

Attachment A

CONTRA COSTA COUNTY RE-USE PLAN

Contra Costa County commits to maintaining policies and procedures that separate Permanent Local Housing Allocation (PLHA) program income for future reuse in accordance with the following policies:

1. All repayments of PLHA loan principal and interest shall be received by the County Department of Conservation and Development and deposited into a separate reuse account maintained by the Department's Finance staff. The County's PLHA loan documentation will track information such as borrower name and address, loan/reference number, grant year, and principal and interest.
2. The reuse account shall be an interest-bearing account into which all earned interest shall be deposited. Interest earned shall be considered reuse funds and will be used in the same manner and with the same restrictions as principal and interest payments.
3. All funds deposited into the reuse account shall be the property of the County.
4. All PLHA reuse funds shall be expended per PLHA regulations. This includes but is not limited to income levels, homebuyer education requirements, and coordinated entry requirements.
5. Reuse funds may be used for PLHA-eligible activities in the following categories, but must be in alignment with the state-approved PLHA Plan.
 - a. The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, and rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.
 - b. The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce, earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
 - c. 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, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
 - d. Accessibility modifications in lower-income owner-occupied housing.
 - e. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
 - f. Homeownership opportunities, including, but not limited to, down payment

assistance.

g. Up to five percent (5%) for administration.

6. Reuse funds may be used within the boundaries of the Urban County of Contra Costa County.

7. The County shall allow HCD full access to the reuse account records to determine compliance with PLHA regulations