

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA**

**IN THE MATTER OF ADOPTING THE HOUSING)
PROGRAM INCOME REUSE PLAN FOR THE)
COUNTY-WIDE CDBG OWNER-OCCUPIED) RESOLUTION NO. R-20- 0031
HOUSING REHABILITATION PROGRAM)**

WHEREAS, Lancaster County, Nebraska has received 2020 Community Development Block Grant (CDBG) Program Income funds through the Nebraska Department of Economic Development (NDED);

WHEREAS, on June 16, 2020, the Board has repurposed CDBG funds to establish a County-wide CDBG Owner-Occupied Housing Rehabilitation Program (“Housing Program”);

WHEREAS, the Housing Program will offer housing rehabilitation assistance to eligible homeowners within City or Village limits, except the City of Lincoln limits, in Lancaster County;

WHEREAS, the Board wishes to adopt the Housing Program Income Reuse Plan, Exhibit A, attached hereto and incorporated by this reference;

WHEREAS, Lancaster County will comply with statutory and administrative regulations associated with the CDBG Program, administered by the NDED and will utilize CDBG funds for housing rehabilitation within the community in accordance with the Housing Program;

NOW, THEREFORE, BE IT RESOLVED by the Lancaster County Board of Commissioners, hereby adopts as its official Housing Program Income Reuse Plan. No other Housing Program Income Reuse Plan shall stand or be in effect other than the 2020 County-wide Owner-Occupied Housing Rehabilitation Program Income Reuse Plan attached hereto.

APPROVED by the Lancaster County Board of County Commissioners this 16 day of June, 2020, following a roll call vote of 5-0.

BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA

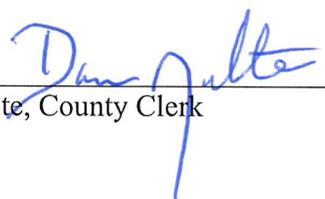
APPROVED AS TO FORM
this 16 day of June, 2020

BY:


Sean Flowerday, Chair


For PATRICK CONDON
Lancaster County Attorney

ATTEST:


Dan Nolte, County Clerk

**COUNTY-WIDE CDBG OWNER-OCCUPIED HOUSING
REHABILITATION PROGRAM
PROGRAM INCOME REUSE PLAN**
Adopted by County Board Approval on June 16, 2020

16 PROGRAM INCOME REUSE PLAN

Lancaster County wishes to retain program income funds and reuse those funds for additional housing related activities and agrees to comply with the following NDED provisions:

- 1) Lancaster County will use program income directly generated from the use of CDBG funds to further affordable housing programs eligible under the Nebraska Affordable Housing Act.
- 2) Program Income funds are those funds returned to Lancaster County during the Affordability Period when the property is sold or is no longer the initial and subsequent homebuyer's principal residence.
- 3) Program Income funds must be utilized for the current Project if the current Project has not been completed. This program income received must be applied to the current Project prior to requesting additional CDBG funds.
- 4) Lancaster County understands that if program income is utilized for another housing related activity, other than for the same activity from the project which generated the program income, then the Grantee will be responsible for developing and utilizing new Program Guidelines for the new eligible activity.
- 5) Up to 10% of program income may be utilized for General Administration expenses.
- 6) If resale provisions are desired to be utilized, Lancaster County Housing Program Guidelines must be amended. If applicable, and resale provisions are utilized for the project and program income is received, then the subsequent purchasers of each unit will be eligible homebuyers and the original homebuyer will receive a fair return on investment.
- 7) Recapture provisions are utilized for the project. If program income is received, then the amount recaptured cannot exceed the net proceeds. Net proceeds are the sales price minus superior loan repayment (other than CDBG funds) and any closing costs. Recaptured Funds may be used for project costs of loans and for Administrative purposes (maximum of 10% of program income) and Project Management /soft costs for each new unit.
- 8) All program income will be returned to DED for reuse unless DED offers the option to the Grantee to retain the program income or DED approves the grantee's Program Income Reuse Plan prior to receiving Release of Funds.
- 9) As program assistance is granted to homeowners in the form of forgivable grants, no payments from the homeowner will be generated.