

Your Honorable Board's authority is now requested to authorize the County to enter into any and all agreements necessary to purchase the Property from the current owner(s) of record in an amount not-to-exceed \$280,000, plus an additional \$6,000 in expected settlement costs for a total amount not to exceed \$286,000, and to convey the Property to an eligible buyer, in order to create an affordable AFFH Unit. The purchase and re-conveyance of the Property shall be by such deeds as approved by the County Attorney. By separate contract, the Department of Public Works and Transportation will enter into an agreement in an amount not-to-exceed \$40,000 for rehabilitation of the Property.

Pursuant to the Settlement Agreement between the United States and the County, the County is required to ensure the development of 750 affordable AFFH units. In furtherance of these objectives, the County provides funding to assist in the development or rehabilitation of AFFH units, including the AFFH Unit proposed herein. The proposed AFFH Unit will be located in a census block that conforms to Paragraph 7(a) of the Settlement Agreement.

Immediately after purchase, the County will file a Declaration of Restrictive Covenants against the Property requiring that the AFFH Unit established thereon will be affordable to households with incomes at or below 80% of the Westchester County area median income, noting that the income limits are subject to change based on the median income levels as established by the U.S. Department of Housing and Urban Development during the period of affordability of the Property, which shall be not less than fifty (50) years. The eligible buyers will be selected pursuant to an approved Affirmative Fair Housing Marketing Plan.

The goal and objective of this purchase and re-conveyance is to carry out the County's obligations under the Settlement Agreement by ensuring the development of AFFH units in accordance with the terms of the Settlement Agreement. In addition, it will create home ownership opportunities for lower and moderate income individuals and families who may not otherwise be able to afford to purchase a home in Westchester County. The unit will be safe and secure. Department of Planning staff will monitor the Property to ensure compliance with the ongoing affordability requirements.

EB/cp/JC
Attachment

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING AND THE DIRECTOR OF REAL ESTATE, BE IT HEREBY

RESOLVED, that the County of Westchester (the "County") is hereby authorized to enter into any and all agreements necessary to purchase +/- 0.46-acre of real property located at 3771 Valleyview Street, Mohegan Lake, Town of Yorktown (the "Property") from the current owner(s) of record for a total not-to-exceed amount of 280,000, plus an additional \$6,000 in expected settlement costs for a total amount not-to-exceed \$286,000, and to accept and/or release any and all property rights in connection therewith; and be it further

RESOLVED, that the County is further authorized to enter into any and all agreements necessary to re-convey the Property to an eligible buyer, in order to create an affordable ownership home that will Affirmatively Further Fair Housing (the "AFFH Unit") as set forth in 42 U.S.C. Section 5304(b)(2) and in accordance with the settlement of a lawsuit titled United States of America ex rel. Anti-Discrimination Center of Metro New York, Inc. v. Westchester County, New York (the "Settlement Agreement"); and be it further

RESOLVED, that the purchase and re-conveyance of the Property shall be by such deeds as approved by the County Attorney; and be it further

RESOLVED, that upon acquisition of the property, the County will file a Declaration of Restrictive Covenants against the Property requiring that the AFFH Unit will be affordable to eligible households with incomes at or below 80% of the Westchester County area median income for a period of affordability of not less than 50 years; and be it further

RESOLVED, that the County Executive or his duly authorized designee is authorized to execute any agreements, documents and take any actions necessary to effectuate purposes hereof.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
318	19	BPL50-56-R Bond Act 158-2016	6050	N/A	\$286,000

Budget Funding Year(s) FY 2016

Purchase and Sale Contracts Start Date: _____ End Date: _____

Funding Source Tax Dollars \$286,000

State Aid _____

\$286,000 Federal Aid _____

(must match resolution)

Other _____