



CITY OF ANGELS
COMMUNITY DEVELOPMENT

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DATE: August 18, 2026

TO: City of Angels City Council

FROM: Amy Augustine, AICP – City Planner

RE: Public Hearing: Resolution 26-73 Considering and Approving the City's 2024-2028 Permanent Local Housing Allocation (PLHA) 5-Year Plan and authorizing acquisition of 2024-2028 Formula Allocation PLHA Funds

RECOMMENDATION:

Hold a public hearing taking input on the City's 2024-2028 Permanent Local Housing Allocation (PLHA) 5-Year Plan, incorporate any necessary changes, approve the 5-Year Plan and authorize acquisition of PLHA Formula Allocation Funds per Resolution 26-73.

BACKGROUND/DISCUSSION:

On September 3, 2024, the City Council authorized staff to pursue Cycle 1 (2019-2023) PLHA funding. Those monies were secured and \$253,322 was made available to the City. The majority of the funds went to Habitat for Humanity to assist in constructing 10 single-family residences at Eureka Oaks. Building permits for those homes are currently pending.

Cycle 2 PLHA funds are now available. A new (2024-2028) five-year plan has been prepared and was released on the City's website for public review. Staff is requesting that Council hold a public hearing to take input on the 5-year plan, make any necessary changes, approve the plan, and authorize staff to again secure PLHA funding.

As with prior PLHA funding, a Notice of Funding Availability (NOFA) will be released to local non-profit organizations that encourage housing. In the past, these included Habitat for Humanity Calaveras, Sierra Hope and St. Patrick's Church. Proposals will be received, scored by a committee, and a recommendation of award(s) made to the City Council for final approval.

PLHA Funding is available for three activity categories: Rental, Homeownership and Homelessness Assistance. The previous 5-Year plan initially included all three categories. However, interest in funding was primarily for homeownership. Therefore, to avoid amending the 5-Year Plan, the 2024-2028 Plan includes only homeownership.

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 \$353,238 to assist local non-profit organizations with providing housing over the life of the 5-year Plan. The City may use up to 5% of this allocation for administration. Formula allocations for 2024 and 2025 total \$118,510. Formula allocations for 2026, 2027 and 2028 are pending.

ENVIRONMENTAL FINDING:

A request to apply for grant funding is not a project pursuant to the state and City guidelines for implementing the California Environmental Quality Act. Therefore, the proposal is not subject to CEQA.

ATTACHMENTS:

- 1) Resolution 26-73 with Attachment A – 5-Year PLHA Plan

Resolution 26-73

City of Angels City Council

AUTHORIZING RESOLUTION OF THE CITY OF ANGELS CITY COUNCIL

**AUTHORIZING THE APPLICATION AND ADOPTING THE PLHA PLAN FOR THE
PERMANENT LOCAL HOUSING ALLOCATION PROGRAM**

All/A necessary quorum and majority of the City Council Members of the City of Angels City Council hereby consents to, adopts, and ratifies the following resolution:

- A. WHEREAS, the Department is authorized to provide up to \$137.5 million in CY 2024 funds and \$147.2 in CY 2025 funds under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq.(Chapter 364, Statutes of 2017 (SB 2)).
- B. WHEREAS the State of California (the “State”), Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability (“NOFA”) dated 07/16/2026 under the Permanent Local Housing Allocation (PLHA) Program;
- C. WHEREAS the City of Angels is an eligible Local government who has applied for program funds to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible Local government delegated its PLHA formula allocation.
- D. WHEREAS the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients;

NOW THEREFORE BE IT RESOLVED THAT:

- 1. If Applicant receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.
- 2. Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix B of the current NOFA **\$ 118,510.00** in accordance with all applicable rules and laws.
- 3. Applicant hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the Applicant and the Department.

