

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 \$275,000, plus an additional \$6,000 in expected settlement costs, for a total amount not to exceed \$281,000, and to convey the Property to an eligible buyer, in order to create one affordable AFFH homeownership unit that will AFFH (the "Affordable AFFH Unit"). The purchase and conveyance of the Property shall be by such deeds as approved by the County Attorney. By separate resolution, the Department of Public Works and Transportation will seek your Honorable Board's authority to enter into an agreement in an amount not to exceed \$120,000 for rehabilitation of the Property.

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.

Immediately 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, 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 one affordable AFFH unit 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. The Department of Planning staff will monitor the Property to ensure compliance with the ongoing affordability requirements.

EB/cp/dlv
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 +/- 0.14 acre of real property located at 41 Church Street, Town of Bedford, (the "Property") from the current owner(s) of record for a total not-to-exceed amount of \$275,000, plus an additional \$6,000 in expected settlement costs for a total amount not-to-exceed \$281,000, and to grant and accept any and all property rights in connection therewith including, but not limited to, entering into a contract of sale with the current owner(s) of record; 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 one affordable homeownership unit that will affirmatively further fair housing (" the Affordable 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; 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 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 fifty (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 | BPL50-76-R Bond Act 311-2016 | 6050 | N/A | \$281,000 |

Budget Funding Year(s) FY 2016

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

Funding Source Tax Dollars \$281,000

State Aid _____

\$281,000 Federal Aid _____

(must match resolution)

Other _____