



MEMORANDUM

City of Angels City Council

Date: December 2, 2025

To: City of Angels City Council

From: Amy Augustine, AICP – City Planner

Re: **Resolution 25-90 Awarding a Permanent Local Housing Allocation Grant to Habitat for Humanity Calaveras and authorizing the City Administrator to prepare and execute a grant agreement with H4H.**

RECOMMENDATION

Adopt Resolution 25-90.

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 to review applications 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 were due September 30, 2025, by 3 p.m. PST. A single proposal was received from Habitat for Humanity Calaveras for the Eureka Oaks Project. 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.

DISCUSSION/ANALYSIS

A single grant application was received.

Grant selection was to follow a two-step process:

- A. Scoring grant applications based on the criteria in the NOFA (by the Subcommittee).
- B. A presentation made to the PLHA Subcommittee. This step was skipped because only one application was received.

On September 16, 2025; the City Council approved the following for a subcommittee:

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)

A member of both the County and Continuum of Care volunteered for the committee.

The subcommittee ranked and scored the proposal as follows:

Evaluator	Score
City Council (Mayor)	69
Planning Commission (Chair)	70
City Finance Director	70
City Building Inspector	80
Calaveras County Health and Human Services	69

Scores ranged primarily in the category of prior experience with similar projects (ranging from 4 points to 10 points) and one evaluation did not consider 10 bonus points. The average score was 71.6 out of a possible 70 points (0-10 bonus points also were available).

Based on the preceding, it is recommended that the City Council Award a PLHA Grant to Habitat for Humanity in the amount of \$240,656.

ENVIRONMENTAL FINDINGS:

The awarding of grant monies is not a project under CEQA. It is noted, however, that the project for which these grant monies are being awarded was approved subject to a mitigated negative declaration certified by the City Council pursuant to Resolution 21-05. The proposed grant expenditures are for activities covered by the project as approved pursuant to that resolution.

FISCAL ANALYSIS:

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:

- A. RFP
- B. Resolution 25-90
- C. Habitat for Humanity PLHA Proposal