

Please Start Here

General Information	
Jurisdiction Name	Angels Camp
Reporting Calendar Year	2024
Contact Information	
First Name	Amy
Last Name	Augustine
Title	City Planner
Email	Planning@angelscamp.gov
Phone	2097361346
Mailing Address	
Street Address	P.O. Box 667
City	Angels Camp
Zipcode	95222

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Angels Camp	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/15/2019 - 06/15/2027

Project Identifier						Unit Types		
1						2	3	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner		
Summary Row: Start Data Entry Below								
	58070008	807 Live Oak	Dillashaw	240071	SFD	O		
	58080012	793 Grinding Rock	ESP	230031	SFD	O		
	58063020	293 Mary Belle	Niskanen	230036	SFD	O		
	58083001	400 Corral Loop	Emmer	230044	SFD	O		
	58054002	546 Raggio	Wilson	230049	SFD	O		
Affordability by Household Incomes - Building Permits								
7						8		9
Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
0	0	0	0	0	0	1		1
						1	5/14/2024	1
						1	7/13/2023	1
						1	9/28/2023	1
						1	10/3/2023	1
						1	10/6/2023	1

Affordability by Household Incomes - Certificates of Occupancy													
10							11	12					
Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness					
0	0	0	0	0	0	4		4					
						1	12/18/2024	1					
						1	7/29/2024	1					
						1	8/27/2024	1					
						1	1/2/2025	1					
						1	6/20/2024	1					
		Streamlining		Infill	Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed U			
13		14		15	16		17	18	19	20			
How many of the units were Extremely Low Income?		Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)		Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)		Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units		
0												0	
		NONE		Y				Project valuation		0			
		NONE		Y				Project valuation		0			
		NONE		Y				Project valuation		0			
		NONE		Y				Project valuation		0			
		NONE		Y				Project valuation		0			

Jurisdiction	Angels Camp	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/15/2019 - 06/15/2027

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-06/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	57	-	-	-	-	-	-	-	-	-	-	-	57
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	42	-	-	-	-	-	-	-	-	-	-	1	41
	Non-Deed Restricted		-	1	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	38	-	-	-	-	-	-	-	-	-	-	4	34
	Non-Deed Restricted		4	-	-	-	-	-	-	-	-	-		
Above Moderate		107	1	1	-	-	4	4	1	-	-	-	11	96
Total RHNA		244												
Total Units			5	2	-	-	4	4	1	-	-	-	16	228
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		29		-	-	-	-	-	-	-	-	-	-	29

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Angels Camp	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2Aa Housing Coordinator	Oversight of Housing Programs	FY 2025/2026	Budgetary constraints prohibit
2Ab Encourage Establishment of Small, Affordable Units	Increase incentives, reduce oak mitigation requirements	6/30/2022	Completed. Progress reported in 2021 APR (completed)
2Ac Use Development Agreements to encourage affordable housing in SP	Encourage affordable housing in Special Planning (SP) Zone	FY 2024/2025	Completed. Progress reported in 2021 APR (DA approved for 107 affordable units, code updates completed).
—			
2Ad Vacation rentals/2nd Units/Underused sites	Make available underused sites for affordable housing	FY 2025/2026	Not completed. Pilot program for underused commercial sites launched in December, 2023 (Ordinance 538)
2Ae Facilitate and promote Moderate-wage job training effortsCompatible with the City's Employment Projections	Reduce gap between housing costs and income	FY 2025/2026	Applied for community resilience center grant with partner Mother Lode Job Training to establish job training facility in Angels Camp to implement moderate-wage job training programs consistent with the city's Climate Action Plan; application was not successful in 2024.
2Af Encourage cohousing/cooperative housing/tiny houses	134 units of extremely low, low, very low and moderate income housing units	6/30/2022	Completed. Code update completed December 2021 (completed)

