons in need of emergency shelter. TEACH indicated that they periodically receive requests for housing assistance from homeless or persons at risk of being homeless. Since the housing count was conducted, the County opened a transitional center that now houses approximately 15, operated by TEACH and the County Department of Social Services. TEACH also provides an emergency shelter program to indigent and homeless people by issuing vouchers for motels. According to Carol Madison, Executive Director for TEACH, the Voucher program is being offered more restrictively due to problems with voucher users who have abused the program.

According to local knowledge provided by TEACH, it is estimated that roughly 90 percent of the County's homeless population resides in Alturas, where services are available and provided. Harsh environmental conditions, particularly during the winter, make homelessness difficult outside of Alturas. Given this information, it is estimated that three unsheltered individuals reside in the unincorporated County.

Families receiving Cal Works that are in need of immediate shelter are able to obtain assistance from the Modoc County Social Services Department.

Other resources available to Modoc County for emergency shelter services include state and federal funding. For example, the CalWORKs homeless assistance program was recently amended to allow homeless assistance once per *year* rather than once in a lifetime. This program may be helpful to CalWORKs-eligible families in Modoc County. Additionally, there is also a Family Stabilization Program through CalWORKs that can provide housing assistance to CalWORKs recipients in crisis.

The special housing need that generates the greatest concern in Modoc County is the number of units available for disabled persons. Modoc County has a disproportionate number of disabled persons because it attracts people in the upper-middle ages who are more likely to have a disability

than younger people, and younger people who are disabled because Modoc County offers a more affordable living alternative to disabled people who are limited in their income potential.

To address overall special housing needs, Program 7.1 was created to help seek funding such as USDA Rural Development, CDBG, and HCD to provide housing for special needs groups, including extremely low-income and developmentally disabled households, as identified in the Housing Element. Program 7.3 addresses the need to expand and maintain emergency shelters and low barrier navigation centers in the NorCal region. Program 3.3 includes the County's continued participation in the CoC, housing and shelter, homelessness prevention activities, and related data management.

UNITS AT-RISK OF CONVERTING TO MARKET RATE HOUSING

State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. There are 138 publicly assisted housing units in Modoc County, all in the City of Alturas. There are no units at risk of converting to market rate in unincorporated Modoc County.

The Section 8 Housing Assistance Program for Modoc County is administered by the Shasta County Housing Authority. The Authority also administers this program for Shasta, Siskiyou, and Trinity Counties (including all communities and incorporated areas within these counties). Based on the Authority's information, 1,020 families in the region were provided with assistance. This is up from 2014 when 958 were served. Due to information disclosure concerns, the Authority would not provide information as to how many families in Modoc County were actually served. However, based on previous information, 16 families were served in Modoc County in 2017, which was about 1.6 percent of the region served. Applying this proportion to the 2019 county, it could be estimated that about the same number of families were being served in Modoc County. This limited use of Section 8 funds in the County may partially be due to the method of allocation used by the Housing Authority. However, Modoc County should continue to provide information to the public and those in need of this type of housing. Program 3.1 of this Housing Element includes measures to work with the Housing Authority to increase availability to Modoc County residents and to provide information to the public at County offices and partner agencies, such as TEACH and Legal Services of Northern California.

MOBILE HOMES WITHIN MOBILE HOME PARKS

According to the Housing and Community Development records, 48 mobile home housing units were in Modoc County mobile home parks in 2024 (excluding Alturas). This excludes mobile homes on individual lots, as referenced in Table 3-16. These 48 mobile homes represent less than 2 percent of the total housing inventory for Modoc County. Nonetheless, these few units provide a valuable source of affordable housing for residents of Modoc County. Several years ago, the California legislature recognized the difficulty a mobile home owner faces when a park closes or is converted to a different use. However, Modoc County has not experienced any park conversions over the planning period and such conversions don't seem imminent, giving the housing market

conditions. There are already state laws that regulate the conversion of mobile home parks, including: (1) California Government Code § 66427.5, which requires that existing tenants of the mobile home park be given the option to either purchase his or her subdivided unit created by the conversion to resident ownership, or to continue residency as a tenant; and (2) California Government Code § 66428.1, which requires a 2/3 vote of the park to allow conversion. Therefore, there are sufficient state level regulations to discourage conversions.

DISADVANTAGED, UNINCORPORATED COMMUNITIES

Under Local Agency Formation Commission (LAFCO) Cortese-Knox-Hertz Code (§ 56033.5), a disadvantaged community is defined to mean inhabited territory (12 or more registered voters), as determined by LAFCO policy, that constitutes all or a portion of a “disadvantaged community,” which is defined in the Water Code (§79505.5) to be “a community with an annual median household income (MHI) that is less than 80 percent of the statewide annual median household income.” The purpose of SB 244 is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits in disadvantaged unincorporated communities. Including these communities in the long-range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and structural fire protection. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

In summary, there are 10 disadvantaged unincorporated communities in Modoc County—Adin, Canby, Cedarville, Eagleville, Fort Bidwell, Lake City, Likely, Lookout, Newell, and New Pine Creek. Daphnedale Park is an unincorporated disadvantaged community in Alturas’s sphere of influence and is not included in this report.

SB 244 analysis requires that each of these communities be evaluated for water, wastewater, storm drainage, and fire protection service deficiencies. In summary, all of these communities were deficient in all of these service and infrastructure categories to address potential future housing growth. However, for the purposes of targeting communities in Modoc County that could best accommodate growth with improvements to these services, Newell and Cedarville were identified as the best candidates. Newell already has public water and wastewater services provided by the Newell County Water District. However, Unlike Newell, Cedarville, which has a public water system, has a wider range of community services available to accommodate growth, such as a hospital, schools, and a wider variety of housing types, including some apartments. Cedarville is therefore targeted for improvement to public infrastructure, such as wastewater needs. Several programs in this Element include enhancements to public services in these two communities, such as the need for a stormwater master plan, funding for additional urban level services, such as public water and wastewater. Program 4.2 was created to improve public services, such as sewer and water infrastructure in Newell and Cedarville to support development of more affordable housing in the County. Also, Program 4.1 was created to assist the Newell County Water District in obtaining grants, such as CDBG, to improve water and sewer delivery and expansion to accommodate future development of lower income housing.

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CHAPTER 4. ASSESSMENT OF FAIR HOUSING

A. INTRODUCTION

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing 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.” 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 and fair housing advocates and through this assessment of fair housing issues, Modoc County has identified factors that contribute to fair housing issues. These contributing factors are in **Table 4-14**, Factors Contributing to Fair Housing Issues, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are in Chapter 8: Goals, Policies, and Programs.

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 townwide patterns to understand how the projected locations of units will affirmatively further fair housing.

B. FAIR HOUSING CONSTRAINTS

The provision of equal housing opportunities for all persons is an important goal of the Housing Element. The County addresses complaints regarding fair housing issues through its Planning Department. County staff monitor complaints and, if necessary, refer fair housing matters to Northern California Legal Services, HUD, and/or the California Department of Fair Employment and Housing to ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap, and to apprise the general population regarding state and federal laws related to the provision of fair and equal housing opportunities for all. Housing discrimination is not considered a significant constraint to the availability and production of affordable housing in the County.

It is noted that Program 10.1 was created to develop an Affirmatively Further Fair Housing (AFFH) Plan in accordance with the California Fair Employment and Housing Act in 2021. Through the analysis in this Housing Element, the County has identified a set of actions to (see Table 4-15).address fair housing needs in the County. The County will also disseminate fair housing information in English and Spanish at appropriate public locations and events as part of Program 10.3 and will work with other local agencies and service providers, and other stakeholders to include fair housing information in appropriate format within their facilities.

C. 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.

Modoc County's population is predominantly White, non-Hispanic or Latino (see **Figure 4-1**). **Table 4-1** shows the population by race and ethnicity based on the 2017-2021 ACS compared to Lassen, Sierra, and Plumas Counties, as well as the State. As with other counties in the region, the White, non-Hispanic or Latino population in Modoc County has decreased as a percentage of the total population over the past ten years. The county has a comparable demographic makeup to the other counties in the region, but has a higher percentage of Hispanic or Latino residents than Sierra or Plumas Counties. The Hispanic or Latino population has also grown as a percentage of the county's overall population over the past decade (13.9 percent in 2010 compared to 15.2 percent in 2021). Other counties in the region also have Hispanic or Latino populations that are more concentrated in cities than in the county as a whole. For example, 28.3 percent of Susanville residents are Hispanic or Latino, and 19.7 percent of all of Lassen County's population (including Susanville) are Hispanic or Latino.

Hispanic or Latino residents make up a higher percentage of the population of Alturas than unincorporated areas of the county (21.9 percent of Alturas residents compared 12.1 percent in unincorporated areas), though the unincorporated community of Newell also has a concentration of Hispanic or Latino residents. In Modoc County, the Hispanic/Latino community is concentrated in the Newell area, where there is a Farm Labor Camp. Between that camp and the H-2A farmworker housing at Castle Rock, there is capacity for almost 500 people, but on average there are about 400. Both labor camps are in the Newell area. Approximately 90 percent of Newell

residents are minorities. Historically, Newell was created to have neighborhood structure to support farm labor that was already working in this area.

The African American, non-Hispanic or Latino population in Modoc County has also increased as a share of the county's population during this period (0.8 percent in 2010 to 2.0 percent in 2021). This growth has been most notable in Alturas, where African American residents made up 0.5 percent of residents in 2010 and 4.2 percent of residents in 2021. This is a slightly lower percentage than in the State overall (5.5 percent in 2021). Regionally, though Susanville has a larger African American community as a percentage of its population (13.6 percent in 2021), Alturas's African American, non-Hispanic or Latino community is a larger percentage of its population than in the nearby cities of Loyalton or Portola.

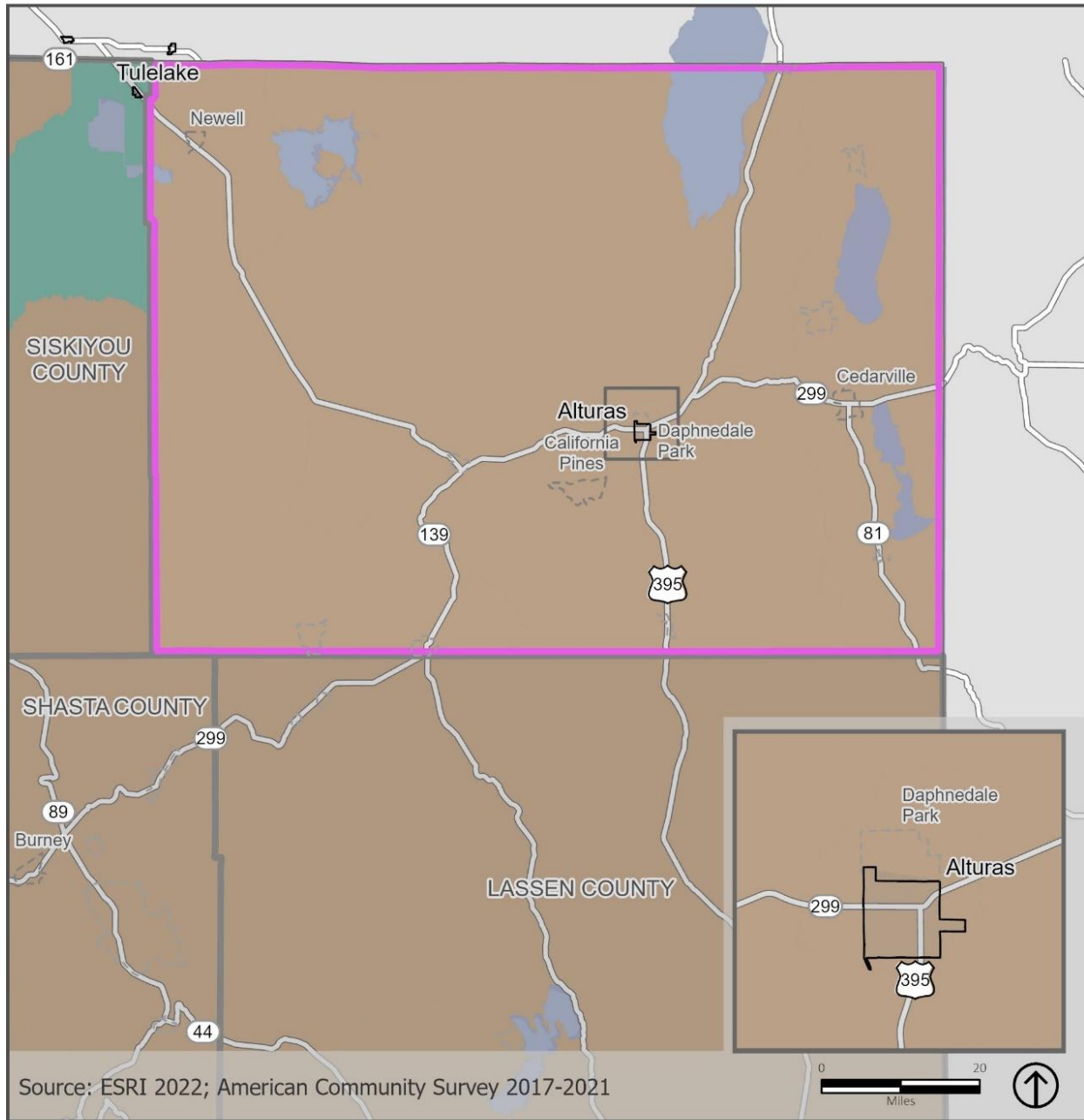
Modoc County's Native American community makes up 3.4 percent of the population, which is an increase from 3.0 percent in 2010. This community is more concentrated in the unincorporated county than in Alturas. Modoc County has a greater concentration of Native American community members as a share of its total population than other counties in the region. There is a concentration of Native American community members in the Fort Bidwell area, as there is a small reservation there. There are three rancherias—the Alturas Rancheria in Alturas, the Lookout Rancheria in Lookout, and the Cedarville Rancheria in Cedarville. The XL Ranch Rancheria, just north of Alturas, is also tribal-owned property.

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Table 4-1. Population by Race/Ethnicity																				
Race/Ethnicity	Alturas		Modoc County (Unincorporated)		Modoc County		Portola		Plumas County		Loyalton		Sierra County		Susanville		Lassen County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
White, Not Hispanic or Latino	80.86%	68.88%	78.19%	80.12%	78.97%	76.65%	78.517%	74.909%	85.05%	82.59%	80.88%	92.49%	88.12%	87.43%	55.44%	50.37%	66.69%	64.16%	41.51%	36.02%
Hispanic/Latino	12.27%	21.95%	14.51%	12.12%	13.86%	15.16%	16.255%	19.601%	8.02%	9.62%	14.04%	6.41%	8.30%	11.20%	23.73%	28.31%	17.53%	19.71%	36.97%	39.81%
Black or African American, Not Hispanic or Latino	0.50%	4.23%	0.92%	0.96%	0.79%	1.97%	0.618%	0.000%	0.90%	1.52%	0.26%	0.10%	0.15%	0.06%	12.35%	13.64%	8.00%	8.34%	5.95%	5.43%
Native American, Not Hispanic or Latino	2.09%	1.67%	3.41%	4.18%	3.02%	3.40%	1.949%	0.544%	2.30%	1.20%	2.60%	0.60%	1.27%	0.91%	2.78%	1.90%	2.86%	2.28%	0.42%	0.32%
Asian, Not Hispanic or Latino	1.41%	0.00%	0.44%	1.11%	0.72%	0.77%	0.523%	0.454%	0.63%	0.64%	0.00%	0.00%	0.37%	0.00%	1.04%	1.78%	0.97%	1.56%	12.87%	14.81%
Other, Not Hispanic or Latino	0.35%	0.00%	0.36%	0.00%	0.36%	0.00%	0.095%	0.000%	0.18%	0.14%	0.00%	0.00%	0.09%	0.00%	2.56%	1.45%	1.51%	1.17%	0.00%	0.00%
Two or More Races	2.51%	3.27%	2.17%	1.51%	2.27%	2.05%	2.044%	4.492%	2.91%	4.28%	2.21%	0.40%	1.70%	0.39%	2.11%	2.55%	2.45%	2.79%	2.29%	3.61%
Source: 2006-2010 ACS Data; 2017-2021 ACD Data.																				

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Figure 4-1. Predominant Population, Modoc 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

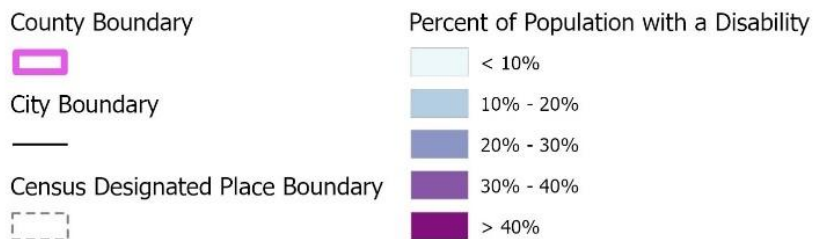
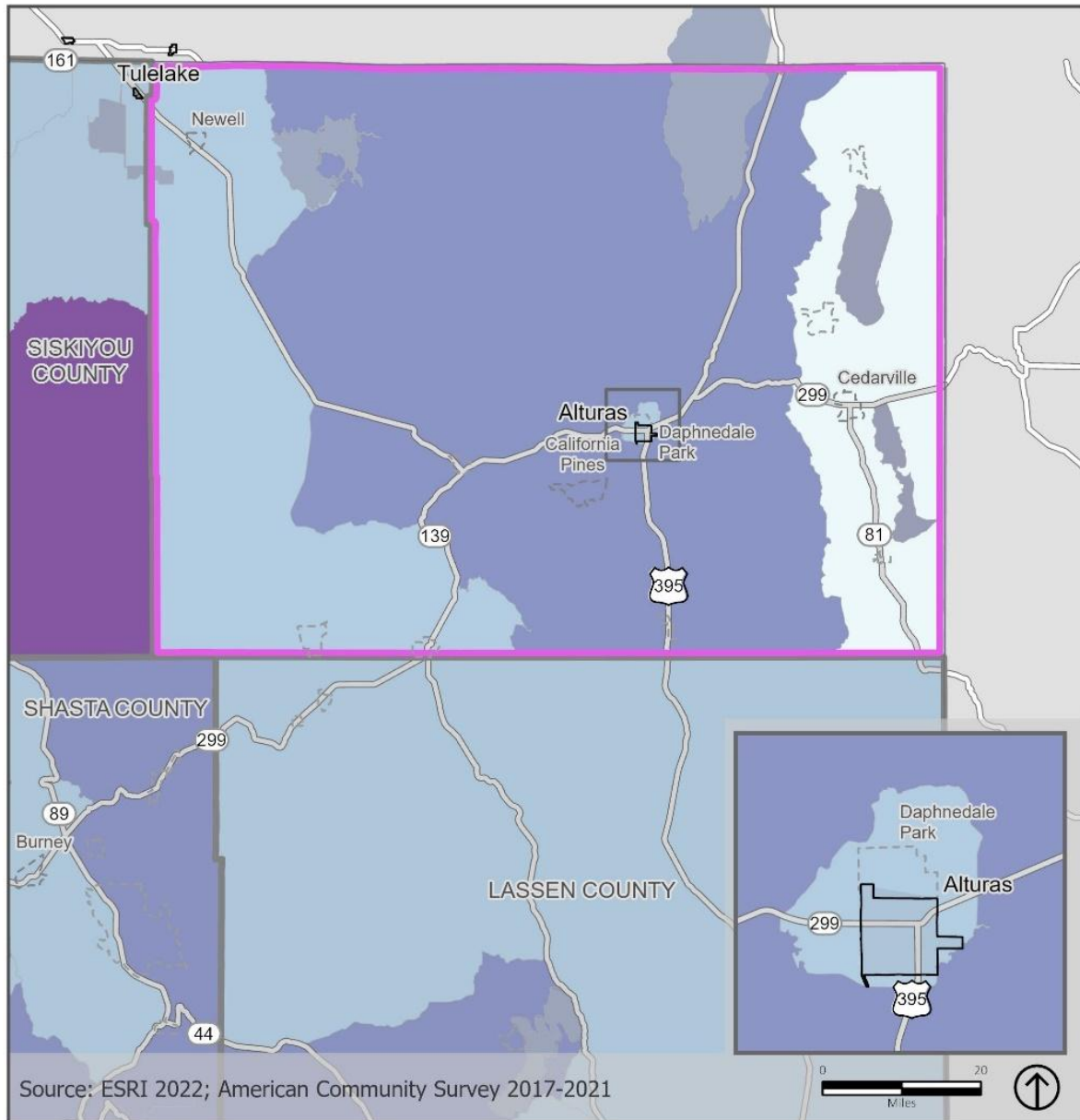
Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs associated with disabilities. Seniors typically experience disabilities at higher rates than the general population. **Table 4-2**, Population by Disability Type, shows that 1,520 residents, or 17 percent, have one or more types of disabilities in Modoc County. The highest percentage have an ambulatory disability (66.0 percent), followed by independent living difficulties (54.2 percent). The percentage of residents with a disability who report having either of these disability types has increased between 2012 and 2021, which may be related to an aging population combined with a decrease in the overall population. According to the 2017-2021 ACS, just over one-third of the population of Modoc County (33.7 percent) is 62 years or older. In 2012, only 24.2 percent of residents were in that age group. Modoc County also has a higher percentage of residents over 62 than in the State as a whole, where just 17.7 percent of residents are 62 years or older. However, between 2012 and 2021 there has been a decrease in the overall number of residents with a disability in Modoc County and a decrease in the percentage of residents with a disability who report hearing, vision, cognitive, or self-care difficulties. Ambulatory and independent living difficulties are also the most common disabilities reported in other parts of the region, including Lassen County and Sierra County. TEACH Inc. provides early childhood services for children up to age three with developmental delays.

As shown on **Figure 4-2**, fewer than 10 percent of residents on the county's far east side have disabilities. This includes the census tracts where Cedarville, Fort Bidwell, and Lake City are located. Between 10 and 20 percent of residents in Alturas report having a disability, which is also true of residents on the west side of the county, including in the census tracts where the communities of Newell, Lookout, and Adin are located. The greatest concentrations of residents with disabilities are in unincorporated areas in the center of the county, in census tracts where the communities of Canby, California Pines, and Likely are located.

Table 4-2. Population by Disability Type																				
Disability	Alturas		Modoc County (Unincorporated)		Modoc County		Portola		Plumas County		Susanville		Lassen County		Loyalton		Sierra 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	503	485	1,413	1,017	1,916	1,520	548	408	3,545	3,218	1,665	1,160	3,872	3,939	144	91	454	411	3,693,528	4,324,355
Hearing Difficulty	40.0 %	33.7 %	33.7 %	31.8 %	35.3 %	28.9 %	23.5 %	15.2 %	37.9 %	26.4 %	25.8 %	28.1 %	27.8 %	30.4 %	34.7 %	7.7 %	24.7 %	20.4 %	27.9 %	26.4 %
Vision Difficulty	19.5 %	18.0 %	18.0 %	17.1 %	18.4 %	14.9 %	19.0 %	27.0 %	13.2 %	10.7 %	16.0 %	24.0 %	17.2 %	16.5 %	23.6 %	1.1 %	10.8 %	5.1 %	18.7 %	19.5 %
Cognitive Difficulty	40.8 %	34.3 %	34.3 %	23.7 %	36.0 %	30.7 %	33.0 %	57.4 %	34.5 %	35.7 %	41.6 %	32.3 %	35.2 %	30.9 %	32.6 %	35.2 %	39.2 %	38.2 %	38.2 %	39.6 %
Ambulatory Difficulty	42.5 %	54.0 %	54.0 %	65.3 %	51.0 %	66.0 %	57.3 %	39.2 %	53.4 %	55.3 %	47.3 %	54.5 %	54.4 %	58.0 %	61.1 %	81.3 %	64.3 %	65.9 %	53.1 %	48.4 %
Self-care Difficulty	22.1 %	26.2 %	26.2 %	18.6 %	25.1 %	16.1 %	19.5 %	14.7 %	16.8 %	20.8 %	14.5 %	34.3 %	14.6 %	29.3 %	22.2 %	20.9 %	18.7 %	30.7 %	23.4 %	22.5 %
Independent Living	32.6 %	29.7 %	29.7 %	53.0 %	30.5 %	54.2 %	35.2 %	41.2 %	30.4 %	28.8 %	29.4 %	49.7 %	28.5 %	46.1 %	32.6 %	58.2 %	44.1 %	65.5 %	39.4 %	39.3 %
Source: ACS 2008-2012; 2017-2021, S1810.																				

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Figure 4-2. Rates of Disability, Modoc County



FAMILIAL STATUS

Patterns of familial status present a potential indicator of fair housing issues related to availability of appropriately sized or priced housing where certain family types are concentrated. As a protected characteristic, 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 4-3 shows that Modoc County has a higher proportion of family households than nonfamily households. Regionally, this is also true in Sierra, Plumas, and Lassen Counties. The share of households in Modoc County that are family households has stayed steady at 64.9 percent between 2010 and 2021, while it has increased in other counties in the region over the same period. However, the percentage of households in Alturas that are families has decreased over the same period. Compared to other cities in the region, this is a similar pattern to household shifts in Susanville and Portola, while the share of family households has increased in Loyalton.

The percentage of families that are female-headed, single-parent households has decreased throughout much of the region, including in Modoc County. Whereas in 2010, 11.2 percent of families in Modoc County were female-headed, single-parent households, in 2021 only 7.9 percent of families were this household type. Alturas has seen an even greater decrease in this household type, decreasing from 24.4 percent of families in 2010 to 7.8 percent in 2021. Regionally, Modoc County has a smaller concentration of families of this type than nearby Plumas and Lassen Counties (10.0 percent and 11.3 percent, respectively), though a greater percentage than in Sierra County (4.0 percent). However, all four counties have seen decreases in this household type as a percentage of all families between 2010 and 2021.

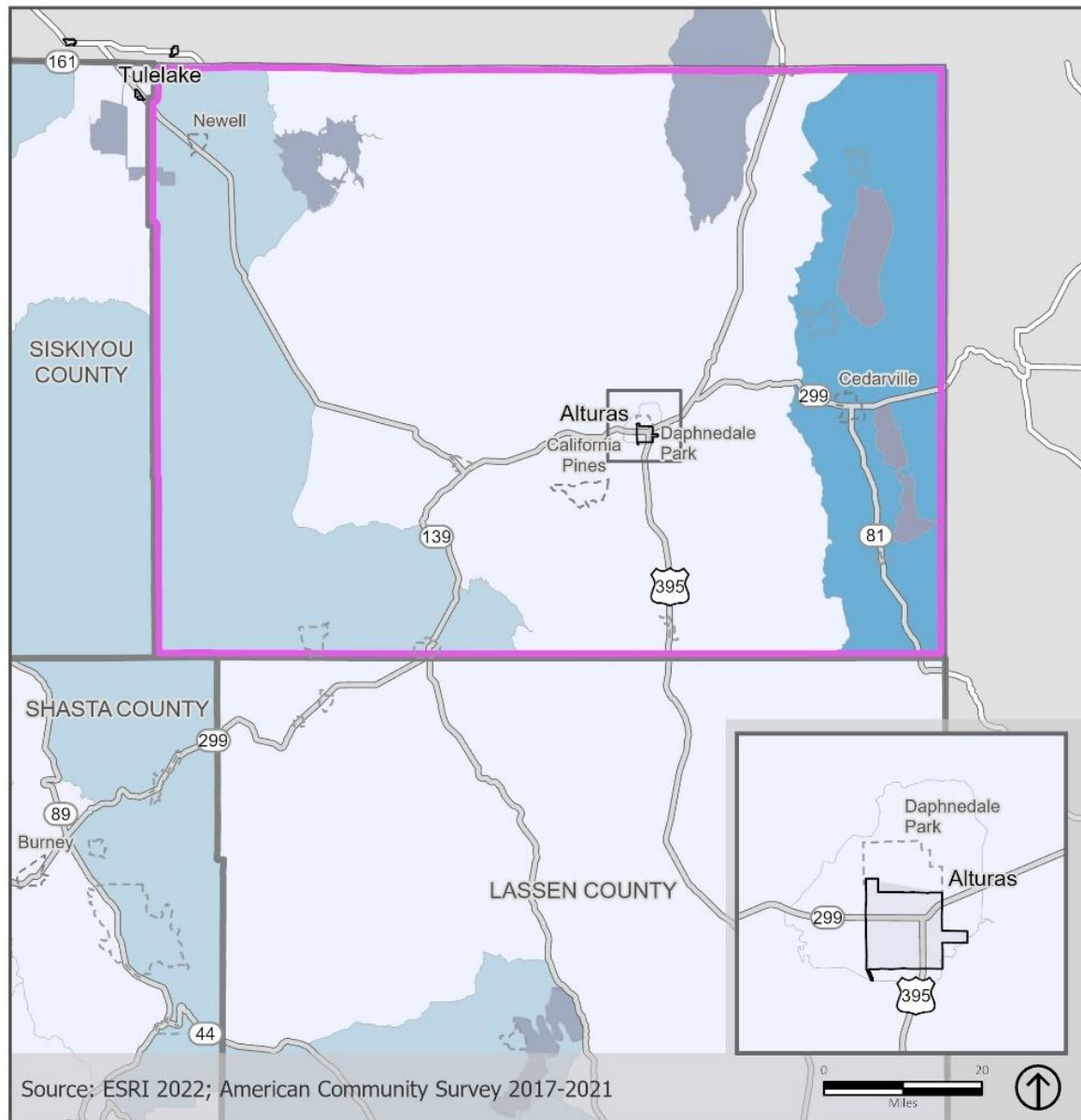
As shown on **Figure 4-3**, the greatest concentration of children in female-headed, single-parent households is in the east side of the county, in the areas that include the communities of Cedarville, Fort Bidwell, and Lake City. In these census tracts, between 40 and 60 percent of children are in single-parent, female-headed households. ACS data at the census designated place level suggests that there may be concentrations of children in single-parent, female-headed families in Cedarville. However, this community has a small population, so small concentrations of children in this household type may appear to be greater as a percentage of all families. Census tracts in the west side of the county, including those where Newell and Lookout are located, have moderate concentrations of children in this family type, between 20 and 40 percent. In the census tracts in central areas of the county, including Alturas and the communities of California Pines and Canby, fewer than 20 percent of children are in this family type.

The majority of childcare facilities in the county are in Alturas. Modoc County's Early Head Start programs are available in Alturas and in Tulelake (Siskiyou County). County preschools are operated in Alturas, Cedarville, and Tulelake. There are no day care facilities in the Surprise Valley area for children who are not yet preschool age.

Table 4-3. Population by Familial Status																				
Familial Status	Alturas		Modoc County (Unincorporated)		Modoc County		Portola		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Family Households	64.0%	58.5%	65.3%	68.2%	64.9%	64.9%	66.3%	57.0%	61.2%	63.1%	61.9%	60.6%	66.7%	69.3%	59.8%	64.8%	60.5%	63.2%	68.6%	68.6%
Non-family Households	36.0%	41.5%	34.7%	31.8%	35.1%	35.1%	33.7%	43.0%	38.8%	36.9%	38.1%	39.4%	33.3%	30.7%	40.2%	35.2%	39.5%	36.8%	31.4%	31.4%
Percent of Families That are Female-Headed Single-Parent Households	24.4%	7.8%	5.6%	8.0%	11.2%	7.9%	12.2%	24.7%	10.4%	10.0%	14.7%	13.6%	12.6%	11.3%	8.2%	3.5%	6.0%	4.0%	12.5%	10.7%
Source: ACS 2006-2010, 2017-2021.																				

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Figure 4-3. Percentage of Children in Female-Headed Households, Modoc County



County Boundary



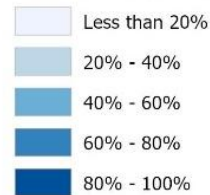
City Boundary



Census Designated Place Boundary



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



INCOME

Table 4-4, Households by Median Income, shows the median income by geographic location for Modoc County and Alturas compared to other cities and counties in the region. Modoc County and Alturas both have median incomes that are lower than the state median (\$84,097). However, between 2010 and 2021, both Modoc County and Alturas have seen significant increases in the median income, 47.7 percent and 57.0 percent, respectively. Though incomes are relatively low in this area, the median income in Modoc County is typical when compared to the nearby counties of Plumas, Lassen, and Sierra County. Additionally, it has seen a greater increase in median income since 2010 than nearby counties. Loyalton and Alturas have seen similar increases in median household income (60.5 percent and 57.0 percent, respectively), and both have seen greater increases in median household income than the cities of Susanville (18.9 percent) and Portola (28.0 percent). As shown on **Figure 4-4**, at the census tract level, the east and west sides of the county have the lowest median income in the county, along with Alturas.

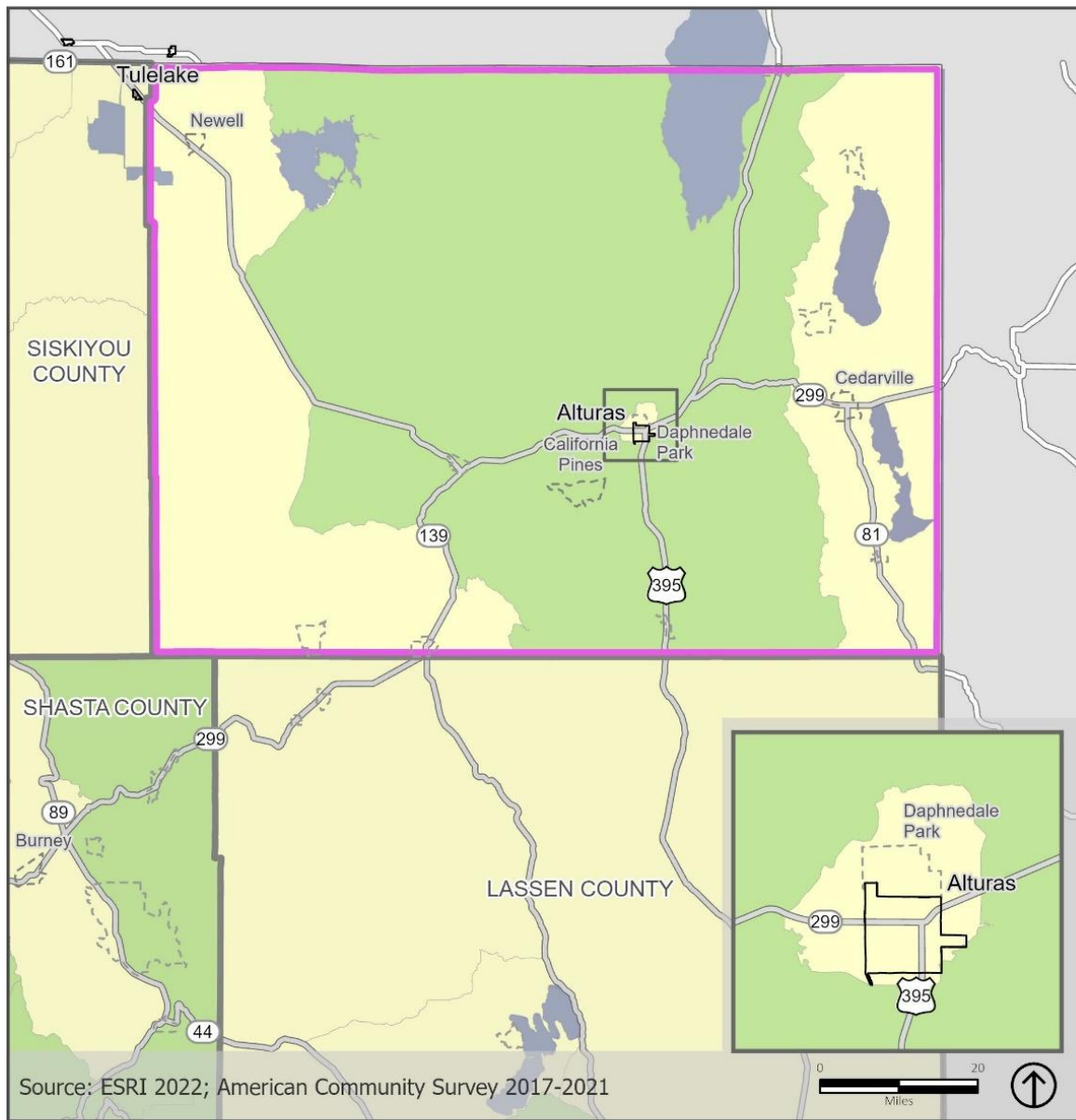
Modoc County has experienced a slight increase in its poverty rate between 2012 and 2021, increasing from 18.8 percent of residents with incomes below the poverty level to 19.6 percent during this time period (see **Table 4-5**). Regionally, this increase is unusual. For instance, the poverty rate in Lassen County decreased by 1.5 percentage points during this period, in Plumas the poverty rate decreased by 2.0 percentage points, and in Sierra County the poverty rate decreased by 8.7 percentage points. However, Alturas is an exception in the county, with a decrease in its poverty rate from 26.2 percent in 2012 to 17.6 percent in 2021. In comparison, poverty rates have increased in Portola and Loyalton over the same period by 9.4 and 5.5 percentage points, respectively.

As shown on **Figure 4-5**, the majority of the county's census tracts have rates of poverty between 10 and 20 percent, and the census tract that includes Alturas has a poverty rate between 20 and 30 percent. Because this is in slight contrast to the difference between the City of Alturas and the rest of the county, it is possible that the unincorporated areas around Alturas, such as the Daphnedale Park community, have a concentration of households with incomes below the poverty level. Most Housing Choice Voucher (HCV) users are concentrated in Alturas rather than the unincorporated county.

Table 4-4. Median Household Income		
Geography	Median Income	
	2010	2021
Alturas	\$32,385	\$50,843
Modoc County	\$34,588	\$51,090
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
State	\$60,883	\$84,097
Source: ACS 2006-2010, ACS 2017-2021, B01002.		

Table 4-5. Poverty Rate		
Geography	Poverty Rate	
	2012	2021
Alturas	26.2%	17.6%
Modoc County (Unincorporated)	15.9%	20.5%
Modoc County	18.8%	19.6%
Portola	13.8%	23.1%
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%
State	15.3%	12.3%
Source: ACS 2008-2012, 2017-2021 S1701.		

Figure 4-4. Median Income by Census Tract, Modoc County



County Boundary



City Boundary



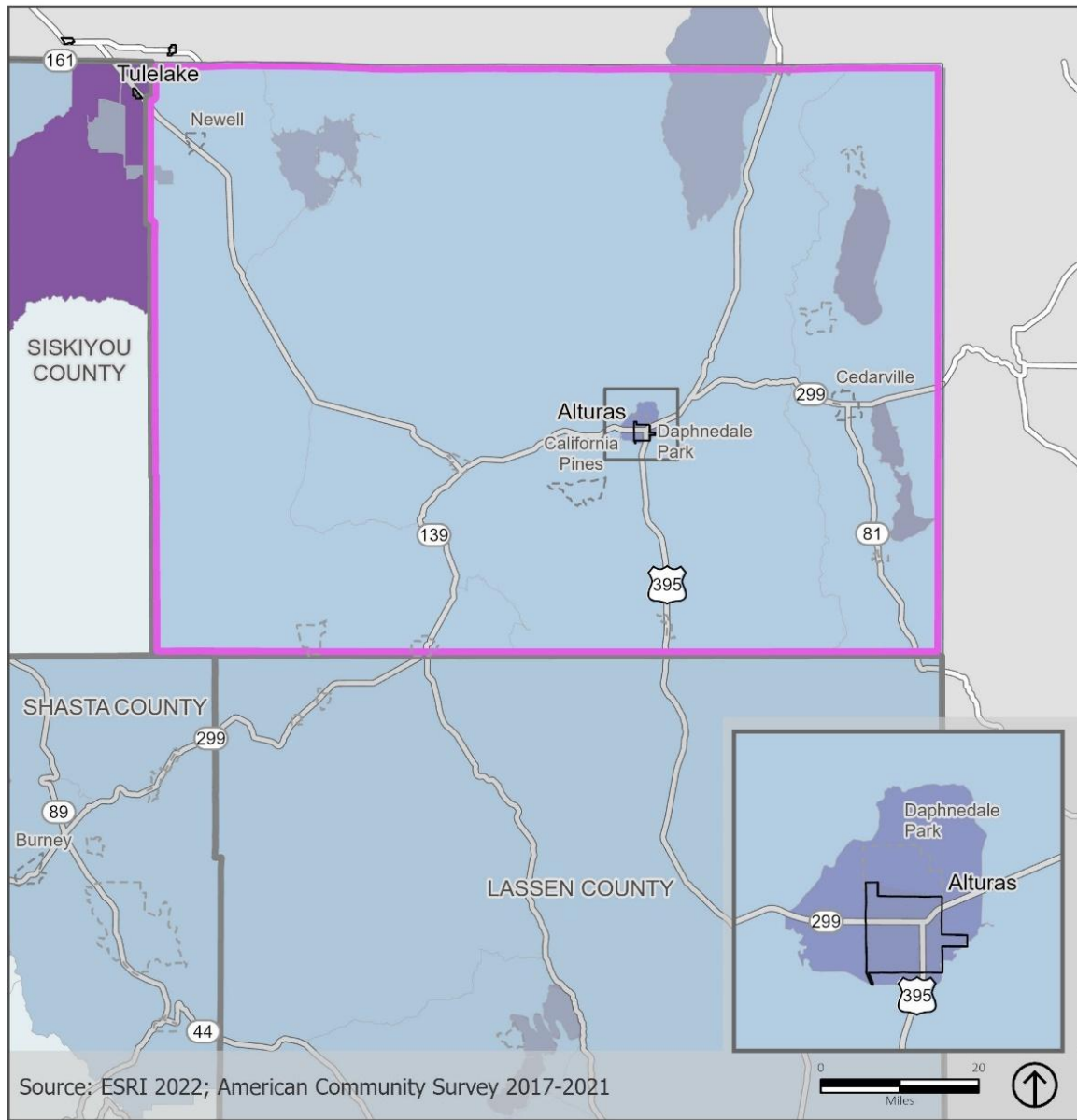
Census Designated Place Boundary



Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)



Figure 4-5. Rates of Residents with Incomes Below Poverty, Modoc County



County Boundary



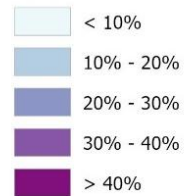
City Boundary



Census Designated Place Boundary



Percent of Population whose income in the past 12 months is below poverty level



D. 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/ECAP 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 (RCAAs) 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 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.

