

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

651 Bannan Street, Ste. 400  
Sacramento, CA 95811  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



November 19, 2025

David Maistros, City Manager  
City of Avalon  
410 Avalon Canyon Road  
Avalon, CA 9070

**RE: City of Avalon – Successful Completion of Corrective Action Letter**

Dear David Maistros:

Thank you for submitting Ordinance No. 1228-25 to the California Department of Housing and Community Development (HCD), received for review on October 28, 2025 in response to HCD's July 7, 2025 Corrective Action Letter.

The July 7, 2025 letter found that the City had failed to implement the required rezone actions in Program 15 (Adequate Sites for Lower Income Households on Nonvacant and Vacant Sites Previously Identified). HCD provided the City until August 7, 2025 to send a written response to these findings.

HCD is pleased to find that the City has satisfied the requirements described in HCD's Corrective Action Letter by implementing required rezoning actions in Program 15 through Ordinance No. 1228-25. Therefore, the City's housing element remains in compliance with State Housing Element Law (Gov. Code, § 65580 et seq).

HCD looks forward to continuing to collaborate with the City in meeting the commitments in the housing element. Please feel free to contact Reid Miller, of our staff, at [Reid.Miller@hcd.ca.gov](mailto:Reid.Miller@hcd.ca.gov) with any questions or additional information.

Sincerely,

Melinda Coy  
Housing Accountability Unit Chief