



MEMORANDUM

City of Angels City Council

Date: October 15, 2024

To: City Council Members

From: Amy Augustine, AICP – City Planner

RE: Resolution 24-81 Authorizing acquisition of Formula Allocation Permanent Local Housing Allocation (PLHA) Funds and approving a PLHA 5-year Plan

Recommendation:

Approve Resolution 24-81 Authorizing acquisition of Formula Allocation Permanent Local Housing Allocation (PLHA) Funds and approving a PLHA 5-Year Plan.

Background:

On September 3, 2024, the City Council authorized staff to pursue PLHA funding. At that meeting, Sierra Hope and Habitat for Humanity asked the city to secure and make available the City's formula allocation available through California's Permanent Local Housing Allocation (PLHA) program. Council requested review and approval of the five-year plan. The attached resolution and 5-year plan are provided for Council review and approval to authorize proceeding with acquisition of PLHA funds.

The City's available formula allocation is: \$298,855

\$128,764 is available for Calendar Year (CY) 2021 and \$70,091 for CY 2022. The City missed claiming a 2020 CY allocation of \$127,049.

As previously discussed; to qualify for the remaining PLHA funds, the City must prepare a five-year plan and make funds available for one or more of the following eligible activities:

1. Predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing
2. Predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory dwelling units (ADUs)
3. Capitalized reserves for services connected to the preservation and creation of new Permanent supportive housing.
4. Assisting persons who are experiencing or at-risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
5. Accessibility modifications in Lower-income Owner-occupied housing.

6. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
7. Homeownership opportunities, including, but not limited to, down payment assistance.
8. Fiscal incentives made by a city within the county to incentivize approval of one or more Affordable housing Projects and/or matching funds invested by a city in an Affordable housing development Project. County fiscal incentives shall be in the form of a grant or low-interest loan to an Affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low interest deferred loan to the Affordable housing Project.

Given the limited funding available, the attached five-year plan focuses on the following four programs:

- Predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing
- Predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory dwelling units (ADUs)
- Capitalized reserves for services connected to the preservation and creation of new Permanent supportive housing.
- Assisting persons who are experiencing or at-risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing

Qualified entities will compete for the funds under these programs through a grant application to the City. A selection committee composed of, but not limited to, the following will evaluate and select a grantee or grantees and determine the amount of funding to be allocated to each:

- City Council member
- Planning Commissioner member
- City Finance Director
- City Administrator
- Representative of the Calaveras Continuum of Care
- Local builder
- Representative from The Resource Connection

Recommendations of the committee will be forwarded to the City Council for final approval.

Selection criteria is expected to include, but not be limited to:

- Consistency with Angels Camp General Plan 2020 Goal 2D. How well does the proposed project: Facilitate the provision of decent housing in a suitable environment for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the City's population.
- Income levels of those benefitted by the project (extremely low, very low, and low) – score highest
- Income levels of those benefitted by the project (moderate) – scores lower
- Number of people benefitted by the project
- Capacity of the non-profit organization to successfully complete the project
- Likelihood of funds allocated to provide for or contribute to project advancement or completion
- Contribution to meeting other Angels Camp General Plan 2020 goals including, but not limited to:
 - Goal 1A-2: infill development, mixed use, pedestrian friendly, transit oriented, reduces auto-dependency;

Goal 2A-5: Innovative approaches to the provision of housing for extremely low, very low, low- and moderate-income households;

Goal 2A-6: Achieve a balance between housing costs and income levels;

Any organization receiving a grant that is unable to complete expenditures consistent with the grant application will either be required to amend their project subject to reevaluation or return unspent funds.

To qualify for these funds the City must have a certified General Plan Housing Element and be current on all annual housing reports. The City meets both criteria.

Strategic Plan Alignment

The City's Strategic Plan does not identify housing programs as current priorities.

Discussion

GENERAL PLAN CONSISTENCY

The proposed program is consistent with the following goal and implementation program from General Plan 2020:

Goal 2D Facilitate the provision of decent housing in a suitable environment for all income levels, ethnicities, age levels, sexes and for the disabled and at-risk families consistent with the demographics of the City's population.

Implementation Program

2.D.n Pursue Funding
Pursue state and federal funding sources to assist in the development of housing for extremely low, very low, low- and moderate-income housing.

Financial Impact

The City could secure up to \$298,855 to assist local non-profit organizations in providing housing. The City may use up to 5% of this allocation for administration.

Attachments

Resolution 24-81 with Attachment A - PLHA Five-Year Plan