



Permanent Local Housing Allocation Program (PLHA) Notice of Funding Availability



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Notice of Funding Availability (NOFA)

The City of Angels (Angels Camp) has received a Permanent Local Housing Allocation (PLHA) making available **\$240,656 in PLHA funds to local organizations for eligible activities for housing related projects and programs that assist in addressing unmet housing needs in Angels Camp.**

For the purposes of this NOFA, a “local organization” is one that undertakes activities for housing related projects and programs that assist in addressing unmet housing needs in the City of Angels including local organizations providing services to those at-risk of homelessness in the City of Angels.

I. DEADLINE FOR APPLICATIONS:

September 30, 2025, at 3 P.M. PST

II. SUBMITTAL:

Submit applications via e-mail with PLHA in the subject line to:

planning@angelscamp.gov

Alternatively, applications may be hand-delivered on a thumb-drive to:

City of Angels PLHA Program
Attn: City Planner
City of Angels City Hall
200 Monte Verda, Building B,
Angels Camp, CA 95222

III. PROGRAM EXPENDITURES DEADLINE:

All program expenditures must be completed by March 30, 2030.

IV. PREAPPLICATION MEETING:

A non-mandatory pre-application meeting will be held:

September 9, 2025, 10 a.m. PST
City of Angels City Hall
200 Monte Verda, Building B
Angels Camp, CA 95222

V. ELIGIBLE APPLICANTS

Local organizations that assist in addressing unmet housing needs in Angels Camp.

VI. ELIGIBLE ACTIVITIES

Eligible activities are:

ACTIVITY 1- Development of Residential Live-Work Housing

Target Beneficiaries: 50% AMI

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.

Note: If funds are used for the development of an affordable rental housing project, the City shall make the PLHA assistance in the form of a loan to the project Sponsor evidenced by a Promissory Note secured by a Deed of Trust. The City PLHA allocation does not include provisions for making loans.

ACTIVITY 2- Development of Ownership Housing

Target Beneficiaries: 80% AMI

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.

NOTE: If funds are used for the acquisition, construction, or rehabilitation of for-sale housing projects or units within for-sale housing projects, the grantee shall record a deed restriction against the property that will ensure compliance with one of the following requirements if the property is no longer the primary residence of the homeowner due to sale, transfer or lease, unless it is in conflict with the requirements of another public funding source or law: The initial owner and any subsequent owner shall sell the home at an Affordable housing cost to a qualified Lower-Income or Moderate—Income household

ACTIVITY 3- Supportive/Case Management Services and Rapid Rehousing

Target Beneficiaries: 30% AMI

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.

VII. PROPOSAL FORMAT

Proposals shall not exceed seven (7) pages using a minimum ten (10) point font (larger fonts may be used) with one (1) inch margins. Applicants should provide the information in the following order:

Title Page Name, Address, Phone, e-mail and/or website of Organization Description of Organization Name, Address, Phone, e-mail of Primary Contact for the grant application Name, Address, Phone, e-mail of Project Manager(s) for the grant project	Not to exceed 1 page
Project Description	Not to exceed 1 page
Address how project meets 5 Selection Criteria (VIII A)	Not to exceed 3 pages
Budget	Not to exceed 1 page
Timeline	Not to exceed 1 page

Letters of recommendation or support should not be submitted.

VIII. SELECTION PROCESS:

A. SELECTION CRITERIA - SCORING

Proposals shall be scored by a community panel approved by the City of Angels City Council and composed of community and support-services-based members in accordance with the following formula.

Item	Scoring Basis	Score
Income levels of those benefitted by the project– if a combination of all categories; points shall be pro-rated. See Area Median Income (AMI) from California Dpt. of Housing and Community Development /a/	Extremely low, Very low, or Low	10
	Moderate	5
Consistency with Angels Camp General 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"	Meets all 8 criteria	25
	Meets 6-7 of the criteria	20
	Meets 3-5 of the criteria	15
	Meets 1-2 of the criteria	10
	Meets none of the criteria	0
Number of people benefitted by the project (to be scored based on comparisons of applications received)	Highest one-third range in number of persons to be benefitted	10
	Middle one-third range in number of persons to be benefitted from all applications	5
	Lowest one-third range in number of persons to be benefitted from all applications	2
Capacity of the organization to successfully complete the project	Has successfully completed similar projects	10
	Has successfully completed other projects of similar scale, but not exactly like this one	8

Item	Scoring Basis	Score
	Has successfully completed other projects of a smaller scale that may or may not be like this one	6
	Has not yet completed such a project, but organizational capacity shows it is likely to succeed	4
	Has not completed any projects and/or has minimal or no organizational capacity	0
Likelihood of funds allocated to provide for or contribute to project advancement or completion.	High likelihood	15
	Moderate likelihood	10
	Low likelihood	0
SCORE TOTAL RANGE		0-65
BONUS: Innovative project that can be used as a model for future projects in the City of Angels (at their discretion, the panel may award all or partial points)		10

/a/ <https://www.hcd.ca.gov/funding/income-limits/state-federal-income-limits/state>
2025 Area Median Income Limits – Calaveras County

Number of Persons in Household:		1	2	3	4	5	6	7	8
Calaveras County Area Median Income: \$101,500	Acutely Low	10700	12200	13750	15250	16450	17700	18900	20150
	Extremely Low	21350	24400	27450	32150	37650	43150	48650	54150
	Very Low Income	35550	40600	45700	50750	54850	58900	62950	67000
	Low Income	56850	65000	73100	81200	87700	94200	100700	107200
	Median Income	71050	81200	91350	101500	109600	117750	125850	134000
	Moderate Income	85250	97450	109600	121800	131550	141300	151050	160800

B. PRESENTATIONS

Top scoring applicant(s) will be invited to present their program, in person, to the community panel and answer questions. The panel will recommend the allocation of available funding based on the addition of scores for presentations and proposals will be funded not to exceed a total of \$240,656 for all awards.

C. AWARD

Panel recommendations will go before the City Council for final approval. The City reserves the right to fund all or a portion of a proposal as necessary to provide the greatest benefit for the available funds.

IX. CONTRACTING/AGREEMENT and REPORTING

Once awarded, grantees will enter into a contract/grant agreement with the City. Upon execution of the agreement, the grantee will submit quarterly progress reports to the City.

X. UNSPENT FUNDS

Should a project fail to proceed, unspent funds may be reallocated by the community panel, with the consent of the City Council to an alternative applicant(s).

XI. OTHER REQUIREMENTS:

- A. Subrecipients must provide eligible activities in a manner consistent with the housing first practices described in California Code of Regulations, Title 25, section 8409(b)(1)-(6). Subrecipient allocated funds for eligible activities that provide permanent housing shall incorporate the core components of Housing First as provided in Section 8255(b) of the Welfare and Institutions Code.
- B. Audit. The City will include in any subrecipient contract that it enters into in an amount exceeding \$10,000, the Department's right to audit the contractor's records and interview their employees. The subrecipient shall comply with the caveats and be aware of the penalties for violation of fraud and for obstruction of investigation as set forth in California Public Code Section 10115.10.
- C. PLHA funding is expected to be expended in support of eligible programs and persons within the City of Angels.

XII: QUESTIONS

Questions should be directed to:

Amy Augustine, AICP
City Planner
200 Monte Verda, Building B
Angels Camp, CA 95222
(209) 743-2323
planning@angelscamp.gov