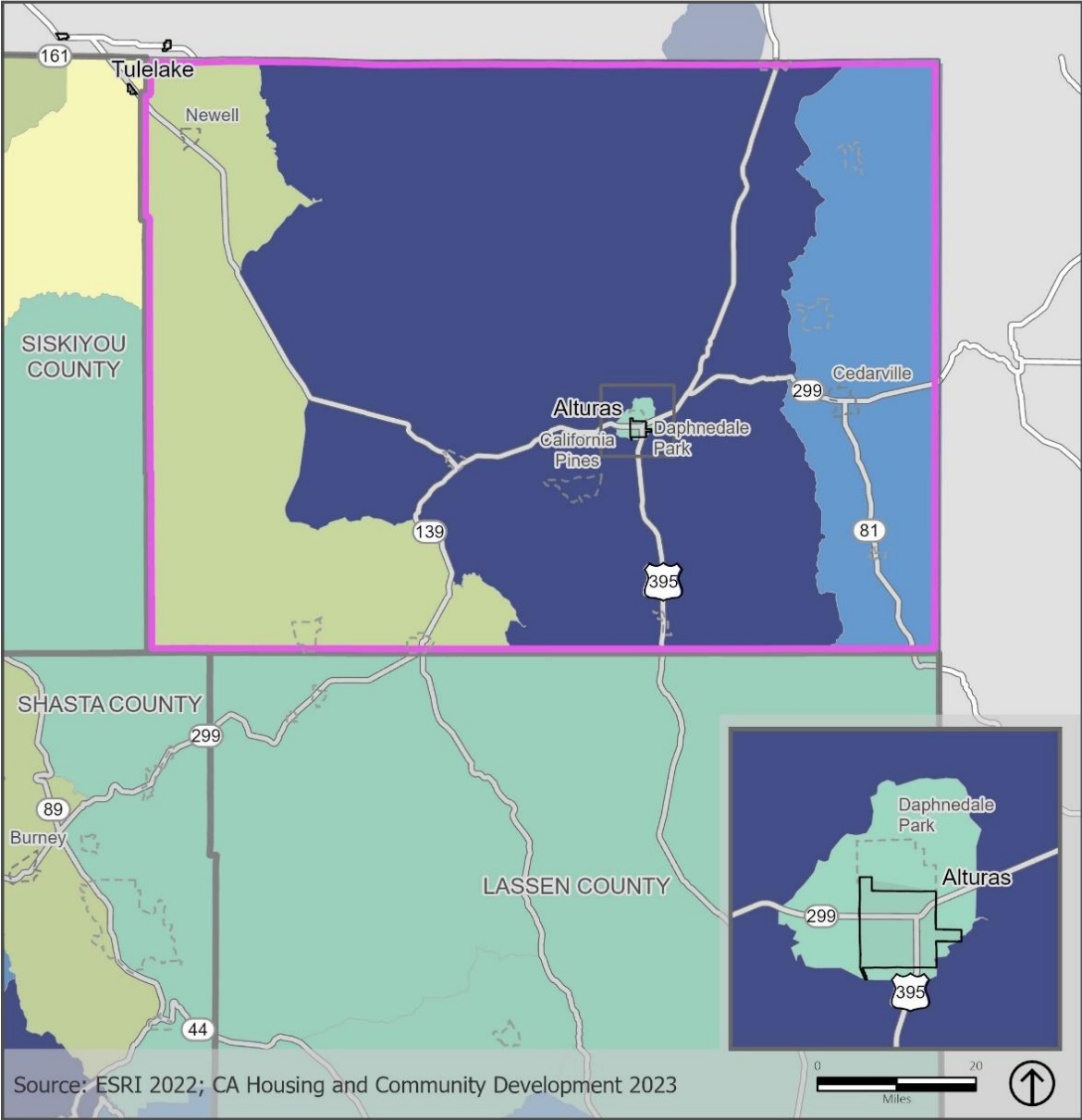
Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated “high resource” 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 and 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 shown on **Figure 4-6**, the west side of the county is considered a low resource area, including the communities of Newell and Lookout. Alturas and its surrounding area were designated a moderate-resource area. The census tract on the far east side of the county, including the communities of Cedarville, Lake City, and Fort Bidwell, were designated high-resource areas. The remaining central area of the county was designated a “highest-resource” area.

Figure 4-6. TCAC Opportunity Areas, 2023, Modoc County



EDUCATION

Modoc County's students attend a total of eleven schools. Some students in the Tule Lake Basin, on the northwest side of the county, attend school in neighboring Siskiyou County. There are four elementary schools in Alturas, Cedarville, New Pine Creek, and Tulelake. There is one middle school in Alturas, though high schools in Cedarville and Tulelake also serve middle school-aged students. High schools are in Alturas, Cedarville, and Tulelake. Including schools in Tulelake, there are two continuation schools, which serve older students in credit-recovery programs, and one Community Day school, which serves students that may have behavioral issues or require additional support compared to a typical school environment.

As shown in **Table 4-6**, all schools that serve Modoc County students and that publicly report standardized test scores have reported lower than standard performance scores on standardized tests for their respective grades. The scores range from 0.5 to 88.9 points below standard in English Language Arts and from 20.9 to 163.9 points below standard in Mathematics. Schools with fewer than eleven students, such as State Line Elementary, omit some or all statistics from public reporting for privacy reasons. Most school assignment is geographical; however, some parents drive their kids to another district. There is one private school and a charter school in the county. Teacher recruitment and retention is a significant and ongoing issue. There is no housing available for teachers or other midlevel professionals. This is also an issue for hospitals and local land management agencies.

In all schools that serve Modoc County students where socioeconomic data is reported, at least 50 percent of students were considered socioeconomically disadvantaged. Socioeconomic disadvantage can be correlated with low student performance. Tulelake High has the highest percentage of students from socioeconomically disadvantaged backgrounds, with 84.5 percent of enrolled students, followed by the Warner High Continuation Program (83.3 percent of students) and Tulelake Basin Elementary (82.3 percent of students).

The California School Dashboard measures chronic absenteeism in kindergarten through grade 8. Chronic absence is defined as missing at least 10 percent of the school days for which they were enrolled. Compared to the national average of 13.6 percent for elementary schools and 14.1 percent for middle schools,³ most Modoc County schools have an above-average rate of chronic absenteeism, with the exception of Surprise Valley Elementary in Cedarville. Chronic absence is a major issue in the Tule Lake Basin, with 43.6 percent of students in Tulelake High School and 43.1 percent of students in Tulelake Basin Elementary chronically absent. However, this area includes a significant number of students whose family members are farm laborers and either move to different farms throughout the year or return to other countries after the end of the work season, which plays a role in this high level of absenteeism. In addition, it is possible to attribute some

³ U.S. Department of Education. "Chronic Absenteeism In The Nation's Schools: A Hidden Crisis." (January 2019). <https://www2.ed.gov/datastory/chronicabsenteeism.html>.

absenteeism to long commutes during inclement conditions, which makes school attendance difficult. These schools also had the highest percentages of students who were English Language Learners.

In the Newell area, after the farm labor is done for the season, families often return to Mexico. This means that students are away from school from November 1st to March 1st. This affects school funding and budget planning. The migrant camp has a Montessori program, but it's only available for children who live in California, so families who work nearby but live in Oregon cannot access it. This program is only open to children with family members who work in agricultural labor, not to the general public. Agricultural workers whose income is higher than the limit can also send their children to the program, but have to pay a fee.

The S.E.A.L.S. (Student Enrichment Actively Leading to Success) program is a County-run after-school enrichment program that is available at Alturas Elementary, Surprise Valley Elementary, and Modoc Middle School. A private program called Tiny, Mighty and Strong, based in the Tule Lake Basin area, provides educational enrichment programming in Tulelake, serves children in the area (including Modoc County), and runs a summer camp. Aside from this programming, teachers may run individual after-school programs.

Table 4-6. 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)
Surprise Valley High	Cedarville	22.9 points below	85.7 points below	33.3 %	9.4 %	50.0 %	0.0 %	0.0 %
Surprise Valley Elementary	Cedarville	0.5 points below	28.4 points below	0.0 %	0.0 %	57.7 %	1.9 %	0.0 %
Warner High (Continuation)	Alturas	Fewer than 11 students – some data not reported for privacy reasons			41.4 %	83.3 %	5.6 %	5.6 %
High Desert Community Day	Alturas	Fewer than 11 students - some data not reported for privacy reasons				66.7 %	0.0 %	0.0 %
Modoc High	Alturas	37 points below	118.4 points below	-	10.3 %	62.3 %	2.6 %	1.3 %
Alturas Elementary	Alturas	58.1 points below	63.6 points below	22.0 %	3.1 %	65.8 %	3.6 %	3.1 %
State Line Elementary	New Pine Creek	Fewer than 11 students – some data not reported for privacy reasons				66.7 %	0.0 %	0.0 %
Modoc Middle	Alturas	25.7 points below	20.9 points below	27.3 %	35.3 %	68.8 %	3.1 %	2.1 %
Tulelake Continuation High	Tulelake	Fewer than 11 students – some data not reported for privacy reasons						
Tulelake High School	Tulelake	88.9 points below	163.9 points below	43.6 %	5.9 %	84.5 %	42.5 %	0.0 %
Tulelake Basin Elementary	Tulelake	66.6 points below %	83.1 points below	43.1 %	2.7 %	82.3 %	38.0 %	0.0 %
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. Significant parts of Modoc County, including much of the center and east side of the county, fall within the 0.6 to 1 range, the two most positive quintiles in the TCAC Economic Domain Analysis. Less positive scores of between 0.2 and 0.4 were assigned to census tracts on the west side of the county, including the communities of Newell and Lookout, and the area including and immediately surrounding Alturas is in the index's least positive quintile. In contrast, in Lassen County, most areas on the west and north sides of the county have economic scores between 0.4 and 0.6. Unlike the less positive scores in the Alturas area, census tracts that include the city of Susanville have a mix of economic domain scores. However, because Susanville is not in one tract and each tract covers a large area outside the city, the numbers may be influenced by conditions in unincorporated areas. Census tracts 40.3.02 and 405, which border Plumas County, demonstrate the most positive economic outcomes, ranging between 0.8 and 1.

Agricultural operations are the primary employers in the county and are spread throughout the county. Government offices are also major employers, as are schools and the hospital in Alturas. The highway patrol office in Alturas is a major employer. Other natural resources-related employers are outside the county, including farm operations.

TEACH provides ESL and GED classes for adults as well as In-Home Support Services (IHSS) Care Provider training. TEACH has also partnered with trucking companies to provide truck driving education. While there is a lot of agricultural labor in the county, it's challenging to keep skilled trade laborers in the area (e.g., welders or construction workers).

Communication infrastructure is a challenge throughout the county. Internet access is an issue, as the community is a dead-end point for the infrastructure, and there is no redundancy. When services are down, there are no alternatives. There are projects underway to provide an extra loop so that internet service can come from another direction. There are also wireless towers in place and new towers being built, and Frontier is working on making upgrades to the fiber optic lines. In the eastern part of the county, including Surprise Valley, cell service is particularly challenging, and there are dead zones in many places. People do still use landlines, but the cost of these is increasing because service providers do not want residents to use them.

As part of Program 10.4, the County in collaboration with TEACH will coordinate an annual workshop with major local employers to identify the housing needs of employees and ensure that the county's land use plans support the development of housing suitable for the local workforce as part of the county's overall economic development program. After holding workshops, the County in collaboration with TEACH will coordinate with and assist agencies applying for housing related to grant funding. Additionally, the County will partner with the Sierra Small Business

Development Council (SBDC) to provide at least three small business development trainings at community centers and/or libraries throughout the county during the planning period.

TRANSPORTATION AND INFRASTRUCTURE

For residents who do not have access to a car, there is minimal transportation access. Neighbors have to rely on each other for rides, for example, to get groceries. There are no van pool programs. Half of the local farm labor works around Tulelake, and the other half works in Dorris. They are also close to Klamath Falls and can go there to access resources, depending on what type of transportation they have. Children who go to school in Tulelake can ride the bus to Newell to go home. For farm workers who do not have transportation, farmers will sometimes bring food or other goods to them. There are also local food distribution programs.

The County has a well-funded roadway department, and there are always road and bridge projects in progress. The county has many dirt roads. The County tries to asphalt or chip seal at least one road per year in the Newell area to eventually pave all the local roads. However, the price of asphalt has tripled in recent years, so asphaltting has slowed. However, maintenance and regrading are continual. There are some stop signs and street signs in the county, but otherwise limited sign infrastructure. There is one recently added school drop-off sign.

The fire department has plans to start using a boarded-up school as a fire department building. There was a hospital recently built in Alturas, which is a good community facility. The hospital has also recently broken ground on a skilled nursing facility that will go alongside it.

Sewer and water infrastructure was recently rehabilitated and expanded in Newell. The County is currently working on Phase 2 to improve the water system. Work is still needed in the Goose Lake area. The area had its wells deepened and infrastructure updated, but the work was done to standards suitable for southern California, so it did not account for snowfall. Therefore, the area sometimes still has water system failures. The community of Canby is in the very early stages of considering installing a water system. Using REAP Grant funding, the County completed a water system master plan for Canby. This study estimates that groundwater supply will be sufficient to provide for future housing growth in the Canby community. The Canby community is considering the cost implications and funding options for installing a new water system.

Most of the communities have some sort of community facility, such as a park. There are current plans for each park in the county to update park amenities, including trees, shade structures, and other aesthetic improvements. There have been some small grants focused on outlying community parks in the last several years, mostly for things like new fences, playground equipment, pavilions, or sprinkler systems. The park in Newell is heavily used and has three soccer fields, a basketball court, and a baseball diamond. The Newell area's outdoor facilities have haphazard tree design, and trees on public land need to be thinned to avoid being dangerous. A \$4 million park upgrade is currently in process in Alturas.

AllTransit

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 town, 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.

According to the AllTransit scores shown in **Table 4-7**, Loyalton, Sierra County, Alturas, and Modoc County demonstrate low transit connectivity scores. Alturas and Modoc County have scores of 0.3 and 0.6, respectively. In comparison, nearby Susanville and Lassen County have the highest scores, at 2.5 and 0.9, respectively. However, Susanville has a more connected transit system and provides better access to workplaces and other destinations than other jurisdictions in the surrounding region. Loyalton and Sierra County each had scores of 0. In Alturas, an average household has 113 jobs accessible in a 30-minute trip, and 16 transit trips are available per week within ½ mile.

Table 4-7. AllTransit Scores by County and Jurisdiction	
Jurisdiction	AllTransit Score
Alturas	0.6
Modoc County	0.3
Susanville	2.5
Lassen County	0.9
Loyalton	0
Sierra County	0
Portola	0.7
Plumas County	0.7
State	5.1
<i>Source: All Transit, accessed May 2024.</i>	

ENVIRONMENT

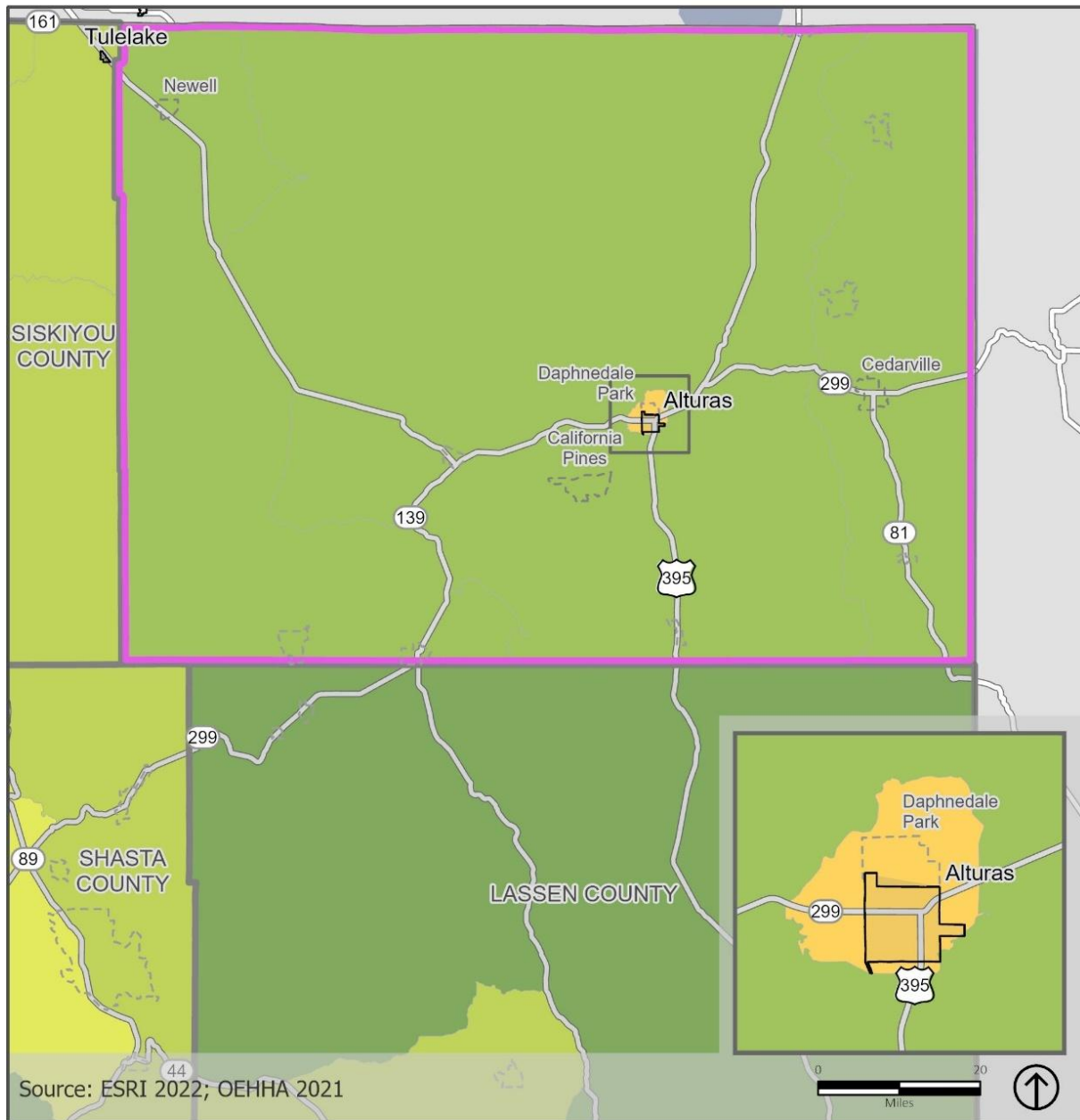
The California Environmental Protection Agency's Office of Environmental Health Hazard Assessment (OEHHA) developed CalEnviroScreen 4.0 web-based mapping tool to help identify California communities that are disproportionately burdened by multiple sources of pollution and socioeconomic factors. CalEnviroScreen uses 21 indicators of environmental, health, and socioeconomic conditions to help identify these communities. An area with a high score is one that experiences a much higher pollution burden than areas with low scores.

The majority of census tracts in Modoc County have positive environmental conditions, which is also typical for most areas of Lassen, Plumas, and Sierra counties (Figure 7). Scores for most census tracts in Modoc County fall between the 20th to 30th percentiles. In contrast, the census tract that encompasses Alturas and surrounding unincorporated communities experiences relatively moderate environmental conditions, scoring in the 62nd percentile. Countywide, environmental factors of greatest concern are solid waste exposure, impaired waters, groundwater threats, pesticides, and ozone. The central areas of the unincorporated county also had higher rates of asthma than other areas of the county. Lead from housing was an area of higher concern in the Alturas area, and high rates of asthma were also a high-scoring factor in this census tract.

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 can influence health outcomes. According to HPI, the west side of the county and the census tract that includes Alturas have scores within the least positive quartile. Low-scoring factors on the west side of the county included lack of retail density and park access, low levels of high school enrollment, and low incomes and employment levels. In the Alturas area, low incomes and employment levels were also low-scoring factors, as were low levels of park access and low levels of residents with a bachelor's degree or higher. The central area of the county is in the second-lowest quartile. Factors that influenced this score included low levels of employment and limited park and retail access. The east side of the county was excluded from the analysis.

While there are water quality issues in Canby, they are naturally occurring and not pollution based. In older houses, there may be issues of lead paint. There are no issues of lead paint or asbestos in Newell. Originally, it was thought that there was asbestos in the migrant worker housing, but the County hasn't tested. Lead-based paint may also be present, but issues with lead paint have not been reported to the County. Some of the houses in Newell probably have lead paint due to the age of the homes.

Figure 4-7. CalEnviroScreen 4.0, Modoc 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)

There are no issues with air quality, and no concern with pesticides in the area. The flying services for spraying are regulated. If necessary, the County Sheriff's department has a pesticide drift response procedure. There are no major sources of pollution in the area. All communities have access to parks. However, the county has a known garbage issue. Waste facilities can only handle so much and are only open in limited time frames. Residents often keep their garbage at home and have limited means to contain it from the wind, so it blows around.

Food distribution programs are available in the Newell area. There are a few programs offered through churches in Oregon, a few through the County, and a few through the Modoc Harvest Food Hub. The Tulelake/Newell Family Resource Center has a produce distribution day. Occasionally a nonprofit also comes to Newell to bring food.

E. 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.

According to CHAS data from 2006-2010 and 2016-2020, Modoc County has seen a decrease in both renters and owners overpaying for housing, as has the city of Alturas (see **Table 4-8**). As of 2020, rates of overpayment were higher in Alturas than in Modoc County as a whole (27.8 percent in Alturas compared to 20.0 percent in the entire county). Regionally, this is similar to other rural counties and their unincorporated cities. For example, Portola has higher rates of both renter and owner overpayment than the countywide rates in Plumas County. While more than a quarter of households in Alturas and 16.2 percent of households in the unincorporated areas of Modoc County experience cost burden, both of these rates are lower than the statewide rate of overcrowding and are relatively low compared to Lassen, Sierra, and Plumas Counties.

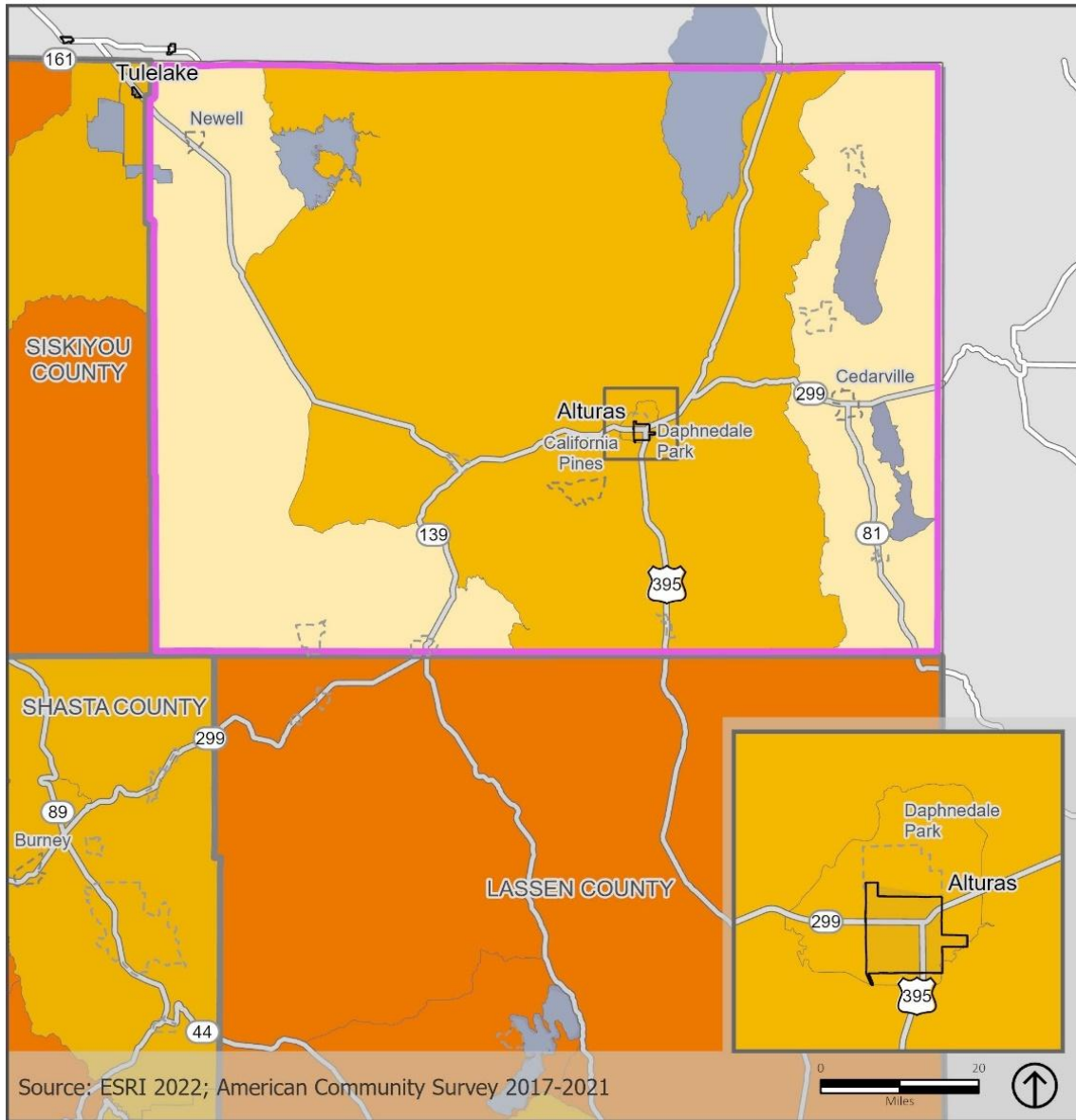
As is shown on **Figure 4-8**, census tracts in the central areas of Modoc County, including Alturas, have the highest rates of homeowner overpayment in the county—between 20 and 40 percent. In contrast, for renters, the highest concentrations of overpayment in the county are in the census tracts on the east and west of the county as well as in Alturas and its surrounding communities (see **Figure 4-9**). In these areas, rates of renter overpayment are between 40 and 60 percent, while in the central areas of the county rates of renter overpayment are between 20 and 40 percent. Rent

increases in the area began during the COVID pandemic. Rents tend to be higher in the Alturas area. There are limited housing opportunities countywide, so for residents with low incomes, overpayment is an issue.

Table 4-8. Households by Overpayment																				
Households Paying >30% of Income for Housing Costs	Alturas		Modoc County (Unincorporated)		Modoc County		Portola		Plumas County		Susanville		Lassen County		Loyalton		Sierra 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	27.7%	23.7%	25.1%	12.0%	25.8%	15.2%	31.2%	27.0%	33.1%	21.6%	27.7%	23.2%	29.6%	20.6%	18.5%	22.7%	25.1%	30.5%	41.2%	29.3%
Percent of Renter Households Experiencing Cost Burden	49.5%	35.6%	31.9%	35.6%	39.2%	35.6%	48.8%	53.3%	41.4%	41.7%	57.8%	35.4%	51.2%	39.6%	12.3%	49.1%	43.2%	37.0%	50.4%	49.5%
Percent of All Households Experiencing Cost Burden	36.7%	27.8%	26.8%	16.2%	29.8%	20.0%	39.8%	39.9%	36.0%	27.0%	42.0%	29.6%	37.4%	26.6%	17.3%	30.5%	28.7%	32.2%	45.1%	38.3%
Source: CHAS 2006-2010, 2016-2020.																				

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Figure 4-8. Rate of Homeowner Overpayment, Modoc County



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income

< 20%

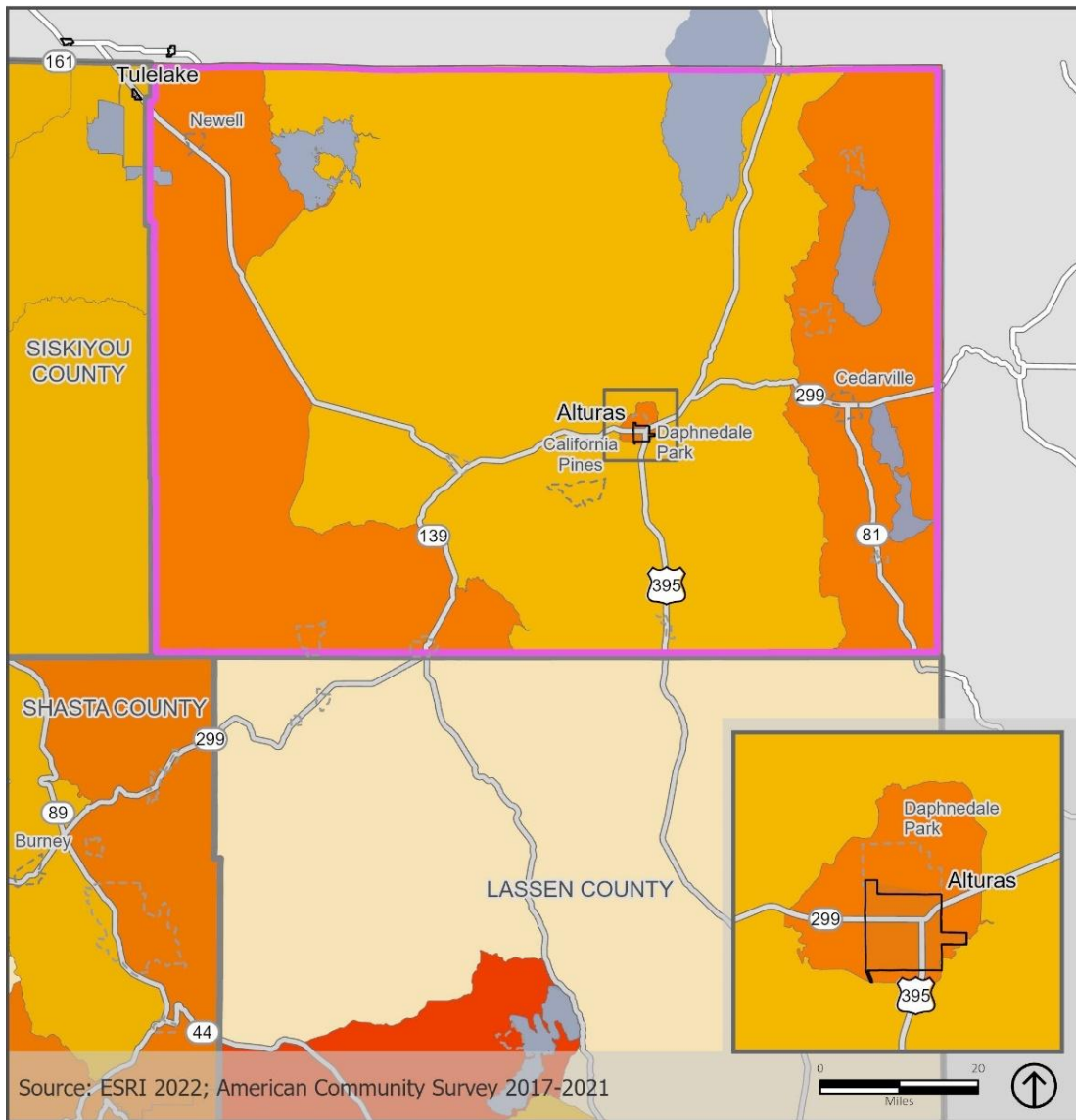
20% - 40%

40% - 60%

60% - 80%

> 80%

Figure 4-9. Rates of Renter Overpayment, Modoc 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 (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units, as overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

According to the ACS 2017-2021, the conditions in Modoc County related to overcrowding show a generally low level of overcrowding. Among owner-occupied households, 3.5 percent of households experience overcrowding and 0.3 percent experience severe overcrowding (**Table 4-9**). This is a notable increase in the percentage of owner households that are overcrowded compared to 2010, when 0.7 percent of owner households in the county experienced overcrowding. There was a slight decrease in the percentage of owner households experiencing severe overcrowding over this time period (0.4 percent in 2010 to 0.3 percent in 2021). Among renters, rates of both overcrowding and severe overcrowding have decreased since 2010. Rates of overcrowding among renters decreased from 6.1 percent in 2010 to 1.5 percent in 2021, and rates of severe overcrowding among renters decreased from 1.5 percent to 0.0 percent during the same period. Regionally, this trend is similar to the trends in rates of overcrowding in Lassen County.

In comparison, in Alturas, there are no overcrowded or severely overcrowded owner households, but 3.2 percent of renter households experience overcrowding, with a zero percent rate for severe overcrowding among renters. Rates of overcrowding among both household types have decreased since 2010. Compared to the nearby cities of Portola and Susanville, Alturas has lower rates of overcrowding, and the rates of overcrowding in Loyalton are lower (see **Figure 4-10**).

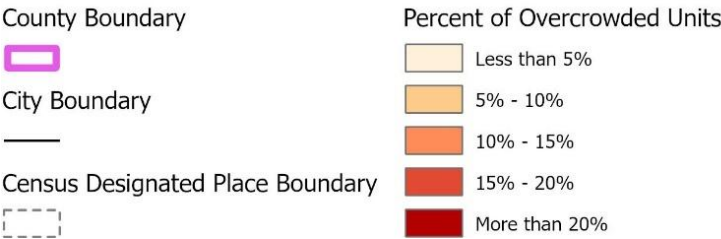
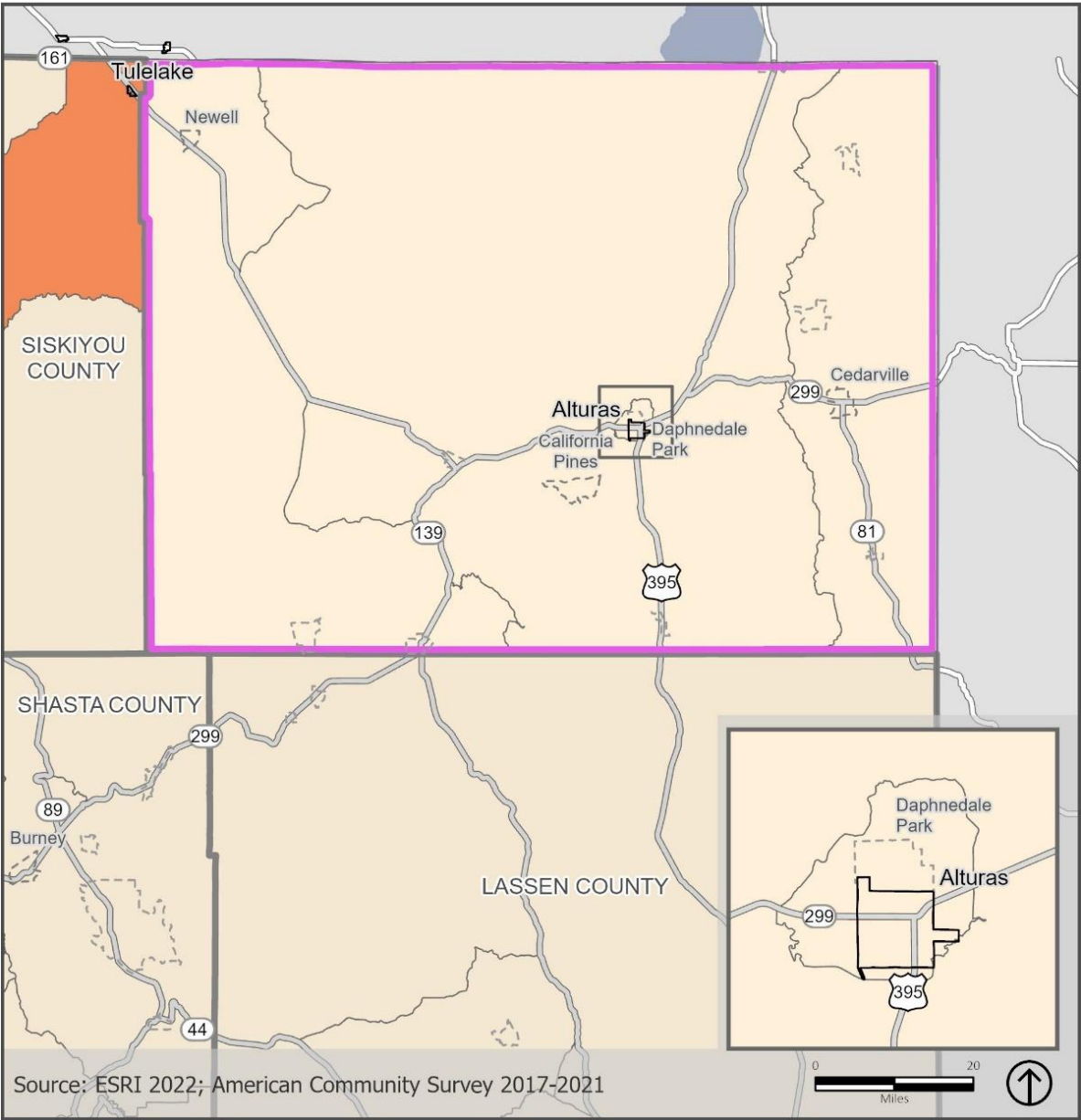
Overcrowding is common in some communities, but there may be cultural differences around this issue that influence the rate of overcrowding. In the Newell area, houses meant for a family of four will often have eight to ten residents and will become a concentrated area of one ethnic group. The County tries to cater to cultural practices, but people who come to the area from other countries sometimes have different expectations of housing. As an example, when beds are provided in farm labor housing, residents still sleep on the floor, and the housing provided doesn’t always fit the needs of their culture.

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Table 4-9. Households by Overcrowding																				
Households Experiencing Overcrowding	Alturas		Modoc County (Unincorporated)		Modoc County		Portola		Plumas County		Susanville		Lassen County		Loyalton		Sierra 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	0.0 %	0.0 %	1.0 %	5.0 %	0.7 %	3.5 %	4.3 %	5.4 %	1.1 %	1.0 %	3.7 %	2.4 %	2.5 %	1.0 %	1.1 %	0.0 %	0.3 %	0.7 %	3.1 %	3.1 %
Percent of Owner Households Experiencing Severe Overcrowding	0.0 %	0.0 %	0.5 %	0.5 %	0.4 %	0.3 %	0.0 %	0.0 %	0.3 %	0.0 %	0.0 %	0.0 %	0.0 %	0.2 %	0.0 %	0.0 %	0.0 %	0.0 %	0.9 %	1.1 %
Total Number of Owner Households	707	784	2,083	1,759	2,790	2,543	650	538	6,615	5,951	2,924	1,590	6,545	6,236	263	297	1,151	908	7,112,050	7,502,706
Percent of Renter Households Experiencing Overcrowding	7.9 %	3.2 %	4.9 %	0.2 %	6.1 %	1.5 %	20.7 %	2.3 %	5.3 %	6.4 %	10.8 %	3.0 %	9.0 %	3.3 %	0.0 %	0.0 %	0.0 %	6.6 %	8.2 %	7.4 %

Table 4-9. Households by Overcrowding																				
Households Experiencing Overcrowding	Alturas		Modoc County (Unincorporated)		Modoc County		Portola		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Percent of Renter Households Experiencing Severe Overcrowding	1.6 %	0.0 %	1.4 %	0.0 %	1.5 %	0.0 %	0.0 %	4.7 %	3.2 %	2.0 %	1.5 %	1.1 %	1.7 %	0.6 %	0.0 %	0.0 %	0.0 %	0.0 %	5.1 %	5.8 %
Total Number of Renter Households	494	375	693	495	1,187	870	627	443	3,475	2,280	2,657	1,401	3,731	2,674	65	58	286	243	5,280,802	5,926,357
Source: ACS 2006-2010, 2017-2021 B25014.																				

Figure 4-10. Households Experiencing Overcrowding, Modoc County



HOUSING CONDITIONS

In general, there is a lack of housing throughout the community. In Alturas, there are a lot of vacant housing units that could be used for rental housing. There are opportunities to reoccupy those vacant units, but the cost of fixing up the houses does not match the amount of rent they can get in the area. That is also true of new construction homes. There has been a lack of investment in housing countywide because the population is declining. Additionally, area residents can no longer get fire insurance.

For migrant workers, living at the Newell Farm Labor Camp costs \$200 per month with utilities paid, and workers must be living there with their families. For workers with an H-2A visa, employers are required to pay approximately \$500 per month (including utilities) for their workers to live there. The \$200 per month rent goes to a program to support rural development. Because of the cheap cost, the housing is quickly filled. There are workers who do not qualify because they do not have an additional family member with them or do not have an employer paying for the H-2A housing. When the labor camp opened, single mothers wanted to apply but did not have agricultural jobs, so they were ineligible. In a stakeholder consultation, a service provider of farmworker housing in the Newell community did not identify home rehabilitation as a concern that particularly affects farmworker housing. Landscaping-related fire risks, such as lawns that are not mowed or tree limbs sitting in lots, present a greater concern in this community.

