

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 12, 2022

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

Dear David Maistros:

RE: City of Avalon 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Avalon's (City) housing element adopted on September 20, 2022 and received for review on September 29, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element was found to be substantially the same as the revised draft element that HCD's August 18, 2022, review determined met statutory requirements.

The City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1: Housing Rehabilitation
- Program 3: Non-transient Rental Inspection
- Program 5: First Time Homebuyer Assistance
- Program 6: Housing Trust Fund
- Program 7: Temporary Summer Housing
- Program 9: Inclusionary Housing
- Program 12: Density Bonus
- Program 14: Accessory Dwelling Units (ADU)
- Program 15: By Right Approval with Affordability on Prior Identified Sites
- Program 16: Monitoring Potential Constraints
- Program 17: Reasonable Accommodation
- Program 18: Development Code Updates
- Program 20: Water Availability and Conservation
- Program 26: Affirmatively Furthering Fair Housing

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, 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. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication the city's-housing element team provided throughout the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact our staff Jamillah Williams, at jamillah.williams@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager