

in the development or rehabilitation of the affordable AFFH housing unit, including the affordable AFFH home proposed herein. The proposed affordable AFFH unit is expected to qualify under Paragraph 7(c) of the Settlement Agreement.

After purchase, the County will file a Declaration of Restrictive Covenants against the Property requiring that the affordable AFFH unit will be affordable to eligible 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 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 these Agreements is to carry out the County's obligations under the Settlement Agreement by creating one affordable AFFH home in accordance with the terms of said 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 or rent a home in Westchester County, which is safe and secure. Department of Planning staff will monitor the property to ensure compliance with the ongoing affordability requirements.

EB/cp/jc
Attachment

APPROVED BOARD OF ACQUISITION & CONSTRUCTION 06/09/2016 USMBAJSECRETARY

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING AND THE DEPUTY COUNTY EXECUTIVE, BE IT HEREBY

RESOLVED, that the County of Westchester is hereby authorized to enter into any and all agreements necessary to purchase 0.68-acre of real property developed with a single-family house, located at 9 Watson Street, Town of Cortlandt (the "Property") from the current owner(s) of record in an amount not-to-exceed \$385,000, plus an additional \$15,220 in settlement costs, for a total amount not to exceed \$400,220, 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 ("AFFH") 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; 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 affordable 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

		Major Program, Program & Phase	Object/ Sub Object	Trust Account	Dollars
Fund	Dept	Or Unit & Bond Act			
318	19	BPL30-10-R BOND ACT 56-2016	6050	N/A	\$400,220

Budget Funding Year(s) FY 2016 Purchase and Sale Contracts Start Date: June 9, 2016 End Date: _____

Funding Source Tax Dollars \$400,220

State Aid _____

\$400,220 Federal Aid _____

(must match resolution)

Other _____