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.

Activity	Project	Carmel-by-the-Sea	Greenfield	Soledad	County	Total
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.