



rehabilitation of affordable AFFH housing units, including the affordable AFFH Units proposed herein. The proposed affordable AFFH Units will be located in a census block that conforms to Section 7(a) of the Settlement Agreement.

On September 8, 2015 the Westchester County Board of Legislators authorized the County, through Act No. 157-2015, to convey the Property.

The goal and objective of these agreements is to carry out the County's obligations under the Settlement Agreement by constructing affordable AFFH units in accordance with the terms of said Settlement Agreement. In addition, the Development, which is safe, secure and energy efficient, will provide rental opportunities for lower and moderate income individuals and families who may not otherwise be able to afford to live in Westchester County. The Development will also enhance the neighborhood through its design and landscaping. Department of Planning staff will monitor and track construction of the Development, as well as monitor compliance with the affordability requirements.

EB/DLV/lk  
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACTS  
10/01/2015 JOHN COCCARDI, SECRETARY

**RESOLUTION**

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

RESOLVED: that the County of Westchester is hereby authorized to enter into an agreement to convey approximately 2.07 +/- acres of its real property located at the intersection of 150 North Street and Theodore Fremd Avenue in the City of Rye identified on the City tax maps as Section: 146-10, Block: 1, Lot: 66 (the "Property") to Pawling Holdings, LLC and/or its designee or assigns for One Dollar (\$1.00); and be it further

RESOLVED: that the conveyance agreement will require that the Developer will construct a four story building containing 40 affordable rental apartments which will be affordable for seniors of at least 55 years of age and one affordable superintendent's unit (the "Development") for a total of 41 affordable AFFH Units that will affirmatively further fair housing as set forth in 42 U.S.C. Section 5304(b)(2) and as required pursuant to the Stipulation and Order of Settlement of Dismissal entered into in connection with a lawsuit entitled U.S. x rel. Anti-Discrimination Center vs. Westchester; and be it further

RESOLVED: Prior to the conveyance, the County will file a Declaration of Restrictive Covenants against the Property requiring that the AFFH Units constructed thereon will have rents that are affordable to seniors age 55 or older with incomes at or below 50% and 60% 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 documents and take any actions necessary to effectuate the purposes hereof.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
		Act No. 157-2015			
318	19	BPL1A-02-S			
318	19	BPL50-27-S			

Budget Funding Year(s)

Sale Contract Start Date: October 8, 2015 End Date: October 7, 2017

Funding Source Tax Dollars \$0.00  
 State Aid \_\_\_\_\_  
**\$0.00** Federal Aid \_\_\_\_\_  
 (must match resolution) Other \_\_\_\_\_