Individual houses may be in need of rehabilitation or replacement. There are a limited number of apartment-type housing units. Much of the housing countywide is probably in need of substantial upgrading, with no known concentration of housing in need of rehabilitation. Single-family homes and mobile homes represent the majority of housing in the unincorporated county, these are the housing types that have the greatest need for rehabilitation. However, there is no known difference between these two housing types as it relates to rehabilitation need.

PERSONS EXPERIENCING HOMELESSNESS

Homelessness is very limited in the area and tends to be seasonal. During the winter, there is no homelessness because of the weather. There may be more homeless community members in Alturas than in the unincorporated areas. There is no known concentration of homeless community members in the unincorporated county, and resources and service providers are concentrated in Alturas rather than in the unincorporated county. TEACH provides emergency homeless assistance, a food bank, and transportation for homeless community members. As of June 2024, TEACH was serving 38 homeless individuals. There is no known demographic that is disproportionately represented in the homeless population. The Sunrays of Hope Wellness Center in Alturas provides behavioral health services on a drop-in basis.

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 their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants.

The analysis of estimated displacement risk shows that, where analyzed, communities in Modoc County are considered to have low displacement risk for lower-income households falling into the 0 to 50 percent and 50 to 80 percent of AMI categories. However, the west and central area of the county were determined to have low data quality. Therefore, this analysis was only completed for census tracts including the City of Alturas and the census tract on the east side of the county that includes the unincorporated communities of Cedarville, Lake City, and Fort Bidwell (**Figure 4-11**). Similarly, other counties in the region, including Lassen, Plumas, and Sierra Counties, are also evaluated as being predominantly at lower risk of displacement.

Natural hazards can also present displacement risks. As shown on **Figure 4-12**, high and very high fire hazard severity zones, as defined and identified by CAL FIRE, are distributed throughout the county. This is typical for rural areas across the northern areas of the state. In Modoc County, very high fire hazard severity zones primarily cluster in the south and southwest areas of the county, and a small number of very high fire hazard severity zones are east and northeast of Alturas. A small section of the community of Fort Bidwell is also considered in a very high fire hazard severity zone. High fire hazard severity zones are clustered in the north and center of the county, including in the unincorporated communities surrounding Alturas, in some parts of Cedarville and Lake City, and in the Tule Lake Basin area. According to updated CAL FIRE hazard maps released in early 2025, many areas of the county have not had meaningful changes in their hazard severity

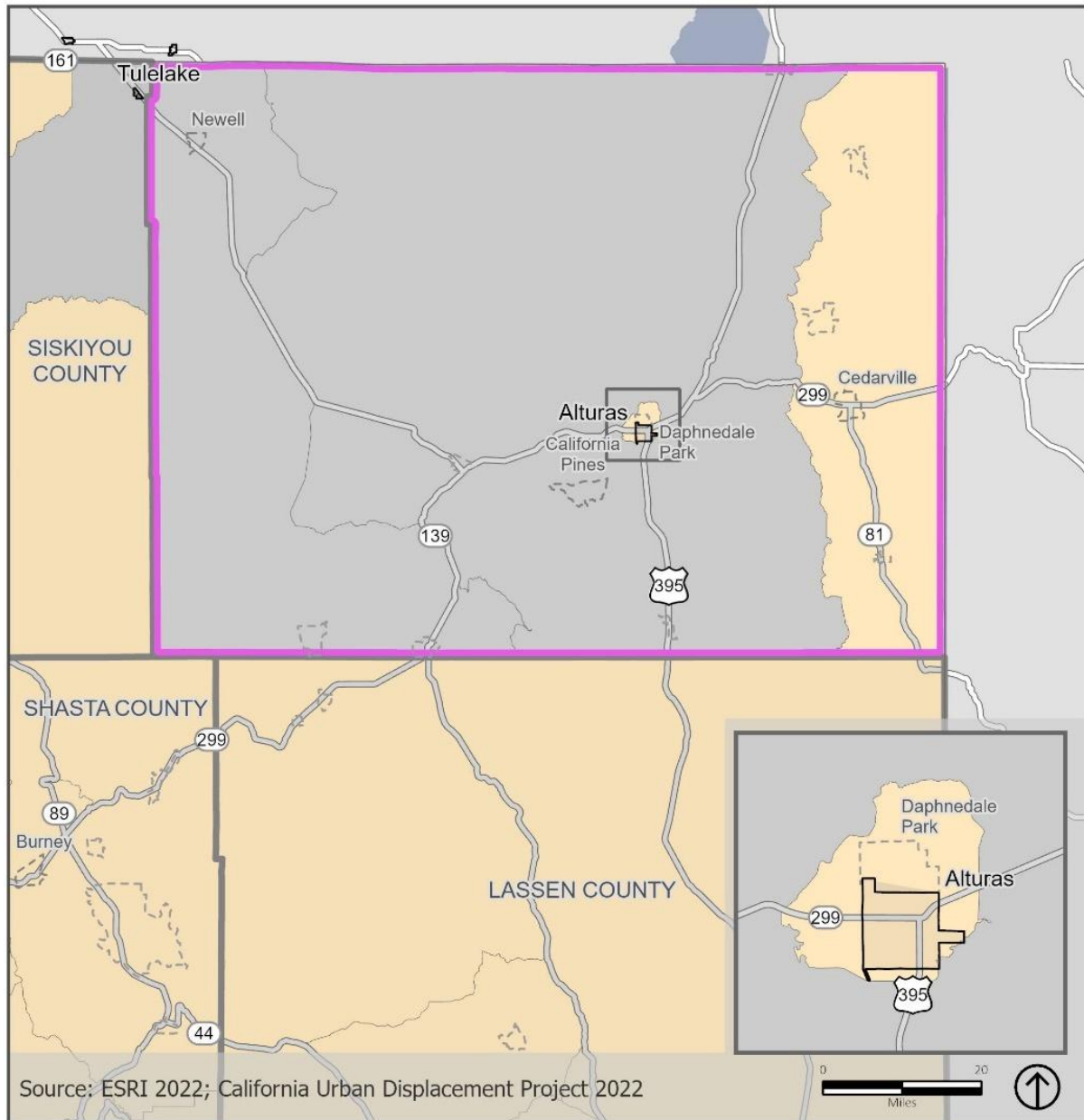
designations. However, some portions of the Alturas/Daphnedale Park, California Pines, Canby, Cedarville, and Lake City areas have been changed to Very High Fire Hazard Severity Zones.

As shown in **Figure 4-13**, areas that are designated by FEMA as being in 1 percent annual chance flood hazard zones are distributed throughout the county. The census-designated community of Lookout is in a 1 percent flood hazard zone, and a small section of the California Pines community near Donovan Reservoir is in this flood zone. Alturas and the remaining census-designated unincorporated communities are outside of flood zones.

The area has many natural hazards, including large wildfires, snowstorms, floods, wind storms, and dust storms. The Sherriff's Office is currently working on updating its hazard mitigation plan. A few years ago, a large fire was close to Tulelake, which affected the infrastructure, including internet access, water services, and power. At times when the power fails, it is also impossible to access drinking water. There is currently no agreement across state lines that would allow the City of Klamath Falls to assist with water access during fire incidents. A local program through the Fire Safe Council assists elderly, disabled, or low-income households in clearing brush to maintain a home's defensible space. The Fire Safe Council also offers a chipping program to help manage debris cleared from the defensible space area, with a cost sharing amount of 50 percent.

Modoc County has low-density housing characteristics made up of small, rural communities, some of which are isolated from services. For senior residents or other residents who do not have access to a car, accessing resources in the event of a disaster or emergency could be challenging. For residents of most communities, in the event of an emergency, they would most likely travel to Alturas for emergency assistance, with Susanville, Redding or Reno as possible alternatives, depending on their location. For some communities, such as Cedarville, travel to Alturas requires crossing over the Warner mountains, which may be more difficult in certain types of disasters. There are concentrations of senior residents in Eagleville and Lake City, who would most likely receive emergency services from Cedarville or Alturas, though this would also require crossing the mountain pass. There is also a concentration of seniors in Likely, though this community is much closer to Alturas so emergency services or supportive resources based in Alturas would be easier to access in case of a disaster. For communities on the Oregon border or near the border with Siskiyou County, emergency services and resources would most likely be sought in Klamath Falls or Lakeview, Oregon, or in Tulelake. This includes the communities of New Pine Creek and Newell. New Pine Creek also has a concentration of seniors, who may elect to travel to Lakeview, Oregon for emergency services or support in the event of a disaster. Persons with disabilities may experience the same challenges with accessing emergency services as mobility-constrained seniors. As part of Program 10.3, the County will provide evacuation preparation information on an annual basis countywide, including communities that may have higher concentrations of seniors or disabled residents, through a variety of formats such as mailers, e-mails, and notices at locations in the community. This will include details on how to register for alerts.

Figure 4-11. Risk of Displacement, Modoc County



County Boundary



City Boundary



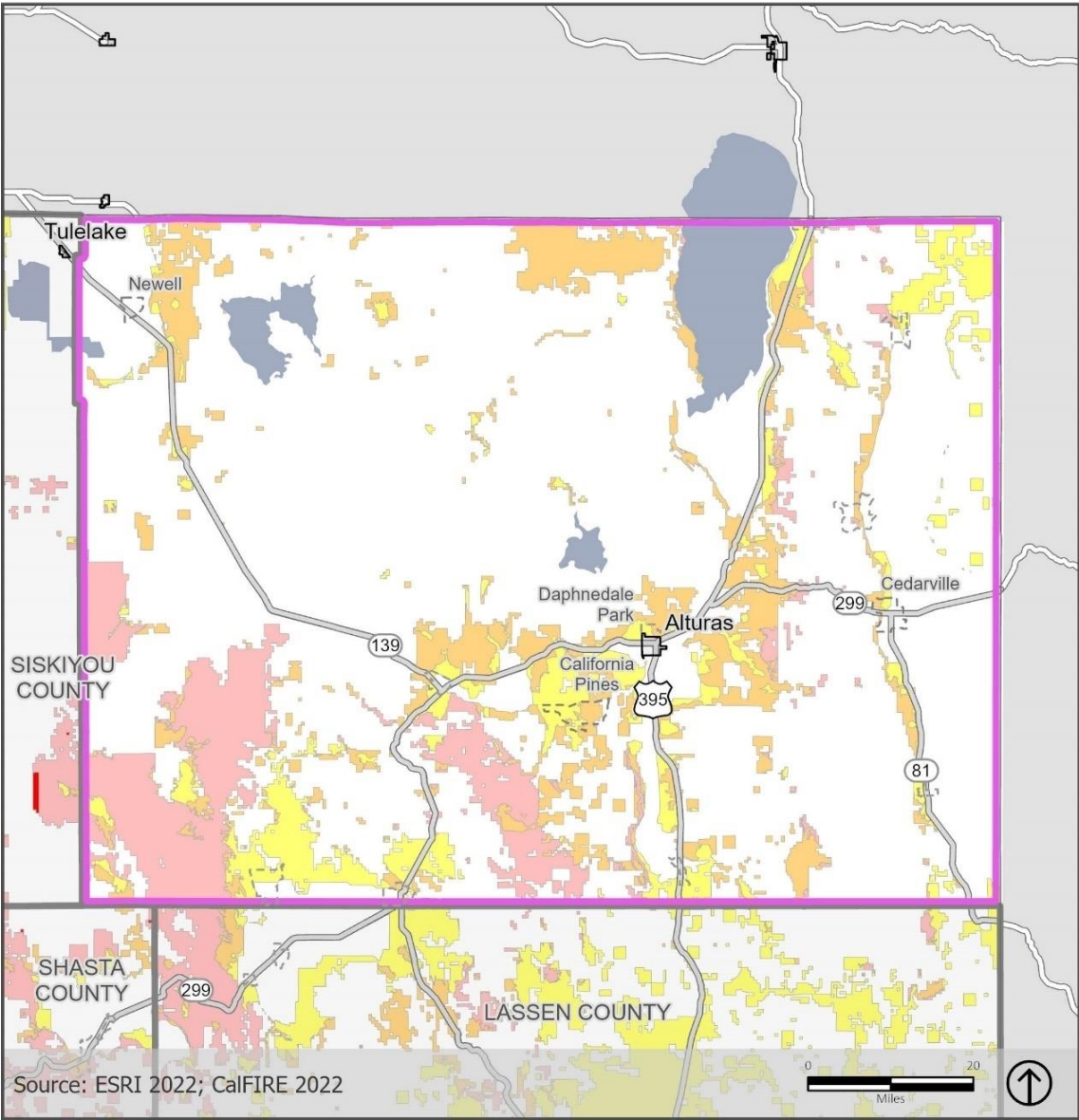
Census Designated Place Boundary



Overall Displacement Risk

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

Figure 4-12. Fire Hazard Areas, Modoc County



- County Boundary

City Boundary

Census Designated Place Boundary
- Fire Hazard Severity Zones

State Responsibility Areas

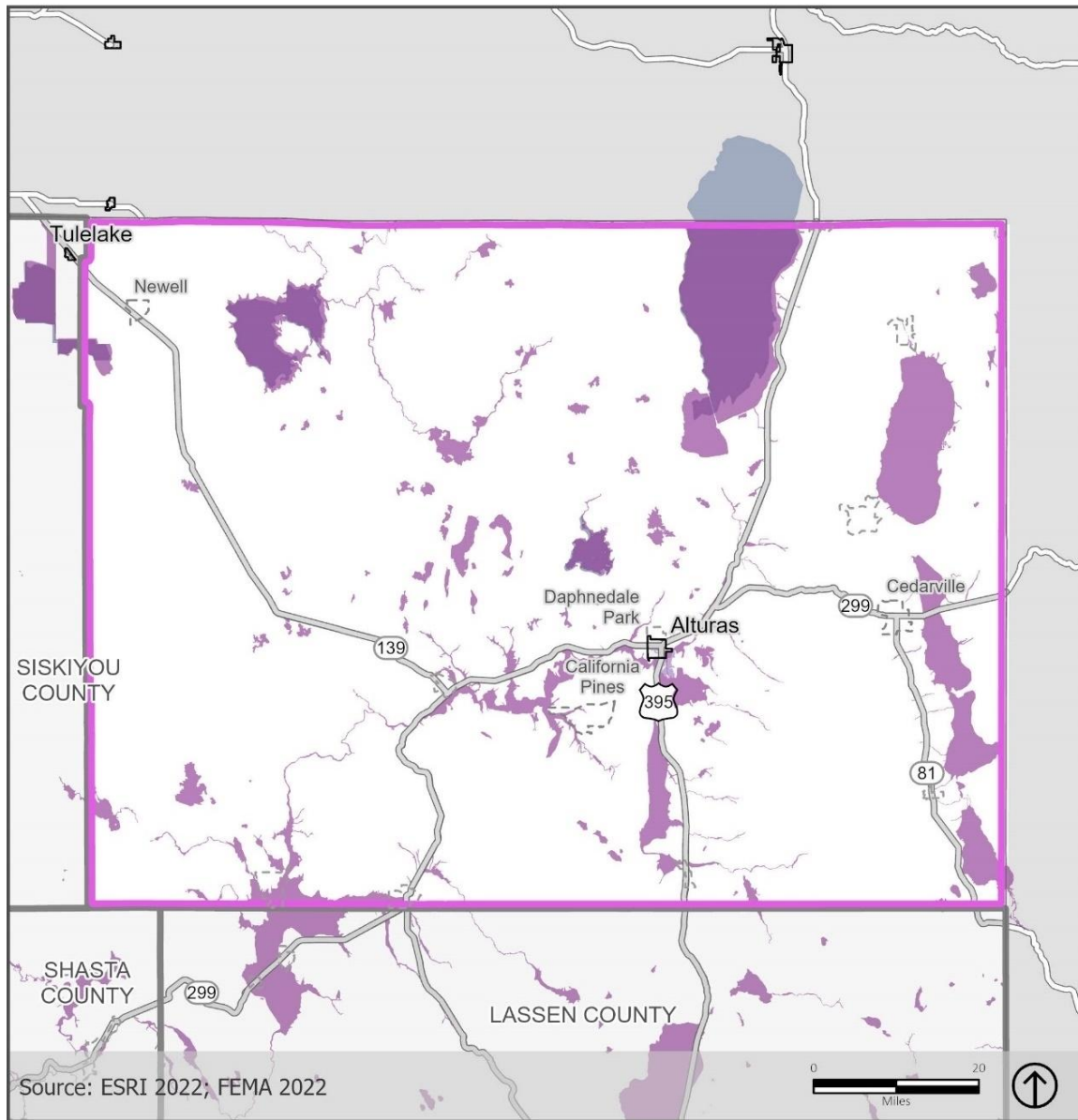
Moderate

High

Very High

Local Responsibility Areas

Figure 4-13. FEMA Flood Hazard Areas, Modoc County



County Boundary



City Boundary



Census Designated Place Boundary



Special Flood Hazard Areas (FEMA)

-  1% Annual Chance Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee

F. 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 become compliant. Modoc 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

Training, Employment and Community Help, Inc. (TEACH, Inc.) was established in 1979 as a non-profit 501(c)3, and is the only diverse, multi-program community-based non-profit in Modoc County. TEACH is dedicated to assisting and empowering individuals and families to improve their quality of life and self-sufficiency. TEACH manages almost 60 grants from various agencies including the California Department of Education, Department of Community Services and Development, Cal-OES, The California Judicial Council, California Department of Health Services, and the County of Modoc. The programs it administers encompass subsidized child care, domestic violence and sexual assault victim services, center-based childcare centers, senior nutrition programs (congregate and homebound), adult education, Modoc Foster Family Agency, and housing programs.

Programs associated with Fair Housing include:

Housing and Disability Advocacy Program – HDAP offers advocacy and housing for disabled individuals experiencing or at risk of homelessness who would like to apply for SSI/SSD Social Security benefits. The advocate assists with every aspect of the application process up to and including the appeal process.

Family Resource Center – The Family Resource Center is a place where services and support are available for the entire community. We provide safe and nurturing environment for socialization and education opportunities.

Senior Services- Congregate and home delivered meals for residents of the greater Alturas area who are age 60 and older. Bingo, Bunco and Exercise Classes. Transportation vouchers for Sage Stage Provided. (Services are currently altered due to COVID 19)

Life Skills –The Life Skills program is available for anyone wanting personal growth in the areas of setting and attaining goals, values and responsibilities, interpersonal skills, managing money, securing housing, cooking, and much more. Interactive and educational Life Skills group sessions take place once per week and are open to anyone wanting to join.

Commodities –Once monthly food distribution available to income eligible individuals and families.

Housing Discrimination Referral – TEACH refers fair housing complaints that relate to safe housing occupancy of renters to the City of Alturas or Modoc County Building departments depending on location of complaint. The County Building Department will follow up to address housing occupancy health issues. For other complaints they are referred to the Modoc County of Social Services. This department assures compliance with fair housing laws and regulations through a twofold process: (1) review of local policies and codes for compliance with State law and (2) referral of fair housing complaints to appropriate agencies, such as the Department of Housing and Urban Development Assistant Secretary for Fair Housing and Equal Opportunity Washington, D.C. 20410 or California Rural Legal Assistance (CRLA), a private, non-profit law firm that provides representation and legal advice to persons whose income is below certain limits

FAIR HOUSING OUTREACH CAPACITY

TEACH Inc., Modoc Building Department, or the County’s Social Services Office are the three resources available in the county when residents encounter fair housing issues. As part of Program 10.3, the County will disseminate fair housing information in English and Spanish at appropriate public locations and events and will work with other local agencies and service providers, and other stakeholders to include fair housing information in appropriate format within their facilities.

FAIR HOUSING ENFORCEMENT

Between 2006 and 2010 there was one fair housing case filed with the US Housing and Urban Development’s (HUD) Fair Housing and Enforcement Office in the county on a disability basis. Between 2013 and 2022, four inquiries were filed in the city of Alturas. In three of these cases, no basis was given, and in the fourth the inquiry was on a disability, sex, and retaliation basis. Only one case was filed during this period.

COMPLIANCE WITH FAIR HOUSING LAWS

The County has not been involved with any fair-housing-related past lawsuits, settlements, consent decrees, or other related legal matters (**Table 4-10**).

Table 4-10. Compliance with Fair Housing Laws

Title	Statute	Description	Compliance Efforts
Density Bonus Law	Government Code § 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.	Through Program 11.1 the County will amend the density bonus ordinance to allow 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.
No Net Loss Law	Government Code § 65863	The County has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	The County has identified a surplus.
Housing Accountability Act	Government Code § 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 County currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	Emergency shelters are permitted by-right in the RH, AE, and AG zones, which allow residential uses. 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.

Table 4-10. Compliance with Fair Housing Laws

Title	Statute	Description	Compliance Efforts
Senate Bill 35	Government Code § 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.	Program 11.5 has been included to amend the Zoning Code to address qualifying projects in compliance with state code.
Senate Bill 330	Government Code § 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.	Through Program 11.5 the County will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to SB 330. The County complies with current review timeline and hearing requirements.
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code §§ 12900–12996 Title VIII of the Federal Civil Rights Act	The County provides protections to residents through referrals to legal assistance organizations.	Through Program 10.1 the County will refer discrimination complaints to Legal Services of Northern California (LSNC) and the State Fair Employment and Housing Commission.

Table 4-10. Compliance with Fair Housing Laws

Title	Statute	Description	Compliance Efforts
Anti-Discrimination in Zoning and Land Use	Government Code § 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.	The County is currently in compliance.
Assembly Bill 686	Government Code § 8899.50	The County has completed this Assessment of Fair Housing and has identified programs to address identified fair housing issues.	This analysis has been completed.
Equal Access	Government Code § 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.	The County does not currently offer translation services at public meetings, but would provide this service if requested.

G. 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. **Table 4-11**, RHNA Capacity by Community, presents the RHNA capacity by unincorporated community and the existing conditions of each tract as they relate to indicators of fair housing.

Only two communities in Modoc County, California Pines and Newell, have both water and sewer access. Because of this infrastructure limitation, these were the only two communities where vacant sites were identified to accommodate the RHNA. Both areas have relatively positive CalEnviroScreen scores and low rates of overcrowding, and neither area is considered a Disadvantaged Community under SB 535. Neither community was considered a R/ECAP or RCAA community. Housing stock in both areas is low density and predominantly single-family housing. Each community has fewer than 200 households.

The majority of the lower-income unit capacity (72 percent) was identified in the Lake Unit 4 section of the California Pines community, which is a moderate-income community that was designated a highest-resource area in the TCAC/HCD opportunity area analysis. The community is approximately 9 miles from Alturas and the education, employment, retail, and healthcare resources in the city. The development of housing to accommodate lower-income households in this area is therefore expected to create housing mobility opportunities for lower-income households without creating or exacerbating any concentration of lower-income households. California Pines is within a census tract with a higher concentration of residents with disabilities compared to the rest of the county, but it is not known where in the census tract the concentration of residents with disabilities may be located. Therefore the development of housing to accommodate lower-income households in this area is not expected to cause undue burden to, or an overconcentration of, residents with disabilities. All of the vacant sites with above moderate-income unit capacity were identified in this community, and no moderate-income unit capacity was identified there. This is due largely to infrastructure limitations, as these sites were identified in the Lake Unit 3 area of California Pines, which has sewer access but no water access and will therefore require wells to be drilled. Above-moderate-income households are estimated to be better able to bear the additional cost associated with wells than moderate-income households would be.

The remaining 28 percent of lower-income unit capacity was identified in the Newell community. The area is a lower-income, predominantly Hispanic/Latino community with many residents employed in agriculture and was designated a low-resource area as part of the TCAC/HCD Opportunity Area Analysis. While the area already has a concentration of lower-income households, discussions with community stakeholders as part of the development of the Housing Element indicated a strong need for more affordable, culturally specific housing in the area,

particularly for households that may not qualify for the existing farm labor housing in the community. Therefore, encouraging the development of a small amount of additional affordable housing in this area is a priority of the Housing Element process. Additionally, capacity for 17 units of moderate-income housing was identified in this community, which may help to encourage the development of a more income-integrated community.

Table 4-11. Site Capacity by Income by Community						
Community	Number of Households	Socioeconomic Characteristics	RHNA			
			Lower Income	Moderate Income	Above Moderate Income	Total
Newell	103	Low-resource area (TCAC). Low-income area with a concentration of Hispanic/Latino households.	7	17	0	24
California Pines	159	Highest-resource area (TCAC). Moderate-income area.	18	0	41	59
Total			25	17	41	83
Source: Modoc County, 2024; American Communities Survey, 2021 5-Year Estimates; TCAC/HCD Opportunity Area Analysis, 2023.						

H. OTHER RELEVANT FACTORS

There have been no historical events, past populations, waves of immigration and development, redlining, financial investments, conditions, covenants and restrictions, past zoning, or land use decisions that influenced socioeconomic patterns beyond those previously discussed in this analysis.

HOUSING UNITS BY TYPE

As shown in **Table 4-12**, 80.2 percent of houses in Modoc County are single-family detached houses, and 8.2 percent of all housing units are multifamily units. A predominance of detached, single-family homes is typical for counties in the region, including Sierra, Lassen, and Plumas Counties. However, in Alturas, there has been a slight decrease in the percentage of single-family detached homes, and the number of multifamily homes with more than five units has increased significantly over the past ten years. Regionally, though the communities of Portola and Susanville have also seen increases in the percentage of homes that are in multifamily buildings of more than five units, this increase has been greater in Alturas. There has been a consistent decline in the

proportion of mobile homes in Modoc County from 2010 to 2021. Regionally, this is also true in Lassen and Plumas Counties. Alturas is unusual in comparison to Portola, Susanville, and Loyaltan with regard to mobile homes, as Alturas has seen a slight increase in this housing type as a share of all housing stock, while the other cities have seen decreases.

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Table 4-12. Housing Units by Type																				
Housing Unit Type	Alturas		Modoc County (Unincorporated)		Modoc County		Portola		Plumas County		Susanville		Lassen County		Loyalton		Sierra 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	77.1 %	72.9 %	74.5 %	83.3 %	75.2 %	80.2 %	71.2 %	67.0 %	77.0 %	79.7 %	72.3 %	76.1 %	71.2 %	77.9 %	94.1 %	97.6 %	90.2 %	92.4 %	58.1 %	57.2 %
Single Family Attached	1.8 %	0.6 %	1.8 %	0.3 %	1.8 %	0.4 %	0.0 %	4.9 %	2.5 %	2.2 %	5.2 %	2.3 %	2.9 %	1.0 %	0.8 %	0.0 %	1.0 %	0.0 %	7.1 %	7.5 %
2-4 Units	6.0 %	4.6 %	0.9 %	1.8 %	2.3 %	2.6 %	0.8 %	6.8 %	2.1 %	2.8 %	3.2 %	3.7 %	2.8 %	2.7 %	0.0 %	0.0 %	1.4 %	0.6 %	8.2 %	7.7 %
5+ Units	9.3 %	15.7 %	0.8 %	1.3 %	3.1 %	5.6 %	12.3 %	12.5 %	4.5 %	2.5 %	12.8 %	13.2 %	7.1 %	5.7 %	0.0 %	0.0 %	3.1 %	1.4 %	22.6 %	23.9 %
Mobile Homes	5.8 %	6.2 %	21.9 %	13.4 %	17.6 %	11.3 %	15.7 %	8.8 %	13.5 %	12.3 %	5.9 %	4.7 %	15.1 %	12.5 %	5.1 %	2.4 %	4.3 %	5.6 %	3.9 %	3.5 %
Other (Boat, RV, van, etc.)	0.0 %	0.0 %	0.1 %	0.0 %	0.1 %	0.0 %	0.0 %	0.0 %	0.4 %	0.5 %	0.6 %	0.0 %	0.8 %	0.1 %	0.0 %	0.0 %	0.0 %	0.0 %	0.1 %	0.1 %
Source: ACS 2006-2010, 2017-2021.																				

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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 in a city and region. Generally, renters may be displaced more quickly if prices increase. **Table 4-13** shows the distribution of homeowner and renter households in Modoc County and Alturas compared to other cities and counties in the region. In Modoc County, out of the total of 3,413 households, 74.5 percent are owner households, and 25.5 percent are renter households. Between 2010 and 2021, Lassen, Plumas, and Modoc counties have all seen an increase in owner-occupied households. In Modoc County there has been a 3.9 percentage point increase in owner-occupied homes, while in neighboring Lassen County that increase has only been 2.3 percentage points over the same period. Homeownership rates have also increased in Alturas during the same period, growing from 58.9 percent in 2010 to 67.6 percent in 2021. Regionally, this growth in homeownership is also true in Portola, Susanville, and Loyalton. Rates of homeownership are higher in all of these cities and counties than in the state overall, where only 55.5 percent of households own their homes.

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Table 4-13. Households by Tenure																				
Tenure	Alturas		Modoc County (Unincorporated)		Modoc County		Portola		Plumas County		Susanville		Lassen County		Loyalton		Sierra County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Owner Households	58.9%	67.6%	75.0%	78.0%	70.2%	74.5%	50.9%	54.8%	65.6%	72.3%	52.4%	53.2%	63.7%	70.0%	80.2%	83.7%	80.1%	78.9%	57.4%	55.5%
Renter Households	41.1%	32.4%	25.0%	22.0%	29.8%	25.5%	49.1%	45.2%	34.4%	27.7%	47.6%	46.8%	36.3%	30.0%	19.8%	16.3%	19.9%	21.1%	42.6%	44.5%
Total Households	1,201	1,159	2,776	2,254	3,977	3,413	1,277	981	10,090	8,231	5,581	2,991	10,276	8,910	328	355	1,437	1,151	12,392,852	13,217,586
Source: ACS 2006-2010, ACS 2017-2021, DP04.																				

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CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES

Through discussions with stakeholders and fair housing advocates and through this assessment of fair housing issues, the County identified factors that contribute to fair housing issues, as shown in **Table 4-14**, Factors that Contribute to Fair Housing Issues. While there are several strategies identified to address the fair housing issues, the most pressing issues are displacement risk due to substandard conditions, rising housing costs, and barriers to homeownership. Prioritized contributing factors are **bolded** in Table 4-14 and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***.

Table 4-14. Factors that Contribute to Fair Housing Issues			
Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Low incomes countywide	Limited employment opportunities available, limited job training opportunities available . Many jobs in some areas of the county are low-paying agriculture jobs.	High	<i>Program 9.1 – Economic Recovery</i> <i>Program 9.2 – Funding for Economic Development Activities</i>
Limited rental housing available	Limited opportunity for high returns on development due to low incomes in the area, limited funding for development subsidy .	High	Program 2.1 – New Affordable Housing Information and Support Program 2.2 – Moderate and Above Moderate-Income Housing Production Program 3.1 – Housing Choice Voucher Support Program 3.2 – Incentives for Special Needs Housing <i>Program 7.1 – Funding for Special Needs Housing</i>
Limited water/sewer infrastructure availability	Very low density development, limited funds for infrastructure development	Moderate/Low	<i>Program 4.1 – New Affordable Housing Infrastructure and Public Service Support for Rural Communities</i> Program 4.2 – New Affordable Housing Water and Wastewater Reservation Support

GOALS, ACTIONS, MILESTONES AND METRICS

Programs to affirmatively further fair housing that are included in Chapter 8, Goals, Policies, and Programs, are summarized below, organized by the action area that the program seeks to address.

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
Housing Mobility	2.1 - New Affordable Housing Information and Support	The County will continue to work closely with the business and development communities toward achieving the County's affordable housing goal. The County has identified the following specific roles in this partnership to provide affordable housing: County of Modoc – The County will maximize potential funds available through existing state, federal and local programs for its affordable housing program. Development Community – The County will encourage private developers and property owners to cooperate in financing water and sewer facilities expansion as a means of facilitating development. Local Lending Institutions – The County will work with local lending institutions to maximize private	TEACH, shall reach out to Habitat for Humanity and potentially other developers by 2025 and every two years after for housing for lower income households, including special needs, such as senior housing and then bi-annually thereafter to seek development assistance.	Countywide	Increase the number of lower income housing units in the county. Construction of 5 housing units by 2029.

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		financing for the construction of new low- and moderate-income housing. <i>Housing Development Corporations</i> – The County will work with non-profit and for-profit housing development corporations specializing in housing for lower income households, including various special needs groups to accommodate housing that meets the needs of these groups.			
	3.1 - Housing Choice Voucher Support	Taking into consideration infrastructure constraints the County will continue to seek increases to the supply of rental units that receive rental assistance by pursuing funding through the Housing Choice Voucher Program (HCV, formerly known as Section 8). Modoc County shall continue to cooperate with the Shasta County Housing Authority in its administration of the federal Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Modoc County. Modoc County's role will be to provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development.	Assist the Shasta County Housing Authority with publicizing the Housing Choice Voucher program at least biannually on the County's website and social media pages to facilitate access to housing mobility opportunities. The County will also seek funding annually to provide incentives for	These efforts will be prioritized in areas close to existing services.	Increase housing voucher availability to County residents by 10 households.

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		Additional efforts will be made by TEACH (Training, Employment and Community Help, Inc.) to expand program and public outreach concerning this program. The County's role will be to: • Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development; • Provide information on the rental assistance program at the Social Services Department's public counter and distribute information to partner agencies, such as TEACH and Legal Services of Northern California. • Support TEACH in efforts to expand program, such as direct engagement with property owners, and provide additional public outreach.	property owners to rent to HCV households, including households that apply to build ADUs. The County will direct TEACH to conduct ongoing outreach to property owners, a minimum of once per year, to increase units accepting Housing Choice Vouchers.		
	3.3 - Incentives for Special Needs Housing	The County shall use a variety of incentives, including zoning and land use regulations, flexible development standards, technical assistance, and expedited processing to promote housing that meets the needs of special groups (e.g., seniors, persons with	Actively pursue amendments to land use, development regulations, and practices least	Countywide	-

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		disabilities, persons with developmental disabilities, farmworkers, large households, extremely low-income and the homeless). In addition, the County shall seek and apply for funding, as available, at least twice during the planning period to support development. This will include any future rehabilitation efforts for the Migrant Center in Newell. See Program 11.1, Housing Element Regulatory Amendments Implementation regarding Zoning Code amendments and other regulatory measures.	every other year and on an ongoing basis with emphasis to develop special needs housing.		
	3.5 – Assistance for Special Needs Housing for Farmworkers and Extremely Low-Income Households	The County in collaboration with TEACH shall proactively contact and meet periodically with local non-profit service providers at least bi-annually to assess the special housing needs of the community, including farmworkers, extremely low-income households, and persons experiencing homelessness. The County in collaboration with TEACH will collaborate with nonprofit organizations to identify suitable sites for housing and facilities. During this process, the County and/or TEACH will work with non-profit service providers to identify opportunities to	Meet local non-profit service providers bi-annually. Proactive outreach to housing developers at least every other year. Post information on an ongoing basis as funding opportunities are available. Conduct outreach related to farmworker housing	Countywide. Farmworker housing and outreach targeted in communities such as Newell, Canby, Adin, and Lookout.	Facilitate the development of at least 10 units affordable to extremely low-income households/farmworkers.

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		provide services that serve extremely low-income households in more isolated communities outside of Alturas, including through partnerships with local schools, community centers and civic clubs, tribal organizations. The County in collaboration with TEACH will conduct outreach to communities with potentially higher concentrations of farmworkers (including, but not limited to, Newell, New Pine Creek, Fort Bidwell, and Lookout) once during the planning period to assess farmworker housing conditions and needs. Following this outreach, the County and TEACH will incorporate this knowledge into efforts to proactively work with affordable housing developers to facilitate affordable housing development and/or rehabilitation that supports farmworker communities. The County in collaboration with TEACH will proactively reach out to affordable housing developers at least every other year to identify development opportunities and support funding applications by housing providers when applicable. When	conditions and needs by June 2027.		

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		determined necessary, the County in collaboration with TEACH shall apply for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections. Pending available resources, the County in collaboration with TEACH will assist developers in identifying sites for housing development, provide support in accessing state or federal funds—such as supporting requests on behalf of a nonprofit provider—expedited permit approvals in support of a nonprofit application, incentives and concessions, fee mitigation, and/or contributing information to an application to demonstrate the need for the proposed project or activity. Additionally, the County in collaboration with TEACH shall provide developers with information on available state and federal funding programs for housing development for extremely low-, very low-, low-, and moderate-income households. Informational brochures shall be printed			

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		and made available at County and TEACH offices and on the County's and TEACH's websites.			
	4.1 - New Affordable Housing Infrastructure and Public Service Support for Rural Communities	Modoc County will continue to provide support services for Disadvantaged Unincorporated Communities in the form of technical assistance to districts and non-profit organizations in the application for state and federal grants (CDBG, EPA, USDA Rural Development) to expand and improve community infrastructure, including water and sewer systems, flood control and to improve structural fire protection services to serve residential development. Possible target communities include Newell, Cedarville, Canby, and Adin. This program shall be coordinated with Program 4.2, New Affordable Housing Water and Wastewater Reservation Support.	The County will actively pursue state and federal funds at least every other year and will review infrastructure grant funding with emphasis on supporting the development of low-income housing construction.	Newell, Cedarville, Canby, and Adin	Obtain grants for water, sewer, and storm master plans for select communities by 2029. Construction of 4 units lower income and 10 moderate- and above moderate-income housing units by 2029.
	11.3 - Accessory Dwelling Marketing Program	The County will create a public outreach and information program to increase production of affordable ADUs This will include developing outreach material for public dissemination, including updates to the City's website and information at City Hall. This program will include evaluating	Create Public Outreach information program by December 2025. The County will amend Fee	Countywide	-

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		the feasibility of reducing permit fees, incentivizing ADUs reserved for lower-income families. The County will monitor the production and affordability of ADUs as part of the annual progress report and at least twice in the planning period will evaluate if production and affordability are meeting assumptions and effecting the ability to accommodate the RHNA. If necessary, the County will take alternative actions within 6 months to complete alternative strategies, including identifying additional sites or rezoning.	Schedule for ADUs by July 2025 and review programs, including funding opportunities to make ADU more affordable. The County will monitor annually, take alternate actions if needed within 6 months		
	11.4 - Accessory Dwelling Unit Master Plan Program	The County develop a program to provide master plans for constructing new accessory dwelling units. Plans will be provided through this program at no cost to incentivize development of ADUs at market rental rates.	By December 2025.	Countywide	-
Place-Based Strategies for Community Revitalization	9.1 – Economic Recovery	Modoc County will continue to help stimulate the retention and creation of job opportunities through the Superior Economic Development District (SCED) and by encouraging and cooperating with local agencies to promote economic development.	Ongoing	Countywide	Increase proportion of home ownership in the County

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
	10.4 – Reduce Barriers to Fair Housing	The County will work to reduce key barriers to fair housing identified in the Fair Housing Analysis of this Element including implementing the following actions: a. Review funding opportunities annually and pursue funding as available to invest in sewer, stormwater, active transportation, and park infrastructure, such as sidewalks and/or accessible playground equipment with the objective of securing funding for at least one project per year. b. Facilitate a meeting or other coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students. c. Review funding opportunities and apply as opportunities are available in order to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure across the county.	Annual review for each identified program.	Countywide	As cross-referenced to above referenced programs: a. To the extent funding is available, fund one project annually. b. Improve active transportation to residents. c. Increase telecommunications access to at least 300 residents every year. d. Connect with at least 20 residents during the planning period. e) Facilitate the development of an average of one workforce housing unit per year. f) Organize at least three on-site SBDC trainings during the planning period.

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		d. Coordinate with the Modoc County Air Pollution Control Office to conduct outreach about available grant and incentive programs. e. The County in collaboration with TEACH will coordinate an annual workshop with major local employers to identify the housing needs of employees and ensure that the county's land use plans support the development of housing suitable for the local workforce as part of the county's overall economic development program. After holding workshops, the County and/or TEACH will coordinate with and assist agencies applying for housing related to grant funding. f. Partner with the Sierra Small Business Development Council (SBDC) to provide at least three small business development trainings at community centers and/or libraries throughout the county during the planning period. Provide a link to the SBDC website on the County website.			

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
Displacement	10.1	The County will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. The County will promote equal housing opportunities through the posting of information and distribution of literature at County buildings. The County will continue to refer discrimination complaints to Legal Services of Northern California (LSNC) and the State Fair Employment and Housing Commission. The County will request LSNC to train staff on how to receive and refer fair housing complaints and to invite LSNC to conduct public workshops in the County regarding housing discrimination. The County shall reach out to LSNC to offer space at public building locations to provide legal consultations with residents of Modoc County on an as needed basis. The County shall provide information to the public on Section 8 programs. The County will develop a plan implement actions identified in Table 4-15 to Affirmatively Further Fair Housing. The County shall take actions to address significant disparities in housing needs and in access to opportunity for all persons	Pending adoption of the 2024-2029 Housing Element, the County shall prepare an AFFH plan in 2025.	Countywide	Reduction in housing discrimination and more inclusive communities

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		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 § 12900) of Division 3 of Title 2), § 65008, and any other state and federal fair housing and planning law. Specific actions may include: • Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. • Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the County's website. Board of Supervisor meetings will include a fair housing presentation at least once per year. • Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.			

