

Attachment A

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Attachment A PLHA Allowed Uses and County Allocations

The Permanent Local Housing Allocation (PLHA) program provides a stable funding source for local governments to address various housing needs.

The program defines 10 specific eligible activities for which these funds can be used:

1. **Affordable Multifamily Rental Housing:** Costs for predevelopment, development, acquisition, rehabilitation, and preservation of multifamily rental housing, including residential live-work units and operating subsidies.
2. **Affordable Workforce Housing:** Development, acquisition, rehabilitation, and preservation of rental and ownership housing (including **Accessory Dwelling Units (ADUs)**) for households earning up to 120% of the Area Median Income (AMI).
3. **Local/Regional Housing Trust Funds:** Matching funds for local or regional housing trust funds.
4. **Low- and Moderate-Income Housing Asset Funds:** Matching funds for the Low- and Moderate-Income Housing Asset Fund.
5. **Administrative Costs:** Funding for local government administrative costs related to the PLHA program (capped at 5% of the allocation).
6. **Homelessness Assistance:** Support for individuals experiencing or at risk of homelessness through rapid re-housing, rental assistance, case management, and operating or capital costs for emergency shelters and navigation centers.
7. **Accessibility Modifications:** Modifications to lower-income, owner-occupied housing to improve accessibility.
8. **Blight Mitigation:** Acquisition and rehabilitation of foreclosed or vacant homes and apartments.
9. **Homeownership Opportunities:** Providing homeownership support, such as down payment assistance or first-time homebuyer programs.
10. **Fiscal Incentives for Affordable Housing:** Matching funds or fiscal incentives provided by a county to a city to encourage the approval of affordable housing projects.

<u>Activity</u>	<u>Project</u>	<u>Carmel-by-</u> <u>the-Sea</u>	<u>Greenfield</u>	<u>Soledad</u>	<u>County</u>	<u>Total</u>
1. Affordable Multifamily Rental Housing	Greenfield Commons	\$90,483	\$145,295	\$128,094	\$546,322	\$910,194
5. General Administration		\$13,083	\$20,173	\$17,376	\$104,546	\$155,178
6. Homeless Assistance	Sun Rose Apartments				\$400,213	\$400,213
6. Homeless Assistance	Salinas Share Center	\$124,731	\$200,579	\$174,405	\$1,115,657	\$1,615,371
6. Homeless Assistance	Homeless Case Management	\$93,327	\$148,521	\$129,413	\$464,854	\$836,115
9. Homeownership Opportunities		\$152,153	\$239,892	\$207,353	\$1,080,655	\$1,680,053
Total		\$473,777	\$754,461	\$656,640	\$3,712,247	\$5,597,125

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(PLHA funds can be used for a variety of activities to support affordable owner-occupied workforce housing, with a statutory requirement that 20% of the funds be dedicated to this purpose. Allowable uses include predevelopment, development, acquisition, rehabilitation, and preservation of owner-occupied housing for households earning up to 120% of the Area Median Income (AMI), or up to 150% in high-cost areas (which Monterey County qualifies as).

Allowable Uses for Owner-Occupied Workforce Housing:

- **Predevelopment and Development:** Costs associated with planning and building new affordable ownership units.
- **Acquisition and Rehabilitation:** Purchasing and upgrading existing housing to make it affordable for the workforce, including foreclosed or vacant homes.
- **Down Payment Assistance:** Providing funds to help eligible households purchase their first home.
- **Accessibility Improvements:** Financing modifications to make owner-occupied homes accessible for lower-income households.
- **Accessory Dwelling Units (ADUs):** Developing ADUs to increase ownership opportunities and housing stock.
- **Shared Equity Programs:** Implementing programs with restrictive covenants to keep units affordable upon resale for at least 20–30 years.