2.A.g Encourage privately funded housing programs	134 units of extremely low, low, very low and moderate income housing units	Ongoing	Ongoing. Assisted Habitat for Humanity in securing infrastructure funding for 107-unit affordable housing in City. Groundbreaking September 2024. Currently under construction.
2.A.h Encourage single-room occupancy housing	134 units of extremely low, low, very low and moderate income housing units	FY 2024/2025	Completed code updates in 2021.
2.A.i Facilitate the Exchange/Consolidation of Region's Housing Assistance Information	Encourage city/county coordinated efforts	FY 2024/2025	2023 began attending regional housing coalition meetings
2.A.j Encourage construction of 96 New Housing Units for Low, Very Low, Extremely low	96 units of low, very low and extremely low affordable housing units	15-Jun-27	Ongoing. Assisted Habitat for Humanity in securing second round of infrastructure funding for 107-unit affordable housing in City
2.A.k Sale of Surplus Land and Affordable Housing	Encourage private development of affordable housing units	FY 2024/2025	Prior attempt to sell City Hall in prior years failed to yield qualified buyer. Remaining surplus declared exempt with HCD concurrence for public use involving land swap/regional roadway. Could result in some affordable housing in the new area opening for development
2.A.l Housing in Public Zoning District	134 units of extremely low, low, very low and moderate income housing units	FY 2024/2025	Completed code update for Public zoning district adding housing as a permitted use in 2022; ordinance 519

2Ba Comprehensive code update	Facilitate all levels of affordable housing	FY 2024/2025	See 2021 APR. In 2022, completed and adopted Ordinances 516 (Commercial zones), 517 (greenhourn Creek zones), 518 (open space zones), 519 (Public - adding housing as permitted use), 520 (mining combining), 521 (Planning Commission review procedures), 522 (Housing accountability act and low barrier navication centeres) and 523 (parcel and subdivision map findings for fire), Ord 524 (expanding number of incentives available for qualified housing projects), Ord 525 (Condominium conversion) and adopted Ord 533 - 2022 building code and standards. In 2023, Adopted CEQA Guidelines (Ord 529), updated zoning for compliance with general plan (320 parcels) Ord 532, Adopted Ord 534 relocating all housing related codes to a separate Housing Chapter, increasing administrative approvals; Ord 535 allowing administrative conditional use permits by City Planner, and Adopted amendments to Speical Planning zone including housing, (Ord 528) to streamline subdivision maps by extending period for map expiration adopted.
2.B.b Flexible standards for improvements for extremely low and low income housing	96 units of low, very low and extremely low affordable housing units	FY 2024/2025	2022 Updated Chapter 17.06 muni code to expand the number of incentives allowed per qualifying project through Ordinance 524
2.B.c Continue to waive, defer, reduce fees	96 units of low, very low and extremely low affordable housing units	Ongoing	Completed code revisions 2020, ongoing implementation
2.B.d Revise City's Accessory Dewlling Unit Ordinance	Increased affordable housing with ADUs	FY 2024/2025	Completed 2021 with adoption of Ord 515
2.B.e Complete improvements to City Water Treatment Plant	134 units of extremely low, low, very low an dmoderate income housing units	2027	Completed environmental documentation in 2020, 2022 grant applications submitted for funding, awarded, then withdrawn due to state budgetary constraints; currently working with legislator to have funding reappropriated
2.B.f Continue to reduce connection fees subject to acquisition of funding from state and federal sources	96 units of low, very low and extremely low affordable housing units	Ongoing	Application submittted in 2021 for wastewater was approved for federal funding. City not certain if federal funding will actually be awarded under new administration. See above for water system improvements granted, then withdrawn due to state budgetary constraints.

2.B.g Complete improvements to wastewater deliver system	Allow for continued development of all types	Ongoing	Application (Federal/FEMA) submitted in 2021 for wastewater was approved in 2024 (see above). City not certain if federal funding will actually be awarded under new administration. City completed some system improvements using general fund in 2024.
2.B.h Housing accountability Act	96 units of low, very low and extremely low affordable housing units	FY 2024/2025	Completed 2022 with adoption of Ordinance 522
2.B.i Allow second floor housing units in commercial zones	96 units of low, very low and extremely low affordable housing units	FY 2024/2025	Completed with adoption of Ord. 516 in 2022.
2.B.j Update City's Mobilehome/Mfg Housing Provisions	96 units of low, very low and extremely low affordable housing units	30-Jun-22	Completed with adoption of Ord. 525 in March, 2022
2.B.k Incorporate housing education programs	Encourage use of city programs for affordable housing	Once every three years or as part of new hires	Ongoing education of building dpt. and support staff by city planner re: ADUs, preparing handouts for online and front counter, and for use of State Historical Building Code
2.B.l Water and Wastewater Priorities for Target Income Groups	Ensure funding spent to include service to all levels of affordable housing	Procedures prior to 2020	City has been undertaking priority programs targeting disadvantaged communities
2.C.a Continue to allow use of materials consistent with State Historical Building Code	96 units of low, very low and extremely low affordable housing units	Ongoing	City Council Resolution 22-71 established the City of Angels Register of Cultural Resources to allow for application of the State Historical Building Code in October 2022. Use has expanded in 2023 with coordinated effort between city/building officials to educate landowners on the availability and use of the program.
2.C.b Continue to monitor at-risk units and inform agencies of availability	Ensure existing affordable housing is not converted to market rate housing	Ongoing	No at-risk units currently in city limits
2.C.c Facilitate right-of-first refusal agreements	Ensure existing affordable housing is not converted to market rate housing	Ongoing	No at-risk units currently in city limits
2.C.d Provide educational materials for tenants of at-risk units	Ensure existing affordable housing is not converted to market rate housing	Ongoing	No at-risk units currently in city limits
2.C.e Update Condominium Conversion ordinance	96 units of low, very low and extremely low affordable housing units	FY 2024/2025	Ordinance 526 adopted by City Council in 2022 to complete this program.