4. Pursuant to Section 302(c)(4) of the Guidelines, Applicant's PLHA Plan for the 2024-2028 allocations is attached to this resolution, and Applicant hereby adopts this PLHA Plan and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.
5. N/A.
6. Applicant certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator, but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation.
7. Applicant certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.
8. Pursuant to Applicant's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.
9. Applicant certifies that, if funds are used for the acquisition, construction or rehabilitation of owner-occupied housing, the grantee shall record a deed restriction against the property that will ensure compliance with one of the requirements stated in Guidelines Section 302(c)(5)(A),(B) and (C).
10. Applicant certifies that, if funds are used for the development of an Affordable Rental Housing Development, the Local government shall make PLHA assistance in the form of a low-interest, deferred loan to the Sponsor of the Project, and such loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with a Local government-approved underwriting of the Project for a term of at least 55 years.
11. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.
12. The Mayor is authorized to execute the PLHA Program Application, execute the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate.

PASSED AND ADOPTED at a regular meeting of the City of Angels City Council this 18th day of August 2026, by the following vote:

AYES:

ABSTENTIONS:

NOES:

ABSENT:

Signature of Approving Officer:

Caroline Schirato, Mayor
City of Angels City Council

CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, Officer of the City of Angels, Haley Bugarin, does hereby attest and certify that the foregoing Resolution and the PLHA Plan is a true, full and correct copy of a resolution adopted at a meet of the City of Angels City Council which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

ATTEST:

Signature of Attesting Officer:

Haley Bugarin, City Clerk
City of Angels

5-YEAR Permanent Local Housing Allocation Plan (2024-2028)

Proposed Activity: 301(2)(A) Affordable Owner Occupied Workforce Housing Activities (Up to 120% AMI) – The payment of predevelopment, development, acquisition, rehabilitation, or preservation costs, including any combination thereof, for Affordable Single-Family ownership housing.

§302(c)(4)(A) Manner in which allocated funds will be used for eligible activities.

Funds will be directly allocated, in the form of grants, to non-profits that increase the supply of housing for households with incomes up to 120% Area Median Income consistent with the City of Angels General Plan 2020 Housing Element (2027). Grant applications will be solicited and include a scoring criteria. Upon receipt of application(s), a staff and community/housing support-based panel will score grant application(s). It is anticipated that the top scoring applicant(s) will be invited to present their program, in person, to the community panel and answer questions, if necessary. Panel recommendations will go before the City Council for final approval. The panel will allocate available funding accordingly. Once awarded, grantees will submit quarterly progress reports to the City. Should a project fail to proceed, unspent funds may be reallocated by the community panel, with the consent of the City Council to an alternate applicant.

§302(c)(4)(B) Description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60% of Area Median Income (AMI).

The City will use the following criteria to prioritize investments to increase the supply of housing for households with incomes at or below 60 percent of Area Median Income by establishing selection (scoring) criteria for grant applications that that include, but are not limited to: income levels of those benefitted by the project (Extremely low, very low, low) - score highest; income levels of those benefitted by the project (moderate income) score lower; Consistency with Angels Camp General Plan 2020 Goal 2D will be evaluated: "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?"; 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.

§302(c)(4)(C) How the Plan is consistent with the programs set forth in the Local Government's Housing Element.

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.

302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local Government and that the public had adequate opportunity to review and comment on its content.

The Five-Year Plan was circulated from 7/29/26 through 8/18/26 (posted on the City's website). A public hearing to take input was held 8/18/26 at the City Council's regular meeting. Resolution 26-73 was presented to the Council following the public hearing. Resolution 26-73 approving the 5-Year Plan and authorizing an application for funding is attached.

