

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

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May 16, 2025

Virginia Peñaloza, City Manager
City of Huron
P.O. Box 339
Huron, CA 93234

RE: City of Huron's Housing Element Implementation – Corrective Action Letter

Dear Virginia Peñaloza:

The California Department of Housing and Community Development (HCD) has reviewed the City of Huron's (City) obligations under the housing element and hereby issues its written findings that the City has failed to implement Program 6 (Use of Sites in Previous Cycles) included in its housing element.

HCD requests that the City review this correspondence and provide a written response to these findings within 30 days and no later than June 16, 2025. HCD will review and consider the City's written response before taking any action authorized by Government Code section 65585, subdivisions (i) and (j). As noted below, such action could include revoking HCD's finding that the City housing element is in substantial compliance with Housing Element Law and/or referral to the Office of the Attorney General.

State Housing Element Law

HCD must review any action or failure to act by a City that it determines to be inconsistent with an adopted housing element or section 65583 generally, and it must issue written findings to the City accordingly.¹ HCD must give the City a reasonable time, no longer than 30 days, to respond to these findings.² If HCD does not receive a written response from the City within 30 days, or the response does not demonstrate that the program action has been implemented, then HCD will revoke its findings that the City's housing element substantially complies with State Housing Element Law.³

¹ Gov. Code, § 65585, subd. (i)(1)

² Gov. Code, § 65585, subd. (i)(1)(A)

³ Gov. Code, § 65585, subd. (i)(1)(B)

Additionally, HCD may notify the California Office of the Attorney General when a City takes actions that are inconsistent with an adopted housing element or Government Code sections 65583 and 65915, among other laws.⁴

Findings

On July 12, 2024, HCD found the City's housing element in substantial compliance with Housing Element Law. HCD based its compliance finding on, among other things, a commitment to implement housing element Program 6. This program committed to allow by-right processing of sites identified in previous housing elements pursuant to Government Code section 65583.2, subdivision (c), by December 15, 2024.

On December 4, 2024, HCD sent the City a Letter of Inquiry requesting an update on the City's progress implementing rezone actions on Program 6. HCD sent multiple follow-up emails to this letter, and received a reply on March 24, 2025 from the City indicating that while rezone actions in Program 6 had not been completed, the City had hired a consultant to assist in implementing several housing element programs and would provide HCD with a timeline of anticipated completion. On May 1, 2025 HCD sent another follow up email and received a response from the City stating that the rezones would be adopted sometime in July. However, no confirmed timeline for adoption was provided.

Based upon the City's March 24, 2025 and May 1, 2025 correspondence, HCD finds that the City has failed to implement this required rezone program action within the statutorily required timeframe.

Next Steps

HCD provides the City until June 16, 2025, to send a written response to these findings. If you have questions, need additional information, or wish to schedule a meeting, please contact me at Melinda.Coy@hcd.ca.gov or Fidel Herrera at fidel.herrera@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

⁴ Gov. Code, § 65585, subd. (j)