



MEMORANDUM

City of Angels City Council

Date: January 20, 2026

To: City Council Members

From: Amy Augustine, AICP – City Planner

RE: Resolution 26-08 Authorizing a revised Permanent Local Housing Allocation (PLHA) application and approving a REVISED PLHA 5-year Plan

Recommendation:

Approve Resolution 26-08 Authorizing a revised Permanent Local Housing Allocation (PLHA) application and approving a REVISED PLHA 5-year Plan.

Background:

On September 3, 2024, the City Council authorized staff to pursue PLHA funding. At that meeting, 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 received an allocation and, through a competitive process, awarded \$240,656 pursuant to Resolution 25-90 on December 2, 20225 to the Eureka Oaks Subdivision for constructing work force housing. To facilitate the release of funding to the Eureka Oaks/Habitat for Humanity Calaveras County, the attached amendments are required.

The current five-year plan makes funds available for the following eligible activities:

- Predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing
- Predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory dwelling units (ADUs)
- Capitalized reserves for services connected to the preservation and creation of new Permanent supportive housing.
- Assisting persons who are experiencing or at-risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing

Under the revised five-year plan, only the following activity will be funded consistent with the Eureka Oaks Subdivision grant awarded by the City Council:

- Predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory dwelling units (ADUs)

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

The City will be able to distribute the already-allocated \$298,855 to assist in home construction at Eureka Oaks. The City will use up to 5% of this allocation for administration.

Attachments

Resolution 26-08 with Attachment A – REVISED PLHA Five-Year Plan