

49420

DATE November 10, 2015

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner of Planning

SUBJECT: Resolution authorizing the County of Westchester to enter into any and all agreements necessary to purchase a one-bedroom condominium located at 17 Broadway, Unit No. 2C, Harrison, (the "Property") from the current owner(s) of record, to enter into an assignment of the Contract of Sale for the Property, and to re-convey the Property to an eligible buyer to create one affordable homeownership unit that will Affirmatively Further Fair Housing

The Westchester County Board of Legislators adopted Act No. 218-2015 on November 9, 2015, which authorized the County to purchase a one bedroom condominium located at 17 Broadway, Unit No. 2C, Harrison, (the "Property") in an amount not to exceed \$302,588 from Capital Project BPL50, including settlement, marketing and property management costs, and to grant and accept any property rights necessary in connection therewith, including the assignment to the County of a Contract of Sale for the Property, and to re-convey the Property to an eligible buyer, in order to create an affordable home ownership unit that Affirmatively Furthers Fair Housing ("AFFH") as set forth in 42 U.S.C. Section 5304(b)(2) and in accordance with the settlement of a lawsuit entitled United States of America ex rel. Anti-Discrimination Center of Metro New York, Inc. v. Westchester County, New York (the "Settlement Agreement") and the Westchester County Affordable Housing Plan Statement of Need adopted by Resolution No. 107-1992.

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 \$275,000, plus an additional \$6,000 in expected settlement costs to cover various costs which include title insurance and real estate taxes and \$ 21,588 in carrying costs which include AFFH marketing, taxes, utilities, common charges, document review and property management fees, for a total amount not to exceed \$302,588, and to grant and accept any property rights necessary in connection therewith including , but not limited to, the assignment to the County of a Contract of Sale for the Property from the Housing Action Council, Inc., and to re-convey the Property to an eligible buyer, in order to create an affordable

AFFH home ownership unit (the “Affordable AFFH Unit”). The purchase and re-conveyance of the Property shall be by such deeds as approved by the County Attorney.

Pursuant to the Settlement Agreement, 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 affordable AFFH housing units, including the Affordable AFFH Unit proposed herein. The proposed Affordable AFFH Unit will be located in a census block that conforms to Paragraph 7(a) of the Settlement Agreement.

After purchase, the County will file a Declaration of Restrictive Covenants against the Property requiring that the Affordable AFFH Unit established thereon will be affordable to households with incomes at or below 80% of the Westchester County Area Median Income (“AMI”), noting that the income limits are subject to change based on the median income levels at the time of initial occupancy, and subsequent occupancy, 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 affordable 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.

For all the foregoing reasons, I recommend that your Honorable Board approve the attached resolution authorizing the County to enter into any and all agreements necessary to purchase and re-convey 17 Broadway, Unit No. 2C, Harrison, New York to an eligible buyer to create an affordable home ownership unit that will Affirmatively Further Fair Housing.

EB/cp/di
Attachment

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING, BE IT HEREBY

RESOLVED, that the County of Westchester (the "County") is hereby authorized to enter into any and all agreements necessary to purchase a one bedroom condominium located at 17 Broadway, Unit No. 2C, Harrison (the "Property") in an amount not to exceed \$275,000, plus an additional \$6,000 in settlement costs and \$21,588 in carrying costs, for a total not to exceed amount of \$302,588, and to grant and accept any property rights necessary in connection therewith including, but not limited to, the assignment to the County of a Contract of Sale for the Property from the Housing Action Council, Inc.; 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 home ownership unit that Affirmatively Furthers Fair Housing ("AFFH") as set forth in 42 U.S.C. Section 5304(b)(2) and in accordance with the settlement of a lawsuit entitled United States of America ex rel. Anti-Discrimination Center of Metro New York, Inc. v. Westchester County, New York (the "Settlement Agreement") and the Westchester County Affordable Housing Plan Statement of Need adopted by Resolution No. 107-1992; 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 it is 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 established thereon will be affordable to households with incomes at or below 80% of the Westchester County Area Median Income for a period of not less than 50 years; and it is further

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

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit & Bond Act	Object/ Sub Object	Trust Account	Dollars
318	19	BPL50-31-S BOND ACT 219-2015	6050	N/A	\$302,588.00

Budget Funding Year(s) FY2015 Start Date December 3, 2015 End Date _____

Funding Source Tax Dollars \$302,588.00

State Aid _____

\$302,588.00 Federal Aid _____

(must match resolution)

Other _____