2.C.f Funding programs to assist with goals	Secure funding to meet goals	FY2024/2025	SB 2 and LEAP funding continues to be expended to meet Housing Goals (See code amendments previously described, wastewater environmental permitting previously described). In 2023, applied for resilience center grant in support of job-training for moderate-wage jobs and offices for Sierra Hope (supportive housing non-profit), but it was not granted. City is currently working with LEAP program to reallocate some funding to other affordable housing programs. Secured PLHA funding for City of Angels. Agreement for PLHA funds pending.
2.C.g Adopt Mills Act	Incentives for maintaining historical structures for housing	FY 2024/2025	Completed. Adopted by City Council Resolution 24-019.
2.C.h Pursue funding to support housing rehabilitation and/or rehabilitation loan program	Safe housing	1 application by June 15, 2027	Application (federal) submitted March 2024 to assist in rehabilitating some commercial, historic buildings (which also provide upstairs housing). Grant was not awarded. CDBG Microenterprise grant submitted (over-the-counter) in 2024 - pending application.
2.C.i Establish Priorities for Implementing the Housing Rehabilitation Program in the City Aimed at Special Needs Households and Targeting Substandard Housing Units	Accessible Housing	FY 2025/2026	March 2024, contacted by Valley Mountain Regional Center Community Access Housing Specialist to discuss potential partnerships; in 2024, continued collaborating with local Habitat for Humanity for rehabilitations and secured PLHA funding to assist.
2.C.j Establish a Self-Help Rehabilitation/Fix-Up Programs	Safe housing	1 application by June 15, 2027	City is launching volunteer program and will provide some materials using general fund monies. Providing website and word-of-mouth to promote Habitat for Humanity program to assist with rehabs
2.C.k Update the 2009 Housing Conditions Survey/Pursue Funds for Improving the Existing Housing Stock and Accessibility to Housing	Safe housing	1 application by FY 2025/2026	Pending identification of funding source

2.C.l Continue to Enforce State Energy Efficiency Standards for Residential Buildings	Safe housing	Ongoing	2022 adopted updated building code provisions (Ord 533); in addition, coordinated between Habitat for Humanity and local provider of fire-resistive construction materials that provide energy cost savings for homes constructed with these new materials; completed Draft Climate Action Plan. Currently releasing RFP to complete environmental documentation for the CAP for final adoption.
2.C.m Support the Reduction of Contamination Hazards in Older Buildings	Safe housing	Ongoing	Compliance with Building Code required. Standard asbestos evaluations conducted.
2.C.n Continue to maintain code enforcement position	Safe housing	Ongoing	In 2024, City hired a full time building/fire safety/code enforcement officer as a staff position. Enforcement staff hired in December, 2024.
2.C.o Climate/Green/Energy Programs	Reduce daily housing energy costs	Ongoing	City implements California Green Bldg Code; recently completed Climate Action Plan/Greenhouse Gas Reduction Plan including applicable programs and releasing RFP for CEQA documentation in anticipation of adoption.
2.C.p Undertake a City-wide House Numbering Program	Safe housing	Grant application by end of 2022	Not completed. City recently purchased GIS software and support consultant to assist. City recently began working with ParcelQuest to coordinate use of city information online. It will ultimately include house numbering. Recently completed an upload of zoning.
2.C.q Flood and Fire Hazards and Flood Management Analysis	Safe housing	Ongoing	Pursuant to a FEMA grant award in 2022, City is undertaking comprehensive code update to address multiple safety hazard issues including these
2.C.r Incorporate sbudivision map findings related to fire protection	Remove Gov't constraints	30-Jun-22	Completed with adoption of Ordinance 523 in 2022.
2.D.a Support Senior Housing	96 units of low, very low and extremely low affordable housing units, accessibility	FY 2024/2025	Completed in 2021 - see previous report
2.D.b Facilitate the Provision of Special Needs Housing	Remove Gov't constraints, accessibility	FY 2024/2025	Code updates completed in prior years, also secured PLHA funds which can be used, in part, for this service.