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		• Ensure environmental hazards are not disproportionately concentrated in low-income communities of color. • Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary. • Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.			
	10.3 – Furthering Fair Housing	The County will disseminate fair housing information in English and Spanish at appropriate public locations and events. The County will work with other local agencies and service providers, and other stakeholders to include fair housing information in appropriate format within their facilities. Specific actions will include: 1. Refer interested persons to the California Fair Housing and Employment Council. 2. Facilitate public education and outreach by creating informational flyers on fair housing in English and	Establish complaint process/protocol for referring complaints to California Rural Legal Assistance and update County Website to address complaints by December 2024. Annually, monitor and update Set Up Protocol for referring complaints to California Rural	Countywide	-

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		Spanish that will be available to public counters, libraries, and on the County's website. Board of Supervisor meetings will include a fair housing presentation at least once per year. 3. Collaborate with the Shasta County Housing Authority on an annual basis to explore pathways to increase the number of property owners that accept Housing Choice Vouchers in high and highest resource areas and make brochures and other materials available in County offices and on the County's website. 4. Continue providing tenant-landlord dispute resolution information and literature on housing discrimination and fair housing resources at the County offices, on the County's website, community centers, libraries, and other areas in which the community gathers information. 5. Establish a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and refer all fair housing complaints to	Legal Assistance, and Ongoing. Distribute evacuation preparation information annually.		

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		service providers including California Rural Legal Assistance. 6. In coordination with the County Sherriff's office, provide evacuation preparation information on an annual basis countywide, including to communities that may have higher concentrations of seniors or disabled residents, through a variety of formats such as mailers, e-mails, and notices at locations in the community. This will include details on how to register for alerts. 7. Refer to Program 3.1 regarding expanding Section 8 Vouchers for Modoc County residents.			
	10.5 – Hazard Mitigation to Vulnerable Communities	The County will review funding opportunities and apply at least once during the planning period in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding	Review funding opportunities on an annual basis and apply as opportunities are available, submitting at least one application during the planning period. As program funds are available, conduct countywide	Countywide	Provide at least two individual grants or project funding incentives during the planning period

Table 4-15. Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing					
Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		their homes after fires or floods. In order to encourage utilization of funds, as hazard mitigation program funds become available the County will conduct countywide outreach and will partner with social services organizations to ensure lower-income households are made aware of funding opportunities.	outreach within six months of funds becoming available, including partnership with social services organizations. Identify flexible standards options for post-disaster home reconstruction by December 2025 and implement within six months by making information available online and at the planning counter.		

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CHAPTER 5: SITES ANALYSIS AND HOUSING RESOURCES



A. REGIONAL HOUSING NEEDS ALLOCATION

1. Regional Determination: The California Department of Housing and Community Development (HCD) provides each region with a regional determination of housing need—that is, the total number of units split into four income categories. Modoc County is within the region covered by the Modoc County Planning and Building Development Department. HCD provided the County with a Regional Determination of 82 units for the 7th Cycle RHNA (2024-2029). This is the total number of units that the County and the City of Alturas must collectively plan to accommodate.

2. RHNA Methodology: Where a Council of Governments does not exist, HCD is responsible for developing a RHNA Methodology for allocating the Regional Determination to each city in Modoc County and the County itself. This methodology must further specific State objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

3. Housing Element Updates: Each city and county must adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's housing element for compliance with State law.

The County of Modoc's share of the regional housing need was determined by a methodology prepared by HCD as part of the Regional Housing Needs Plan. In accordance with Modoc County's Regional Housing Needs Plan, the County must plan to accommodate 36 housing units between June 30, 2024, and June 30, 2029. **Table 5-1** shows the County's RHNA by income category. The County must plan to accommodate 8 units for very low-income households, 7 units for low-income households, 6 units for moderate-income households, and 15 units for above- moderate-income households

Table 5-1. Regional Housing Needs Allocation, 2024-2029		
Income Category	Allocation	Share of Total RHNA
Very Low	8	22%
Low	7	19%
Moderate	6	17%
Above Moderate	15	42%
Total	36	100%
Source: County of Modoc, 2024.		
*it is assumed that 50 percent of the very low income RHNA is allocated towards the extremely low income need.		

B. SITES INVENTORY

State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply by requiring that each Housing Element contain “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites” (Government Code § 65583(a)(3)).

To demonstrate the County’s capacity to potentially meet its RHNA, an adequate sites inventory was prepared. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities to facilitate and encourage the development of a variety of housing types for households of all income levels. Analyzing the relationship of suitable sites to zoning is a means for determining a realistic number of dwelling units that could be constructed on those sites in the current planning period.

The residential land inventory is required “to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code § 65583.2(a)). The phrase “land suitable for residential development” in Government Code § 65583(a)(3) includes all of the following:

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential use that allows residential development
- Underutilized or non-vacant residentially zoned sites that are capable of being redeveloped
- Sites zoned for nonresidential use that can be redeveloped for and, as necessary, rezoned for residential use

This section provides an inventory of vacant sites that are suitable and available within unincorporated Modoc County for residential development. It compares this inventory to the County’s RHNA-assigned need for new housing. In addition to this assessment, this section considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

The County assessed the vacant land suitable for residential development, including higher-density development, in unincorporated Modoc County. It is worth noting that these sites do not represent the totality of vacant, suitable, and available land in unincorporated Modoc County. Because of the rural nature of the county, there are many vacant parcels where residential uses are permitted. However, the inventory represents a selection of sites that are appropriately sized and zoned and that have access to infrastructure.

SITES IDENTIFIED IN PREVIOUS HOUSING ELEMENT

Pursuant to California Government Code § 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA—unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Of the 12 parcels in the inventory of vacant sites to meet the lower-income RHNA, 9 were included in two consecutive prior housing elements (Sites 1 through 9). Therefore, the County has included Program 11.1, which commits the County to allowing residential use by right on sites consistent with Government Code § 65583.2(c) for housing developments in which at least 20 percent of the units are affordable to lower-income households.

SITES APPROPRIATE FOR LOWER INCOME HOUSING

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to State law (California Government Code § 65583.2(c)(3)(B)), the default density standard for Modoc County is 10 dwelling units per acre (du/ac). The County has identified several sites (listed in **Table 5-2**) that are proposed to permit more than 10 units per acre and are assumed to accommodate the County’s lower-income RHNA.

ZONING TO MEET THE RHNA

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period.

As shown in **Tables 5-2 and 5-4**, Modoc County has capacity for 83 units on vacant land, including 25 lower-income units, 17 moderate-income units, and 41 above moderate-income units. The Modoc County Housing Element sites inventory uses the following assumptions:

- Relation of density to income categories. The following assumptions were used to determine the income categories according to the allowed densities for each site:
 - **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 10 units per acre were inventoried as feasible for lower-income (low and very low income) residential development. This includes sites zoned RH, which allows up to 13 dwelling units per acre. Only sites with water and sewer availability were included in the lower-income category, and therefore only sites in the Newell and California Pines communities were considered. In the California Pines community, only sites in the

Lake Unit 4 area were assumed to be feasible for housing to accommodate lower-income households due to infrastructure availability.

- **Moderate-Income (MI) Sites.** Sites that are zoned RH but are smaller than 0.5 acres in size were inventoried as feasible for moderate-income development.
- **Above Moderate-Income (AMI) Sites.** Sites that were inventoried as feasible for above moderate-income development are in the California Pines community and were zoned RH. This zone allows up to 13 units per acre, but lower-density development is typical in this area. Within this community, sites in the Lake Unit 3 were assumed to be feasible for housing to accommodate above moderate-income households due to infrastructure limitations.

REALISTIC DEVELOPMENT POTENTIAL

In determining the realistic capacity for the County's inventory of sites, the County considered land use controls and site improvements and assumed an 80 percent adjustment to the maximum number of units on the site to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites inventoried in the lower and moderate-income categories are served by infrastructure, with no constraints identified that would reduce capacity beyond the 80 percent adjustment. However, the county also considered typical development types and reviewed building trends for non-manufactured homes between 2018 and 2023. In this time period, the only residential developments other than manufactured homes that requested building permits were single-family homes.

In the California Pines area, the County assumed a realistic capacity of 1 unit per lot for sites in the Lake Unit 3 area and 2 units per lot for sites in the Lake Unit 4 area. Though zoning allows for up to 13 units per acre, recent development in this area tends to be lower density.

For sites in the Newell community, the only development that occurred during the 2018 to 2023 period was a manufactured home. However, in 2008, a 35-unit farmworker housing development was built on a 15.2-acre site, which, based on a 13 dwelling unit per acre maximum allowed by the General Plan, represents 18 percent of the maximum density permitted. The County has therefore adjusted site development assumptions in this community to 20 percent of the maximum permitted. Sites included in the RHNA inventory are therefore estimated to accommodate between one and three units per parcel. This is in line with existing development trends in the area.

Refer to **Figures 5-1 and 5-2** for a map of the parcels available for development.

Table 5-2. Vacant Development Sites to Meet RHNA

Site	APN	Acres	Zone	General Plan Land Use	Maximum Allowable Density (du/acre)	Capacity to Meet RHNA					
						Maximum Capacity (Units)	Realistic Capacity Adjustment	Realistic Capacity (Units)	Lower Income (Units)	Moderate Income (Units)	Above Moderate Income (Units)
California Pines											
1	040-171-008-000	0.50	RH	RH Rec	13	7	2 du/lot	2	2		
2	040-171-005-000	0.51	RH	RH Rec	13	7	2 du/lot	2	2		
3	040-202-007-000	0.51	RH	RH Rec	13	7	2 du/lot	2	2		
4	040-171-007-000	0.52	RH	RH Rec	13	7	2 du/lot	2	2		
5	040-181-002-000	0.52	RH	RH Rec	13	7	2 du/lot	2	2		
6	040-202-014-000	0.52	RH	RH Rec	13	7	2 du/lot	2	2		
7	040-111-005-000	0.57	RH	RH Rec	13	7	2 du/lot	2	2		
8	040-181-041-000	0.58	RH	RH Rec	13	8	2 du/lot	2	2		
9	040-202-008-000	0.65	RH	RH Rec	13	8	2 du/lot	2	2		
10	040-221-011-000	0.97	RH	RH Rec	13	13	1 du/lot	1			1
11	040-211-010-000	0.97	RH	RH Rec	13	13	1 du/lot	1			1
12	040-221-013-000	0.98	RH	RH Rec	13	13	1 du/lot	1			1
13	040-231-004-000	0.98	RH	RH Rec	13	13	1 du/lot	1			1
14	040-232-002-000	0.99	RH	RH Rec	13	13	1 du/lot	1			1
15	040-221-002-000	0.99	RH	RH Rec	13	13	1 du/lot	1			1
16	040-232-027-000	0.99	RH	RH Rec	13	13	1 du/lot	1			1
17	040-241-015-000	0.99	RH	RH Rec	13	13	1 du/lot	1			1
18	040-241-016-000	0.99	RH	RH Rec	13	13	1 du/lot	1			1
19	040-231-002-000	0.99	RH	RH Rec	13	13	1 du/lot	1			1
20	040-231-003-000	1.00	RH	RH Rec	13	13	1 du/lot	1			1
21	040-232-026-000	1.00	RH	RH Rec	13	13	1 du/lot	1			1

Table 5-2. Vacant Development Sites to Meet RHNA											
Site	APN	Acres	Zone	General Plan Land Use	Maximum Allowable Density (du/acre)	Capacity to Meet RHNA					
						Maximum Capacity (Units)	Realistic Capacity Adjustment	Realistic Capacity (Units)	Lower Income (Units)	Moderate Income (Units)	Above Moderate Income (Units)
22	040-232-021-000	1.00	RH	RH Rec	13	13	1 du/lot	1			1
23	040-241-011-000	1.00	RH	RH Rec	13	13	1 du/lot	1			1
24	040-232-015-000	1.00	RH	RH Rec	13	13	1 du/lot	1			1
25	040-241-012-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
26	040-232-020-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
27	040-212-022-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
28	040-233-004-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
29	040-211-004-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
30	040-242-006-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
31	040-211-018-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
32	040-232-016-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
33	040-241-013-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
34	040-242-011-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
35	040-212-019-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
36	040-232-017-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
37	040-221-010-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
38	040-221-001-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
39	040-232-019-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
40	040-212-017-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
41	040-242-015-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
42	040-212-026-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
43	040-233-008-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1

Table 5-2. Vacant Development Sites to Meet RHNA

Site	APN	Acres	Zone	General Plan Land Use	Maximum Allowable Density (du/acre)	Capacity to Meet RHNA					
						Maximum Capacity (Units)	Realistic Capacity Adjustment	Realistic Capacity (Units)	Lower Income (Units)	Moderate Income (Units)	Above Moderate Income (Units)
44	040-241-002-000	1.01	RH	RH Rec	13	13	1 du/lot	1			1
45	040-212-020-000	1.02	RH	RH Rec	13	13	1 du/lot	1			1
46	040-212-023-000	1.02	RH	RH Rec	13	13	1 du/lot	1			1
47	040-212-027-000	1.02	RH	RH Rec	13	13	1 du/lot	1			1
48	040-221-012-000	1.02	RH	RH Rec	13	13	1 du/lot	1			1
49	040-241-001-000	1.02	RH	RH Rec	13	13	1 du/lot	1			1
50	040-241-014-000	1.02	RH	RH Rec	13	13	1 du/lot	1			1
Newell											
51	005-302-030-000	0.26	RH	Urban	13	3	20 %	1		1	
52	005-390-003-000	0.27	RH	Urban	13	3	20 %	1		1	
53	005-301-030-000	0.27	RH	Urban	13	3	20 %	1		1	
54	005-312-031-000	0.30	RH	Urban	13	4	20 %	1		1	
55	005-403-004-000	0.30	RH	Urban	13	4	20 %	1		1	
56	005-311-021-000	0.31	RH	Urban	13	4	20 %	1		1	
57	005-293-026-000	0.32	RH	Urban	13	4	20 %	1		1	
58	005-294-028-000	0.32	RH	Urban	13	4	20 %	1		1	
59	005-405-006-000	0.32	RH	Urban	13	4	20 %	1		1	
60	005-294-025-000	0.33	RH	Urban	13	4	20 %	1		1	
61	005-294-026-000	0.33	RH	Urban	13	4	20 %	1		1	
62	005-405-004-000	0.33	RH	Urban	13	4	20 %	1		1	
63	005-406-010-000	0.33	RH	Urban	13	4	20 %	1		1	
64	005-400-001-000	0.35	RH	Urban	13	5	20 %	1		1	

Table 5-2. Vacant Development Sites to Meet RHNA											
Site	APN	Acres	Zone	General Plan Land Use	Maximum Allowable Density (du/acre)	Capacity to Meet RHNA					
						Maximum Capacity (Units)	Realistic Capacity Adjustment	Realistic Capacity (Units)	Lower Income (Units)	Moderate Income (Units)	Above Moderate Income (Units)
65	005-304-049-000	0.36	RH	Urban	13	5	20 %	1		1	
66	005-390-001-000	0.45	RH	Urban	13	6	20 %	1		1	
67	005-304-050-000	0.54	RH	Urban	13	7	20 %	1		1	
68	005-293-028-000	0.68	RH	Urban	13	9	20 %	2	2		
69	005-293-029-000	0.68	RH	Urban	13	9	20 %	2	2		
70	005-294-030-000	1.01	RH	Urban	13	13	20 %	3	3		
Total		54.14				701		83	25	17	41

Figure 5-1 – Newell, Vacant Sites to Meet the RHNA

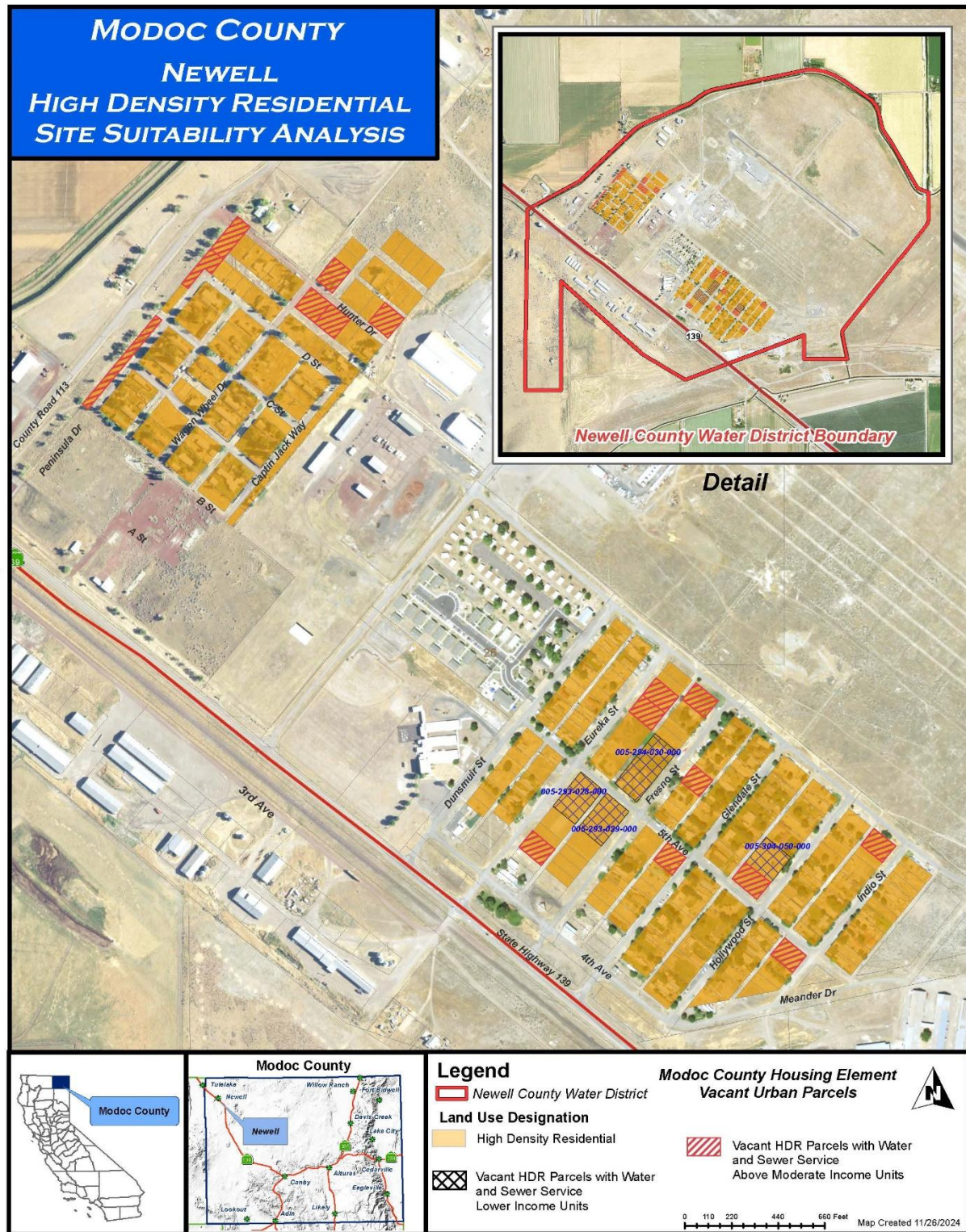
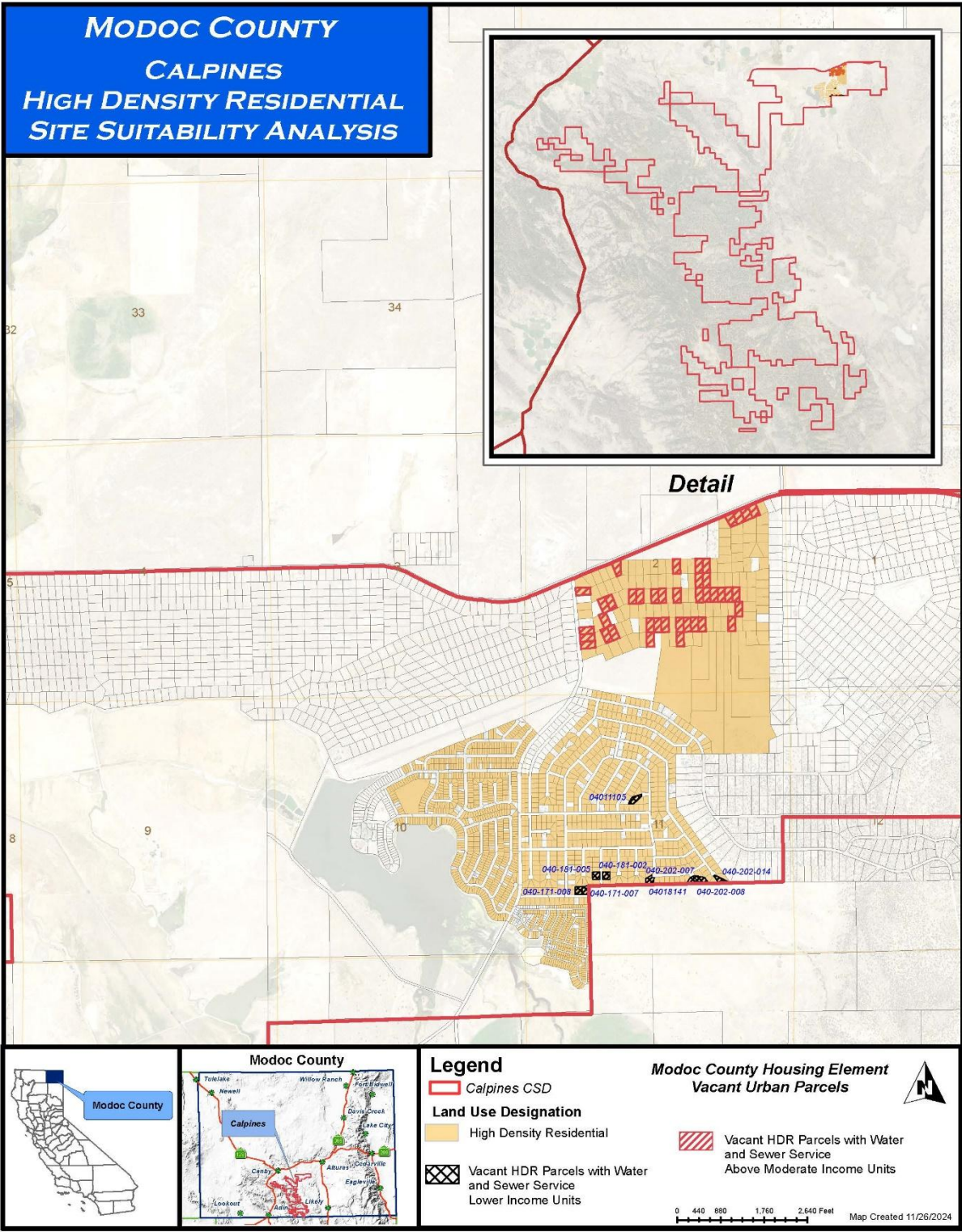


Figure 5-2 – Calpines, Vacant Sites to Meet the RHNA



SITES AND ENVIRONMENTAL CONSTRAINTS

The Safety Element addresses the topic of public health and safety following State requirements in § 65302(g) of the California Government Code. State law requires that the Safety Element contain background information and goals and policies to address multiple natural hazards, analyze the vulnerabilities from climate change and contain policies to improve climate change resilience, and assess residential areas with evacuation constraints. The County's Safety Element is contained in the 1998 Modoc County General Plan, which was updated in 2018.

Parts of the California Pines community, including parts of the Lake Unit 4 and Lake Unit 3 areas, are in a high fire hazard severity zone, as is typical for many communities in Modoc County. Newell is not in a fire hazard severity zone. Newell is also not in a 100-year flood zone. Though some areas of California Pines are in a 100-year flood zone, the majority of the Lake Unit 4 and Lake Unit 3 areas are not in a flood zone. Neither the communities of Newell nor California Pines are in a liquefaction zone or Alquist-Priolo Fault Zone. Programs 10.5 and 10.6 include several actions that address hazard mitigation, such as applying for funding to administer hazard mitigation home rehabilitation grants, offering infrastructure phasing and other incentives for rebuilding homes after fire or floods, and partnering with local social services organizations to ensure lower-income households are made aware of funding opportunities.

There are no other known environmental constraints or conditions in the County that could preclude development on identified sites during the planning period, including hazards, airport compatibility and related land use controls, shape, contamination, easements, or overlays.

Infrastructure Capacity

The County continuously addresses water supply and infrastructure capacity limits and, as part of Program HE.2.1.6 of this Housing Element, will give priority to affordable housing units. Two communities in the unincorporated county, Newell and California Pines, currently have both water and sewer service.

Water and wastewater services in the California Pines area are provided by the California Pines Community Services District (CSD), which also provides trash service and mosquito abatement. According to the California Pines CSD website, areas with both water and sewer service are Lake Units 1B, 4, and the mobile home park. These areas were determined to be suitable for the development of housing to accommodate lower-income households; however, development at a density higher than what was estimated on sites to meet the RHNA in Table 5-2 could potentially be provided through those areas that are served by sewer or require a larger septic system for areas outside sewer service areas. Sites in Lake Unit 3 were determined to be suitable for the development of housing that can accommodate above moderate-income households, because higher-income households are expected to be able to pay for costs associated with drilling a well or installing a septic system. As of 2009, the California Pines CSD provided 131 water connections and 120 sewer connections, which is sufficient to serve the estimated development on sites that were identified to meet the RHNA. As of the publication of the most recent Municipal Service

Review (2010), there is sufficient water available to serve the expected population growth and to serve housing on sites identified to meet the RHNA. Newell County Water District has sufficient water and sewer capacity to serve the amount of future development that was identified to meet the RHNA.

Alturas sewer serves both the City of Alturas and the Daphnedale community. However, Daphnedale is not in the City's water service area. According to public data available through the California Water Board, Sully's RV park just outside of Alturas has a drinking water system but is outside of the City's sewer district. The Canby Community Services District does not yet provide water service but may have water service in the future. For these reasons, sites in these areas were not included in the RHNA inventory but may be appropriate for manufactured home development if wells or septic systems can be installed.

As part of Program 4.2, the Planning Department will coordinate with the County's Environmental Health Department to ensure permitting procedures and development standards allow for well and septic systems that support multi-family housing on an ongoing basis throughout the planning period. If needed, development policies and standards will be added or revised to implement any necessary changes. The County will also pursue funding from the State Water Resources Control Board at least once during the planning period to make a mini loan program available to finance private wastewater systems.

ACCESSORY DWELLING UNIT POTENTIAL

Between January 2019 and September 2024, there have been no ADU applications submitted in unincorporated areas of the county. However, AB 671 (2019) requires a local agency to include a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent for very low-, low-, or moderate-income households in its housing element. Therefore the County has included two ADU units in its strategy to meet the moderate income RHNA. However, the development of these two units is not necessary for the County to meet RHNA. As part of Program 11.4, the County will create an Accessory and Junior Accessory Unit promotion program that will provide master plans for constructing new ADUs available to homeowners at no cost to incentivize ADU development in the County.

The County estimates that the additional outreach will encourage the development of more ADUs than have been permitted in the past and so has included two ADUs in its plan to meet the RHNA. These units have been counted toward the moderate-income category due to the natural affordability of smaller units like ADUs.

MANUFACTURED HOUSING POTENTIAL

The development of manufactured housing is a common strategy for creating lower income housing in Modoc County. Approximately half of the single-family units constructed between 2018 and 2023 that were determined to be affordable to lower-income households were manufactured homes. Nine mobile home units were installed in the County during this period, or an average of 1.5 homes per year, all of which were determined to be affordable to very low-, low-

or moderate-income households. Affordability for eight units was determined by comparing home prices to the HCD affordability calculator, and affordability for the ninth was determined based on the nature of the home’s development for use by farmworkers.

Table 5-3. Manufactured Home Development Trends, 2018–2023		
Income Category	Manufactured Homes Permitted	Percent of Manufactured Homes Permitted
Very Low	2	22%
Low	1	11%
Moderate	6	67%
Above	0	0%
Total	9	100%
Average Per Year	1.5	
Source: County of Modoc General Plan Annual Progress Reports, 2018-2023.		

As shown in Table 5-3, an average of 1.5 manufactured homes were developed during the 2018 to 2023 period. Projected over the 2024-2029 period, the County estimates that 7.5 units (rounded to 8 units) are likely to be developed. Based on recent development trends, the County applied the same affordability distribution to the projected units, for a total of 3 units affordable to lower-income households and 5 units affordable to moderate-income households. Development of these units are not necessary for the County to meet the RHNA. However, because they are a common development type in unincorporated communities, the County has included these units as part of its strategy to meet the RHNA.

Many factors can affect the cost of building a home, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. **Table 5-4** presents an estimate of the cost of installing a manufactured house on a 0.5-acre lot with existing water and sewer, such as would be available in communities such as Newell and California Pines. However, it is worth noting that only two of the mobile homes developed during the 2018 to 2023 period were in Newell or California Pines; the other seven were developed in the unincorporated areas around Alturas and in the Likely community. Therefore, lack of water and sewer access is not considered a barrier to manufactured home development. It is estimated that the addition of a septic system would add an additional cost of between \$8,000 to \$50,000, and a well installation could add an additional cost between \$5,000 and \$20,000. depending on slope and geologic conditions. The Surprise Valley Electric Corp does not list a connection fee as of September 2024. Based on the HCD affordability calculator, a mobile home of 1,040 feet with typical costs shown in **Table 5-4** would be affordable to a moderate-income household. However, smaller manufactured homes could be more affordable to lower-income households.

Table 5-4. Typical Manufactured Home Costs	
Cost Factors	Manufactured Home On Vacant Lot with Water/Sewer (1,040 SF)
Manufactured Home Unit, including placement ¹	\$157,634
Water Connection Fee ²	\$500
Sewer Connection Fee ²	\$2,600
Development Cost Without Land	\$160,734
Vacant Land Cost, California Pines Mobile Home Park Area ³	\$6,000
Development Cost with Land	\$166,734
¹ Assumes a popular model of manufactured home that is 1,040 s.f., double wide (3 bedrooms/2 baths), with all site improvements. Based on discussion with several local builders and with Sheri Murray, Statewide Homes, Manufactured Homes Company, Grass Valley, CA ² Modoc County Municipal Services Review, 2010 ³ Based on a September 2024 survey of vacant lots available for sale in the Mobile Home Park area of California Pines.	

C. MEETING THE RHNA

To ensure that the County has sufficient capacity to accommodate the RHNA throughout the planning period, HCD recommends that cities/counties create a buffer in the sites inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower-income RHNA (see HCD's *Housing Element Site Inventory Guidebook* [Government Code § 65583.2]). Table 5-5 compares the County's RHNA to the sites inventory capacity. Accounting for the current site capacity, potential manufactured housing development, and potential ADU development, the County will have a surplus of 13 units for lower-income households (including extremely low, very low, and low), 18 units available to moderate-income households, and 26 units available to above moderate-income households, for a total surplus of 57 units.

Table 5-5. Summary of Residential Capacity Compared to the 7th Cycle RHNA						
Income Category	RHNA	Vacant Sites	ADUs	Manufactured Homes	Total Capacity	Unit Surplus
Very Low	8	25	0	3	28	13
Low	7					
Moderate	6	17	2	5	24	18
Above Moderate	15	41	0	0	41	26
Total	36	83	2	8	93	57
Source: Modoc County, 2024.						

CHAPTER 6: HOUSING CONSTRAINTS



Small and large home-building organizations face a variety of constraints, in terms of costs and timing, in their attempt to construct new housing. Ultimately, these constraints limit the number and increase the cost of housing units that are constructed. Although constraints to residential development in Modoc County may be classified generally as governmental and non-governmental, there is often a strong interrelationship between these factors. Though many factors limiting housing production are market driven, jurisdictions have some control in instituting policies and programs to address the constraints or limiting factors. Modoc County's housing program includes policies and actions designed to reduce or overcome constraints for the development of housing for all income levels. This section will also address the resources Modoc County has to help in the production of this housing. A Capacity Analysis is included that presents the amount of vacant residentially zoned land available in Modoc County to demonstrate Modoc County's ability to comply with the Regional Housing Needs Allocation.

Another aspect of constraints come from the private sector. These constraints include mortgage financing; construction costs; and, more recently, the difficulty of obtaining fire insurance for lands in the State Responsibility Area (wildland hazard area).

A. Governmental Constraints

Governmental constraints, such as costs and processing time, consist of potential and actual policies, standards, requirements, fees, and/or actions imposed by the various levels of government on development to ensure public safety and welfare with respect to housing construction and land-use issues. Federal and state agencies and their respective regulations also play a role in the imposition of governmental constraints. As is the case, they are beyond the influence of local government, and therefore cannot be effectively addressed in this document. The governmental controls unique to Modoc County that affect housing development are discussed further.

LAND-USE CONTROLS

The Land Use Element of the General Plan sets policies for guiding local land-use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. **Table 6-1** shows the General Plan land-use districts in Modoc County that permit residential uses.

Table 6-1. Modoc County (unincorporated): General Plan Land-Use Designations Permitting Residential Use		
Land-Use District	Density (units per acre)	Character
General Agriculture (AG)	One dwelling and accessory uses, on at least 40 acres.	Lands suitable for grazing, dryland farming. This designation can include irrigated land and non-agricultural uses, including isolated residential and commercial development, although emphasis is on agriculture.
Rural Residential (RR)	One unit per 1 to 15 acres unless otherwise zoned (i.e., RR-5). No lot less than one unit per 2 acres allowed unless public water/sewer is available.	The purpose of the RR designation is to permit residential development and maintain rural character, and to reduce residential development impacts on the environment which might occur with more intense development.
Low-Intensity Residential Zone (R)	Up to 7 units per acre with public water/sewer or one unit per 3 acres without public water/sewer.	This designation provides for a lower density residential environment in terms of lot size and dwelling density than available in the RH zone. This zone is consistent with the Urban Areas and Rural Residential General Plan designations.
High-Density Residential Zone (RH)	Up to 13 units per acre with minimum with public water/sewer or one unit per 3 acres with no public water/sewer.	This designation has been recently amended to include the high density 13 units per acre default density required by HCD to meet Modoc County's obligation for high density requirements. This designation provides sufficient space in appropriate locations for residential development of all densities to meet the varying housing needs of existing and expected future population. Provides appropriate space for public and quasi-public uses and other private uses necessary to serve the needs of residents. Regulations in this zone are necessary to protect residential areas against fire, toxic substances, hazards, noise, odors, etc.
<i>Source(s): 2018 Modoc County General Plan.</i>		

ZONING CODE

The Zoning Code prescribes allowable land uses, height, bulk, density and parking standards for each zoning district in the County. The Zoning Code was amended in 2021 to comply with various changes to State housing law. However, State housing laws have again changed, which will require the County to further amend the Zoning Code. Program 1.3 includes a list of these amendments, which are contemplated to be completed by 2025. Some of these amendments are referenced within this discussion.

Under the current Zoning Code, housing is permitted by zone district as described in **Table 6-2** that provides zoning allowances for new residential. It shows the maximum units per acre based on the General Plan Land Use Designation of various locations for single- and multi-family residential zones, as well as commercial districts that will allow mixed-use development.

Table 6-2. Modoc County (unincorporated): Housing Types Permitted by Zoning District					
Residential Use	Zone				
	RH	RL	RR	AE ¹	AG ²
Single-Family Attached	C	C	C	C	C
Single-Family Detached	P	P	P	P	P
Duplexes to Fourplexes	P	C	C	--	--
Multi-Family (5+ units per Structure)	P	C	C	--	--
Manufactured Homes	P	P	P	P	P
Accessory Units	P	P	P	P	P
Emergency Shelters ¹					P
Single Room Occupancy	P	P	P	--	P
Transitional and Supportive Housing	P	P	P	P	P
Farmworker/Employee Housing	--	--	--	P	P
Care Facilities (6 or fewer persons)	P	P	P	P	P
Care Facilities (7 or more persons) ⁴	C	C	C-	C	C
Low Barrier Navigation Centers	P			P	P
<i>Source(s): Modoc County Zoning Code.</i> <i>Notes: P = Permitted Use N/A = Not Permitted Use C = Use Permit</i> ¹ Permitted in the Unclassified zone. ² Parcel must be at least 40 acres ³ Care Facilities (7 or more persons):					

Residential Development Standards

Generally, residential development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. By limiting the number of units that could be constructed, the per unit land costs would necessarily be higher and, all other factors being equal, result in higher development costs that could impact housing affordability.

Modoc County regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods by ensuring that the land uses in the community are properly situated in relation to one another, providing adequate space for each type of development. The Zoning Code sets specific residential development standards, as summarized in **Table 6-3**.

Table 6-3. Modoc County Zoning Code Residential Development Standards								
Zoning District and Development Type	Minimum					Maximum		
	Lot Area (sf)	Residential Density (dwelling units/net acre)	Front Yard Setback	Side Setback Min. Total	Rear Setback	Height	Building Coverage Ratio (%)	Parking
RH – High Density Residential								
Residential	6,000 sf with PW&PS 15,000 sf with PW 3 acres without PW&PS	Maximum 13 units per acre* with PW & PS	20	5	5	50 (2 stories max)	60%	1 space per unit with 1 bedroom; 2 spaces per unit with 2 or more bedrooms.
RL – Residential Low								
Residential	10,000 sf with PW&PS 15,000 sf with PW	Maximum 7 units per acre with PW & PS	20	5	5	50	60%	1 space per unit with 1 bedroom; 2 spaces per unit with 2 or more bedrooms.
RR – Rural Residential								
Residential	1-15 acres	Not specified	20	30	30	50	60%	1 space per unit with 1 bedroom; 2 spaces per unit

Table 6-3. Modoc County Zoning Code Residential Development Standards								
Zoning District and Development Type	Minimum					Maximum		
	Lot Area (sf)	Residential Density (dwelling units/net acre)	Front Yard Setback	Side Setback Min. Total	Rear Setback	Height	Building Coverage Ratio (%)	Parking
								with 2 or more bedrooms.
LI - Low Intensity								
Residential	20 acres	Not specified	20	10	10	Silent	Silent	1 space per unit with 1 bedroom; 2 spaces per unit with 2 or more bedrooms.
AG –Agricultural General								
Residential	40 acres	Not specified	20	5	5	Silent	10%	1 space per unit with 1 bedroom; 2 spaces per unit with 2 or more bedrooms.
AE – Exclusive Agriculture								
Residential	75 acres	Not specified	20	50	50	Silent	10%	1 space per unit with 1 bedroom; 2 spaces per unit with 2 or more bedrooms.
<i>Source(s): Modoc County General Plan and Zoning Code.</i>								

The Modoc General Plan and Zoning Code provide for a maximum density of 13 units per acre to comply in the Urban High Density (RH) zoned parts of the County where public water and sewer are available. This is consistent with HCD’s default density standard that is considered adequate to encourage the development of housing for lower income households in Modoc County. All residential development in the RH zone is allowed “by right,” meaning no discretionary reviews are required. This zone encourages and facilitates a variety of housing types in accordance with the California Government Code (§§ 65583(c)(1) and 65583.2(c)). The smallest parcel size is 6,000 square feet with public water and public sewer (may be developed up to 13 dwelling units/acre), 15,000 square feet with only public water provided (2.9 dwelling units/ac), and 3 acres

where public water and sewer are not available. Where feasible, based on the availability of infrastructure, the RH zone allows for multifamily housing, which is critical to providing the variety of housing necessary to address the needs of lower-income families and workers as well as transitional and supportive housing.

Accessory/Second Units

ADU means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the existing single-family dwelling. The County permits an ADU as a unit in an existing structure (including a dwelling unit, attached or detached garage, or any accessory structure) ministerially with a building permit, regardless of any other standards, on compliance with applicable building and safety codes. If there is independent exterior access from the existing residence, it must have sufficient side and rear setbacks for fire safety.

Chapter 18.100 of the Modoc County Code states the following:

Accessory and Junior Accessory Dwellings shall be allowed and created in all zones, including mixed use zones, that allow single family and multiple family residential uses in accordance with California Government Code Sections 65852.1 and 65852.22 as may be amended from time to time. Program 11.3 and 11.4 includes incentives to promote the development of ADUs.

Mobile Homes and Manufactured Homes

The Modoc County Zoning Code (§ 18.100.050) provides standards for regulation of mobile homes and manufactured homes as residential uses. A mobile home or manufactured home, as defined in the code, shall be deemed a one-family dwelling and subject to the regulations for single-family dwellings set in the Zoning Code.

Section 65852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on “all land planned and zoned for residential land use.” However, local jurisdictions are allowed to require use permits for mobile home parks. The County allows mobile home parks, subject to obtaining a Use Permit, in Residential-Low Density (RL), Residential-High Density (RH), Commercial (C), Industrial-Light (IL), and Industrial (I) zones. No off-site improvements are required as long as utility capacity is available.

Housing for Person with Disabilities

The County has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with disabilities, including those with developmental disabilities. Individuals in this special needs group may reside in residential units or community care facilities in any zoning district that allows

residential uses. Some may choose to reside in a licensed residential community care facility designed for occupancy by persons with disabilities, with or without supportive services.

The County defines "Residential care facility" as any state licensed family home; group care facility or similar facility family home; group care facility or similar facility providing 24-hour non-medical care for persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. The term includes, but is not limited to, foster care homes. A small residential care facility provides care for a maximum of six persons. A large residential care facility provides care for more than six persons. The Zoning Code does not differentiate between related and unrelated persons in the occupancy of residential units. The Zoning Code includes no restriction as to minimum distances between residential care facilities. Pursuant to state law, the County currently allows group homes (small residential care facilities) for 6 or fewer individuals by right in all residential zone districts. Group homes of 7 individuals or more (large residential care facilities) are also allowed with a use permit in RC, AE, LIC, AG, LI, RR, RL, and RH zones. This element adds Program 11.1 to allow this use in all zones that permit residential uses of the same type.

The County amended the definition of "Family" as an individual or two or more persons occupying a dwelling and living together as a single housekeeping unit to comply with state law.

