



MEMORANDUM

City of Angels City Council

Date: March 3, 2026

To: City of Angels City Council

From: Amy Augustine, AICP – City Planner

Re: Resolution 26-26 City of Angels Housing Element Annual Progress Report (APR) for 2025 and General Plan Update for 2025

Recommendation:

Acknowledge the completion of the 2025 Angels Housing Element Annual Progress Report (APR) and 2025 General Plan Update.

BACKGROUND:

Each jurisdiction must prepare an annual progress report on the jurisdiction's status and progress in implementing its housing element (Government Code Section 65400.) Each jurisdiction's Annual Progress Report (APR) must be submitted to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI), formerly the Office of Planning and Research (OPR), by **April 1** of each year (covering the previous calendar year). Staff prepared and submitted the attached Annual Housing Element Report for 2025 on February 9, 2026, to both HCD and LCI.

Pursuant to Government Code Section 65400 (a)(2)(B), the APR must be considered at an annual public meeting before the city council. "Consideration" may be achieved by including the item on a consent calendar. This consent item will fulfill these requirements.

Several funding programs require up-to-date submission of APRs, including Community Development Block Grants and SB 2 Building Homes and Jobs Act funds. Pursuant to Government Code 65400(b), a court may issue an order or judgement compelling compliance with annual reporting requirements if an APR is not submitted within 60 days of the due date and may grant appropriate sanctions.

In addition, failure to maintain a certified housing element with the state can result in successful legal challenges to the City's general plan and local development undertaken pursuant to that general plan.

An annual General Plan update is required to be filed with LCI by April 1st of each year in accordance with Government Code Sections 65400 and 65700. The report details progress on housing production, rezoning, and general plan implementation for the previous calendar year. Failure to file this report does not include specified sanctions. Staff filed the report on February 9, 2026.

DISCUSSION:

Highlights of the 2025 General Plan Housing Element and General Plan are summarized in the attached annual reports. The primary achievement of the Housing Element was awarding Permanent Local Housing Assistance (PLHA) funding in support of housing programs.

2025 Income levels for a wide variety of workforce housing income levels are:

Income Level Classification	Annual Income Family of Three (2025)/a/
Acutely low	\$13,750
Extremely Low	\$27,450
Very Low	\$45,700
Low	\$73,100
Moderate	\$109,600

/a/ Family of three is used for Angels Camp. It reflects the median size of households in the City.

The median income for a family of three in Calaveras County is \$91,350.

GENERAL PLAN

General Plan Implementation Program 2.E.1 calls for the city to file an Annual Housing Element Report to remain in compliance with state law. Filing this report fulfills that requirement.

FINANCIAL IMPACT:

There are no fiscal impacts. Fiscal impacts *may* occur if a jurisdiction fails to file the annual report.

ENVIRONMENTAL EVALUATION:

Pursuant to the state and city guidelines for the implementation of the California Environmental Quality Act (CEQA), Section 15378, the project is not subject to CEQA because it does not constitute a “project” as defined in CEQA. The action involves an administrative activity that will not result in direct or indirect physical changes in the environment.

ATTACHMENT:

- A. 2025 Annual Housing Report
- B. 2025 General Plan Report
- C. Resolution 26-26