



MEMORANDUM

City of Angels City Council

Date: April 15, 2025
To: City of Angels City Council
From: Amy Augustine, AICP – City Planner
Re: City of Angels Housing Element Annual Report (APR) for 2024

Recommendation:

Acknowledge the completion of the 2024 Angels Housing Element Annual Report (APR).

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 2024 on March 21, 2025, 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.

STRATEGIC PLAN ALIGNMENT:

C2 - Land Use Encourage well-designed commercial development compatible with the rural character of the community that contributes positively to both the city's economic base and the city's jobs/housing balance

The City's annual housing element report assists in monitoring the city's jobs/housing balance.

DISCUSSION:

Highlights of the 2024 General Plan Housing Element are summarized in the attached annual report. The primary achievement was securing Permanent Local Housing Assistance (PLHA) funding in support of housing programs. The City received an official notification of allocation of \$253,000 for the

program and an agreement is pending. It is anticipated that grant applications for the funding from local non-profits supporting housing programs will commence in approximately 90 days.

2024 Income levels for a wide variety of workforce housing income levels are:

Income Level Classification	Annual Income Family of Three (2024)/a/	Annual Income Family of 4 (2024)
Acutely low	\$13,000	14,450
Extremely Low	\$25,820	31,200
Very Low	\$42,900	47,650
Low	\$68,650	76,250
Moderate	\$103,900	115,450

/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 remains at \$86,600. For a family of four, the median income is \$96,200.

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. 2024 Annual Housing Report