Reasonable Accommodation

The County has adopted and enforces the current California Building Codes (CBC), including Chapter 11 pertaining to accessibility. This chapter incorporates provisions from the Americans with Disabilities Act (ADA) (42 U.S. Code § 12101 et. seq.), which specifies that a number of the residential units in new multi-family construction of three or more apartments or four or more condominiums must be accessible or adaptable. Building officials and Planning Department staff are encouraged to keep current with accessibility requirements for the construction and remodel of residential structures to ensure that accessibility requirements are met for all projects. The Zoning Code also requires all new multi-family development projects to incorporate project design in accordance with the ADA and/or CBC, as adopted by the County.

The County recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. Chapter 18.139, Reasonable Accommodation, of the Zoning Code provides a process for County approval of special accommodations for persons with special disabilities and those with special needs. This gives the Planning Director authorization to approve exceptions to zoning regulations to accommodate special needs. A written determination is issued within 30 days of the date of receipt of a complete application form and must be consistent with the fair housing acts to grant or deny a request for reasonable accommodation based on the following factors:

- A. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual protected under the Acts.

- B. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the county.

A hearing is not required for the initial determination of reasonable accommodation. The written determination is final unless appealed by the requestor. The applicant may appeal an adverse decision, and any other interested party dissatisfied with the Planning Director's determination may file an appeal within seven calendar days. Appeals are reviewed and decided by the Board of Supervisors. The County's Reasonable Accommodation procedure does not present a barrier to development or to the provision of housing for persons with disabilities. Transitional and Supportive Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services, no limit on the length of stay, and that is occupied by a target population as defined in Health and Safety Code § 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain the necessary life skills to support independent living.

The Zoning Code considers these facilities as residential uses of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. In accordance with AB 2162, the Zoning Code will need to be amended to treat transitional and supportive housing the same as other uses of a similar type of housing in the same zone and allow supportive housing when it meets certain criteria and is allowed in all zoning districts that allow residential uses, including non-residential zones. This action can be found in Program 11.1.

Employee Housing/Farmworker Housing

Health and Safety Code § 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters (of 12 units or less) designed for use by a single family or household be treated as an agricultural use. No conditional use permit, zoning

variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

While the County's Zoning Code generally accommodates agricultural worker housing facilities within the AE Zone District, it allows this type of housing in other zone districts as subject to the same requirements of other residential uses, in accordance with California Government Code §§ 17021.5, 17021.6, and 17021.8. In accordance with Health and Safety Code § 17021.5, employee/ farmworker housing (six or fewer employees) must be treated as single-family units and allowed everywhere single-family units are allowed, while also benefitting from a streamlined ministerial approval process. Program 11.1 has been included to ensure compliance with California Government Code §§ 17021.5, 17021.6, and 17021.8.

Single-Room Occupancy Units

Single-room-occupancy (SRO) units are generally 150 to 350 square feet, have cooking and sanitary facilities in each unit, or have shared cooking and sanitary facilities. SRO units are a form of affordable private housing for lower-income individuals, homeless seniors, and persons with disabilities. SRO units can be converted from hotel/motel units into longer-term housing, or can be newly constructed units. The SRO Program is authorized by the McKinney-Vento Homeless Assistance Act (§ 441) and is administered by HUD. The Zoning Code allows SRO units in the RH, RL, and RR Zones by right.

Emergency Shelters and Low Barrier Navigation Centers

Government Code § 65583(a)(4)(A) requires the County to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters, of its demonstrated need. The County currently defines emergency shelters 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 an inability to pay, and allows emergency shelters by right, without discretionary review in Agricultural General (AG) and Unclassified zones (U). Both of these zones allow for residential use types. Appendix C provides a capacity analysis detailing the available land and the appropriateness of the identified zones. Low barrier navigation centers, in accordance with California Government Code § 65662, are allowed by right in the Agricultural Exclusive (AE) and the Residential-High Density (RH) zone.

The County has the following performance standards that emergency shelters and low barrier navigation centers.

- A. Emergency shelters and low barrier navigation centers shall comply with all objective standards identified in California Government Code § 65583(a)(4), that include, but may not be limited to the following:
 1. Off-street parking -- two spaces per facility (same as residential), and one and one and one-half spaces for each room that provides support services (for administrative staff).

2. Shall not be located closer than 300 feet of any other emergency shelter, unless such social service is located within the same building or on the same lot.
3. There shall be adequate receiving or reception space inside the structure such that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way
4. There shall be a gated and fenced outdoor area.
5. Lighting shall be provided for appropriate surveillance subject to approval of the sheriff's department.
6. A management plan is required for all to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the county. Minimum standards and practices in the plan shall be as follows:
 - a. The emergency shelter shall be operated by a responsible agency or organization, with experience in managing or providing social services.
 - b. The emergency shelter shall have an identified administrator and representative to address community concerns
 - c. The emergency shelter shall provide at least one responsible onsite supervisor at all times for every ten occupants.
 - d. Residents shall be regularly evaluated by persons experienced in emergency shelter placement and/or management.
 - e. The program shall identify a transportation system that will provide its clients with a reasonable level of mobility including, but not limited to, access to social services and employment opportunities.
 - f. First aid and CPR assistance, training, counseling, and personal services essential to enable homeless persons to make the transition to permanent housing shall be provided. Services may include providing meals as incidental to the operation of an emergency shelter.
 - g. Referral services shall be provided to assist residents in obtaining permanent housing and income. Such services shall be available at no cost to residents of a shelter.
 - h. Emergency shelters shall be maintained in a safe and clean manner and free from refuse or discarded goods.
 - i. Low barrier navigation center applications shall be processed in accordance with California Government Code Section 65664 provides timelines for action; the county must notify the developer within 30 days if the application is complete under § 65493 and then must act on the application within 60 days from the date the application has been deemed complete.

To ensure compliance with State Law, Program 11.1 incorporates provisions to update the definition of emergency shelter and review and revise performance standards to ensure they are not a constraint.

Density Bonus

The current Zoning Code includes a sliding-scale density bonus that exceeds 40 percent depending on the number of units proposed in a development. Program 11.1 has been included to amend the density bonus ordinance to comply with State law.

Subdivision Regulations

The Subdivision Ordinance governs the process of converting vacant land into building sites. It allows Modoc County to control the design of new subdivisions so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant, and economical to maintain. Overly restrictive standards can result in greater land development costs and/or lack of development interest. However, well designed subdivisions can cost less to maintain and result in reduced living costs. The Subdivision Ordinance requires on- and off-site improvements that do not create any undue obstacles or constraints in the provision of any housing type. Rather, the required improvements ensure the provision of adequate utilities, efficient access for public safety services, and the ability to maintain quality, livable neighborhoods and communities. There is an overabundance of residential sites already in existence in unincorporated Modoc County capable of meeting the housing need due to the creation of numerous “Recreational Subdivisions” in the mid-1960s to early 1970s. These subdivisions were zoned “RH” High Density Residential in 1989. The most prominent sites include California Pines, with nearly 11,000 undeveloped residential lots, and Modoc Recreational Estates, with about 2,000 undeveloped lots. However, there are other recreational subdivisions in the County, such as the Lookout Ranchettes just west of the community of Lookout.

Off-Street Parking

The Modoc County Zoning Code requires parking spaces for a single-family dwelling based on the number of bedrooms. Specifically, a one-bedroom or second dwelling unit requires one space per unit. Two or more bedrooms in a residence require two spaces. For multiple-family units, one parking space per unit is required for a studio apartment or one-bedroom unit. This is not considered an excessive requirement nor a significant impediment to housing development. The County uses the state standards for parking for accessory and junior accessory dwellings, which is less extensive and varies depending on the situation.

Housing occupied exclusively by persons aged 62 or older may provide one-half space per dwelling unit or one space per four occupants of a group quarters. Housing occupied exclusively by very low- or low-income households, as defined by the State of California, may have reduced parking requirements of one car and one bicycle space per dwelling unit.

BUILDING CODES AND ENFORCEMENT

The County has adopted the 2022 California Building Code and has not adopted additional standards beyond those in the CBC. Planning and Building Departments and Fire Districts are responsible for administering regulations pertaining to land and building development in the

County. Building codes regulate plumbing, electrical and mechanical improvements. The County currently enforces the CBC and related codes, as established by the state, and has little control over these standards.

The Building Department provides plan-checks and inspections. Building code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Modoc County and maintains an acceptable standard of health and safety governance for all inhabitants.

The Building Department is responsible for enforcing the State regulations governing maintenance of all buildings and property. Code enforcement complaints are generally related to housing in need of rehabilitation. Property owners who are the subject of code enforcement complaints regarding housing condition can obtain information on potential County assistance available for repairs and improvements through the Planning Department.

B. OTHER HOUSING CONSTRAINT ISSUES

SB 35 STREAMLINE HOUSING

SB 35, adopted in 2017, provides for a qualifying lower income multi-family housing project to, among other things, avoid discretionary and CEQA reviews and provides for reduced review time. Program 11.5 of this Housing Element requires that the Zoning Code be amended to address these qualifying projects in compliance with state code.

INCLUSIONARY HOUSING REGULATIONS

The County does not currently have any inclusionary housing regulations.

SHORT-TERM RENTAL REGULATIONS

The County currently does not have any regulations that address short-term rentals.

LOCAL HAZARD MITIGATION

The County adopted a local hazard mitigation plan (LHMP) in 2016. The LHMP identifies a number of scenarios that make the County vulnerable to hazards and recommends a number of measures to address mitigation from new development, such as residential construction. The General Plan Safety and Conservation Elements were then updated to include analysis, policies and programs from the LHMP to comply with SB 379 regarding climate adaptation, AB 163 regarding flood hazards and flood management, and SB 1241 regarding fire. Many of these programs have an impact on future housing development in identified hazard areas in the County. However, these are necessary to minimize the threat to public health.

MILITARY LAND USE COMPATIBILITY

For any new housing project or proposed general plan amendment that meets the criteria referenced in the Public Resources Code (§ 21098) and that is located in an identified military low-level flight path, the military must be consulted on said project for comment. A procedure has been established for the Planning and Building Departments for identifying these limited locations in the County and notifying related military agencies for further review and comment on these projects. Projects that fall into this type of review involve housing projects that exceed 500 dwelling units. This review is not expected to be a significant constraint to housing production because of the limited locations and the rural nature and limited support infrastructure for this size of residential development.

PUBLIC INFORMATION CONSTRAINTS

AB 1483 (California Government Code § 65940.1) requires the County to make information available on housing development fees, applicable Zoning Codes, and standards and fee reports. All of this information is posted on the County's website, and documents are available at the County Administrative Office open for use by the public during normal business hours. Therefore, there are no constraints to housing development from limiting information to the public.

DEVELOPMENT REVIEW AND PERMIT PROCESSING

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. No separate design review for residential development is required. However, the time and cost of permit processing and review can be a constraint to housing development if these constraints place an undue burden on the developer.

Single-family and multi-family developments in zones where such uses are permitted by-right that are compliant with zoning regulations are not subject to other required findings. Where use permits are required, written findings must be made that the establishment, maintenance, or operation of the proposed use, building, or facilities:

1. Will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the vicinity of the proposed use,
2. Will not be detrimental or injurious to property in the vicinity, or to the general welfare of the county,
3. The purposes of this title would not be better achieved by changing the zone rather than by issuing the use permit, and
4. The proposed use, at the location proposed, is consistent with the purpose of the zone in which it is located. Findings shall additionally be made as required by other provisions of this title when applicable to the proposed uses.

These findings are not a constraint to residential development.

Time in Review

The time required for project approval is not so much a factor of the approval body (Planning Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large, residential subdivision maps subject to the California Environmental Quality Act (CEQA compliance) require a public hearing before the Planning Commission.

Larger projects can take approximately 6 to 14 months to obtain appropriate approvals. Most residential development projects in Modoc County are single-phase, smaller projects that can typically be processed in less than 6 months. These residential projects typically do not create substantial environmental impacts, thereby greatly reducing the time needed for review. **Table 6-4** outlines the typical approval timelines associated with different entitlements that projects could require. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time.

After planning review, project plans are submitted to the Building Department for plan check and issuance of a building permit. Plan check review takes less than two weeks for smaller projects, such as a single-family house or duplex. Larger projects that require a higher level of review, such as an apartment project, can take an additional two weeks to process, since the County sends the plans out for engineering review. Depending on the turnaround between plan check comments and the applicant's ability to return plan revisions, the entire process can take between two weeks and a month.

Cumulatively, from the time a planning application is accepted as complete to the date a building permit is issued for development can range from 2 weeks for construction of a single-family house to 14 months for processing and issuance of a building permit for a single-family house for a proposed 20-lot residential subdivision.

Table 6-4. Modoc County: Timelines for Permit Procedures	
Type of Approval or Permit	Typical Processing Time (including CEQA if applicable)
Conditional Use Permit	4 months
Zone Change	6 to 12 months
General Plan Amendment	6 to 12 months
Site Plan Review	2 weeks
Tract Maps	6 to 12 months
Parcel Maps	6 months
Initial Environmental Study	3 months
Environmental Impact Report	6 to 12 months

Table 6-4. Modoc County: Timelines for Permit Procedures	
Type of Approval or Permit	Typical Processing Time (including CEQA if applicable)
Boundary Line Adjustment	1 month
Cumulative Review Examples	From time planning applications are submitted to request of a building permit
Single Family House	2 weeks
20-Unit Apartment Project	6 months
20-Housing Unit Subdivision	8 to 14 months
<i>Source(s): County of Modoc Building and Planning Departments.</i>	

GOVERNMENT-ASSESSED FEES FOR RESIDENTIAL CONSTRUCTION

County Construction Fees

Although development fees contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. In “price sensitive” markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built. Based on Modoc County’s fee schedule (see **Table 6-5**), fees for construction, including the construction of affordable housing, are limited to the cost of providing the service (such as fees for plan check and building inspection). Modoc County does not assess other fees, such as development impact fees, which are customarily assessed by other agencies. Therefore, waiving fees or reducing fees for lower income housing would not be practical given Modoc County’s declining growth and related budget.

Table 6-5. Modoc County (unincorporated): Planning Fees / 2016 Fee Schedule	
Type of Application	Fee
General Plan Amendment (Map or Text)	\$2,000 (minor) \$5,000 (major) + ER/TM
Zone Change (Map or Text)	\$800 (minor) + ER / \$2,500 (D) + TM/ER
Major Use Permit-Conditional Use Permit	\$2,000 (D) + ER/R
Minor Use Permit	\$700 + ER/R
Variance	\$675 “Stand Alone” Variance OR \$300 Adjunct Variance. 700 (D) + TM/ER
Planned Development	\$4, 000 (D) + ER
Appeal to Planning Commission	\$200 (D) + TM
Appeal to Board of Supervisors	Actual Cost + TM
Environmental Review	
Exemption to Environmental Review	\$150/TM

Table 6-5. Modoc County (unincorporated): Planning Fees / 2016 Fee Schedule	
Type of Application	Fee
Environmental Review-Negative Declaration	\$2,764
Environmental Review-Environmental Impact Study (Report)	\$3,839.25
Special Planning Commission Meeting	Actual Cost (noticing, per diem)
Land Subdivision or Map Change	
Lot Line Adjustment	\$400 C/R
Tentative Subdivision Map	\$5,000 (D) + ER/TM/C
Parcel Map	\$3,000 (D) + ER/TM/C/R
Review and Checking of Improvement Plans (4)	\$400 (D) + A
Building Permit Plan Check	\$55
<i>Notes:</i> <i>A = Administrative Costs (10% fee will be added to total amount)</i> <i>C = Map or Legal Checking Fees (by County Surveyor)</i> <i>D = Deposit</i> <i>ER = Environmental Review (per CEQA)</i> <i>TM = Time and Materials (charged to applicant at actual cost)</i> <i>V = Vehicle Mileage Fee</i> <i>R = Recording Fees</i> <i>Source(s): Modoc County Fee Schedule (04/11/2016 BOS Resolution 16-03).</i>	

School Fees

School fees are not assessed by any public school district in Modoc County.

County and School Fees Combined

Total government fees for housing equate to less than 5 percent of the total estimated cost of housing in the County. These fees may be considered a cost constraint to the production of housing in Modoc County. However, compared with other jurisdictions in California, these fees are less than most, are considered fair, and really pose no significant constraint to the overall housing production market in the County.

Modoc County Impact and Connection Fees

Modoc County does not impose any impact fees or off-site development requirements. Under the current Modoc County Subdivision Ordinance there are no required land set-asides for parks or open space. To date there are no development impact fees for any of the following services:

- Police: None
- Fire: None
- Parks: The new Subdivision Ordinance establishes a parkland dedication or in-lieu fee in an amount to be established by resolution of the Board of Supervisors

- Water: None
- Sewer: None
- Sewer Hook-up: \$1,000
- Solid Waste: None
- Traffic: None
- Flood: None
- Schools: Modoc Unified, Big Valley, Surprise Valley (None)
- Special District: None
- Habitat: None

*Estimated Proportion of Total Development Cost: Multi-Family. **Less than 1 percent***

CEQA STREAMLINING

In accordance with Government Code section 65943, the County will provide a determination in writing of application completeness within 30 days of submission. This may be extended once for up to 90 days with the mutual consent of the County and the applicant. In accordance with Public Resources Code sections 21080.1 and 21080.2, the County will determine whether a housing project is exempt from CEQA within 30 days of receiving a complete application. In compliance with Government Code section 65950, the County will approve or disapprove projects within the timelines specified by statute. Projects will be approved or denied within the applicable statutory timeframe:

1. Where an Environmental Impact Report (EIR) is prepared, the County will approve or disapprove the project within 180 days from the date of EIR certification by the lead agency, or within 120 days for a "development project." A "development project" refers to a project that is either entirely residential or a mixed-use development where non-residential uses comprise less than 50 percent of the total square footage and are limited to first-floor neighborhood commercial uses in a building of two or more stories.
2. Where an EIR is prepared for a development project, the County will approve or disapprove the project within 90 days from the date of EIR certification by the lead agency, provided that at least 49 percent of the units are affordable to very low- or low-income households and deed-restricted as affordable for at least 30 years in the case of rental housing. The lead agency must also have received written notice from the project applicant confirming that an application has been made or will be made for an allocation or commitment of financing (e.g., tax credits, bond authority, or other financial assistance from a public or federal agency). This notice must specify the type of financial assistance sought, the application deadline, and confirm that project approval is a prerequisite for funding. The applicant must provide verification that the application for financial assistance has been submitted before the EIR is certified.
3. Where a Negative Declaration is completed and adopted for the development project, the County will approve or disapprove the project within 60 days from the date of adoption by the lead agency.

4. Where a project is determined to be exempt from CEQA, the County will approve or disapprove the project within 60 days from the determination of exemption by the lead agency.

C. INFRASTRUCTURE AND PUBLIC FACILITY CONSTRAINTS

Environmental factors and a lack of necessary infrastructure or public facilities (e.g., water, sewer, roads, etc.) can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints such as flooding, sensitive biological resources, and seismicity can also affect the costs associated with the maintenance, improvement, and development of housing. Fortunately, no hazardous materials sites exist in Modoc County that would constrain residential development. This section discusses the most relevant of these constraints to housing production in Modoc County.

UTILITIES AND SERVICES

The ability of the community to provide adequate infrastructure and services (roads, water, sewer, etc.) to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer to provide utilities and municipal services may prove restrictive when weighed with other construction/property costs and the return on housing investments in today's market.

WATER SUPPLY AND WASTEWATER TREATMENT

The previous Housing Element noted that almost all of the vacant residential lots would require individual septic tanks and private domestic wells. While Newell has public water and sewer services, these services are outdated. Most of the towns in the unincorporated areas have no water or sewer systems available.

Residential development tends to take place within existing community areas with no known environmental constraints other than sewer and water constraints. This is reflected in the rural development characteristics that predominate throughout Modoc County.

SB 1087, effective January 1, 2006, requires water and sewer providers to adopt written policies and procedures that grant priority to proposed development that includes housing affordable to lower-income households. As implemented under the California Government Code (§ 6558.7) providers must adopt these policies and procedures at least once every five years thereafter. It also prohibits water and sewer providers from denying, conditioning approval, or reducing service for lower income housing unless the provider does not have sufficient capacity.

The only unincorporated community in Modoc County that provides both water and wastewater services that could accommodate the state's default density of 13 units per acre is Newell (as provided by the Newell County Water District). During preparation of the last housing element, Modoc County reached out to the District to advise them of SB 1087 and the need for compliance to reduce affordable housing development constraints in Modoc County. The County again reached out to the District to advise them of the more recent 7th Cycle RHNA and the need to

reserve five housing units' capacity of water and sewer for future development of lower-income housing. Program 4.2 of this Housing Element retains this program and will continue to work with the district to reserve this capacity.

SITE IMPROVEMENTS

Site improvements are an important component of new development and include streets, water, sewer, and other infrastructure necessary to serve new development. Site Improvement Standards are regulated by Modoc County's Design and Construction Standards. Modoc County can reduce the cost of the improvements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses, and by deferring or reducing fees in exchange for long-term affordability of the assisted housing units. As noted above, Modoc County does not impose development impact fees on new development.

ROAD IMPROVEMENTS

Modoc County does not experience the heavy traffic congestion conditions found in many of the larger suburban and urban areas in California. At present, the normal traffic flows are light, and most of the tourism is transient traffic on Highway 395 (north-south), Highway 299 to the southwest, and Highway 139 to the northwest. Heavier traffic is limited to a few blocks in Alturas, but mostly confined to Highway 395. The backbone road system is largely provided and maintained by Caltrans.

Although Modoc County does not now experience significant traffic congestion, there is a growing maintenance problem that will become more critical with increased growth and traffic demands. Many of Modoc County's streets have pavement and subsurface problems. The real solution, however, is to obtain additional funding for road maintenance. As new development occurs, roads will need to be built and existing roads upgraded.

Street improvement standards typically have the greatest impact on housing costs. The cost of providing streets for new residential development, in turn, is primarily influenced by the required right-of-way width, pavement width, pavement improvement, and landscaping standards.

For residential subdivisions, street improvements are required. However, for infill development (residential construction in the County's existing subdivided lots), street improvements are not required for gravel streets. The County does not require other off-site improvements. The County has a large inventory of these lots ready for immediate residential development. The cost of street improvements for infill development is not considered a significant constraint to housing production in the County.

The Subdivision Ordinance establishes the requirements for road, water, and sewage improvements. The road improvement standards shall be improved in accordance with the specifications adopted by resolution of the Board of Supervisors and on file in the Department of Public Works. The minimum standards are as follows:

- Road improvements: standard ranges between 22 feet and 32 feet in width depending on the volume of traffic.
- Road encroachment permits are required.

STORM DRAINAGE

Any development in Modoc County is subject to standards within the Subdivision Ordinance as to storm drainage, runoff, and erosion control. All stormwater runoff in Modoc County is handled by surface drainage because no major outfall piping systems exist. Modoc County requires developers to make improvements to project sites to accommodate on-site storm drainage facilities catch basins, detention basins, and other facilities that may be needed.

FLOOD ZONE

There are four major flood areas in Modoc County—Alturas and the communities of Adin, Fort Bidwell, and Lake City. Most flooding in Modoc County occurs along streams and rivers when the channels cannot contain the amount of water during spring runoff and or thunder storm activity. Modoc County participates in the National Flood Insurance Program. This program makes property owners in flood-prone area eligible for flood insurance. All new development in flood-prone areas is required to meet floodproofing standards. Property in Flood Zone “A” is subject to a 1 percent or greater chance of flooding (100-year flood) in any given year.

There is an abundance of RH zoned land in Modoc County. The only such lands with public water and sewer are in Newell. This community is surrounded by levees that are not accredited to provide flood protection against the 1 percent annual chance flood. For that matter, none of the levees in Modoc County are currently certified, according to the LHMP of March 2016.

Program 4.1 of this Housing Element was created to assist with infrastructure or other subsidies for new, affordable residential development, where necessary. These programs can be applicable to alleviate additional costs related to flood area mitigation measures should it become necessary in the future.

DRY UTILITIES

Dry utilities, including cable, electricity, and telephone service, are available to all areas of the county. There is sufficient capacity to meet the current need and any future need. Service providers are:

- Electricity: Surprise Valley Electric
- Gas: No natural gas provider. Several propane providers
- Telephone: Frontier
- Internet Service: Frontier, Broadband and Starlink

While the County does not provide dry utilities there is capacity to accommodate the 7th cycle RHNA.

D. NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those that are generated by the private sector and that are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Modoc County consist of three major factors: 1) price of land, 2) construction costs, and 3) finance costs.

Modoc County has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions that are not controlled by Modoc County.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. For example, development costs have risen to the point where building new affordable housing for low-income segments of the community can be difficult.

PRICE OF LAND

A key factor determining housing cost is the price of raw land and any necessary improvements. Land costs for residentially or commercially zoned properties in Modoc County are expected to be relatively low by northern California standards. Individual lots that are “ready to build” can cost considerably more in a planned subdivision due to higher development costs. Properties with higher values are typically those that are “ready to build” with urban services and/or zoning entitlements. However, most of these are in tract home subdivisions where developers will not sell the lots individually, but sell an entire home.

However, complete subdivision tracts are for sale in Modoc County that can sell at between \$5,000 and \$13,000 per lot (urbanized areas, such as Alturas, has lots less than 1 acre). These are generally the most valuable properties. Larger tracts of land are available that would require subdivision and improvements that would result in similar costs once improvements are made. Properties of one to five acres generally have sold for \$8,000 to \$25,000, with an average price of \$9,500.

CONSTRUCTION COSTS

Many factors can affect the cost of building a single-family house, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. According to the Building Valuation Data published by the *Building Safety Journal*, construction costs for a single-family home range from \$130 to \$160 per square foot. Multifamily units typically cost \$94 to \$137 per square foot. In discussions with several local contractors, due to the increased costs of materials and labor, construction costs have increased to between \$200 and \$300 per square foot. The cost of a 1,200-square-foot single-family home, at these market rate construction costs, ranges from \$240,000 to

\$360,000. These estimates do not include the cost of the land and construction permit, water or sewer connection fees, and dry utility costs.

Prefabricated factory-built or manufactured housing, which is permitted (under Modoc County's zoning code permitted uses) are ministerial permits. They are approved administratively by staff. The review is limited to determining compliance with parking, setbacks, coverage, and height regulations in all residential districts (in accordance with state law).

Although construction costs are a significant portion of the overall development cost, Modoc County can do little to mitigate its impact. Because construction costs in Modoc County are similar to those in the area, the cost of construction is not considered a major constraint to housing production.

FINANCE COSTS

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Throughout the 2000s, interest rates were less than 8 percent on 30-year, fixed-rate mortgages. Since the pandemic, mortgage interest rates dropped but have increased to 7 percent as of May 2024.

Mortgage Lending Trends in California. A low-income household of four can afford a home price of approximately \$284,793 (see **Table 3-21**). The median cost of a home on the MLS in Modoc County is about \$152,100 (see Appendix B, Market Analysis).

Table 6-6 presents the monthly payment on a theoretical \$180,000 house with a 10 percent down payment, 7 percent interest rate, and 30-year loan would be \$1,148 per month. Assuming a 30 percent budget for housing, this monthly cost exceeds the cost of housing for a low-income family of 4 household. Therefore, without some form of subsidy, such as home buyer's assistance, financing an average-priced home in Modoc County is within reach only to low-, moderate- and above-moderate income families.

Table 6-6. Typical New Home Value and Loan Rates	
	Typical Loan
Home Value	\$180,000
Loan Amount	\$162,000
Down Payment	10%* or more
Average Interest Rate	7.0%**
Average Loan Fees	1.5% plus one point. Loan fees and points are typically paid by the buyer.
Monthly Payment	\$1,148 per month on a \$162,000 house with 10% down, and a 30-year loan (including insurance and property tax).
*Assumes 10% down payment.	
** Reflected Mortgage Interest rate as of May 2024.	

E. OTHER SPECIAL CONSTRAINTS

MARKET RATE AFFORDABLE HOUSING AND TYPICAL RESIDENTIAL DENSITY DEVELOPMENT

While there can be advantages to constructing housing projects at densities above 10 dwelling units per acre (the State default density for Modoc County) to economize on land costs (e.g., higher densities translate into the need to purchase less land per housing unit), residential developers have successfully constructed a number of affordable housing projects in Alturas and other areas of the County at significantly lower densities. Affordable projects in the County are developed at densities ranging from approximately 6 units per acre to 11 units per acre. Many of these consist of manufactured houses on smaller lots of less than 15,000 square feet (see <https://affordablehousingonline.com/housing-search/California/Modoc-County>).

TRANSFER OF OWNERSHIP

One of the least costly ways to ensure that at-risk units remain affordable for the long term is through the transfer of ownership to a non-profit housing provider. By transferring property ownership to a non-profit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

RENTAL SUBSIDIES

Maintenance of affordable units can also be achieved through rental subsidies from non-federal sources such as State, local, or other funding mechanisms that can be structured to mirror the Section 8 assistance program. Under Section 8, HUD pays the difference between what tenants can pay, defined as 30 percent of the median household income, and what HUD estimates as the fair market rent on the unit.

The Section 8 Housing Assistance Program for Modoc County is administered by the Shasta County Housing Authority. The Authority also administers this program for Shasta, Siskiyou, and Trinity Counties (including all communities and incorporated areas within these Counties).

F. FUNDING AND ADMINISTRATIVE RESOURCES

A variety of resources are available to landowners and developers seeking to provide housing within Modoc County, described in the following paragraphs and summarized in **Table 6-7**.

County-Owned Land. Surplus lands owned by the County may be limited or constrained in such a way that they are not well equipped to provide for affordable housing sites. However, there may be suitable surplus County-owned lots that could be made available to build affordable homes to a qualifying lower income household. In accordance with AB 1486, Program 6.45 was created to look into the feasibility of using these sites for development of housing for lower-income families.

Replacement Housing. The California Government Code (§ 65915(c)(3)) requires the County to replace housing units when any new development occurs on a site that has been occupied by or restricted for the use of lower-income households any time during the previous five years (generally as a condition of project approval). Since the County currently does not have any income-restricted housing that would require replacement, this statute may not apply. Nonetheless, Program 5.3 was created in the event the County were to experience development or conversion of income-restricted housing and if that housing were ever to be removed and then replacement would be required.

Non-profit Housing Agencies. There are no non-profit housing agencies in Modoc County that develop affordable housing. An active developer, such as Habitat for Humanity, could construct and rehabilitate houses for lower income families in Modoc County, but this agency does not have a presence in Modoc County. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes.

Community Development Block Grant (CDBG) Program. The CDBG program provides funds for a range of community development activities. CDBG funds are administered by HCD through a variety of competitive and non-competitive programs. These programs can provide funding for a range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by the County based on potential projects and competitive factors.

HOME Investment Partnership Program Funds (HOME). Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower income households. HOME funds are administered by HCD, through a variety of competitive and non-competitive programs. Activities eligible to receive HOME funds include building acquisition, new construction, reconstruction, moderate/substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is preservation of the at-risk housing stock. As with CDBG funds, funding levels for individual

programs can vary by year, and decisions to pursue funding for each program are made by Modoc County based on potential projects and competitive factors.

Mortgage Credit Certificate (MCC) Program. Federally funded program administered by the State offers MCCs through an annual application process, which gives first-time homebuyers a credit on their federal income taxes up to 20 percent of the mortgage interest paid for the year. The credit can be deducted from the income tax owed, while the remaining 80 percent of the interest paid on the mortgage remains available as an income tax deduction.

Cal Home Program. Authorized by SB 1656 in 2002, the Cal Home Program offers financial assistance to cities and non-profits for first-time homebuyer assistance, rehabilitation programs, or homeownership development projects. Specialized components of the Program assist owners of manufactured housing units and shared housing operators.

Project-Based Section 8. Project-Based Section 8 is a rent subsidy program in which tenants pay no more than 30 percent of their income for rent with HUD paying the difference up to the contract rent amount. Project-Based Section 8 provides for contracts that have terms of up to 20 years, except for those financed by the California Housing Finance Agency, which have terms of 30 years.

Section 515. The USDA Rural Development-administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest of 1 percent.

Section 202 Supportive Housing for the Elderly. This section helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (§ 811).

Section 811 Supportive Housing for Persons with Disabilities. This program allows persons with disabilities the opportunity to live as independently as possible by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent. The program is similar to Supportive Housing for the Elderly (§ 202).

Low Income Housing Tax Credits. This program (LIHTC) encourages the construction and rehabilitation of low-income rental housing by providing a federal income tax credit as an incentive to investors. Investors receive tax credits for a specified number of years in return for investing equity capital. This program requires a 55-year affordability period.

Table 6-7. Financial Resources		
Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to Modoc County on a competitive basis for a variety of housing and community development activities. County competes for funds through the State's allocation process	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	Grant program available to Modoc County on a competitive basis for housing activities. County competes for funds through the State's allocation process.	- Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Low Income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. County Housing Authority does not currently participate in the Program, but would be the implementing agency.	- Home Buyer Assistance
Housing Choice Voucher Program	Rental assistance payments from County Housing Authority to owners of private market rate units on behalf of very low-income tenants.	- Rental Assistance - Home Buyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness

Table 6-7. Financial Resources		
Program Name	Description	Eligible Activities
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farmworker rental housing.	- New Construction - Rehabilitation
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction

Table 6-7. Financial Resources		
Program Name	Description	Eligible Activities
3. Local Programs		
CDBG Revolving Loan Funds	Modoc County offers housing rehabilitation loans using program income from CDBG grants. This program also offers low income families to obtain low interest loans for down payment assistance when purchasing a home.	- Rehabilitation - Home Buyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

G. ENERGY CONSERVATION

This section addresses residential energy conservation as one of the ways housing can be made more affordable. State housing element law (§ 65583(a)(7)) requires that Housing Elements contain an “analysis of opportunities for energy conservation with respect to residential development.”

Utility-related costs can directly affect the affordability of housing in Northern California. However, Title 24 of the California Administrative Code sets mandatory energy standards for new development and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet state energy standards:

- The use of passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- The use of higher insulation levels.
- The use of active solar water heating in exchange for less insulation and/or energy conserving window treatments.

Other examples of energy saving construction techniques are:

- Locating homes on the northern portion of the sunniest location of building sites.
- Designing structures to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face.
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior.
- Orienting the entrance away from winds or using a windbreak to reduce the wind velocity against the entrance.

Site planning techniques, the use of landscaping, and the layout of new developments can also reduce energy consumption associated with residential development through reductions in heating and cooling needs, opportunities to use non-motorized methods of transportation, and reductions in energy inputs to the development of housing.

Training, Employment, and Community Help, Incorporated (TEACH), at 112 East 2nd Street, Alturas, is a broad-based, multi-purpose, non-profit 501(c)3 organization that administers a wide variety of programs funded by grants from federal, state and private funding sources. TEACH provides an energy assistance program to low income families to help pay their energy bills, which can be quite extreme during the winter. This program, referred to as LIHEP, provided approximately 550 payments to the same number of families in 2016 in Modoc County (including Alturas).

The REACH Program, also administered by TEACH, provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

The California Alternate Rates for Energy Program (CARE) provides a 15 percent monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices, and other qualified non-profit group living facilities.

RETROFIT

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of “retrofit.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark-ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. Modoc County Building and Safety Department monitors such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

The Redwood Communities Action Agency, in Eureka, CA, is overseen by TEACH and provides a weatherization program to low-income homeowners to improve their homes for energy efficiency. The program provides between 20 and 30 retrofit projects to Modoc County annually, depending on the amount of funding assistance received by Modoc County.

HUD offers grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

CHAPTER 7: REVIEW OF THE 6TH CYCLE HOUSING ELEMENT



A. OVERVIEW

State law (California Government Code § 65588(a)) requires each jurisdiction to review its Housing Element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- The progress of the County in implementation of the Housing Element.

According to HCD, Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements, the review is a three-step process:

1. Review the results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous Housing Element met, exceeded, or fell short of what was anticipated.
3. Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

This chapter documents Modoc County's achievements under the 2019-2024 Housing Element with respect to the actions and objectives in the Element and describes the relative success of Modoc County's efforts to implement these programs. It also contains recommendations for program changes to address current and projected needs and state requirements between 2019 and 2024 and ties into Table 7-1 of new programs found in Chapter 8.

B. SUMMARY OF ACHIEVEMENT

Since the adoption of the last Housing Element update, Modoc County implemented a number of actions to plan for, accommodate, and facilitate the construction, rehabilitation, and preservation of affordable housing. Unfortunately, due to declining population and economic depression, Modoc County has experienced losses in population. These losses are reflected in **Table 3-1** of Chapter 3 of this Housing Element. However, an overall net increase in housing units was experienced, with most attributed to construction of moderate and above moderate income housing. The accomplishments from this time are provided in **Table 7-1**. It identifies all residential units that have been approved and/or constructed through 2023 in Modoc County that contribute to meeting the regional housing needs. As shown in **Table 7-1**, all but one very low income

housing unit was constructed and occupied by the end of 2023. To the date that this Element was updated, the only remaining RHNA unit is this one unit.

Table 7-1. Progress in Meeting 6th Cycle RHNA for 2019-2024		
Income Level	Number	Actual Built
Very Low	3	2
Low	2	2
Moderate	3	24
Above Moderate	5	5
Total	13	33
<i>Source(s): CA HCD 2019.</i>		
<i>Note: Assumes 2 units of very low income are allocated to extremely low-income households.</i>		

C. EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2019-2024 Housing Element Programs matrix (**Table 7-2**), the County worked diligently to continuously promote housing for special-needs groups in a variety of ways.

- TEACH continues to operate an 8-unit low barrier navigation center, two transitional care houses, and is currently serving 38 homeless individuals with temporary housing and/or services.
- To support additional residential development, including housing for special needs groups, water and sewer system upgrades were completed in October 2024, adding an additional 35 to 50 units of capacity.
- The County is nearing completion of a comprehensive GIS system that will allow for a better understanding of available sites, including publicly owned surplus land that could be used for residential development for special needs groups.
- The County obtained funding for and rehabilitated 47 farmworker housing units.
- Economic development activities, such as the establishment of a new nursing home and new hospital in Alturas, provides both access to services for residents of the unincorporated County as well as potential employment opportunities.
- The County amended the Zoning Code for compliance with State Housing Law, including ADU law, reducing development standards, defining low barrier navigation centers, and employee housing amongst others.

D. PROGRESS TOWARD MEETING HOUSING ELEMENT ACTIONS

During the 2019-2024 cycle, the County implemented a number of programs to plan for, accommodate, and facilitate the construction, rehabilitation and preservation of affordable housing (**Table 7-2**).

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
Objective 1: Meet Basic Construction Goals Policy 1: Based on the Regional Housing Needs projections, Modoc County will provide adequate sites to encourage the construction or placement of at least 20 new housing units including 5 extremely low-, very low- and low-income housing units in the unincorporated County by August 31, 2024. Accomplishments: The County experienced construction of 33 new housing units, exceeding the objective of 20 new units. All but one very low-income unit were completed to meet the County’s RHNA.		
1.1	Vacant Land Inventory: Modoc County will maintain an updated inventory of vacant residential parcels for prospective development. This list shall include potential lots that can be consolidated to improve development feasibility. The list shall be posted on Modoc County’s website (refer to Lot Consolidation Program 11.3). Responsibility: Planning Department and Board of Supervisors Funding: General Fund Timeframe: Ongoing	Accomplishments: Current Vacant Land Inventory is posted on the County Planning Website as a part of the Housing Element. Results: Objective met Status: Retain
1.2	Annual Housing Assessment: As required by the California Government Code, at least once per year the Planning Department monitors implementation of Housing Element Programs and evaluates housing issues and needed programs for the upcoming fiscal year. The Planning Department will continue to consult with other County departments and community representatives involved in housing issues and program. The Planning Department will make recommendations to the Board of Supervisors for housing and implementing the housing element including persons responsible for the preparation of funding applications and administering programs. The Planning Department will assemble and circulate annual housing element progress reports	Accomplishments: All reports assembled and submitted. Results: Program met Status: Retain program

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	in accordance with the California Government Code (§ 65400) annually. Responsibility: Planning Department Funding: General Fund Timeframe: Annually in April of each year during the 7th RHNA Cycle.	
Objective 2: Maintain Housing Opportunities		
Policy 2: Encourage a variety of housing opportunities for all segments of the community.		
2.1	New Affordable Housing Information and Support: The County will continue to work closely with the business and development communities toward achieving the County’s affordable housing goal. The County has identified the following specific roles in this partnership to provide affordable housing: <i>County of Modoc</i> – The County will maximize potential funds available through existing state, federal and local programs for its affordable housing program. <i>Development Community</i> – The County will encourage private developers and property owners to cooperate in financing water and sewer facilities expansion as a means of facilitating development. <i>Local Lending Institutions</i> – The County will work with local lending institutions to maximize private financing for the construction of new low- and moderate-income housing. <i>Housing Development Corporations</i> – The County will work with non-profit and for-profit housing development corporations specializing in housing for lower income households, including various special needs groups to accommodate housing that meets the needs of these groups. Responsibility: Planning Department and County Executive Officer Funding: General Fund	Accomplishments: County is currently finishing publicly accessible GIS system that will identify target affordable housing sites and should complete this by December, 2024. Once this is in place the County will start reaching out to affordable housing developers. Results: Objective not met Status: Retain program with revisions

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	Timeframe: Community Development Director, or designee, shall reach out to Habitat for Humanity and potentially other developers by 2021 for housing for lower income households, including special needs, such as senior housing and then bi-annually thereafter to seek development assistance. Quantifier: 5 housing units by 2024.	
2.2	Moderate- and Above-Income Housing Production: The County will encourage the production of market-rate rental and ownership housing for moderate- and above moderate-income households through its land development policies. Responsibility: Planning Department Funding: General Fund Timeframe: County shall encourage the development of more market-rate housing as an ongoing policy. Quantifier: 10 moderate and above moderate-income housing units by 2024.	Accomplishments: The County experienced development of 29 market rate housing units. during the 6th Cycle. Results: Exceeded objective of 10 market rate units. Status: Retain program.
<u>Objective 3: Fulfill Special Housing Needs</u> Policy 3: Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.		
3.1	Section 8 Housing Voucher Support: Taking into consideration infrastructure constraints, and to the extent Modoc County has financial capability, continue to increase the supply of rental units that receive rental assistance, by pursuing funding through state and federal agencies. Modoc County shall continue to cooperate with the Shasta County Housing Authority in its administration of the federal Section 8, Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Modoc County. Modoc County's role will be to provide necessary documentation to	Accomplishments: County continues to cooperation with Shasta County Housing Authority for administering this program, however, no additional rental vouchers were created for Modoc County during the 6th RHNA Cycle. Results: No changes. Status: Revise to have TEACH oversee program to increase housing voucher to Modoc County residents.

