

52419

DATE: July 20, 2016

TO: Board of Acquisition and Contract

FROM: Edward Buroughs Adam Rodriguez
Commissioner of Planning Director of Real Estate

SUBJECT: Resolution authorizing the County of Westchester to enter into any and all agreements necessary to purchase +/- 0.21-acre of real property developed with a single-family house at 194 Ketchum Avenue, Village of Buchanan, from the current owner(s) of record, to enter into an assignment of the Contract of Sale for the Property and to subsequently convey the Property to an eligible buyer to create an affordable ownership home that will Affirmatively Further Fair Housing

On June 6, 2016, the Westchester County Board of Legislators adopted Act Nos. 180-2016 and 182-2016 which authorized the County to purchase +/- 0.21 acre of real property developed with a single-family house, located at 194 Ketchum Avenue, Village of Buchanan, (the "Property") in an amount not-to-exceed \$369,000 from BPL50 from the current owner(s) of record, and to grant and accept any property rights necessary in connection therewith, including the assignment to the County of the Contract of Sale for the Property and the subsequent conveyance of the Property to an eligible buyer to create an affordable ownership home that Affirmatively Furthers Fair Housing ("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"). In addition, on June 6, 2016, the Westchester County Board of Legislators approved Bond Act No. 181-2016 which authorized the issuance of \$390,200 in bonds from Capital Project BPL50 to purchase the property, including acquisition in and amount not-to-exceed \$369,000, marketing and property management costs in the not-to-exceed amount \$15,200 and settlement costs in the not-to-exceed amount \$6,000. It should be noted that your Honorable Board approved a resolution on January 12, 2016 authorizing the County to pay Housing Action Council Inc. for post-purchase marketing and property management services for properties that have been approved for purchase by the County that will affirmatively further fair housing.

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 \$369,000, plus an additional \$6,000 in expected settlement costs for a total

amount not-to-exceed \$375,000, and to convey the Property to an eligible buyer, in order to create an AFFH unit. The purchase and conveyance of the Property shall be by such deeds as approved by the County Attorney.

Pursuant to the Settlement Agreement between the United States and the County, The County is required to ensure the development of 750 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 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/jc/cp/
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 +/- 0.21 acre of real property located at 194 Ketchum Avenue, Village of Buchanan, (the "Property") from the current owner(s) of record for a total not-to-exceed amount of \$369,000, plus an additional \$6,000 in expected settlement costs, for a total amount not-to-exceed \$375,000, 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 convey the Property to an eligible buyer, in order to create an affordable ownership home that will Affirmatively Further Fair Housing ("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 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	BPL50-59-R Bond Act 181-2016	6050	N/A	\$375,000

Budget Funding Year(s) FY 2016

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

Funding Source Tax Dollars \$375,000

State Aid _____

\$375,000 Federal Aid _____

(must match resolution)

Other _____