2.D.c Facilitate the Establishment of Housing for Special Needs Populations for Facilities Accommodating Six or Fewer Residents	Remove Gov't constraints, accessibility	FY 2024/2025	Code updates completed in prior years. Secured PLHA funds which can be used, in part, for this service.
2.D.d Facilitate Employee Housing/Farmworker Housing	Remove Gov't constraints, accessibility	FY 2024/2025	Code updates completed in prior years. Secured PLHA funds which can be used, in part, for this service.
2.D.eSupport the Maintenance/Encourage the Location of a Satellite Campus(s)/Learning Center in Association with Columbia College or Other Colleges in or Near the City	Jobs/Housing Balance	Ongoing	Applied for community resilience center grant with partner Mother Lode Job Training and contact with Columbia College to establish job training facility in Angels Camp to implement moderate-wage job training programs consistent with the city's Climate Action Plan. Application was unsuccessful. Currently seeking alternative partnerships.
2.D.f Enforce the Provisions of the Fair Housing Act	Fair Housing	Ongoing	Code updates completed in prior years
2.D.g Provide Information for Renters	Safe and secure housing	31-Dec-25	City expanded website with information for rehabilitations through Habitat for Humanity (owners). Will continue to expand.
2.D.h Pursue Funding to Establish an Ongoing City Homebuyer's Assistance Program	96 units of low, very low and extremely low affordable housing units, accessibility	31-Dec-26	City continues to maintain funding for this purpose. Lacks staffing to promote and oversee program. Seeking partnership to improve. Secured PLHA funding for this program also.
2.D.i Facilitate Cooperative City/County Efforts to Achieve Housing Goals	Encourage city/county coordinated efforts	1 meeting per housing cycle minimum	2023 began attending regional housing coalition meetings
2.D.j Incorporate facilities for special needs populations in designing public use centers	Improve accessibility for all	As needed	City received Rural Recreation and Tourism Program grant for expansion and renovation of Utica Park/Lightner Mine. Park design will include significant upgrades addressing accessibility and significant improvements providing exercise opportunities for all ages and abilities. Opening anticipated Spring 2025.

[illegible]

<p>ble must contain an inventory of xcess lands the reporting vns</p>	<p>Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas</p>
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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

GRESS REPORT

Implementation

he APN's as follows:999-999-999-999

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Designation	Size	Notes
5	6	7
Surplus Designation	Parcel Size (in acres)	Notes

[illegible]

Jurisdiction	Angels Camp	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	65,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
1 Environmental Permitting - Sewer	\$500.00	\$500.00	Completed	None	
1A Contractomg	\$15,000.00	\$15,000.00	Completed	None	
1B CDFW SAA	\$8,500.00	\$8,500.00	Completed	None	
1C 404 Permit	\$1,000.00	\$1,000.00	Completed	None	
1D 401 Permit					
2 Update Code Streamlining, 2A	\$3,000.00	\$3,000.00	Completed	None	
Appeals					
2B Increase Admin Approvals	\$3,000.00	\$3,000.00	Completed	None	
2C Streamline Other Approvals	\$3,000.00	\$3,000.00	Completed	None	
2D CEQA Guidelines	\$3,000.00	\$3,000.00	Completed	None	
2E Adopt Standard Conditions	\$3,000.00	\$2,000.00	Completed	None	
3 Design Standards - 3A Historical	\$9,000.00	\$8,000.00	Completed	None	
Commercial					
3B Community Commercial	\$8,000.00	\$4,000.00	Completed	None	
3C Shopping Center Commercial	\$8,000.00	\$5,000.00	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
Total Units		1

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		4
Total Units		4