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements

Program #	Programs	Accomplishments / Results / Status
	the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development. The County’s role will be to: • Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development; • Provide information on the rental assistance program at the Social Services Department’s public counter and distribute information to partner agencies, such as TEACH and Legal Services of Northern California. Responsibility: Social Services Department Funding: Section 8 funding program Timeframe: Ongoing	
3.2	ADA Compliance Program: Modoc County will continue to ensure that all construction projects requiring building permits comply with the federal Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. Modoc County will assist property owners and contractors in understanding ADA requirements when retrofit or rehabilitation projects for public, residential or commercial structures. Responsibility: Building and Safety and Planning Departments Funding: Building permit plan check fees Timeframe: Ongoing	Accomplishments: County continues to administer ADA regulations through the Building Department. Results: Objectives met Status: Retain program
3.3	Homeless Support Program: The County will continue participating in the Shasta Redding Continuum of Care for outreach, housing and shelter, homelessness prevention activities and related data management. The County, through TEACH, shall secure financing in 2022 for expanding their homeless program. Responsibility: Social Services Department and TEACH Funding: General Fund and grants	Accomplishments: TEACH (Training, Employment and Community Help, Inc.) continues to operate an 8-unit low-barrier navigation center and two transitional care houses and is currently serving 38 homeless individuals with temporary housing and/or services. TEACH also helps operate Sunrays of Hope, a peer-to-peer-run organization that operates as a wellness center and a drop-in center at the same time at 113 E North St, Alturas. As a wellness

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	Timeframe: 2022 Objective: Secure additional funding for expanded homeless programs Quantifier: 5 units (new or conversions) for homeless population included with City of Alturas	center, it provides opportunities to receive emotional and tangible peer support through times of personal or professional crisis. As a drop-in center, it aids the local population with referrals and a warm place for all in a stigma-free environment. In addition, TEACH will be obtaining Behavioral Health Bridge Housing Funds to address the immediate and sustainable housing needs of people experiencing homelessness who have serious behavioral health conditions, including serious mental illness and/or substance use disorder. Results: Objectives met Status: Retain program
Objective 4: Expand Infrastructure Policy 4: Modoc County shall actively facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities.		
4.1	New Affordable Housing Infrastructure and Public Service Support for Newell and Cedarville: To the extent Modoc County has financial capability, Modoc County will continue to provide support services for Disadvantaged Unincorporated Communities in the form of technical assistance to districts and non-profit organizations in the application for state and federal grants (CDBG, EPA, USDA Rural Development) to expand and improve community infrastructure, including water and sewer systems, flood control and to improve structural fire protection services to serve residential development. The town of Newell and Cedarville should be specifically targeted. Anticipate further housing preservation of 10 extremely low-income units in migrant housing. Responsibility: Board of Supervisors, All County Departments, with County Administrator in the lead. Funding: Fund to prepare grants and other grants Timeframe: Ongoing	Accomplishments: The water and sewer systems in Newell were completed in December 2024 and which should increase potential capacity by an additional 35 to 50 dwelling units. The County reached out to several communities to determine which ones showed interest in pursuing improvements to infrastructure, including Cedarville, Adin, and Newell. Using a REAP Grant, the County completed a water master plan for the unincorporated community of Canby, which may open up opportunities for future affordable residential development. It is hoped that the Master Water Service Plan will open the door to grants and eventual development of a public water system for Canby that could further increase capacity for more housing development.

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements

Program #	Programs	Accomplishments / Results / Status
	Objective: Obtain grants for water master plans for Newell and Cedarville by 2022. Quantifier: 5 units lower income and 10 moderate- and above moderate-income housing units by 2024	Results: Pending potential new housing Status: Revise program to develop procedures to grant priority to production of infrastructure serving lower-income units.
4.2	New Affordable Housing Water and Wastewater Reservation Support: In accordance with the California Government Code (§ 6558.7), Modoc County will monitor Newell County Water to assure sufficient priority sewer/water capacities are reserved for future low-income housing development per Modoc County’s 7th Cycle RHNA; 5 equivalent dwelling unit services for lower-income households. Responsibility: Public Works, Building and Safety and Planning Departments Funding: General Fund Timeframe: Ongoing Objective: Reservation of sewer and water capacity for 5 low-income, and 3 very low-income and extremely low-income housing units in conformance with RHNA.	Accomplishments: Units are reserved by Housing Element Policy. Results: No new units built in the Newell County Water District during the 6th Cycle. Status: Retain program with stated goals for increased housing development of 5 low-income and 3 very low-income and extremely low-income housing units in conformance with the RHNA.
4.3	Newell County Water District Improvement Grants: To the extent financially feasible and willingness of the District to work with the County collaborate with the Newell County Water District in preparing a CDBG applications for water and sewer expansion and improvements and to replace the sewer lines. Responsibility: County Administrator, Public Works Funding: General Fund Timeframe: December 2024 Quantifier: Provide for the development of for 5 low-income, very low-income and extremely low-income housing units in conformance with 6th Cycle RHNA	Accomplishments: The District is completing construction of a new sewer system and upgrades to the water system which will increase potential capacity of an additional 35 to 50 dwelling units. The County will continue to support Newell County Water District and other water and sewer districts in obtaining grants and enhancing and increasing capacity to existing systems. Results: Increased development capacity exceeding quantified objectives. However, no new dwelling units have been constructed, but plan to have capacity to construct additional units during the 7th housing element cycle. Status: Omit this program, which has been replaced by Program 4.1, which has been revised to support water and

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
		sewer system improvements for all water, sewer, and related districts within the County.
Objective 5: Rehabilitating and Replacing Existing Housing Stock Policy 5: Modoc County shall promote the rehabilitation and replacement of housing necessary to meet the needs of very low- and low-income housing units per year. This will depend on the availability of CDBG funds for this purpose.		
5.1	Housing Rehabilitation/Homebuyer Assistance Grants: Based on the City of Alturas 2019-24 Housing Element Housing Conditions survey, over 40% of the City’s housing stock was found to be in “poor” condition and in need to rehabilitation. Due to the County’s limited resources, no recent housing conditions survey for the unincorporated areas of the County have been conducted. There is a great opportunity for the County to team up with the City of Alturas to create a County-wide housing rehabilitation/homebuyer assistance program that serves the entire county (including the City of Alturas). With renewed interest, the County will reach out to the City of Alturas, through TEACH and Great Northern Services, to obtain grant funding (CDBG, HOME), and/or other grants) to establish new programs. Responsibility: County Executive Administrator, Department of Social Services and/or Planning Department, City of Alturas, TEACH and Great Northern Services. Funding: General Fund, CDBG and HOME, USDA other grant funding Timeframe: Obtain grant funding by 2022, develop program in 2023, and start administering program in 2024. Objective: Rehabilitate 2 low-income ownership housing units, 4 rental housing units, and provide down-payment assistance to 4 low-income families within unincorporated areas of Modoc County and more within the City of Alturas.	Accomplishments: Due to lack of resources and expertise, the County did not accomplish this program (see Results). Results: Due to lack of resources and understanding of the expensive administrative requirements for developing grant-funded housing rehabilitation and homebuyers programs, the County can’t properly implement this program by itself. Partner agencies, such as the City of Alturas and TEACH, also don’t have the capacity to provide these services even if funding was made available. Based on Realtor.com, there is a greater supply of housing than demand for housing. Based on these conditions, there would be a lack of demand and success for such a program since homeowners are not inclined to reinvest in their houses when there is limited to no appreciation on investment. Great Northern Services, who used to provide housing rehabilitation to adjoining Siskiyou County, closed their program due to declining applications. However, alternate programs are offered by other agencies to provide a housing rehabilitation program. Since most of the housing in the County consists of single-family houses, a program that caters to this type of development should be more successful. Status: Revise this measure to select the United States Department of Agriculture Rural Development Single Family Housing Rehabilitation Program to provide housing

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
		rehabilitation, which is offered at no cost to the County (refer to Program 5.1, Housing Objectives and Programs).
5.2	Affordable Housing Replacement Requirements: In accordance with the California Government Code (§ 65915(c)(3)) the County shall require replacement housing units on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households any time during the previous five years (generally as a condition of project approval). This requirement shall apply to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished. Responsibility: Planning Department. Funding: General Fund Timeframe: Effective immediately. Departmental procedure shall be completed by April, 2021.	Accomplishments: No replacement housing units experience during the 6th RHNA Cycle. Results: Housing Element Policy establishes procedure. Status: Omit this program
Objective 6: Conserving the Affordability of Existing Housing		
Policy 6: Modoc County shall evaluate and attempt to mitigate the general impacts of its policies and actions on the affordability of housing.		
6.1	Endorse Alturas Annexation of Daphnedale: To improve housing conditions Modoc County and within Daphnedale, a disadvantaged unincorporated community within the City of Alturas’ Sphere of Influence, Modoc County shall continue to support efforts by Alturas to annex this territory to extend other needed sewer services. Responsibility: County CAO and Board of Supervisors Funding: Not Applicable Timeframe: Ongoing	Accomplishments: Using a REAP Grant the County allocated funding towards preparing an update to the City of Alturas Sphere of Influence and Municipal Services Review to primarily evaluate and facilitate the development of housing within Daphnedale. The study concluded that Daphnedale has connections for 24 housing units, but also has capacity for the development of 42 more units in this community. The study concludes that the City is not expecting any annexations during the next housing cycle. But the Municipal Service Review indicates that Daphnedale will continue to receive sewer services under the City of Alturas Municipal Utility District. So the only constraints to housing production in Daphnedale are

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements

Program #	Programs	Accomplishments / Results / Status
		currently lacking public water. The study also indicates that there is a lack of community interest to annex Daphnedale to the City of Alturas. Results: The updated City of Altura Sphere of Influence and Municipal Service Review indicates that there is a lack of community interest in annexing Daphnedale to the City. However, if Daphnedale were to be annexed, public water service could be extended to 25 remaining vacant lots and then there would be significantly more housing capacity. Another option would be to have the Alturas Municipal Utility District provide City water to Daphnedale which would increase housing capacity. Status: Omit program since there appears to be no community interest in annexation or extending water service to Daphnedale.
6.2	Code Enforcement Program: Modoc County will continue to operate its code enforcement program, with the goals of abating dangerous structures and addressing nuisance concerns related to housing and neighborhood quality. To the extent Modoc County has financial capability, Modoc County will evaluate the feasibility of expanding this program by establishing a rental inspection program to address poor living conditions of low-income tenants. Responsibility: Planning and Building Departments Funding: CDBG and other grant funding Timeframe: 2021-2024 Objective: Upon receiving grant funding, establish a rental inspection program and correct living conditions in 30 dwelling units occupied by low-income families by 2024.	Accomplishments: The County continues to operate a minimal code enforcement program based on current budget through the Building Department. No grant funding was obtained to enhance this program during the 6th RHNA Cycle. Approximately 10 dwelling units were rehabilitated over the last 5 years. Results: Maintained current level of code enforcement service with limited success in improving housing units. Status: Revise program to more aggressively obtain grant funding to establish a rental inspection program (refer to Program 6.1 in Table 8-2, Housing Objectives and Programs).
6.3	Publicly Owned Surplus Land Review: The County shall identify publicly owned surplus land to determine its suitability for low-and	Accomplishments: The County is completing a comprehensive GIS system and when completed by

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements

Program #	Programs	Accomplishments / Results / Status
	very low-income households and to develop procedures for land swaps if sites more suitable for affordable workforce housing are identified. Surplus public lands that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation. Responsibility: Planning Department Funding: General Fund Timeframe: Annual review concurrently with the Annual Housing Report in April 2024-2029 Quantifier: Creation of 2 lower income housing units by 2029	December 2024, will be able to more easily assemble an inventory of publicly owned surplus land. This system is anticipated to be operational by the end of 2024 so that the County can conduct this additional level of analysis in 2025 of candidate target housing sites. Results: Pending completion in 2025. Status: Retain program (refer to Program 6.2 in Table 8-2, Housing Objectives and Programs).
Objective 7: Fulfilling Special Housing Needs		
Policy 7: Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.		
7.1	Funding for Special Needs Housing: Modoc County will support applications to appropriate agencies, including USDA Rural Development, CDBG and HCD, to provide housing for special needs groups, including extremely low-income and developmentally disabled households, as identified in the Housing Element. The County shall proactively contact and meet periodically with local non-profit service providers at least bi-annually to assess the special housing needs of the community, including farmworkers and persons experiencing homelessness and work with nonprofit organizations to identify suitable sites for the placement of housing and facilities. Pending available resources, the County will assist developers in finding sites for the creation of housing, provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, incentives and concessions and/or contributing information to an application to support the need for the proposed project or activity. State and federal programs include:	Accomplishments: TEACH (Training, Employment and Community Help, Inc.) continues to operate an 8-unit low barrier navigation center and two transitional care houses and is currently serving 38 homeless individuals with temporary housing and/or services. TEACH also helps operate Sunrays of Hope, a peer-to-peer-run organization that operates as a wellness center and a drop-in center at the same time located at 113 E North St, Alturas. As a wellness center, it provides opportunities to receive emotional and tangible peer support through times of personal or professional crisis. As a drop-in center, it aids the local population with referrals and a warm place for all in a stigma-free environment. In addition, TEACH will be obtaining Behavioral Health Bridge Housing Funds to address the immediate and sustainable housing needs of people experiencing homelessness who have serious

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements

Program #	Programs	Accomplishments / Results / Status
	- BEGIN (federal) - CalHome Program (federal) - Community Development Block Grant (federal) - HOME Investment Partnership Program (federal) - Multifamily Housing Program (federal) - Section 8 (federal) - State Home Ownership Program (state) - Residential Energy Conservation (state) - Joe Serna Jr. Farm Worker Housing Grant (state) Responsibility: Planning Department and TEACH Funding: HOME, CDBG programs and California Proposition 41 Bond Act Funding for homeless veterans. Timeframe: Community Development Director shall reach out to special needs organizations by April and then bi-annually thereafter to seek development assistance.	behavioral health conditions, including serious mental illness and/or substance use disorder. Results: The County continues to collaborate with TEACH and the City of Alturas to enhance opportunities for expanding the number of housing units designed to meet the needs of households with special housing requirements. TEACH in particular, has been expanding its role in housing assistance and plans to obtain more grants and administer more of these programs during the 7th RHNA Cycle. Status: Retain program with changes to have TEACH take on more responsibilities for expanding special housing needs to the County.
7.2	Support of Farmworker Housing: Modoc County will continue to support agencies that provide the existing and future farm worker housing needs in Modoc County. Modoc County will continue to pursue the funding necessary to complete rehabilitation of the Migrant Center in Newell, CA. If new construction of farm worker housing is needed and funding becomes available, Modoc County will assist these agencies with identifying sites for the construction of farm worker housing and streamlining the permits and entitlements process. Responsibility: Migrant Housing/Community Programs, Board of Supervisors Funding: General Fund and other grant programs Timeframe: Ongoing	Accomplishments: The County obtained additional funding for rehabilitation of the Newell Farmworker Housing Complex and 47 farmworker housing units were completed. No further funding is needed for this project. Results: No further funding is needed for rehabilitation of this complex, but additional funding will be needed to maintain and support this and other farmworker housing in the County. Status: Replace program (refer to Program 3.4 in Table 8-2, Housing Objectives and Programs)

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	Objective: Secure grant funding for the remaining units that need rehabilitation at the Newell Migrant Center and complete project by 2024.	
7.3	Assistance for Emergency Shelters and Low Barrier Navigation Centers: The County shall meet periodically with local non-profit service providers upon request to assess the shelter needs of the community and work with nonprofit organizations to identify suitable sites for the placement of facilities. Provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, and/or contributing information to an application to support the need for the proposed project or activity. This shall include participation and support in the Continuum of Care Program for Redding, Shasta, Lassen, Plumas, Del Norte, Modoc, and Sierra Counties. The County will consider exempting on a case-by-case basis planning entitlement fees, such as general plan/zoning amendment, variances, design review (if applicable) and environmental applications for emergency shelter and low barrier navigation centers proposed by non-profit service providers. Responsibility: Social Services, Mental Health, Community Programs including TEACH Funding: General Fund and grants as available Timeframe: Ongoing, 2021-2024 – Based on funding cycles for emergency housing programs and ongoing with the Continuum of Care program.	Accomplishments: TEACH (Training, Employment and Community Help, Inc.) continues to operate an 8-unit low-barrier navigation center and two transitional care houses and is currently serving 38 homeless individuals with temporary housing and/or services. TEACH also helps operate Sunrays of Hope, a peer to peer-run organization that operates as a wellness center and a drop-in center at the same time located at 113 E North St, Alturas. As a wellness center, it works in providing opportunities in receiving emotional and tangible peer support, through times of personal or professional crisis for many in Modoc County. As a drop-in center, it works by aiding the local population with referrals and a warm place for all in a sigma free environment. In addition, TEACH will be obtaining Behavioral Health Bridge Housing Funds to address the immediate and sustainable housing needs of people experiencing homelessness who have serious behavioral health conditions, including serious mental illness and/or substance use disorder. Results: Program has been active in successful Status: Revise program.
Objective 8: Minimizing Housing Costs by Efficient Energy Use Policy 8: Modoc County will support ways to reduce residential energy use and energy costs as a means of reducing monthly housing costs.		

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements

Program #	Programs	Accomplishments / Results / Status
8.1	Residential Energy Program: To the extent Modoc County has financial capacity, the County will continue to support residential energy conservation programs offered by the Redwood Community Action Agency, TEACH, and others. This support will include referrals to these programs for homeowners expressing interest in energy conservation, as well as placement of brochures (if available) for such programs at County offices and providing a link to the residential energy conservation program on Modoc County website. Responsibility: Planning, Building and Safety, Information Technology Departments Funding: Modoc County will continue to help fund these programs based on available financial resources Timeframe: Ongoing Objective: Provide for 600 utility payments (as needed) for low-income families through the LIHEP program (provided by TEACH) and provide for 30 weatherized homes through the Weatherization Program provided by the Redwood Community Action Agency in 2018.	Accomplishments: Pacific Power partners with TEACH continue to provide this program to Modoc County. Surprise Valley Electric, which provides service to a smaller part of the County provides its own residential efficiency program that includes incentives such as free compact fluorescent lights and water heater wraps. In the field, agricultural irrigation hardware improvements, such as installation or replacement of pressure regulators, nozzles, sprinklers, and gaskets, qualify for incentives. Redwood Community Action Agency continues to provide weatherization to qualifying lower income residents of Modoc. A large number of utility payments and weatherizations were made to low-income families through these programs but were not quantified. Results: Program continues to be successful Status: Retain program
8.2	Energy Conservation Standards: Modoc County will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations, as required by state law. Modoc County will continue to provide information at the permit counter from the California Energy Commission on compliance with Title 24 and other energy conservation techniques. Responsibility: Building and Safety Funding: General Fund Timeframe: Ongoing	Accomplishments: County continues to administer Title 24 through the Building Department. Results: Program continues and is successful Status: Retain program
Objective 9: Increasing Home Ownership Opportunities Policy 9: Modoc County encourages home ownership as a means of supporting the self-sufficiency of its citizens, promoting affordability, improved living conditions and will promote ownership by facilitating economic development and expanded private-sector employment opportunities.		

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
Accomplishments: The County collaborated with other agencies to enhance economic development helping to create new jobs.		
9.1	Economic Recovery: Modoc County will continue to help stimulate the retention and creation of job opportunities through the Superior Economic Development District (SCED) and by encouraging and cooperating with local agencies to promote economic development. Responsibility: Board of Supervisors Funding: General Fund Timeframe: Ongoing	Accomplishments: County CEO continues to meet with agencies to promote job retention and creation and promote economic development throughout the County. Results: Program successful Status: Retain program
9.2	Infrastructure Support for Economic Development: To the extent Modoc County has financial capability Modoc County will work with the City of Alturas, special districts and others in efforts to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development. Target areas will be the unincorporated communities of Newell and Cedarville. Responsibility: Planning Department, Public Works Funding: General Fund Timeframe: Ongoing	Accomplishments: The County prepared a water master plan for the unincorporated community of Canby. This plan will require funding to complete the water system. The Newell County Water District is completing construction of a new sewer system and upgrades to the water system which will increase potential capacity of an additional 35 to 50 dwelling units by the end of 2024. The County will continue to support Newell County Water District and other water and sewer districts in obtaining grants and enhancing and increasing capacity to existing systems. Results: Program successful Status: Program replaced with Program 4.1 which broadens support (refer to Program 9.3 on Table 8-2- Housing Objectives and Programs)
9.3	Industrial Development Support: To the extent Modoc County has financial capability Modoc County will prepare a study to identify sites where new industries could locate with a minimum of delay and assist in compliance with environmental regulations and the permitting process. This effort will include supporting development of the new hospital in Alturas. Responsibility: Planning, Public Works Department	Accomplishments: Lack of funding to support this program. However, a new hospital was constructed and is in operation in Alturas. Results: The new hospital has enhanced employment opportunities in the County. Status: Program redundant to Program 9.4. Omit program

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	Funding: General Fund Timeframe: Ongoing	
9.4	Funding for Economic Development Activities: Modoc County will support applications to appropriate agencies to enhance economic development opportunities that foster increased housing demand and improve homeownership rates in the County. Pending available resources, the County will assist businesses and developers in finding economic development activities, such as employment development. Funding and support may include, but not be limited to: • USDA Rural Economic Development Program • Community Development Block Grant Economic Development Program • Small Business Development Program • U.S. Small Business Association • National Dislocated Worker Grants Responsibility: Planning Department Funding: HOME, CDBG programs and California Proposition 41 Bond Act Funding for homeless veterans. Timeframe: Community Development Director shall reach out to special needs organizations by April and then bi-annually thereafter to seek development assistance.	Accomplishments: The County continues to encourage economic development with limited resources. A new nursing home was established in Alturas and the new hospital was completed. Results: The County has limited resources to fully accomplish funding economic development activities, however, the program should continue supporting this effort. Status: Retain program (refer to Program 9.3 on Table 8-2- Housing Objectives and Programs).
Objective 10: Eliminating Housing Discrimination Policy 10: Modoc County will continue to regulate against housing discrimination in the attainment of its housing goals and objectives. Discrimination cases will be referred to Modoc County District Attorney. Accomplishments: The County continues to provide information on fair housing to the public and collaborate with other agencies to reduce housing discrimination. Discrimination cases should also be referred to California Rural Legal Assistance; a partner with the County.		
10.1	Assistance to public regarding housing and housing discrimination and Affirmatively Furthering Fair Housing: The County will continue to serve as liaison between the public and appropriate agencies in	Accomplishments: The County plans on preparing the AFFH Plan as part of the 7th Cycle Housing Element Update to be completed in 2024, pending funding availability.

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	matters concerning housing discrimination. The County will promote equal housing opportunities through the posting of information and distribution of literature at County buildings. The County will refer discrimination complaints to Legal Services of Northern California (LSNC) and the State Fair Employment and Housing Commission. The County will request LSNC to train staff on how to receive and refer fair housing complaints and to invite LSNC to conduct public workshops in the County regarding housing discrimination. The County shall reach out to LSNC to offer space at public building locations to provide legal consultations with residents of Modoc County on an as needed basis. The County shall provide information to the public on Section 8 programs. The County will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity 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 § 12900) of Division 3 of Title 2), § 65008, and any other state and federal fair housing and planning law. Specific actions may include: • Utilize Community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. • Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the County's website. Board of Supervisor meetings will include a fair housing presentation at least once per year	Results: Due to lack of funding, the County was unable to prepare an AFFH during this 6th RHNA Cycle. The Fair Housing Assessment included with this Housing Element Update will become a basis for preparing an AFFH. Status: Revise program to include preparing an AFFH during the 7th RHNA Cycle

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies. - Ensure environmental hazards are not disproportionately concentrated in low-income communities of color. - Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary. - Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. Responsibility: Social Services and Planning Departments Funding: General Fund Timeframe: Ongoing. Workshops in 2021 and annually thereafter. Create AFFH plan by September 2021. The Planning Department will reach out to the County Department of Social Services to coordinate space within public buildings to access information on Section 8 programs by April, 2021. Quantifier: Reduction in housing discrimination and more inclusive communities	
10.2	Post EESC information: The County will maintain posting of Equal Employment Opportunity Commission (EEOC)-generated brochures and leaflets at County offices, the public library and police stations for discrimination complaints. Responsibility: Social Services and Planning Departments Funding: General Fund Timeframe: Ongoing	Accomplishments: Posting and procedures will continue Results: Program necessary and should continue Status: Retain program
Objective 11: Eliminating Unnecessary Governmental Constraints to Housing Production and Preservation Policy 11: Modoc County will seek to identify and eliminate unnecessary constraints to the provision of affordable housing.		

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
11.1	Housing Law Amendments and Consistency Review of the General Plan: To maintain General Plan consistency, Modoc County will continue to review related elements of its General Plan regarding housing policies and shall review the objectives and programs of the Housing Element as it considers related General Plan amendment proposals. In accordance with the California Government Code (§ 65302(h)), the County shall amend various sections of the in General Plan to incorporate goals, policies and objectives related to environmental justice. Responsibility: Planning Department, Planning Commission Funding: General Fund Timeframe: By September, 2021	Accomplishments: No progress made due to lack of funding and resources. Results: The County recognizes that adoption of this 7th RHNA Cycle Housing Element will require the County to update other elements of the General Plan, such as the Safety Element and creation of an Environmental Justice Element. The County is also in the process of updating the Local Hazard Mitigation Plan that links directly to updating the Safety Element. Status: Revise program to include these specific amendments to the General Plan (refer to Program 12.1 on Table 8-2- Housing Objectives and Programs).
11.2	Housing Element Regulatory Amendments: Amend the Zoning Code and other regulations to comply with State Housing Law and review the Zoning Code annually to determine if additional updates need to be completed as needed. Immediate Zoning Code/Other Regulation Amendments shall include: - Incorporate reduced parking standards to limit off-street parking requirements for qualifying lower income housing projects in accordance with AB 744. - Allow for accessory and junior accessory units in accordance with the California Government Code (§ 65852) and replace with accessory unit requirements. - To define and address low barrier navigation centers/housing. - Address employee and agricultural worker housing in accordance with the Employee Housing Act (Health and Safety Codes 17021.5, 17021.5 and 17021.6) to allow employee housing accommodations for 6 or fewer employees in residential zones deemed as a single-family use and in agricultural zones allowed by	Accomplishments: Completed December, 2021 using LEAP Grant Funding. Results: Zoning Code compliance with State Housing law at the time of adoption. Status: Newer changes to State Housing Law requires further amendments to the Zoning Code. Retain program with revisions (refer to Program 11.1 on Table 8-2- Housing Objectives and Programs)..

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	right for agricultural housing with no more than 12 units or 36 beds. e. To allow residential uses by right for housing developments which at least 20% of the units are affordable to lower income households on vacant sites that were identified in the two previous housing elements to comply with the California Government Code (§ 65583.2(c)). f. Provide expanded incentives to density bonuses in accordance with AB 1743 (California Government Code § 65915). g. To address provisions of SB 35 for certain qualified housing projects for streamlined, ministerial approval process. h. To address a “no-net loss” requirement for Residential-High Density (RL) properties in accordance with the California Government Code (§ 65863). i. To allow large family daycare homes by right. j. In accordance with AB 2162, treat transitional and supportive housing the same as other uses of a similar type of housing in the same zone and allow supportive housing by right when it meets certain criteria and allow supportive housing in all zones that allow residential, including non-residential zones. n. Revise the reasonable accommodation procedure (Chapter 18.139 of the Zoning Code) to remove barriers such as findings of approval for surrounding uses and demonstration that other remedies are not available. o. Revise the definition of “family” to comply with State Housing Law. Responsibility: Planning Department, Planning Commission Funding: Local Early Action Planning Grant and General Fund	

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	Timeframe: By April, 2021	
11.3	Lot Consolidation Program: The County shall encourage the development of high-density residential housing on all parcels listed in Figure 4-3 (Newell Parcel Groups, of this Housing Element), by waiving subdivision, lot line adjustment and lot merger applications and expediting approval of these applications to create larger parcels of at least 0.5 acres to develop higher density residential development. The County Website shall include mapping and related information to market this program to property owners and future developers. Responsibility: Planning Department, Planning Commission Funding: General Fund Timeframe: Immediately	Accomplishments: County is still working on a new public access GIS system. This system is intended to be expanded to identify target lots for consolidation and provide more information to the public regarding the benefits to lot consolidation. Results: Once GIS system has been completed the County will implement this program. Status: Retain program with revisions (refer to Program 11.2 on Table 8-2- Housing Objectives and Programs). .
11.4	Accessory and Junior Accessory Unit Program Promotion: To the extent that there are resources available, the County will create an Accessory and Junior Accessory Unit promotion program that will include encouraging production of these units by developing public brochures and adding this information on the County’s Website. Responsibility: Planning Department, Planning Commission Funding: Regional Early Action Planning (REAP) Grant and General Fund Timeframe: By August, 2021 (pending receipt of REAP Grant funding.	Accomplishments: The County has created a program for encouraging the development of ADUs that references the State’s Guideline Book. The County reallocated REAP funding to higher priority projects. Results: The County did not experience the production of any new ADUs during the 6th RHNA Cycle. A more robust program is needed to promote the production of ADUs. Status: Revise program to provide ADU plans for free to the public and advertise this on the County website and public counters (see Programs 11.3 and 11.4-Table 8-2- Housing Objectives and Programs).
11.5	Disadvantaged Communities Analysis and Environmental Justice General Plan Amendments: To the extent that there are resources available, the County will amend the General Plan Land Use Element to address Government Code Section 65302.10; Disadvantaged Communities Analysis and Government Code Section 64302; Environmental Justice.	Accomplishments: Task deferred due to lack of funding. Results: This task can be implemented with Program 11.1 when the General Plan is amended to address environmental justice requirements. Status: Omit program.

Table 7-2. Description of Achievements from Previous 2019–2024 Housing Element Summary of Achievements		
Program #	Programs	Accomplishments / Results / Status
	Responsibility: Planning Department, Planning Commission Funding: Regional Early Action Planning (REAP) Grant and General Fund Timeframe: By August, 2021 (pending receipt of REAP Grant funding).	

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CHAPTER 8: OBJECTIVES, POLICIES, IMPLEMENTING ACTIONS AND QUANTIFIED OBJECTIVES



A. OVERVIEW

Under California law, the Housing Element must include the community's goals, policies, quantified objectives and housing programs for the maintenance, improvement, and development of housing. This Housing Element sets out policies that guide the County toward reaching its housing goals. Implementation measures are actions that the County will take to implement its policies for the 2024-29 Housing Element Update planning cycle. The implementation measures include a specific time frame for implementation and identify the agencies or officials responsible for implementation. This Chapter of the Housing Element Update complies with the requirements and goals of Government Code § 8899.50(b). Consistent with state law, each program identifies actions, timeframes, objectives, responsible agencies and funding.

B. GOALS AND POLICIES

Providing more housing, as required by RHNA, is particularly challenging given Modoc County's losses in population and declining economy over recent years. Due to these declines, Modoc County should be looking toward ways to preserve affordable housing rather than construct new affordable housing.

GOALS

There are three overarching goals for housing in Modoc County.

1. To provide an adequate supply of land planned and zoned with necessary infrastructure (water, sewer, roads, for protection, etc.) in a safe and satisfying environment for the present and future residents of Modoc County;
2. To provide equal housing opportunities regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities; and
3. To seek and support economic development projects that will promote reasonable growth and produce employment opportunities that enable people to afford adequate housing.

OBJECTIVES, POLICIES AND ACTIONS

The income of Modoc County residents is generally low, requiring a focus on housing strategy aimed at ensuring adequate provision of affordable housing. With declining population, reduced County resources available to devote to housing programs, and having a large stock of houses on the market for sale, increasing the supply of housing to address RHNA in Modoc County will be a challenge. For these reasons, the County's housing strategy relies on reducing regulatory constraints, re-use of underutilized properties, and improvement of existing housing stock to meet

future housing needs. The County will also continue to seek a greater balance in housing development so there are greater opportunities for the production of more market-rate housing.

The 7th Cycle RHNA indicates that the County, including the City of Alturas, must accommodate dwelling units, including the number of affordable dwelling units, by income group, between June 30, 2024 and June 30, 2029 (refer to **Table 8-1**). The County's share is 36 units, of which 15 must be intended for very low- and low-income households. **Table 8-2** provides a list of objectives and policies each followed by programs that need to be implemented to address the RHNA. Quantified objectives are further defined in **Table 8-3**.

Table 8-1. County of Modoc Regional Housing Needs Allocation (2024-2029)	
Income Group	Number of Units
Extremely Low ¹	4
Very Low	4
Low	7
Moderate	6
Above Moderate	15
Total	36
<i>Source(s): CA HCD 2024.</i> ¹ <i>Quantified Objectives assumes 50 percent of the very low-income RHNA is allocated to the extremely low-income category.</i>	

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
Objective 1: Meet Basic Construction Goals	
Policy 1: Modoc County will continue to provide adequate sites to encourage the construction or placement of at least 36 new housing units distributed according to various family income levels in accordance with the 2024-2029 Modoc County Regional Housing Need Allocation Plan through August 31, 2029.	
1.1	Vacant Land Inventory: Modoc County will maintain an updated inventory of vacant residential parcels for prospective development. This list shall include potential lots that can be consolidated to improve development feasibility. The list shall be posted on Modoc County’s website and will be proactive sent out to developers at least twice during the planning period. Responsibility: Planning Department and Board of Supervisors Funding: General Fund Timeframe: Ongoing Objective: Maintain land inventory to encourage housing development in the county.
1.2	Annual Housing Assessment: As required by the California Government Code, at least once per year, the Planning Department and TEACH (Training, Employment and Community Help, Inc.) will monitor the implementation of Housing Element Programs and evaluate housing issues and needed programs for the upcoming fiscal year. Proactive outreach will be conducted at least annually through a variety of methods (including stakeholder interviews, in-person or virtual focus groups, tables at community events, attendance at meetings of community organizations, or surveys) to ensure that housing plans and programs are meeting the needs of farmworkers (see program 3.5), extremely low-income households, single-parent households, seniors, and persons with disabilities. They will continue to consult with other County departments and community representatives involved in housing issues and program. The Planning Department will make recommendations to the Board of Supervisors for housing and implementing the housing element including persons responsible for the preparation of funding applications and administering programs. The Planning Department, with assistance of TEACH, will assemble and circulate annual housing element progress reports in accordance with the California Government Code (§ 65400) annually. Responsibility: Planning Department in collaboration with TEACH Funding: General Fund Timeframe: Annually in April of each year during the 7th RHNA Cycle, implement any recommendations throughout the subsequent fiscal year. Conduct housing-related outreach at least annually.

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	Objective: Monitor progress of Housing Element Programs/Achievements and provide the opportunity for public participation in this process
<u>Objective 2: Maintain Housing Opportunities</u>	
Policy 2: Encourage a variety of housing opportunities for all segments of the community.	
2.1	New Affordable Housing Information and Support: The County will continue to work closely with the business and development communities toward achieving the County’s affordable housing goal. The County has identified the following specific roles in this partnership to provide affordable housing: • County of Modoc –maximize potential funds available through existing state, federal and local programs for its affordable housing program. • Development Community –encourage private developers and property owners to cooperate in financing water and sewer facilities expansion as a means of facilitating development. • Local Lending Institutions –work with local lending institutions to maximize private financing for the construction of new low- and moderate-income housing. • Housing Development Corporations –work with non-profit and for-profit housing development corporations specializing in housing for lower income households, including various special needs groups to accommodate housing that meets the needs of these groups. Responsibility: TEACH, Planning Department and County Administrative Officer Funding: General Fund Timeframe: TEACH, shall reach out to Habitat for Humanity and potentially other developers by 2025 and every two years thereafter for housing for lower income households, including special needs, such as senior housing and then bi-annually thereafter to seek development assistance. Objective/Quantifier: Increase the number of lower income housing units in the county. Construction of 5 housing units by 2029.
2.2	Moderate- and Above Moderate-Income Housing Production: The County will encourage the production of market-rate rental and ownership housing for moderate- and above moderate-income households through its land development policies. Responsibility: Planning Department Funding: General Fund

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	Timeframe: County shall encourage the development of more market-rate housing as an ongoing policy. Objective/Quantifier: Increase market-rate housing in the county. Production of 10 moderate and above moderate-income housing units by 2029.
Objective 3: Fulfill Special Housing Needs Policy 3: Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.	
3.1	Housing Choice Voucher Support: Taking into consideration infrastructure constraints the County will continue to seek increases to the supply of rental units that receive rental assistance by pursuing funding through the Housing Choice Voucher Program (HCV, formerly known as Section 8). Modoc County shall continue to cooperate with the Shasta County Housing Authority in its administration of the federal Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Modoc County. Modoc County's role will be to provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development. Additional efforts will be made by TEACH (Training, Employment and Community Help, Inc.) to expand program and public outreach concerning this program. The County's role will be to: • Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development; • Provide information on the rental assistance program at the Social Services Department's public counter and distribute information to partner agencies, such as TEACH and Legal Services of Northern California. • Support TEACH in efforts to expand program, such as direct engagement with property owners, and provide additional public outreach. Responsibility: Social Services Department and TEACH Funding: Section 8 funding program Timeframe: Assist the Shasta County Housing Authority with publicizing the Housing Choice Voucher program at least biannually on the County's website and social media pages to facilitate access to housing mobility opportunities. The County will also seek funding annually to provide incentives for property owners to rent to HCV households, including households that apply to build ADUs. These efforts will be prioritized in areas close to existing services. The County will direct TEACH to conduct ongoing outreach to property owners, a minimum of once per year, to increase units accepting Housing Choice Vouchers.

Table 8-2. Housing Programs and Objectives (2024-2029)	
Program #	Programs
	Objective: Increase housing voucher availability to County residents by 10 households.
3.2	ADA Compliance Program: Modoc County will continue to ensure that all construction projects requiring building permits comply with the federal Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. Modoc County will assist property owners and contractors in understanding ADA requirements when retrofit or rehabilitation projects for public, residential or commercial structures. Responsibility: Building and Safety and Planning Departments Funding: Building permit plan check fees Timeframe: Ongoing Objective: Increase ADU units and enhance access to the disabled
3.3	Homeless Support Program: The County will continue participating in the Shasta Redding Continuum of Care for outreach, housing and shelter, homelessness prevention activities and related data management. The County, through TEACH, shall secure financing by 2029 for expanding their homeless program. Responsibility: TEACH, Social Services Department and the City of Alturas Funding: General Fund and grants Timeframe: Ongoing Objective/Quantifier: Annually seek and apply for funding, as available, to secure additional funding for expanded homeless programs. Construction of 5 units (new or conversions) for homeless population included with City of Alturas.
3.3	Incentives for Special Needs Housing. The County shall use a variety of incentives, including zoning and land use regulations, flexible development standards, technical assistance, and expedited processing to promote housing that meets the needs of special groups (e.g., seniors, persons with disabilities, persons with developmental disabilities, farmworkers, large households, extremely low-income and the homeless). In addition, the County shall seek and apply for funding, as available, at least twice during the planning period to support development. This will include any future rehabilitation and enhancement efforts for the Migrant Center in Newell. Responsibility: Planning Department and TEACH Funding: General Fund

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	Timeframe: Actively pursue amendments to land use, development regulations, and practices least every other year and on an ongoing basis with emphasis to develop special needs housing. Reach out to the development community to inform them of available incentives and funding opportunities at least twice in the planning period. Objective: Facilitate the development of housing for special needs groups.
3.4	Emergency Shelters and Transitional Housing. The County shall continue to support non-profit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the County by providing incentives, such as fee reductions and modifications to development standards; annual outreach to developers, and providers, and stakeholders; ongoing referrals to existing providers (such as TEACH and Health Services); and assistance in obtaining grants. Responsible Agency: TEACH, Planning Department, Board of Supervisors, Health Services Timeframe: Reach out to affordable and emergency housing developers at least every other year to identify development opportunities. Provide technical assistance as needed. Funding: Grants and General Fund Objective: The support, maintenance, and production of emergency and transitional facilities.
3.5	Assistance for Special Needs Housing for Farmworkers and Extremely Low-Income Households: The County shall proactively contact and meet periodically with local non-profit service providers at least bi-annually to assess the special housing needs of the community, including farmworkers, extremely low-income households, and persons experiencing homelessness. The County will collaborate with nonprofit organizations to identify suitable sites for housing and facilities. During this process, the County will work with non-profit service providers to identify opportunities to provide services that serve extremely low-income households in more isolated communities outside of Alturas, including through partnerships with local schools, community centers and civic clubs, tribal organizations. The County will conduct outreach to communities with potentially higher concentrations of farmworkers (including, but not limited to, Newell, New Pine Creek, Fort Bidwell, and Lookout) once during the planning period to assess farmworker housing conditions and needs. Following this outreach, the County will incorporate this knowledge into efforts to proactively work with affordable housing developers to facilitate affordable housing development and/or rehabilitation that supports farmworker communities. The County will proactively reach out to affordable housing developers at least every other year to identify development opportunities and support funding applications by housing providers when applicable. When determined necessary, the County shall apply for state and

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections. Pending available resources, the County will assist developers in identifying sites for housing development, provide support in accessing state or federal funds—such as supporting requests on behalf of a nonprofit provider—expedited permit approvals in support of a nonprofit application, incentives and concessions, fee mitigation, and/or contributing information to an application to demonstrate the need for the proposed project or activity. Additionally, the County shall provide developers with information on available state and federal funding programs for housing development for extremely low-, very low-, low-, and moderate-income households. Informational brochures shall be printed and made available at County offices and on the County’s website. Responsible Agency: Planning Department and TEACH. Timeframe: Meet local non-profit service providers bi-annually. Proactive outreach to housing developers at least every other year. Post information on an ongoing basis as funding opportunities are available. Conduct outreach related to farmworker housing conditions and needs by June 2027. Funding: Grants and General Fund Objective: Facilitate the development of at least 10 units affordable to extremely low-income households/farmworkers.
<u>Objective 4: Expand Infrastructure</u> Policy 4: Modoc County shall actively facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities.	
4.1	New Affordable Housing Infrastructure and Public Service Support for Rural Communities: Modoc County will continue to provide support services for Disadvantaged Unincorporated Communities in the form of technical assistance to districts and non-profit organizations in the application for state and federal grants (CDBG, EPA, USDA Rural Development) to expand and improve community infrastructure, including water and sewer systems, flood control and to improve structural fire protection services to serve residential development. Possible target communities include Newell, Cedarville, Canby, and Adin. This program shall be coordinated with Program 4.2, New Affordable Housing Water and Wastewater Reservation Support.

