



Habitat
for Humanity®
Calaveras

Permanent Local Housing Allocation Program (PLHA) Proposal

habitatcalaveras.org

209-890-3848

PO Box 1469, Angels Camp CA 95222

Building homes, communities and hope



Habitat
for Humanity®
Calaveras

Table of Contents

- Project Description
- Project Alignment with Selection Criteria
- Budget
- Timeline

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.

Primary Contacts

Morgan Gace

Executive Director

morgan.gace@habitatcalaveras.org

Emily Dondero

Resource Development Manager

emily.dondero@habitatcalaveras.org

Building homes, communities and hope

Habitat for Humanity Calaveras Permanent Local Housing Allocation Program (PLHA) Proposal

Project Description

Habitat for Humanity Calaveras is committed to its mission of building homes, community, and hope. As part of this mission, Habitat undertakes transformative housing developments that directly address the housing needs of the City of Angels Camp. In addition to constructing new housing, Habitat develops and delivers services that expand opportunities for families to achieve the stability and security of homeownership.



This commitment is exemplified by the Eureka Oaks Development in Angels Camp – a cornerstone project that demonstrates Habitat’s capacity to deliver long-term, community-driven solutions to California’s affordable housing needs.

Eureka Oaks is a residential project located in Angels Camp, California, encompassing 107 affordable homes, including 65 single-family homes and 42 condominium units. The development provides safe, sustainable, and efficient housing for families and individuals across a range of income levels, with a priority focus on seniors, veterans, and individuals with disabilities to ensure inclusive and accessible housing options. Homes are constructed using innovative materials and designed to reduce utility costs while promoting environmental sustainability. All Eureka Oaks homes will be subject to deed restrictions to preserve long-term affordability and ensure continued benefit to the community.



Eureka Oaks strengthens neighborhood stability, improves quality of life, and expands housing equity by providing affordable ownership opportunities that meet the diverse needs of Angels Camp residents. The development supports

low- to moderate-income households and fosters social inclusion across ages, abilities, and backgrounds.

As the largest Habitat for Humanity project in California, Eureka Oaks sets a new benchmark for affordable housing initiatives statewide. The project creates pathways to homeownership, enhances community resilience, and helps prevent homelessness by replacing unsafe or unsustainable housing situations with permanent, affordable homes.



PLHA funds will be directed toward site-ready infrastructure and the first 10-home phase of vertical construction of the single-family homes at Eureka Oaks. These investments will enable Habitat to accelerate the delivery of safe and affordable housing.

The success of Eureka Oaks is made possible through the combined expertise and capacity of Habitat for Humanity Calaveras, which includes dedicated staff, board members, volunteers, committees, relationships with contractors and vendors, and a hired developer – supported by strategic funding sources. Habitat has the organizational, technical, and financial foundation to carry this major development through to completion.

Eureka Oaks represents a significant step forward in expanding affordable housing opportunities in Angels Camp. Use of existing PLHA funding will enable meaningful outcomes for the City of Angels Camp. Good results will establish a strong foundation for future PLHA applications and establish a partnership between Habitat for Humanity Calaveras and the City of Angels Camp. This project supports Habitat's ongoing mission of building homes, fostering community, and creating hope for all residents of Angels Camp and the broader Calaveras County.

Project Alignment with Selection Criteria

Habitat for Humanity Calaveras' Eureka Oaks Development serves low and moderate-income households, aligned with California's AMI standards. Eureka Oaks will construct 65 single-family homes and 42 condominiums, prioritizing seniors, veterans, and individuals with disabilities. The development provides safe, accessible, and sustainable housing that meets the diverse needs of the Angels Camp community.

This project fulfills Angels Camp General Plan 2020 Goal 2D, facilitating decent housing in a suitable environment for all residents, including people of all ages, ethnicities, sexes, and especially at-risk populations, consistent with the city's demographics.

Eureka Oaks will deliver stable, affordable housing for 107 households – many of whom face homelessness, unaffordable rents, or limited access to homeownership. This permanent housing solution will directly improve residents' quality of life while generating broader community benefits, including a more stable workforce, stronger school systems, and enhanced local economic stability. PLHA funds will support the construction of 10 single-family homes in 2026, enabling Habitat to serve a wider range of income levels. Investing PLHA funds now creates a high-impact, long-term return – demonstrating the success of affordable homeownership, accelerating housing production, and strengthening future funding applications. The first phase of Eureka Oaks, made possible by existing PLHA support, will generate lasting social and economic value for the City of Angels Camp.

Habitat for Humanity Calaveras has the experience, staff, board, volunteers, committees, relationships with contractors, and a hired developer necessary to successfully manage large-scale construction initiatives. The organization's proven capacity, combined with secured funding partnerships, ensures project feasibility and successful completion.

Allocation of PLHA funds will directly support vertical construction at Eureka Oaks. PLHA funds will accelerate project timelines and maximize community impact. The likelihood of completion is high, as this project is already underway and supported.

Eureka Oaks represents an innovative model for future housing initiatives in Angels Camp that could help the City meet housing element goals, including current and future RHNA targets. Habitat for Humanity Calaveras is a committed partner of the City of Angels Camp and can provide future replicable solutions for housing-related projects.

Budget

Program Budget (2026)

Eureka Oaks - 10 Single Family Homes_	<u>PLHA</u>	<u>Total</u>
Construction Materials/Labor	\$240,656	\$3,263,056
Grand Totals	\$240,656	\$3,263,056

Funding Sources

Expenses	Source(s)
Eureka Oaks Development	Habitat for Humanity Calaveras CalHome, California Energy Commission (Build, Energy Smart), Bank of Stockton

Timeline

