

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

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March 14, 2025

David Maistros, City Manager
City of Avalon
410 Avalon Canyon Road
Avalon, CA 90704

**RE: City of Avalon 6th Cycle Housing Element Update Rezone Requirements –
Letter of Inquiry**

Dear David Maistros:

The purpose of this letter is to inquire about the status of the City of Avalon's (City) 6th Cycle Housing Element implementation program related to sites to accommodate the Regional Housing Needs Allocation (RHNA) pursuant to Government Code section 65585, subdivision (i). The California Department of Housing and Community Development (HCD) sent the City a letter on October 12, 2022, finding the City's housing element in substantial compliance with Housing Element Law.¹ This was based on, among other reasons, the City's commitment to complete Program 15 (Adequate Sites for Lower Income Households on Nonvacant and Vacant Sites Previously Identified) to allow by-right processing of sites identified in previous housing elements pursuant to Government Code section 65583.2, subdivision (c).

Rezoning Requirements

Pursuant to Government Code section 65583.4, subdivision (a), all rezoning actions must be completed three years and 120 days from the statutory deadline (October 15, 2021) if the local government adopted a sixth cycle housing element and HCD found the adopted element to be in substantial compliance within one year of the statutory deadline.

Consequences of Failure to Implement Program 15

Government Code section 65585, subdivision (i), grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or Housing Element Law. This includes failure to implement program actions included in the housing element. Failure to implement rezone actions in Program 15 by the statutory deadline means the City's housing element will no longer

¹ Gov. Code, § 65580 et seq.

substantially comply with Housing Element Law, and HCD may revoke its finding of substantial compliance.

Various consequences may apply if the City does not have a housing element in compliance with Housing Element Law, including ineligibility or delay in receiving certain state funds, referral to the California Office of the Attorney General, court-imposed financial penalties, the loss of local land use authority to a court-appointed agent, and the application of the “builder’s remedy.”²

Conclusion

Housing elements are essential to developing a blueprint for growth and are a vital tool to address California’s prolonged housing crisis. Accordingly, state law has established clear disincentives for local jurisdictions that fail to comply with Housing Element Law.

To ensure the City continues to meet the 6th cycle update requirements for a substantially compliant housing element, HCD requests that the City provide an update on the status and timeline of implementation of Program 15 by April 14, 2025, and submit any adopted rezones and accompanying resolutions to HCD for review.

HCD will consider any written response before taking further action authorized by Government Code section 65585, subdivision (i), including issuance of a Corrective Action Letter and revocation of HCD’s finding of housing element compliance.

HCD looks forward to receiving your written response to this inquiry. If you have any questions or would like to discuss the content of this letter, please contact Reid Miller, Housing Policy Specialist, at reid.miller@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Melinda Coy", with a long horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief

² Gov. Code, §§ 65585, subds. (j), (l)(1), (i); 65589.5, subd. (d)(6).