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	Responsibility: Board of Supervisors, All County Departments, with County Administrator in the lead. Funding: Fund to prepare grants and other grants Timeframe: The County will actively pursue state and federal funds at least every other year and will review infrastructure grant funding with emphasis on supporting the development of low-income housing construction. Objective/Quantifier: Obtain grants for water, sewer, and storm master plans for select communities by 2029. Construction of 4 units lower income and 10 moderate- and above moderate-income housing units by 2029.
4.2	New Affordable Housing Water and Wastewater Reservation Support: In accordance with the California Government Code (§ 6558.7), Modoc County will monitor Newell County Water to assure sufficient priority sewer/water capacities are reserved for future low-income housing development per Modoc County's 7th Cycle RHNA; 15 equivalent dwelling unit services for lower-income households. The County will develop specific procedures to grant priority sewer and water service to residential developments that include units affordable to lower-income households. Additionally, the Planning Department will coordinate with the County's Environmental Health Department to ensure permitting procedures and development standards allow for well and septic systems that support multi-family housing on an ongoing basis throughout the planning period. If needed, development policies and standards will be added or revised to implement any necessary changes. The County will also pursue funding from the State Water Resources Control Board at least once during the planning period to make a mini loan program available to finance private wastewater systems. Responsibility: Public Works, Building and Safety and Planning Departments Funding: General Fund Timeframe: Develop policy/procedure by December, 2025. Coordinate with the Environmental Health Department within one year of adoption and annually thereafter to ensure procedures and development standards continue to support the development of multi-family housing. Revise zoning code to add or update development standards within three months of identifying any necessary changes. Apply for funding from the State Water Resources Control Board by 2027 and implement a mini loan program within six months of being granted funding. Objective/Quantifier: Reservation of sewer and water capacity for 4 low-income, 7 and very low-income and extremely low-income housing units in conformance with RHNA. If funding is received from the State Water Resources Control Board, provide mini loans to at least five lower-income households.

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
Objective 5: Rehabilitating and Replacing Existing Housing Stock	
Policy 5: Modoc County shall promote the rehabilitation and replacement of housing necessary to meet the needs of Extremely low-, very low- and low-income housing units per year. This will depend on the availability of CDBG funds for this purpose.	
5.1	Housing Rehabilitation Program: The County shall promote rehabilitation of existing substandard housing by distributing information on the U.S. Department of Agriculture Rural Development Single Family Housing Rehabilitation Program, which provides up to \$50,000 in grants to residents of Modoc County to seek housing grants, loans and programs that support housing rehabilitation: https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants-9 Responsibility: County Executive Administrator, Department of Social Services and/or Planning Department, and TEACH. Funding: USDA Federal Grant Funding Timeframe: Create link to USDA Website on County Website by December 2025. • Incorporate Energy Conservation Implementation Measure 3.1, regarding weatherization program into this housing rehabilitation measure by December 2025. • Start promoting housing rehabilitation program by reaching out to 10 homeowners with critical rehabilitation needs annually beginning June 2025. Objective/Quantifier: Rehabilitation of 5 substandard housing units by 2029, including 2 units affordable to ELI households.
Objective 6: Conserving the Affordability of Existing Housing	
Policy 6: Modoc County shall evaluate and attempt to mitigate the general impacts of its policies and actions on the affordability of housing.	
6.1	Enforcement Program: Modoc County will continue to operate its code enforcement program, with the goals of abating dangerous structures and addressing nuisance concerns related to housing and neighborhood quality. To the extent Modoc County has financial capability, Modoc County will evaluate the feasibility of expanding this program by establishing a rental inspection program to address poor living conditions of low-income tenants. This program shall be coordinated with other related programs: 5.1-Housing Rehabilitation Program, 8.1-Residential Energy Program, and 8.2- Energy Conservation Standards. Responsibility: Planning and Building Departments

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	Funding: CDBG and other grant funding Timeframe: Annually monitor, evaluate the feasibility of establishing a rental inspection program by December 2026, implement within 6 months. Objective/Quantifier: Upon receiving grant funding, establish a rental inspection program and correct living conditions in 30 dwelling units occupied by low-income families by 2029.
6.2	Publicly-Owned Surplus Land Review: The County shall identify publicly owned surplus land to determine its suitability for low-and very low-income households and to develop procedures for land swaps if sites more suitable for affordable workforce housing are identified. Surplus public lands that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation. Responsibility: Planning Department Funding: General Fund Timeframe: Annual review concurrently with the Annual Housing Report by April 1 Objective/Quantifier: Increase the opportunity for construction of new affordable housing in the county. Creation of 2 lower income housing units by 2029
<u>Objective 7: Fulfilling Special Housing Needs</u> Policy 7: Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.	
7.1	Funding for Special Needs Housing: Modoc County will support applications to appropriate agencies, including USDA Rural Development, CDBG and HCD, to provide housing for special needs groups, including extremely low-income and developmentally disabled households, as identified in the Housing Element. The County shall proactively contact and meet periodically with local non-profit service providers at least bi-annually to assess the special housing needs of the community, including farmworkers and persons experiencing homelessness and work with nonprofit organizations to identify suitable sites for the placement of housing and facilities. Pending available resources, the County will assist developers in finding sites for the creation of housing, provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, incentives and concessions and/or contributing information to an application to support the need for the proposed project or activity. State and federal programs include: • BEGIN (federal) • CalHome Program (federal)

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	• Community Development Block Grant (federal) • HOME Investment Partnership Program (federal) • Multifamily Housing Program (federal) • Section 8 (federal) • State Home Ownership Program (state) • Residential Energy Conservation (state) • Joe Serna Jr. Farm Worker Housing Grant (state) Responsibility: TEACH in collaboration with the County Social Services Department Funding: HOME, CDBG programs and California Proposition 41 Bond Act Funding for homeless veterans. Timeframe: Actively pursue state and federal funds at least every other year and on an ongoing basis to support low-income housing construction and rehabilitation and seek new funding programs to create additional local sources of funding for affordable housing. The County will proactively reach out to affordable housing developers at least every other year to identify development opportunities. Objective: Enhance funding opportunities to produce more special needs housing in the county.
Objective 8: Minimizing Housing Costs by Efficient Energy Use	
Policy 8: Modoc County will support ways to reduce residential energy use and energy costs as a means of reducing monthly housing costs.	
8.1	Residential Energy Program: To the extent Modoc County has financial capacity, the County will continue to support residential energy conservation programs offered by the Redwood Community Action Agency, TEACH, and others. This support will include referrals to these programs for homeowners expressing interest in energy conservation, as well as placement of brochures (if available) for such programs at County offices and providing a link to the residential energy conservation program on Modoc County website. This energy conservation program shall be coordinated with other related programs: 2.1-Support of Low and Moderate Income and Special Needs Housing Development, 3.1-Maintenance, Rehabilitation and Replacement of Existing Housing, and 8.2-Energy Conservation Standards. Responsibility: Planning, Building and Safety, Information Technology Departments Funding: Modoc County will continue to help fund these programs based on available financial resources Timeframe: Ongoing

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	Objective: Provide for 600 utility payments (as needed) for low-income families through the LIHEP program (provided by TEACH) and provide for 30 weatherized homes through the Weatherization Program provided by the Redwood Community Action Agency by 2029.
8.2.	Energy Conservation Standards: Modoc County will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations, as required by state law. Modoc County will continue to provide information at the permit counter from the California Energy Commission on compliance with Title 24 and other energy conservation techniques. Responsibility: Building and Safety Funding: General Fund Timeframe: Ongoing Objective: Reduce energy consumption and carbon footprint
Objective 9: Increasing Home Ownership Opportunities Policy 9: Modoc County encourages home ownership as a means of supporting the self-sufficiency of its citizens, promoting affordability, improved living conditions and will promote ownership by facilitating economic development and expanded private-sector employment opportunities.	
9.1	Economic Recovery: Modoc County will continue to help stimulate the retention and creation of job opportunities through the Superior Economic Development District (SCED) and by encouraging and cooperating with local agencies to promote economic development. Responsibility: Board of Supervisors Funding: General Fund Timeframe: Ongoing Objective: Increase proportion of home ownership in the County
9.2	Funding for Economic Development Activities: Modoc County will support applications to appropriate agencies to enhance economic development opportunities that foster increased housing demand and improve homeownership rates in the County. Pending available resources, the County will assist businesses and developers in finding economic development activities, such as employment development. Funding and support may include, but not be limited to: • USDA Rural Economic Development Program • Community Development Block Grant Economic Development Program • Small Business Development Program • U.S. Small Business Association

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	National Dislocated Worker Grants Responsibility: Planning Department Funding: HOME, CDBG programs and California Proposition 41 Bond Act Funding for homeless veterans. Timeframe: Community Development Director shall reach out to special needs organizations by April and then bi-annually thereafter to seek development assistance. Objective: Increase employment opportunities in the county.
Objective 10: Prevent Housing Discrimination and Reduce Barriers to Fair Housing Policy 10: Modoc County will continue to regulate against housing discrimination in the attainment of its housing goals and objectives, shall further the cause of fair housing and encourage compliance with fair housing laws and will strive to reduce and mitigate the impacts of fire and flooding particularly on vulnerable communities in the county.	
10.1	Implementation of Affirmatively Furthering Fair Housing: The County will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. The County will promote equal housing opportunities through the posting of information and distribution of literature at County buildings. The County will continue to refer discrimination complaints to Legal Services of Northern California (LSNC) and the State Fair Employment and Housing Commission. The County will request LSNC to train staff on how to receive and refer fair housing complaints and to invite LSNC to conduct public workshops in the County regarding housing discrimination. The County shall reach out to LSNC to offer space at public building locations to provide legal consultations with residents of Modoc County on an as needed basis. The County shall provide information to the public on Section 8 programs. The County will implement actions identified in Table 4-15 to Affirmatively Further Fair Housing (AFFH). The County shall take actions to address significant disparities in housing needs and in access to opportunity 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 § 12900) of Division 3 of Title 2), § 65008, and any other state and federal fair housing and planning law. Specific actions may include: - Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. - Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the County’s website. Board of Supervisor meetings will include a fair housing presentation at least once per year

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies. - Ensure environmental hazards are not disproportionately concentrated in low-income communities of color. - Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary. Utilize Community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. Responsibility: TEACH, and Social Services and Planning Departments Funding: General Fund Timeframe: Pending adoption of the 2024-2029 Housing Element, the County shall prepare an AFFH plan in 2025. Quantifier: Reduction in housing discrimination and more inclusive communities
10.2	Post EESC information: The County will maintain posting of Equal Employment Opportunity Commission (EEOC)-generated brochures and leaflets at County offices, the public library and police stations for discrimination complaints. Responsibility: TEACH, Social Services and Planning Departments Funding: General Fund Timeframe: Ongoing Quantifier: Reduction in housing discrimination and more inclusive communities
10.3	Furthering Fair Housing: The County will disseminate fair housing information in in English and Spanish at appropriate public locations and events. The County will work with other local agencies and service providers, and other stakeholders to include fair housing information in appropriate format within their facilities. Specific actions will include: 1. Refer interested persons to the California Fair Housing and Employment Council. 2. Facilitate public education and outreach by creating informational flyers on fair housing in English and Spanish that will be available to public counters, libraries, and on the County’s website. Board of Supervisor meetings will include a fair housing presentation at least once per year. 3. Collaborate with the Shasta County Housing Authority on an annual basis to explore pathways to increase the number of property owners that accept Housing Choice Vouchers in high and highest resource areas and make brochures and other materials available in County offices and on the County’s website.

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	4. Continue providing tenant-landlord dispute resolution information and literature on housing discrimination and fair housing resources at the County offices, on the County’s website, community centers, libraries, and other areas in which the community gathers information. 5. Establish a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and refer all fair housing complaints to service providers including California Rural Legal Assistance. 6. In coordination with the County Sherriff’s office, provide evacuation preparation information on an annual basis countywide, including to communities that may have higher concentrations of seniors or disabled residents, through a variety of formats such as mailers, e-mails, and notices at locations in the community. This will include details on how to register for alerts. 7. Refer to Program 3.1 regarding expanding Section 8 Vouchers for Modoc County residents. Responsible Agency: TEACH and Planning, Social and Health Services department Timeframe: Establish a complaint process/protocol for referring complaints to California Rural Legal Assistance and update County Website to address complaints by December 2024. Annually, monitor and update Set Up Protocol for referring complaints to California Rural Legal Assistance, and Ongoing. Distribute evacuation preparation information annually. Funding: General Fund Objective: To promote equal housing opportunity access including information in both English and Spanish.
10.4	Reduce Barriers to Fair Housing: The County will work to reduce key barriers to fair housing identified in the Fair Housing Analysis of this Element including implementing the following actions: a. Review funding opportunities annually and pursue funding as available to invest in sewer, stormwater, active transportation, and park infrastructure, such as sidewalks and/or accessible playground equipment with the objective of securing funding for at least one project per year. b. Facilitate a meeting or other coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students. c. Review funding opportunities and apply as opportunities are available in order to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure across the county. d. Coordinate with the Modoc County Air Pollution Control Office to conduct outreach about available grant and incentive programs. e. The County in collaboration with TEACH will coordinate an annual workshop with major local employers to identify the housing needs of employees and ensure that the county’s land use plans support the development of housing suitable for the local

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	workforce as part of the county’s overall economic development program. After holding workshops, the County and/or TEACH will coordinate with and assist agencies applying for housing related to grant funding. f. Partner with the Sierra Small Business Development Council (SBDC) to provide at least three small business development trainings at community centers and/or libraries throughout the county during the planning period. Provide a link to the SBDC website on the County website. Responsible Agency: As cross-referenced to above referenced programs: a) Public Works and Planning Departments and Board of Supervisors b) Planning, Public Works, Social and Health Departments c) Public Works and Planning Departments and Board of Supervisors d) Planning Department and the Modoc County Air Pollution Control Office e) Planning Department f) Planning Department and Sierra SBDC g) TEACH Timeframe: Annual review for each identified program. Funding: Grants, General Fund Objective: As cross-referenced to above referenced programs: a) To the extent funding is available, fund one project annually. b) Improve active transportation to residents. c) Increase telecommunications access to at least 300 residents every year. d) Connect with at least 20 residents during the planning period. e) Facilitate the development of an average of one workforce housing unit per year. f) Organize at least three on-site SBDC trainings during the planning period.
10.5	Hazard Mitigation to Vulnerable Communities: The County will review funding opportunities and apply at least once during the planning period in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods. In order to encourage utilization of funds, as hazard mitigation program funds become available the County will conduct countywide outreach and will partner with social services organizations to ensure lower-income households are made aware of funding opportunities. Also, the General Plan Safety Element, which is being updated, shall include programs targeted to reduce hazards, particularly from flooding, wildfire, and evacuation, on vulnerable populations, such as senior citizens, children, outdoor workers, single-access road residents, lower-income and other special needs households. Responsible Agency: Planning and Public Works Departments Timeframe: Review funding opportunities on an annual basis and apply as opportunities are available, submitting at least one application during the planning period. As program funds are available, conduct countywide outreach within six months of funds becoming available, including partnership with social services organizations. Identify flexible standards options for post-disaster home reconstruction by December 2025 and implement within six months by making information available online and at the planning counter. Funding: Grants, General Fund Objective: Provide at least two individual grants or project funding incentives during the planning period
10.6	Reduce Hazards to Vulnerable Communities: The County will reduce and mitigate the impacts of fire and flooding on vulnerable communities in the county. The County will review funding opportunities on an annual basis and apply as funds become available in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods. Also, the County Local Hazard Mitigation Plan shall be updated to include programs targeted to reduce hazards, particularly from flooding, wildfire, and evacuation, on vulnerable populations, such as senior citizens, children, outdoor workers, single-access road residents, lower-income and other special needs households. Responsible Agency: Planning and Public Works Departments Timeframe: Annually Funding: Grants, General Fund Objective: Obtain funding for one target community per year during planning period. This coincides with Program 5.1, Housing Rehabilitation.

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
Objective 11: Eliminating Unnecessary Governmental Constraints to Housing Production and Preservation	
Policy 11: Modoc County will seek to identify and eliminate unnecessary constraints to the provision of affordable housing.	
11.1	Housing Element Regulatory Amendments: The County will make changes to the Zoning Code in compliance with State housing law including: a. Emergency Shelter Parking and Performance Standards. Review existing development and managerial standards for emergency shelters to ensure compliance with State law. Review and revise parking standards for emergency shelters to allow sufficient parking to accommodate all staff working in the emergency shelter, provided standards do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4) and update the definition of emergency shelter to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. b. Residential care facilities. Permit regardless of size in the same manner as uses of the same type, in all zones that permit residential uses of the same type, in accordance with the State’s definition of family in accordance with Health and Safety Code Section 1568.0831. c. Employee (Farmworker) Housing. Amend the Zoning Code consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. d. Transitional and supportive housing. Permit transitional and supportive housing as residential uses only subject to the restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). Additionally, allow supportive housing by-right in multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies certain requirements per Government Code Section 65651(a). e. Density Bonus. Amend the current Density Bonus provision to comply with State Density Bonus Law (California Government Code Section 65915, as revised). f. Reuse of sites to meet the RHNA. Allow by-right development (without discretionary action) for projects proposing 20 percent of the units affordable to lower income households on Sites #1 – 9 in Table 5-2 of this Housing Element, pursuant to Government Code Section 65583.2(c), g. Reuse of sites to meet the RHNA. Allow by-right development (without discretionary action) for projects proposing 20 percent of the units affordable to lower income households on Sites #1 – 9 in Table 5-2 of this Housing Element, pursuant to Government Code Section 65583.2(c). h. Submit the ADU section of the Zoning Code to HCD for review and revision as needed.

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	Responsibility: Planning Department, Planning Commission Funding: General Fund Timeframe: (a – f) By December 2025; (g) Effective upon adoption of the Housing Element, (h) submit to HCD for review within 6 months from adoption of the Housing Element.
11.2	Lot Consolidation Program: The County shall encourage the development of high-density residential housing on all parcels listed in Figure 4-3 (Newell Parcel Groups, of this Housing Element), by waiving subdivision, lot line adjustment and lot merger applications and expediting approval of these applications to create larger parcels of at least 0.5 acres to develop higher density residential development. The County Website shall include mapping and related information to market this program to property owners and future developers. Responsibility: Planning Department, Planning Commission Funding: General Fund Timeframe: As projects are proposed, annually reach out to developers to inform them of this program.
11.3	Accessory Dwelling Marketing Program: The County will create a public outreach and information program to increase production of affordable ADUs. This will include developing outreach material for public dissemination, including updates to the County’s website and information at the Modoc County Planning Department. This program will include evaluating the feasibility of reducing permit fees, incentivizing ADUs reserved for lower-income families. The County will monitor the production and affordability of ADUs as part of the annual progress report and at least twice in the planning period will evaluate if production and affordability are meeting assumptions and affecting the ability to accommodate the RHNA. If necessary, the County will take alternative actions within 6 months to complete alternative strategies, including identifying additional sites or rezoning. Responsibility: Planning Department, Planning Commission Funding: Grants and General Fund Timeframe: Create Public Outreach information program by December 2025. The County will amend Fee Schedule for ADUs by July 2025 and review programs, including funding opportunities to make ADU more affordable. The County will monitor annually, take alternate actions if needed within 6 months
11.4	Accessory Dwelling Unit Master Plan Program: The County develop a program to provide master plans for constructing new accessory dwelling units. Plans will be provided through this program at no cost to incentivize development of ADUs at market rental rates. Responsibility: Planning Department, Planning Commission

Table 8-2. Housing Programs and Objectives (2024-2029)

Program #	Programs
	Funding: Grants and General Fund Timeframe: By December 2025.
11.5	Preliminary Applications (SB 330) and Streamlined Approval (SB 35): The County will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to SB 330. The County will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the County’s website for developers interested in pursuing the streamlined process or vesting rights. Responsibility: Planning Department, Planning Commission Funding: Grants and General Fund Timeframe: By December 2026.
	<u>Objective 12: Comply with Other Related State Housing Law Requirements</u> Policy 12: Modoc County will comply with other related State housing law requirements.
12.1	Revised Program-General Plan Amendments: In accordance with State Housing Code (and funding availability), the County will amend the General Plan as follows: a. In accordance with SB 379 the County will amend the Safety Element of the General Plan to include analysis and policies regarding climate adaptation. b. In accordance with AB 162 the County will amend the Safety Element of the General Plan to include analysis and policies regarding flood hazards and flood management to address flood-related constraints to housing development in the County. c. In accordance with SB 1241 the County will amend the Safety Element of the General Plan to include analysis and policies regarding fire hazards and impacts and mitigation for housing in the County. d. In accordance with California Government Code § 65302 (h), the County will amend various sections of the in General Plan to incorporate goals, policies and objectives related to environmental justice. Responsibility: Planning Department, Planning Commission Funding: General Fund Timeframe: Pending update of this Housing Element and update of the Modoc County Local Hazard Mitigation Plan, the Safety Element will be updated concurrently with development of a new Environmental Justice Element by December 2025.

C. QUANTIFIED OBJECTIVES

The purpose of this section is to establish quantified objectives to meet the County’s RHNA. It is important to recognize the quantified objectives do not represent a ceiling on development, but rather a target goal based on needs, resources, and constraints. The Housing Element must demonstrate how the County will achieve residential development objectives of the RHNA through quantified objectives/programs. These are shown in **Table 8-3**. The quantified objectives for the County’s future housing needs and housing construction differ from the actual RHNA because the housing objective is based on the County’s estimate of the number homes that will actually be constructed, rehabilitated, etc. and affordable to each income group. The future housing needs objective addresses the County’s ability to accommodate housing based on the availability of appropriately zoned vacant and production of accessory dwelling units. These housing units may or may not be built depending on market trends and the availability of funding assistance to developers of affordable housing.

The “New Construction” row represents the number of new housing units that potentially may be built using public and/or private sources. The “Rehabilitation” row represents the number of existing units expected to be rehabilitated.

Table 8-3. Modoc County Quantified Production Objectives (2024-2029)						
Production Method	Household Income Affordability Levels					
	Extremely Low-	Very Low-	Low-	Moderate -	Above Moderate -	Total
New Construction	2	3	3	10	15	13
Major Rehabilitation (estimate some CDBG rehab and major remodels)	0	2	2	3	3	10
Minor Rehabilitation (estimate some CDBG rehab and minor remodels)	0	2	2	3	3	10
Weatherization	5	7	10	10	10	42
Total Units to Meet Objective	1	7	7	10	15	39
Regional Housing Needs Allocation		7	7	6	15	36
<i>Quantified Objectives are for the 2024-2029 Modoc County Regional Housing Need Allocation Plan assumes approximately 2.8 percent of the total RHNA is allocated to extremely low-income units.</i> <i>Quantified Objectives cover 2024-2029, based on anticipated market-rate housing production (for moderate-and above moderate-income), availability of financial resources to assist in the construction of very low-and low-income housing and the County’s past track record of producing affordable housing.</i>						

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APPENDIX A: MODOC COUNTY PUBLIC PARTICIPATION PROGRAM



Public participation in preparation of the Housing Element is required under the California Government Code (§ 65588(c)). This housing element was developed through the combined efforts of County staff, the County's Planning Commission, the Board of Supervisors and the County's consultant. Public input was received through a variety of methods outlined this appendix.

A kick-off workshop conducted with the Board of Supervisors and Planning Commission on April 24, 2024, and a second with the Planning Commission on December 18, 2024, to review the draft document. Notices were both emailed and sent through the U.S. Postal Service to public agencies. Notices were published in English and Spanish in the Modoc County Record. In addition, organizations that represent the interests of low-income and special needs households or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

To comply with SB 18 and AB 52, the County consulted the Native American Heritage Commission and various Native American Tribes on the County's list. No responses were received from any tribes.

The draft Housing Element was available online and was posted on the County's website for review and comments. During the various workshops and adoption hearings public no comments were received.

In March 2025, consultations were conducted with TEACH and a service provider representing farmworker housing in Newell.

The representative from TEACH identified Housing Choice Vouchers for senior residents and USDA's Single-Family Housing Guaranteed Loan Program as opportunities for housing in the unincorporated county. However, they also noted a lack of contractors to build housing, high construction costs, and difficulties getting property insurance. While the representative noted that ownership housing opportunities are available, interest rates can represent a barrier to financing. The representative noted that the community lacks sufficient subsidized rental housing for lower income households and cited the recent 12 to 16 month waiting list for area subsidized housing. The representative indicated that many landlords have discontinued renting homes because their tenants damage the homes. Many of TEACH's clients have had prior evictions, bad credit, criminal histories or other issues that cause landlords to refuse to rent to them. The County has incorporated this feedback through Program 3.1 in which the County will continue to seek increases to the supply of rental units that receive rental assistance by pursuing funding through the Housing Choice Voucher Program. Additionally, through Program 3.6 the County will proactively reach out to affordable housing developers at least every other year to identify development opportunities and support funding applications by housing providers when applicable.

The representative of farmworker housing identified infrastructure for water and sewer, roadway signage and maintenance, and gas or food services as being opportunities for the future of housing in the community of Newell, where there is a concentration of farmworkers. Lack of services, lack of animal control, and challenges with clearing potential fire fuel in lots and lawns were the top three concerns that were identified during this consultation. The representative identified that there are few rental or ownership housing opportunities in the area and suggested that reducing housing regulations, permitting processes, and prevailing wage requirements for building new homesites may reduce existing constraints. The County has addressed necessary revisions to development regulations through program 11.1 with the hope of facilitating housing development. To address the need for new rental and ownership housing development, the County will use incentives to facilitate the development of special needs housing through programs 3.3 and 3.6. Additionally, through program 4.1 the County will continue to provide support services for Disadvantaged Unincorporated Communities in the form of technical assistance to districts and non-profit organizations in the application for state and federal grants (CDBG, EPA, USDA Rural Development) to expand and improve community infrastructure, including water and sewer systems, flood control and to improve structural fire protection services, which will increase the potential for housing development in the unincorporated county.

During a noticed public hearing, the Planning Commission, on April 23, 2025, recommended to the Board of Supervisors approval of this Housing Element Update. Finally, during a noticed public hearing, the Board of Supervisors, on May 13, 2025, adopted Resolution No. 2025-18 adopting this 2024-29 Housing Element Update .

Details of the public participation process, including notices and public agency information are referenced in the following pages of this **Appendix A**.

The County will actively engage the community in the progress of the housing element implementation on an ongoing basis, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

**MODOC COUNTY
HOUSING ELEMENT UPDATE
PUBLIC MEETING/WORKSHOP NOTICE**

NOTICE IS HEREBY GIVEN that the Modoc Planning Commission will hold a public meeting/workshop on Wednesday, April 24, 2024, at 10:00 a.m., at the Modoc County Modoc County Planning Department, 203 W. 4th St. Alturas CA. The workshop will consider the following:

2024-29 Housing Element Update for Modoc County

Project Description: The County of Modoc is in the process of updating their General Plan Housing Element; a State required policy document describing existing housing conditions, a review of resources available to facilitate new housing construction and a strategy that addresses goals, policies and programs for the County’s housing needs.

The public is invited and encouraged to attend the workshop and provide input regarding community development and housing needs for the next update period (2024-2029). This will be the first workshop on the subject and will focus reviewing the current 2019-24 Housing Element and future housing needs for the next five years to help prepare for the update. The current Housing Element document can be reviewed at:

[https://cms5.revize.com/revize/modoc/Planning/Complete%20HEU%20Modoc%20County%20January%202012,%202021%20Adopted%20Document%20\(1\).pdf](https://cms5.revize.com/revize/modoc/Planning/Complete%20HEU%20Modoc%20County%20January%202012,%202021%20Adopted%20Document%20(1).pdf)

Government Code 65583(c)(7) requires: “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

Written comments can be submitted to the following, prior to the meeting:

Modoc County Planning Department
Jackie Froeming, Associate Planner
Email: jackiefroeming@co.modoc.ca.us
203 W. 4th Street
Alturas, CA 96101
503-233-6406

The County of Modoc does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or disability. The location of the public hearing is fully accessible to mobility-impaired individuals.

In compliance with the Americans with Disabilities Act, Modoc County encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact Jackie Froeming, Administrative Assistant ~~in advance of the~~ public hearing so that we may make every reasonable effort to accommodate you.

POSTED: April 12, 2024

**MODOC COUNTY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY APRIL 23, 2025**

The Modoc County Planning Commission will consider the following items at their regular meeting on Wednesday, April 23, 2025, at 10:00 a.m. at the Modoc County Planning Department, 203 W. 4th Street, Alturas, California. Interested persons are urged to attend.

- 2024-2029 Modoc County Housing Element (7th Cycle) Update: General Plan Amendment GPA 2024-01; a 5-year update to the County's General Plan Housing Element; a policy document describing existing housing conditions, a review of resources available to facilitate new housing construction, an evaluation of fair housing, and a strategy that addresses goals, policies and programs for the County's housing needs as required by State law (Cal. Government Code Section 65580 (et.seq.) mandating that all local governments must adequately plan to meet the existing and proposed housing needs of all economic segments of the community. Upon adoption, the 2024-2029 Housing Element will become part of the Modoc County General Plan. The Planning Commission is expected to adopt a resolution recommending final adoption of the Housing Element to the Modoc County Board of Supervisors. In accordance with the California Environment Quality Act (CEQA) this action to approve the Housing Element has tentatively been determined to be exempt from environmental in accordance with CEQA Guidelines "common sense" exemption, Cal. Code of Regulations, Title 14, Section 15061(b)(3).

People interested in these matters scheduled before the Planning Commission are urged to attend or provide written comments. The Planning Commission will consider all written comments received prior to the posted hearing date. Members of the public may provide public comment during the hearing and may submit written comments on these matters by U.S. Mail or email at:

Planning Director
Modoc County Planning Department
203 W. 4th Street, Alturas, California 96101
jackiefroeming@co.modoc.ca.us

The public may also observe and provide public comments during the hearing by using the Zoom options:

<https://www.google.com/url?q=https%3A%2F%2Fzoom.us%2Fj%2F92207103732%3Fpwd%3DamzvdR0wPYXS6FsahUW9vaO9VvF6fY.1&sa=D&ust=1744478100000000&usq=AOvVaw2734Mct1vebrWh19y2L9SA>

If you challenge the proposed action for which this notice is given in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or raised within written correspondence delivered to the agency conducting the hearing, at, or prior to, the public hearing.

Dated: April 7, 2025
Published: April 10, 2025
Posted: April 9, 2025

Sean Curtis, Planning Director
Modoc County Record
Publish one time: April 10, 2025
Bill: Modoc County Planning Department
203 W. 4th Street, Alturas, California 96101

TO: Area Non-Profit Organizations
Areas Agencies

RE: Re: County of Modoc Housing Element Update 2024-29

In accordance with State Housing Law requirements, the first draft of the Housing Element Update has been released for a minimum 30-day public comment period starting December 5, 2024, and ending January 7, 2025. Comments received during this initial public review period will be considered in the preparation of a preliminary draft document that is then submitted for statutory review by the California Department of Housing and Community Development (HCD).

Please feel welcome to review the Draft Public Review Draft of the 2024-2029 Housing Element Document by clicking on the following link:

<https://www.google.com/url?q=https%3A%2F%2Fzoom.us%2Fj%2F92207103732%3Fpwd%3DamzvdR0wPYXS6FsahUW9vaO9VvF6fY.1&sa=D&ust=1744478100000000&usq=AOvVaw2734Mct1vebrWh19y2L9SA>

Please also note that the Planning Commission, at their next regular meeting of December 18, 2024, will be providing an opportunity for comment on this preliminary draft document. This meeting will be held at 10 am, at the Modoc County Planning Department, 203 W. 4th Street, Alturas, California. All are welcome to attend, learn more, and offer comments.

We would like any comments from you on the draft document by January 7, 2025. Please submit your comments in writing to:

Modoc County Planning Department
Jackie Froeming, Senior Planner
Email: jackiefroeming@co.modoc.ca.us
203 W. 4th Street
Alturas, CA 96101
503-233-6406

Please contact me at (530) 233-6406 should you have any questions.

Sincerely,

Jackie Froeming
Senior Planner



COUNTY OF MODOC
PLANNING DEPARTMENT

203 W. 4th Street
Alturas, California 96101
(530) 233-6406 Office
(530) 233-6420 FAX

Planning Director
Sean Curtis

Senior Planner
Jackie Froeming

December 5, 2024

TO: Area Non-Profit Organizations
Areas Agencies

RE: Re: County of Modoc Housing Element Update 2024-29

In accordance with State Housing Law requirements, the first draft of the Housing Element Update has been released for a minimum 30-day public comment period starting December 6, 2024, and ending January 5, 2025. Comments received during this initial public review period will be considered in the preparation of a preliminary draft document that is then submitted for statutory review by the California Department of Housing and Community Development (HCD).

Please feel welcome to review the Draft Public Review Draft of the 2024-2029 Housing Element Document by clicking on the following link:

[https://cms5.revize.com/revize/modoc/departments/planning/2024 -
2029 preliminary housing element draft.php](https://cms5.revize.com/revize/modoc/departments/planning/2024_-_2029_preliminary_housing_element_draft.php)

Please also note that the Planning Commission, at their next regular meeting on December 18, 2024, will be providing an opportunity for comment on this preliminary draft document. This meeting will be held at 10:00 am, in the Planning Department Conference Room, located at 203 W. 4th Street, Alturas, CA 96101. All are welcome to attend, learn more, and offer comments.

We would like any comments from you on the draft document by January 6, 2025. Please submit your comments in writing to:

Modoc County Planning Department
Jackie Froeming, Senior Planner
Email: jackiefroeming@co.modoc.ca.us
203 W. 4th Street
Alturas, CA 96101
503-233-6406

Please contact me at (530) 640-1057 should you have any questions.

Sincerely,

Jackie Froeming
Senior Planner



Revised 7th Cycle Housing Element Draft

1 message

Jackie Froeming <jackiefroeming@co.modoc.ca.us>

Thu, Mar 27, 2025 at 5:54 AM

To: Jackie Froeming <jackiefroeming@co.modoc.ca.us>

Cc: Sean Curtis <seancurtis@co.modoc.ca.us>, Gary Price <gary@plannerprice.com>, Chester Robertson <chesterrobertson@co.modoc.ca.us>

Bcc: redding-office@linc.net, "Carol Madison - TEACH, Inc (cmadison@teachinc.org)" <cmadison@teachinc.org>, Stacy Sphar <stacysphar@co.modoc.ca.us>, Public Address - Roads <roaddept@co.modoc.ca.us>, Jolene Moxon <jolenemoxon@co.modoc.ca.us>, Public Address - Environmental Health <enviro@co.modoc.ca.us>, Public Address - Building <buildingdept@co.modoc.ca.us>, dbudmark@cityofalturas.us, Modoc County Farm Bureau <modoccfb@gmail.com>, Public Address - Probation <probation@co.modoc.ca.us>, afwdcontact@ncen.org, Harry Hitchings <harryhitchings@co.modoc.ca.us>, first5modoc@gmail.com, tomalley@modoc.k12.ca.us, aevans@svjUSD.org, "smurphy@modoccoe.org" <smurphy@modoccoe.org>, Debbie Pedersen <dpederson@modoctransportation.com>, jennifer@pcateam.com, CA.Info@usda.gov, Public Address - Farm Advisor <farmadvisor@co.modoc.ca.us>

Public Announcement - March 26, 2025

In an effort to address informal comments from California Department of Housing and Community Development (HCD), the County has further revised the latest version of the Draft Housing Element. The revised (March 26, 2025) Draft Housing Element is available for review here:

[Revised Housing Element Draft_03.25.25](#)

Changes made to the document in response to HCD's comments are shown in yellow highlights. Please submit comments on the revised draft Housing Element by April 1, 2025 to the Planning Department at: jackiefroeming@co.modoc.ca.us or by mail to: Planning Department, 203 W 4th Street, Alturas, CA 96101 may also contact the Planning Department by phone at (530) 233-6406 if you have any questions.

Anuncio Público - 26 de marzo de 2025

Para atender los comentarios informales del Departamento de Vivienda y Desarrollo Comunitario de California (HCD), el Condado ha revisado la última versión del Borrador del Elemento de Vivienda. El Borrador del Elemento de Vivienda revisado (26 de marzo de 2025) está disponible para su consulta aquí. AGREGAR ENLACE AQUÍ - EL ENLACE MOSTRará EL BORRADOR DEL ELEMENTO DE VIVIENDA 2024-2029 DEL HCD - que muestra los cambios.

Los cambios realizados al documento en respuesta a los comentarios del HCD se muestran resaltados en amarillo. Envíe sus comentarios sobre el borrador revisado del Elemento de Vivienda antes del 1 de abril de 2025 al Departamento de Planificación a: jackiefroeming@co.modoc.ca.us o por correo a: Departamento de Planificación, 203 W 4th Street, Alturas, CA 96101. También puede comunicarse con el Departamento de Planificación por teléfono al (530) 233-6406 si tiene alguna pregunta.

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication

Sincerely,

Jackie Froeming

Shasta Housing Authority
1450 Court St., Ste 108
Redding CA 96001

TEACH, Inc.
112 E. 2nd Street
Alturas, CA 96101

Modoc County/Migrant Housing
204 South Court Street, STE 100
Alturas, CA 96101

First 5 Modoc
802 N. East St Rm. 103
Alturas, CA 96101

Sage Stage
Regional Bus Service
108 S Main Street
Alturas, CA 96101

Surprise Valley Joint Unified
School District
P O Box 100
Cedarville, CA 96104

Modoc County Office
Of Education
139 Henderson Street
Alturas, CA 96101

Modoc Joint Unified
School District
906 W 4th Street
Alturas, CA 96101

Surprise Valley Chamber of
Commerce
507 Main Street
Cedarville, CA 96104

Tulelake Basin Joint Unified
School District
400 G Street
Tulelake, CA 96134

Alturas Sunrise
Rotary Club
P O Box 1630
Alturas Ca 96101

Modoc County Health Services
441 N Main Street
Alturas, CA 96101

Alturas Chamber of Commerce
600 Main Street
Alturas, CA 96101

CalWorks
County of Modoc
324 South Main Street
Alturas, CA 96010

Modoc County Agric Commission
202 W. 4th Street
Alturas, CA 96101

Modoc County Social Services
120 No. Main Street
Alturas, CA 96010

Modoc County Farm Advisor
Steve Orloff, Director
202 W. 4th Street
Alturas, CA 96101

Newell County Water District
405 5th Street
Tulelake, CA 96134

Modoc County Vet's Services
202 W. 4th Street
Alturas, CA 96101

Modoc Co Transportation Dept
108 So Main Street
Alturas, CA 96101

Modoc LAFCo
P.O. Box 2694
Granite Bay, CA 95746

CO OFFICES:
PUBLIC WORKS
BLDG, ASSESSOR

USDA Rural Development
Urban Planning Department
808 W 12th St.
Alturas, CA 96101

ALTURAS CITY
OFFICES:
BLDG, PLANNING,
DPW, ETC.

Surprise Valley Realty
Real Estate Agency
507 Main St,
Cedarville, CA 96104

April 11, 2024

**Re: County of Modoc Housing Element Update 2024-29
Consultation Pursuant to State Senate Bill 18
Consultation Pursuant to Assembly Bill 52**

The County of Modoc is preparing updates to the General Plans Housing Element to comply with State Housing laws. We are seeking your comments. This request is being made in accordance with California Government Code Sections 65352.3 (SB 18) and California Resources Code 21080.1 (AB 52) which requests tribe government consultation.

