



MEMORANDUM

City of Angels City Council

Date: September 16, 2024

To: City Council Members

From: Amy Augustine, AICP – City Planner

RE: Subcommittee Selection for Permanent Local Housing Allocation (PLHA) Program Grant Application(s)

Recommendation:

Recommend subcommittee membership to evaluate PLHA grant applications.

Staff recommends including the following:

- City Council (1)
- City Planning Commission (1)
- City Finance Director (1)
- Calaveras County Housing Department (1)
- Central Sierra Continuum of Care (1)
- City Building Inspector (1)

Background:

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. The City successfully secured those funds. Of the \$253,322 available, \$240,656 in PLHA funds will be available for local organizations for eligible activities for housing related projects and programs that assist in addressing unmet housing needs in Angels Camp. 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.

In approving the PLHA application to the state, the City Council directed staff to form a selection subcommittee and to bring their recommendations to the City Council for final approval of grant awards.

A Notice of Funding Availability (NOFA) was released on 8/19/25 (Attached). The NOFA was posted on the City's website and Facebook page. NOFAs were directly sent to Habitat for Humanity, Sierra Hope, and St. Patrick's (Food Pantry). A non-mandatory pre-application meeting was held on September 9, 2025 at City Hall. Habitat for Humanity attended. Final proposals are due September 30, 2025, by 3 p.m. PST. Awards will be in the form of grants (i.e., not loans).

It is anticipated that grant awards will be made by the end of October with an early November City Council meeting to consider the subcommittee recommendations.

The three activities that may be funded are:

ACTIVITY 1- Development of Residential Live-Work Housing

Funding would be directly allocated to a local organization seeking to develop, acquire and/or rehabilitate or preserve multi-family or residential live-work, **rental housing** for the identified income categories including necessary operating subsidies. Grants or loans may be made towards planning, identifying partnerships, identifying land, preparing construction plans and applications and/or to construct, purchase and/or rehabilitate a wide variety of housing types located within walking distance of commercial uses and transit. Location within one mile of medical support services is encouraged. Applications for rehabilitation and/or planning for multi-family or residential live-work housing are anticipated, alternatively operating subsidies may be sought.

ACTIVITY 2- Development of Ownership Housing

Funding would be directly allocated to a local organization seeking to develop, acquire and/or rehabilitate or preserve housing for **ownership** for the identified income categories. Grants or loans may be made towards planning, identifying partnerships, identifying land, preparing construction plans and applications and/or to directly construct, purchase and/or rehabilitate a wide variety of housing types for ownership to the identified income categories. Applications contributing towards construction of new, for ownership, housing are anticipated.

ACTIVITY 3- Supportive/Case Management Services and Rapid Rehousing

Direct grants will be made to local organizations providing services to those at-risk of homelessness including, but not limited to, funding to be used to provide rapid rehousing, rental assistance, and/or supportive/case management services including allowing people to obtain and retain housing. Operating costs and capital costs for new construction, rehabilitation, and preservation of permanent and transitional housing and supportive housing will be available.

Grant selection will follow a two-step process:

- A. Scoring grant applications based on the criteria in the NOFA (by the Subcommittee). Grant applications are a maximum of seven pages.
- B. A presentation made to the PLHA Subcommittee

Strategic Plan Alignment

The City's Strategic Plan does not identify housing programs as current priorities. Staff recommend adding this priority to upcoming revisions to the City's Strategic Plan.

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

PLHA Program funding was awarded in the amount of \$253,322. \$240,656 is available for grants to local organizations and \$12,666 is available for project implementation including preparing and releasing the Notice of Funding Availability (NOFA), preparing and executing grant agreements, overseeing implementation and reporting.

Attachments

Notice of Funding Availability