302(c)(4)(E) Proposed Activity

- i) **Activity per Section 301 and 100% of funding will be allocated to:**
301(2)(A) Affordable Owner Occupied Workforce Housing Activities (Up to 120% AMI) – The payment of predevelopment, development, acquisition, rehabilitation, or preservation costs, including any combination thereof, for Affordable Single-Family ownership housing.
- ii) **Projected number of households to be served at each income level and comparison to unmet share of the RHNA at each income level.** 5 families are expected to be served and the low-to-moderate income level. The City's December 31, 2026 through May 15, 2035 RHNA is as follows:

Acutely Low	Extremely Low	Very Low	Low	Moderate	Above-Moderate	Total
16	21	27	41	38	72	215

The 79 Low-to-moderate income level units expected to be produced pursuant to the City's RHNA is at a rate of approximately 8 units per year as follows:

2026 – 8 units
2027 – 8 units
2028 – 8 units
2029 – 8 units
2030 – 8 units
2031 – 8 units
2032 – 8 units
2033– 8 units
2034– 8 units
2035– 6 units

It is anticipated that assistance already is being provided to 10 low-to-moderate income households through 2017. The addition of funding for 5 more units would allow the City to

fulfill 15 of 16 of its RHNA allocation (16) for low-to-moderate income households through the end of 2027, or 94% of the RHNA allocation.

iii) Major steps/Actions and proposed schedule to implement and complete the activity.

- 1. Release Notice of Funding Availability to solicit proposals**
- 2. Evaluate/score proposals**
- 3. City Council approves grant awards**
- 4. City executes subagreement with recipient(s)**
- 5. Recipient implements activity and receives funds**

Funds will be directly allocated, in the form of grants, to non-profits that increase the supply of housing for households with incomes up to 120% Area Median Income consistent with the City of Angels General Plan 2020 Housing Element (2027). Grant applications will be solicited and include a scoring criteria. Upon receipt of application(s), a staff and community/housing support-based panel will score grant application(s). It is anticipated that the top scoring applicant(s) will be invited to present their program, in person, to the community panel and answer questions, if necessary. Panel recommendations will go before the City Council for final approval. The panel will allocate available funding accordingly. Once awarded, grantees will submit quarterly progress reports to the City. Should a project fail to proceed, unspent funds may be reallocated by the community panel, with the consent of the City Council to an alternate applicant.

The City will use the following criteria to prioritize investments to increase the supply of housing for households with incomes at or below 60 percent of Area Median Income by establishing selection (scoring) criteria for grant applications that that include, but are not limited to: income levels of those benefitted by the project (Extremely low, very low, low) - score highest; income levels of those benefitted by the project (moderate income) score lower; Consistency with Angels Camp General Plan 2020 Goal 2D will be evaluated: "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?"; 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.

iv) Period of affordability and level of affordability for each activity

See #5 below. 30-year affordability covenant for low-to-moderate income levels.

5. Certification that, if funds are used for acquisition, construction, or rehabilitation of owner-occupied housing, grantee shall record a deed restriction against the property as follows:

Owner-occupied housing restriction requirements: Acquisition or Construction projects: minimum of 20 years

The City anticipates owner-occupied acquisition/construction projects. The City will require filing a certification/Notice of Action stating that the affordability requirements shall remain for a

minimum of 20 years. Initial owner and any subsequent owner shall sell the home at an Affordable housing cost to a qualified lower-income or moderate income household or the homeowner and local government shall share equity in the unit pursuant to an equity sharing agreement.

It is noted that the City has approved a 107-unit work-force housing subdivision. A Development Agreement already is recorded on the property carrying a 30-year covenant that "All housing units shall be sold to qualified buyers of affordable housing as defined by the Housing Element of the City General Plan for a minimum of 30 years from the date each unit is first occupied. The City planner shall verify that the buyers meet the qualification standard for affordable housing. Proof of qualifications of the buyers shall be submitted to the Community Development Dpt. prior to a final building inspection unless otherwise approved by the City Planner or Chief Building Inspector. Any alternative owner-occupied development will carry the same or a similar clause.

6. Certifications. These provisions do not apply to the proposed activity which involves neither development of affordable rental housing development nor acquisition or rehabilitation of a mobilehome park.

7. Program income reuse plan describing how repaid loans, if applicable, will be reused for eligible activities. The proposed funding will be in the form of grants; therefore, this provision is inapplicable.