The Housing Element (part of the overall General Plan) consists of a policy document that provides an assessment of housing characteristics and needs in the community and establishes programs to improve housing to meet these needs within the County. The current Housing Element document can be downloaded for review and printing at:

[https://cms5.revize.com/revize/modoc/Planning/Complete%20HEU%20Modoc%20County%20January%202012,%202021%20Adopted%20Document%20\(1\).pdf](https://cms5.revize.com/revize/modoc/Planning/Complete%20HEU%20Modoc%20County%20January%202012,%202021%20Adopted%20Document%20(1).pdf)

We would be happy to send you a copy of the document upon request. Also, we plan to send you links to the Website once the draft update to the Housing Elements have been completed for further comment.

Should the County either not receive a request for consultation or not hear back from you by July 11, 2024, we will assume that your tribe government has declined consultation.

Please submit your responses and/or comments in writing to:

Modoc County Planning and Building Services Department
203 West 4th Street
Alturas, CA 96101
Or by e-mail at: jackiefroeming@co.modoc.ca.us

Please contact me at (530) 233-6406 should you have any questions.

Sincerely,

Jackie Froeming
Associate Planner

<u>Tribe</u>	<u>Contact</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Cedarville Rancheria	Melissa Davis, Chairwoman	Alturas	CA	96101
Alturas Rancheria	Phillip Del Rosa, Chairman	Alturas	CA	96101
Fort Bidwell Paiute Indian Reservation	Bernold Pollard, Chairman	Fort Bidwell	CA	96112- 0129
Pit River Tribe	Mickey Gemill, Chairman	Burney	CA	96103- 4128

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APPENDIX B: MODOC COUNTY HOUSING MARKET SUMMARY



Prepared by Price Consulting Services on October 23, 2020

A. BACKGROUND

This study is used for Housing Element document information, analysis, and findings. and consists of a housing market survey for housing ownership housing and vacant residentially zoned land (purchased/sold/currently on the market for sale) and available rental housing within Modoc County (including Alturas). Comprehensive market studies for these housing types were conducted in 2017 as presented in the 2014-19 Housing Element. Rather than conduct a complete re-study of the housing market for this 2018-24 Housing Element, an overview of existing data from the Board of Realtors' Multiple Listing Service and Realtor.com was used to update the previous study (attached to this report is the 2017 Housing Market Surveys conducted for reference).

B. HOUSING TYPES

Based on 2020 estimates from the California Department of Finance, Modoc County has about 5,279 housing units of which over 74% consist of detached single-family houses. Another 18% of the County's housing units consist of mobile homes. Only 215 units (4%) consist of multiple family homes (apartments and duplexes). Consistent with this housing type distribution most homes for sale or for rent consist of single family and mobile homes.

C. HISTORIC TRENDS

Based on California Department of Finance estimates, which are based on United State Census counts, the County's population declined by 357 from 9,686 to 9,329, yet experienced an increase of 187 housing units. This decline in population and increase in the housing stock has had an apparent impact on the County's housing market with declining housing values, but the demand for rental units continue with a very low occupancy rate.

D. HOUSING OWNERSHIP MARKET SUMMARY

Background: Price Consulting Services reviewed the Board of Realtor Multiple Listing Service for properties sold over the last five years (from October 30, 2015 to October 20, 2020) and reviewed current listing using Realtor.com.

Historic Home Sales Information: About 230 homes were sold through conventional realtor transactions in Modoc County over the last five years. Approximately 117 of these homes sold for less than \$100,000, most of which were located within Alturas. Median conducted a survey of

ownership housing in Alturas and in the Modoc County areas in June 2017, using MLS and talking with several realtors in the area. The housing market survey conducted in 2017 for the 2014-19 Housing Element indicated there were only 60 MLS listings in Modoc County. The increased supply on homes on the market for sale and declining population may have had an effect on the median sales price dropping in the County from \$230,000 in 2017 to about \$160,000 in 2020.

Current Market Information: Based on Realtor.com, the current median home listing price for 2020 is \$152,300 for about \$111 per square foot. There were about 85 houses listed for sale starting at \$40,000 to over \$500,000. The majority (about 60%) of the units on the market were located in Alturas for an average listing price of approximately \$130,000. Twelve of the units were mobile home/manufactured homes ranging in listing price from \$40,000 to \$182,000. There were only three listings referenced as multiple family houses, consisting duplex units or single family with a secondary unit ranging in price of between \$125,000 and \$280,000. The remaining consisted of conventional stick-built homes ranging in listing price from \$59,000 to over \$500,000 with about 70% listed for less than \$160,000 (primarily in Alturas). As noted in Realtor.com, the housing market in Modoc County has been trending down -6.3% year-over-year.

Alturas Versus Unincorporated Modoc County: Based on the more complete market study conducted in the 2014-19 Housing Element (in 2017), housing prices are about 50% higher than those within Alturas. Applying this to the current market, average price of a home in Alturas is \$160,000 whereas an average priced home in unincorporated areas of Modoc are about \$240,000.

Affordability: Based on State of California Affordability Limits for 2019,

Conclusions: Home sales in Modoc County have been trending down since 2017 by about 6.3% annually. Since there is an excess supply of homes listed on the market comparatively with demand, actual sales prices are expected to be much less than the listed prices noted in the current housing market information discussion. The average sales price of a home in Modoc County (including Alturas) is estimated to be about \$180,000, and for the unincorporated areas of Modoc County to be about \$210,000. With population reductions in the County, followed by reduced demand for housing, and with an increase in housing units for sale, the overall cost of ownership housing has declined. As referenced in the rental unit study, there may be a stronger demand for rental units, so there may be some opportunities to convert some of these homes for sale to rental units.

E. VACANT LAND MARKET SUMMARY

Historic and Current Market for Vacant Residential Land: Based on the Board of Realtor Multiple Housing Listings for properties sold over the last five years (from October 30, 2015 to October 20, 2020), approximately 12 vacant, residentially zoned properties (less than three acres), sold at an average price of about \$12,000 an acre. Smaller vacant sites that could accommodate immediate housing construction, generally one acre or less, sold for between \$6,000 and \$10,000. Based on the Board of Realtor Multiple Listings Service there were ten vacant parcels on the market of three

acres or less that could accommodate immediate residential development ranging from \$5,000 and \$12,000.

Conclusions: Based on current housing market sales, which shows an excess supply of housing to demand, and considering the higher costs of construction, most land sales will be limited to custom home sales or for mobile home installations. Actual sales price of a vacant parcel of land for this type of development (approximately 0.5 acre lots) would be about \$5,000.

F. HOUSING RENTAL MARKET SUMMARY

Background: The majority of residential rentals in Modoc County are located within Alturas. These consisted of a variety of single-family (both stick build and manufactured), duplex, apartments and a couple of mobile homes. The rental market in Modoc County, outside of Alturas was limited to 16 single family homes with a few apartment units located in Cedarville. As presented in the attached 2017 rental market survey, there were over 900 occupied rental units managed by a rental agency.

Based on California Department of Finance estimates for 2020 over 27% of the total housing units in the County are vacant, but only 10% were available for sale or rent. About 1.8% were available for rent. This tight rental market is reflected in the limited availability of rental units currently. Based on HomeFinder.com, many available rental units were located both in Alturas and other areas of the County, such as in Adin and Cedarville. Units range in price from \$850 to over \$1,500 per month, but all of these consist of single family or mobile homes. Rental rates have not significantly changed since 2017.

Alturas Units Availability and Affordability: Nine units were listed for rent on HomeFinder.com (October 20, 2020) located outside Alturas. Seven of these units were listed as renting for between \$600 and \$1,050 (within the threshold for lower-income families based on 2019 State Income Limits for Modoc County. (October 20, 2020) located in Alturas. Seven of these units were listed as renting for between \$800 and \$1,050 (within the threshold for lower-income families based on 2019 State Income Limits for Modoc County).

Modoc Unincorporated County Units Availability and Affordability: Nine units were listed for rent on HomeFinder.com (October 20, 2020) located outside Alturas. Only three of these units were listed as renting for between \$734 and \$1,050 (within the threshold for lower-income families based on 2019 State Income Limits for Modoc County).

Conclusions: There continues to be a short supply of rental single-family and mobile homes, but few are available for a new family to rent coming into Modoc County. Many of rental units available are listed as rent to own. There appears to be a much greater market demand for rental units, and particularly for rental units available for lower-income families. Related to the overall housing market, with reductions in population in the County, more folks seem to be moving away and selling their homes. There also appears to be a lack of investment interest in creating more

rental units when there is an excess supply of single-family units for sale that could be converted to rental units. This would be an opportunity to develop programs to encourage conversion of ownership housing to rental housing in the County.

G. MODOC COUNTY AND CITY OF ALTURAS – OWNERSHIP HOUSING MARKET SUMMARY

Prepared by Price Consulting Services on June 26, 2017

BACKGROUND

Price Consulting Services conducted a survey of ownership housing in Alturas and in the Modoc County areas in June 2017, using MLS and talking with several realtors in the area. Stevenson Realty provided a complete listing of MLS on their website from which to develop this analysis.

OWNERSHIP HOUSING MARKET SUMMARY

There were 60 listings of houses for sale in Modoc County including Alturas). These consisted of a variety of single-family (both stick build and manufactured) houses. No multiple family housing, such as duplex, apartments were found to consist of ownership occupied housing.

Alturas – As noted in the summary tables below, the average cost of a house is \$134,957, ranging from \$44,000 to \$215,009. Over 30 houses were available for sale in 2017 (see Table AB-1).

Modoc County – The average cost of a house in Modoc County is \$323,901, ranging from \$69,000 to over \$900,000 (See Table AB-2).

Modoc and Alturas Combined – Combined housing market indicates that the average cost of a house in the Modoc County region is \$230,839 (see Table AB-3).

Table AB-1. Alturas Housing Market Information (Multiple Listings)									
Houses for Sale	Bed	Bath	Size	Acres	Year Built	Location	Location	Location	
1	\$133,500.00	3	2	1,700	0.16	1983	Alturas, CA	Broadmoor Park	Alturas
2	\$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
3	\$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
4	\$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es.	Alturas
5	\$110,000.00	2	1	988	0.15	1970	Alturas, CA	CCA-Council Crest Addition	Alturas
6	\$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
7	\$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lake	Alturas
8	\$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas

Table AB-1. Alturas Housing Market Information (Multiple Listings)									
Houses for Sale		Bed	Bath	Size	Acres	Year Built	Location	Location	Location
9	\$99,000.00	3	1	912	0.19	1954	Alturas, CA	CC-Council Crest	Alturas
10	\$126,950.00	3	2	1,436	0.96	1980	Alturas, CA	CPH3-California Pines Hill	Alturas
11	\$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
12	\$215,999.00	2	2	1,450	6.01	2005	Alturas, CA	CPS-Cedar Pass Summerland	Alturas
13	\$119,000.00	3	2	1,300	0.15	1930	Alturas, CA	CC-Council Crest	Alturas
14	\$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
15	\$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
16	\$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
17	\$149,500.00	2	2	1,664	10.39	1978	Alturas, CA	None	Alturas
18	\$78,500.00	3	1	1,118	0.27	1910	Alturas, CA	Eastern Addition	Alturas
19	\$149,900.00	3	2	1,248	0.15	1964	Alturas, CA	CCA-Council Crest Addition	Alturas
20	\$120,000.00	3	1	1,536	1.31	1974	Alturas, CA	CPH3-California Pines Hill	Alturas
21	\$165,000.00	3	2	2,053	0.26	1947	Alturas, CA	CORN-Cornish Addition	Alturas
22	\$994,950.00	4	3	3,286	280.45	1976	Alturas, CA	None	Alturas
23	\$37,900.00	3	1	1,052	0.45	1948	Alturas, CA	None	Alturas
24	\$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
25	\$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
26	\$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es.	Alturas
27	\$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lake	Alturas
28	\$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
29	\$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
30	\$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
31	\$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
32	\$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
33	\$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
	\$4,453,599.00	Total							
	\$134,957.55	Average							

Table AB-2. Modoc County Housing Market Information (Multiple Listings)									
Houses for Sale		Bed	Bath	Size	Acres	Year Built	Location	Location	Location
1	\$86,000	3	1	1,552	0.26	1940	Bieber, CA	None	Bieber
2	\$209,000	2	2	1,261	1.5	1950	Cedarville, CA	None	Cedarville
3	\$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
4	\$499,500	3	2	1,680	52.85	1980	Cedarville, CA	None	Cedarville
5	\$232,500	3	2	1,200	20	1983	Cedarville, CA	None	Cedarville
6	\$99,750	3	2	2,176	0.45	1950	Cedarville, CA	OT-Original Town	Cedarville
7	\$75,000	1	1.75	730	0.8	1976	Cedarville, CA	None	Cedarville
8	\$295,000	4	2	1,768	62.81	2006	Cedarville, CA	XXX-Other	Cedarville
9	\$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
10	\$170,000	2	1.5	1,312	0.33	1980	Cedarville, CA	None	Cedarville
11	\$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
12	\$119,000	3	2	1,200	0.25	1985	Cedarville, CA	None	Cedarville
13	\$199,500	3	2.5	2,196	4.28	1976	Cedarville, CA	None	Cedarville
14	\$69,000	2	1	1,300	0.46	1929	Cedarville, CA	None	Cedarville
15	\$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
16	\$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
17	\$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
18	\$249,900	2	2	1,050	73.4	1977	Davis Creek, CA	None	Davis Creek
19	\$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
20	\$140,000	2	2	1,475	11.66	1982	Davis Creek, CA	None	Davis Creek
21	\$330,000	3	2	2,283	20	2006	Davis Creek, CA	XXX-Other	Davis Creek
22	\$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
23	\$259,000	3	2.75	2,171	1.16	1973	Eagleville, CA	None	Eagleville
24	\$120,000	2	1	838	3	1930	Eagleville, CA	None	Eagleville
25	\$199,000	5	4	3,485	1.5	1937	Fort Bidwell, CA	XXX-Other	Fort Bidwell
26	\$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake C
27	\$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake City
28	\$350,000	4	1.5	2,000	119	1947	Lake City, CA	XXX-Other	Lake City
29	\$167,500	5	1.5	1,668	6.43	1960	Lake City, CA	None	Lake City
30	\$114,000	3	1.5	1,368	0.12	1963	Likely, CA	None	Likely

Table AB-2. Modoc County Housing Market Information (Multiple Listings)									
Houses for Sale		Bed	Bath	Size	Acres	Year Built	Location	Location	Location
31	\$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
32	\$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
33	\$125,000	3	2	1,512	1.2	2007	New Pine Creek, CA	Goose Lake Estates	New Pine Creek
34	\$60,000	2	1	768	1.3	1970	Tulelake, CA	None	Tulelake
	\$11,012,650	Total							
	\$323,901.47	Average							

Table AB-3. Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)									
Houses for Sale		Bed	Bath	Size	Acres	Year Built	Location	Location	Location
1	\$133,500.00	3	2	1,700	0.16	1983	Alturas, CA	Broadmoor Park	Alturas
2	\$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
3	\$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
4	\$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es	Alturas
5	\$110,000.00	2	1	988	0.15	1970	Alturas, CA	CCA-Council Crest Addition	Alturas
6	\$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
7	\$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lak	Alturas
8	\$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
9	\$99,000.00	3	1	912	0.19	1954	Alturas, CA	CC-Council Crest	Alturas
10	\$126,950.00	3	2	1,436	0.96	1980	Alturas, CA	CPH3-California Pines Hill	Alturas
11	\$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
12	\$215,999.00	2	2	1,450	6.01	2005	Alturas, CA	CPS-Cedar Pass Summerland	Alturas
13	\$119,000.00	3	2	1,300	0.15	1930	Alturas, CA	CC-Council Crest	Alturas
14	\$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas

Table AB-3. Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)

Houses for Sale		Bed	Bath	Size	Acres	Year Built	Location	Location	Location
15	\$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
16	\$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
17	\$149,500.00	2	2	1,664	10.39	1978	Alturas, CA	None	Alturas
18	\$78,500.00	3	1	1,118	0.27	1910	Alturas, CA	Eastern Addition	Alturas
19	\$149,900.00	3	2	1,248	0.15	1964	Alturas, CA	CCA-Council Crest Addition	Alturas
20	\$120,000.00	3	1	1,536	1.31	1974	Alturas, CA	CPH3-California Pines Hill	Alturas
21	\$165,000.00	3	2	2,053	0.26	1947	Alturas, CA	CORN-Cornish Addition	Alturas
22	\$994,950.00	4	3	3,286	280.45	1976	Alturas, CA	None	Alturas
23	\$37,900.00	3	1	1,052	0.45	1948	Alturas, CA	None	Alturas
24	\$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
25	\$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
26	\$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es	Alturas
27	\$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lak	Alturas
28	\$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
29	\$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
30	\$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
31	\$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
32	\$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
33	\$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
34	\$86,000	3	1	1,552	0.26	1940	Bieber, CA	None	Bieber
35	\$209,000	2	2	1,261	1.5	1950	Cedarville, CA	None	Cedarville
36	\$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
37	\$499,500	3	2	1,680	52.85	1980	Cedarville, CA	None	Cedarville
38	\$232,500	3	2	1,200	20	1983	Cedarville, CA	None	Cedarville

Table AB-3. Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)

Houses for Sale		Bed	Bath	Size	Acres	Year Built	Location	Location	Location
39	\$99,750	3	2	2,176	0.45	1950	Cedarville, CA	OT-Original Town	Cedarville
40	\$75,000	1	1.75	730	0.8	1976	Cedarville, CA	None	Cedarville
41	\$295,000	4	2	1,768	62.81	2006	Cedarville, CA	XXX-Other	Cedarville
42	\$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
43	\$170,000	2	1.5	1,312	0.33	1980	Cedarville, CA	None	Cedarville
44	\$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
45	\$119,000	3	2	1,200	0.25	1985	Cedarville, CA	None	Cedarville
46	\$199,500	3	2.5	2,196	4.28	1976	Cedarville, CA	None	Cedarville
47	\$69,000	2	1	1,300	0.46	1929	Cedarville, CA	None	Cedarville
48	\$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
49	\$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
50	\$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
51	\$249,900	2	2	1,050	73.4	1977	Davis Creek, CA	None	Davis Creek
52	\$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
53	\$140,000	2	2	1,475	11.66	1982	Davis Creek, CA	None	Davis Creek
54	\$330,000	3	2	2,283	20	2006	Davis Creek, CA	XXX-Other	Davis Creek
55	\$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
56	\$259,000	3	2.75	2,171	1.16	1973	Eagleville, CA	None	Eagleville
57	\$120,000	2	1	838	3	1930	Eagleville, CA	None	Eagleville
58	\$199,000	5	4	3,485	1.5	1937	Fort Bidwell, CA	XXX-Other	Fort Bidwell
59	\$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake C
60	\$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake City
61	\$350,000	4	1.5	2,000	119	1947	Lake City, CA	XXX-Other	Lake City
62	\$167,500	5	1.5	1,668	6.43	1960	Lake City, CA	None	Lake City
63	\$114,000	3	1.5	1,368	0.12	1963	Likely, CA	None	Likely
64	\$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
65	\$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
66	\$125,000	3	2	1,512	1.2	2007	New Pine Creek, CA	Goose Lake Estates	New Pine Creek
67	\$60,000	2	1	768	1.3	1970	Tulelake, CA	None	Tulelake
	\$15,466,249.00	Total							
	\$230,839.54	Average							

H. MODOC COUNTY AND CITY OF ALTURAS – HOUSING RENTAL MARKET SUMMARY

Prepared by Price Consulting Services on June 26, 2017

BACKGROUND

Price Consulting Services conducted a survey of rental housing in Alturas and in the Modoc County areas between March and May 2017. This consisted of phone calls to several realtors in the area and obtaining information from Stevenson Realty in Alturas, who is the largest property management company in Modoc County. The only other company that appeared to provide rental management services was Warner Mountain, in Cedarville, who did not respond to inquiries. However, Warner Mountain appeared to have a very limited inventory of rental units. Stevenson Realty went out of its way to provide important data to support the findings of this study.

HOUSING RENTAL MARKET SUMMARY

The majority of residential rentals in Modoc County are located within Alturas. These consisted of a variety of single-family (both stick build and manufactured), duplex, apartments and a couple of mobile homes. The rental market in Modoc County, outside of Alturas was limited to single family homes with a few apartment units located in Cedarville. Refer to Attachment A for a complete listing of rental housing in the Modoc County/Alturas region. Based on the survey, over 80% of the housing rentals were potentially available to lower income families (those making less than \$37,700 annually).

Alturas – As noted in Table AB-1, the majority of available rental housing consists of single family with some limited apartments and a couple of mobile homes. Considering the State Income Limits for Modoc County, over 60% of available rental housing units in the survey were determined to be Affordable to extremely low-income families; those making less than \$16,020 annually for an average household size of two. All units located within Alturas were affordable to less than moderate income families.

Modoc County – Due to limited available water and sewer infrastructure within this rural County, there were only 6 apartment units identified in Modoc County (outside of Alturas), located in Cedarville. Only two single family houses were identified for available rent outside of Alturas. No mobile homes were found available for rent outside of Alturas. The apartments were affordable to Low Income families.

Table AB-4. City of Alturas			
Rental Housing Characteristic	Number of Units	Average Monthly Rent	Qualifying Income (33% of Income)
Mobile Homes	2	\$287	\$10,332
Multiple-Family Apartments (including duplexes)	6	\$342	\$12,312

Table AB-4. City of Alturas			
Rental Housing Characteristic	Number of Units	Average Monthly Rent	Qualifying Income (33% of Income)
Single-Family Homes	3	\$603	\$21,708
Total	39	N/A	N/A
<i>Assumption(s): Qualifying Income consists of 33% of annual household income to pay rent.</i>			

Table AB-5. Modoc County (excluding Alturas)			
Rental Housing Characteristic	Number of Units	Average Monthly Rent	Qualifying Income (33% of Income)
Mobile Homes	None	N/A	N/A
Multiple-Family Apartments (including duplexes)	6 (Cedarville only)	\$508	\$18,288
Single-Family Homes	2	\$1,12	\$40,032
Total	8	N/A	N/A
<i>Assumption(s): Qualifying Income consists of 33% of annual household income to pay rent.</i>			

Table AB-6. Modoc County (including Alturas)			
Rental Housing Characteristic	Number of Units	Average Monthly Rent	Qualifying Income (33% of Income)
Mobile Homes	2	N/A	N/A
Multiple-Family Apartments (including duplexes)	12	\$307	\$14,292
Single-Family Homes	33	\$634	\$22,824
Total	47	N/A	N/A
<i>Assumption(s): Qualifying Income consists of 33% of annual household income to pay rent.</i>			

I. MODOC COUNTY AND CITY OF ALTURAS – RENTAL MARKET SUMMARY

Table AB-7. Rental Units in Modoc County, 2017						
	Dwelling Unit Type	Address	Location	Monthly Rent	Bedroom - Bath	Income Category*
Mobile Home						
1	Mobile Home	605 S Main Alturas**	Alturas	\$375.00	1-1	Extremely Low-
2	Mobile Home	601 S Main Alturas**	Alturas	\$200.00	2-1	Extremely Low-
	Total			\$575.00		
	Average			\$287.50		Extremely Low-

Table AB-7. Rental Units in Modoc County, 2017

	Dwelling Unit Type	Address	Location	Monthly Rent	Bedroom - Bath	Income Category*
Apartment						
1		Near Library*	Alturas	\$250.00	1-1	Extremely Low-
2		Near Library*	Alturas	\$300.00	2-1	Extremely Low-
3		Near Library*	Alturas	\$250.00	1-1	Extremely Low-
4		Near Library*	Alturas	\$400.00	2-1	Extremely Low-
5	Bonner #1	155 E Townsend Cedarville**	County	\$300.00	1-1	Extremely Low-
6	Bonner #2	155 E Townsend Cedarville**	County	\$650.00	2-2	Very Low-
7	Bonner #3	155 E Townsend Cedarville**	County	\$500.00	3-1	Very Low-
8	Bonner #4	155 E Townsend Cedarville**	County	\$525.00	2-1	Very Low-
	Total			\$1,975.00		
	Average			\$493.75		
Duplex						
1	Water	108 Water St Alturas**	Alturas	\$500.00	2-1	Very Low-
2	Water	110 Water St Alturas**	Alturas	\$650.00	2-1	Very Low
3	Chase	520 Bonner St Cedarville**	County	\$525.00	2-1	Very Low-
4	Chase	540 Bonner St Cedarville**	County	\$550.00	2-1	Very Low-
	Total			\$2,225.00		
	Average			\$556.25		
Single-Family (includes MFG)						
1		202 N. Caldwell St, Alturas*	Alturas	\$500.00	2-1	Very Low-
2		Surprise Valley*	County	\$1,600.00	2-2	Above Moderate-
3		310 East McDowell St, Alturas*	Alturas	\$500.00	1-1	Very Low-
4		310 East McDowell St, Alturas*	Alturas	\$600.00	2-1	Very Low-
5		325 W B St. Alturas**	Alturas	\$300.00	1-1	Extremely Low-
6		103 Henderson St Alturas**	Alturas	\$625.00	2-1	Very Low-
7		1204 W 8th St Alturas**	Alturas	\$625.00	2-1	Very Low-
8		107 W McDowell Alturas	Alturas	\$525.00	2-1	Very Low-

Table AB-7. Rental Units in Modoc County, 2017

	Dwelling Unit Type	Address	Location	Monthly Rent	Bedroom - Bath	Income Category*
9		104 W McDowell Alturas**	Alturas	\$700.00	2-1	Low-
10		16 Orteta Alturas	Alturas	\$625.00	2-1	Very Low-
11		509 S Main St. Alturas**	Alturas	\$475.00	2-1	Very Low-
12		517 S Main St Alturas**	Alturas	\$475.00	2-1	Very Low-
13		19 Hickock Alturas	Alturas	\$500.00	2-1	Very Low-
14		208 E 14th Alturas**	Alturas	\$525.00	2-1	Very Low-
15		227 W 2nd St Alturas**	Alturas	\$625.00	2-1	Very Low-
16		303 Washington Cedarville**	County	\$625.00	2-1	Very Low-
17		306 Riverside Alturas**	Alturas	\$575.00	2-1	Very Low-
18	MFG	314 Co Rd 246 (Chucker) Alturas**	Alturas	\$625.00	2-1	Very Low-
19		321 Co Rd 249 (Cougar) Alturas	Alturas	\$525.00	2-1	Very Low-
20		501 W 4th St Alturas**	Alturas	\$500.00	2-1	Very Low-
21		512 Short St Alturas**	Alturas	\$250.00	2-1	Extremely Low-
22		640 B Bobcat Alturas**	Alturas	\$900.00	2-1	Low-
23	MFG	2654 Pheasant Alturas**	Alturas	\$625.00	3-2	Very Low-
24		270 S Hunter Alturas**	Alturas	\$775.00	3-2	Low-
25	MFG	34800 Hwy 299 Alturas**	Alturas	\$800.00	3-2	Low-
26		400 E 6th St Alturas**	Alturas	\$850.00	3-2	Low
27	MFG	409 Archer Alturas**	Alturas	\$566.00	3-2	Very Low-
28		526 N Palo Alto Alturas**	Alturas	\$625.00	3-2	Very Low-
29	MFG	609 N/E C St. Alturas**	Alturas	\$700.00	3-2	Low-
30		653 Co Rd 261 Alturas**	Alturas	\$675.00	3-2	Very Low-
31		812 Park St Alturas**	Alturas	\$650.00	3-1	Very Low-
32		905 S W 3rd St Alturas**	Alturas	\$650.00	3-1	Very Low-
33		913 E B St Alturas**	Alturas	\$800.00	3-1	Low-
	Total			\$20,916.00		
	Average			\$633.82		Very Low-

* The Modoc County Record Newspaper, Rentals Offered

Table AB-7. Rental Units in Modoc County, 2017

	Dwelling Unit Type	Address	Location	Monthly Rent	Bedroom - Bath	Income Category*
** United Country Stevenson Realty Rentals <u>Income Criteria:</u> ¹ 10 (20.1%) units Affordable to Extremely Low-Income Families (Average Household Size 2) ² Modoc County State Income Limits 2016 ³ 30 (62.5%) units Affordable to Very Low-Income Families (same as above-criteria) ⁴ 7 (14.6%) units Affordable to Low-Income Families (same as above-criteria) ⁵ 1 (2.1%) unit Affordable to Above Moderate-Income Families						

APPENDIX C: MODOC COUNTY – EMERGENCY SHELTERS LAND AND CAPACITY ANALYSIS



Emergency shelters consist of housing for homeless persons that is limited to occupancy of 6 months or less. In accordance with SB 2 and Modoc County’s 2019-2024 Housing Element needs to demonstrate that it can provide sufficient areas to accommodate for emergency housing. As part of this process, the Zoning Code was amended to incorporate new provisions to allow emergency housing within properties Zoned Urban Agricultural and Unclassified where this use can be located near community services (see Figure AC-1). These available properties are referenced in Table AC-1.

The two areas within the unincorporated portions of Modoc County that are close to urban services, such as medical services, public transportation and jobs, where emergency shelters would be appropriately located, are in Daphnedale (next to Alturas) and Cedarville. Refer to Figures AC-1 and AC-2 for map reference to these areas.

Many other communities within Modoc County could eventually be expanded to provide medical services and public transportation that might be appropriate for emergency shelters. These areas are identified in Figure AD-3.

Table AC-1. List of Parcels Zoned U and AG – Emergency Shelters Allowed By Right

Cedarville GA Emergency Parcels	Cedarville U Emergency Parcels	Daphnedale GA Emergency Parcels
APN	APN	APN
02703037	02701005	02203001
02703038	02701006	02203051
02703039	02702003	02206001
02703040	02702004	02207002
02703041	02702005	02208001
02729002	02703011	02208102
02730002	02704001	
02731002	02708005	
02733005	02708007	
02733006	02712014	
02733007	02722001	
02733008	02724002	
02733009	02724003	
03326014	02725001	
03326015	02725002	
03329021	02726001	
03330022	02727001	
03330023	02728001	
027330RW	02729001	
027330RW	02730001	
	02731001	
	02732002	
	03326008	
	03326012	
	03327003	
	03327007	
	03327016	
	03327017	
	03328010	
	03328011	
	03329017	
	03329018	
	03329019	
	03329021	
	03329022	
	03330009	
	03330016	
	03330026	
	03330030	
	033270RW	

**Figure AC-1. Parcels Zoned U and AG in Daphnedale –
Emergency Shelters Allowed by Right**

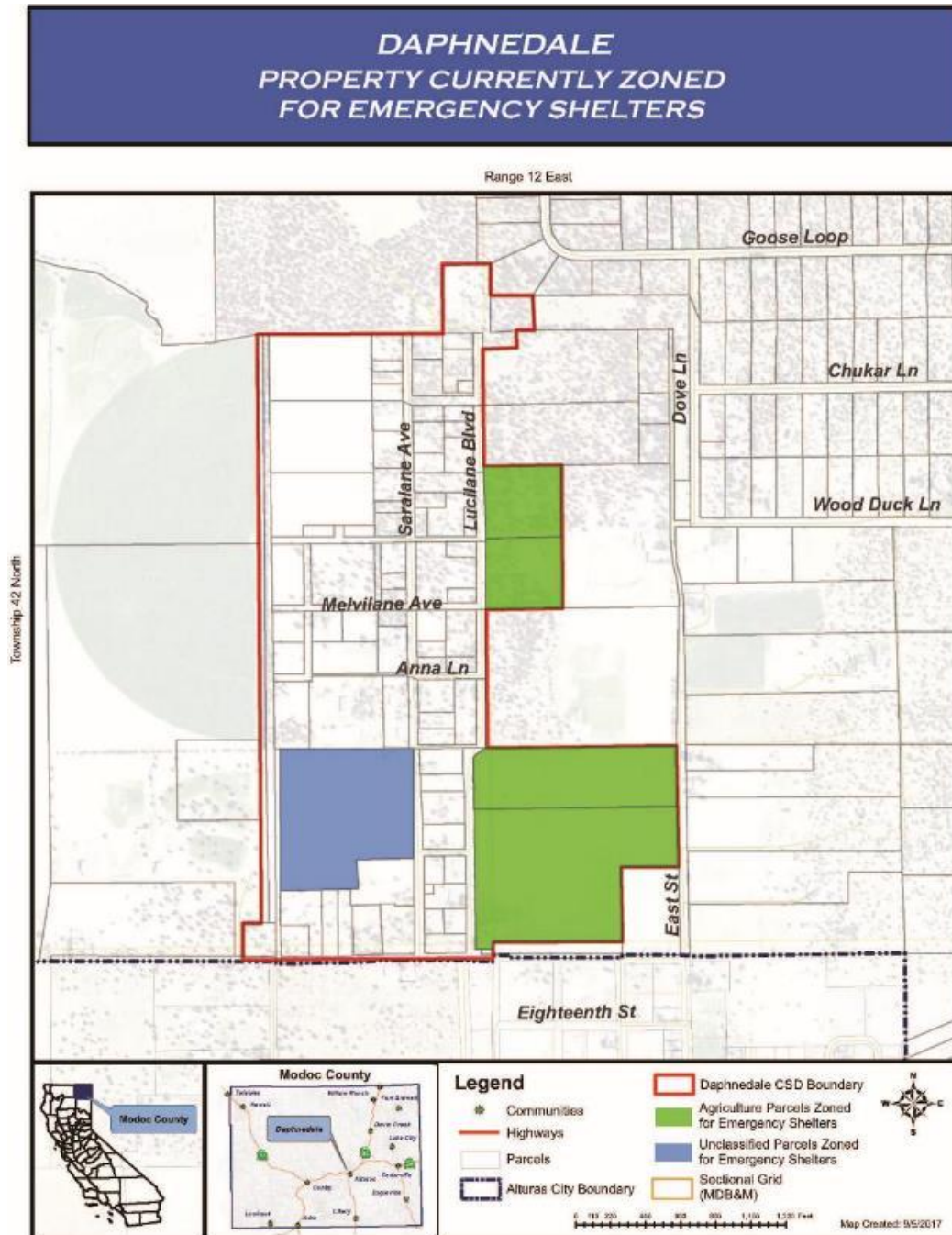


**Figure AC-2. Parcels Zoned U and AG in Cedarville –
Emergency Shelters Allowed by Right**

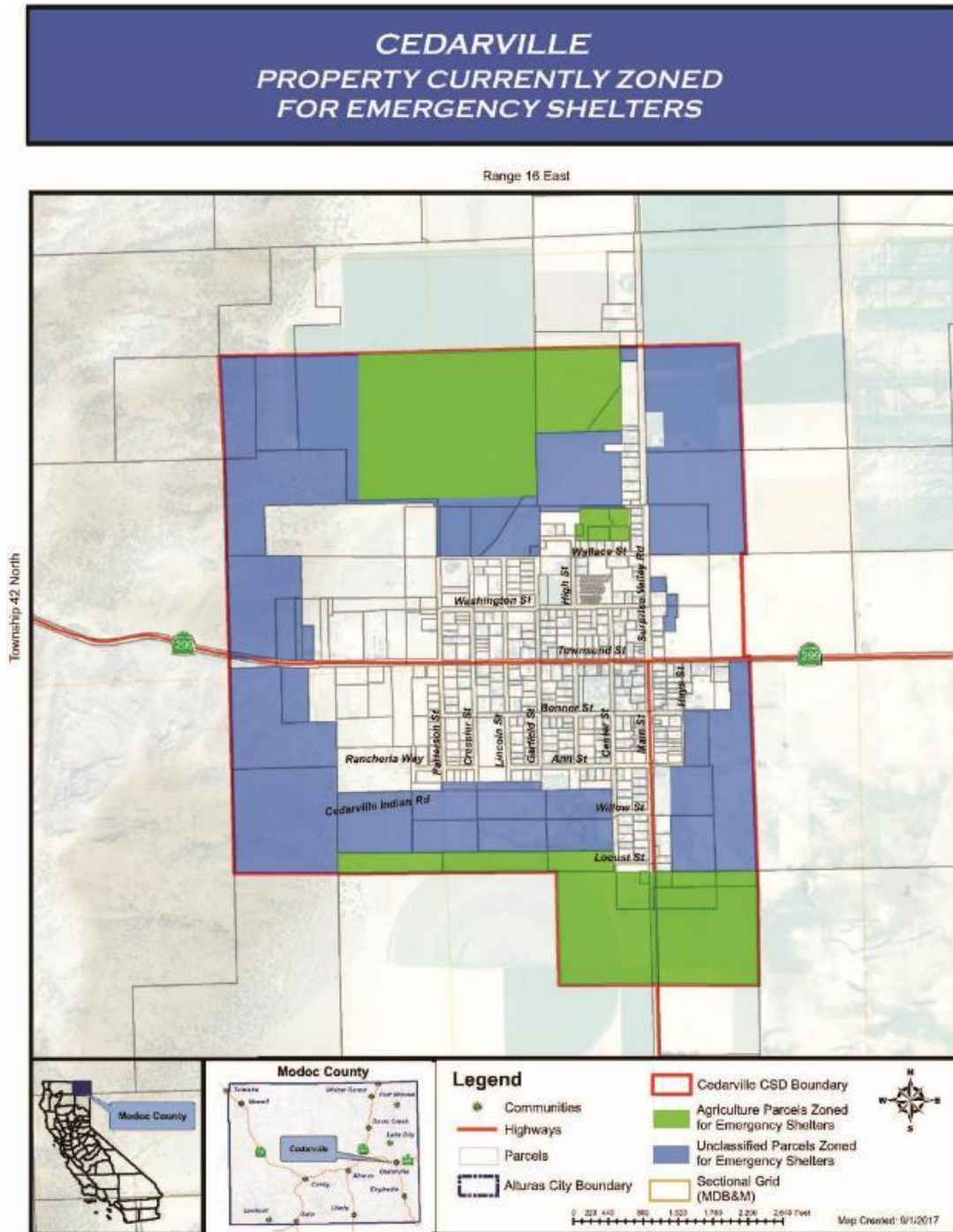
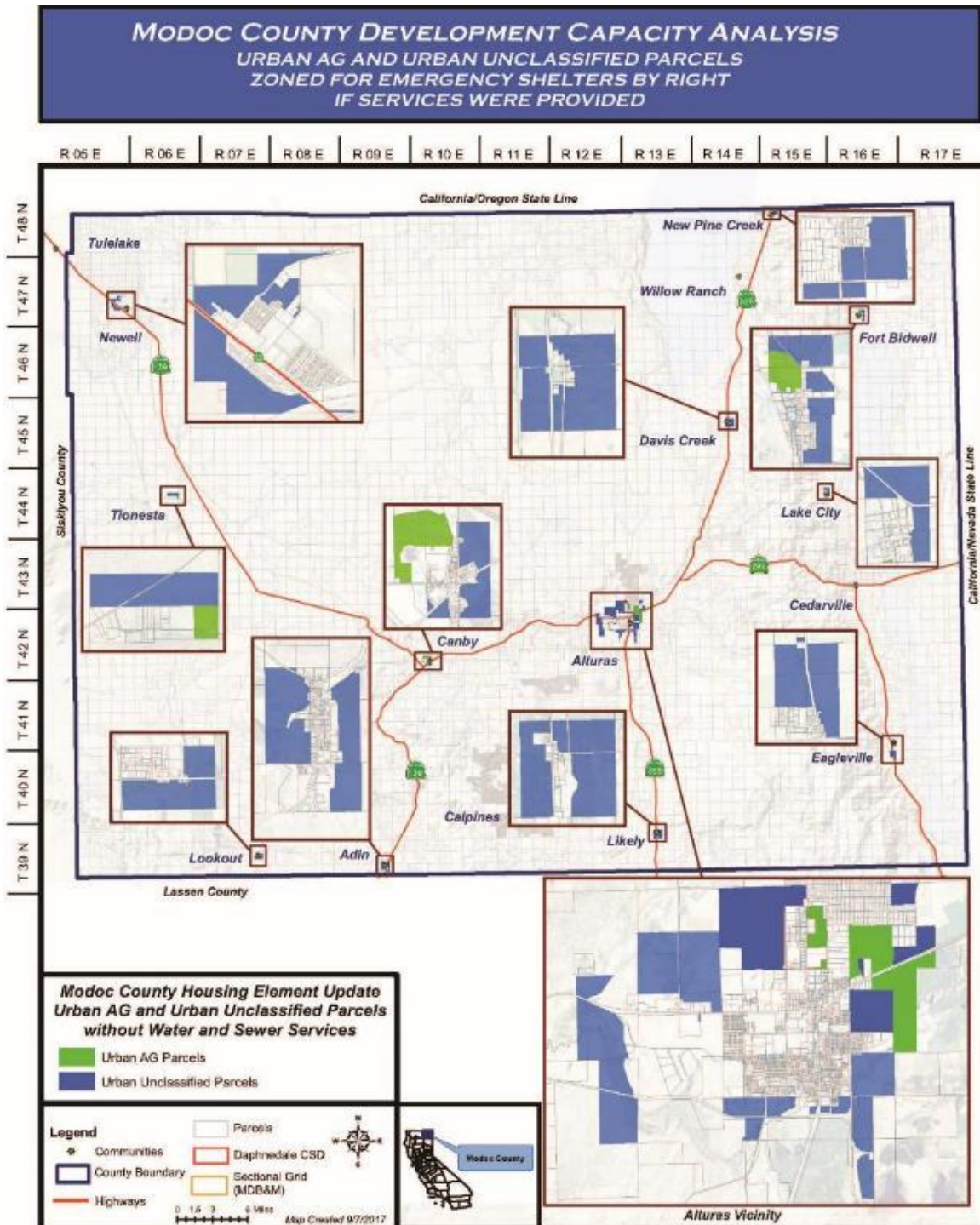


**Figure AC-3. Parcels Zoned U and AG in Modoc County that Could Allow –
Emergency Shelters by Right if Services Were Provided**



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