

Exhibit 1

**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
QUARTERLY REPORT**

For the period: October 1, 2010 through December 31, 2010

Westchester County Fair and Affordable Housing Implementation Plan
Quarterly Report

For the period: October 1, 2010 through December 31, 2010

- I. Affordable AFFH Units** (as defined in Paragraph 7 of the Stipulation):
- A. Total units approved, in progress or completed
 - B. Information on the specific units/developments including opportunity indicators

Summary of Actions this Quarter: In this quarter, the County continued working with developers and municipal officials identifying and moving forward housing projects that will help the County achieve its goal of creating 750 affordable AFFH units by December 31, 2016. The County is including in this report, information on 14 developments. Specific information on each of these developments is presented in a spreadsheet in Appendix I-1. The spreadsheet also lists the actions expected to occur in the next 90 days on each of these developments.

The 14 developments are in various stages of the approval/construction process. Those sites that are not yet approved, have begun the public discussion and land use approval process which includes, in a number of cases, the review and approval of zoning changes or variances by the municipalities.

Of the 14 developments, three have all necessary financing in place, with the developer now owning the property and pursuing building permits. Three of the developments are pursuing the final piece of financing through the County. The remaining eight developments are in the process of securing local site plan and subdivision approvals.

The 14 developments include a total of 279 units, of which 244 should qualify as affordable AFFH units. It should be noted that six of the 14 developments, accounting for 184 of the 244 affordable AFFH units, are in Census Blocks that the County has identified as having the lowest concentrations of African Americans and Hispanics, areas in which the County is required to maximize the development of affordable AFFH units.

In this quarter, one development received County financing approvals in addition to the approvals previously reported:

- Roundtop, in the Town of Cortlandt, was approved for a loan from the County of \$2,781,000 for the acquisition of the property related to 57 affordable AFFH units and an additional loan of \$4,300,000 was approved for the infrastructure and publicly owned site work. The County also approved \$1,659,000 from its own New Homes Land Acquisition program for the acquisition of the property related to the 26 affordable AFFH units eligible under paragraph 7(c) of the Stipulation and to the nine non-eligible units, including a superintendent's unit. In total, this development provides 91 affordable AFFH units of which 83 are eligible under the Stipulation.

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With the approval of the Roundtop development, the County has achieved a total of 104 units with financing in place. As of the end of the quarter, applications for building permits for all 104 units have been submitted to the various municipalities, but no permits had yet been received.

Two additional developments have advanced in their local land use approvals and financing approvals, have received favorable recommendations from the County Planning Board and were submitted to the County Board of Legislators in 2010 for funding approval. Action by the Board is expected early in the first quarter 2011.

As noted on Appendix I-1, a few developments were preparing funding applications for the 2011 NYS funding rounds.

During the quarter, the County undertook feasibility analyses of several sites. The County received appraisals for three sites as part of a feasibility analysis and the County ordered appraisals on one additional site. Appraisals on additional sites are expected to be ordered in the first quarter 2011.

The County has identified demographic information on the listed projects in a spreadsheet in Appendix I-2.

As explained in the Implementation Plan, the release of more detailed information regarding other site-specific inquiries and preliminary discussions of potential development projects that occurred during the quarter could impair the viability of potential projects.

In addition to pursuing new private development projects and sites, the County began work to identify potential opportunities on two County-owned properties. The County has met with municipal officials to advise them of the County's interest in securing approvals for development. Additional feasibility work will continue in the first quarter 2011.

Appendix I-1: 4Q 2010 FAH Sites Progress List

Appendix I-2: Site/Municipal Data and Opportunity Indicators

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II. Census Analysis

Summary of Actions this Quarter: The County continued to use 2000 Census data in this quarter, as the only data available at this time from the 2010 Census are state totals for population. Notices from the Census Bureau have not identified specific release dates for additional information from the 2010 Census. Population counts to the block level are expected to be released on a rolling basis state by state beginning in March 2011; there is no indication when the population data for New York will be released. Additionally, the first release of housing statistics will begin in May, also on a rolling state by state basis, with no indication of when the data for New York will be released. As data is released, the Planning Department will conduct an updated analysis of the eligible communities and blocks, the blocks with the lowest concentrations of African Americans and Hispanics and of the demographic data related to each affordable AFFH site.

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III. Land/County's Efforts to Identify Sites

- A. How sites are being investigated
- B. Total number of lots already under the control of the County or municipalities
- C. For each site, indicate whether the units in each development were acquired by the County pursuant to Paragraph 7(h)
- D. Median price of residential lots in the communities where approved, in progress, or completed AFFH units located [See Appendix I-2]
- E. Resuscitated units by the County pursuant to Paragraph 13(h) of the Stipulation; efforts to acquire foreclosed properties, projects with stalled financing, and completed but overleveraged or partially vacant developments

Summary of Actions this Quarter: During the quarter, the County held seven meetings with municipal officials to discuss the development or redevelopment potential of sites within their municipalities for creation of affordable AFFH units.

During the quarter, initial meetings on the use of Westchester 2025 technology were held with officials of two Eligible Communities. The Planning Department and these officials found that the Westchester 2025 program and tools continued to be useful in assisting municipalities understand the potential impact of current zoning and development trends. Draft analyses of build-out potential were substantially completed though not yet provided to the two Eligible Communities, pending submission of additional zoning data input from the municipalities or the scheduling of a review session.

During the quarter, the County conducted 13 meetings with developers and private land owners with potential sites for development, or with an interest in pursuing property that would meet the Stipulation requirements. The developers included both for-profit and non-profit entities. Municipal officials were in attendance at several of these meetings as were members and staff of the County Executive's Office and Board of Legislators. Some land owners had no experience or background in housing development and were not seeking to be principals in construction projects; their interest was in making land available. Others owners had development experience and expressed interest in participating in the construction of affordable AFFH units. Some of these meetings were follow-up meetings to explore more advanced feasibility determination of the proposed developments, including review of pro formas and funding requirements.

The County continued to collect information on new properties available through the real estate market to assess feasibility for the development of affordable AFFH units. Several realtors continue to apprise the County of parcels that may be feasible as they come on the market.

A meeting was held with a financing entity, the Westchester County Industrial Development Agency (IDA), which can finance affordable housing. The IDA extended support and cooperation to the County to meet the Stipulation goals. Additionally, numerous conference calls were held with financing professionals to work out details on the Roundtop transaction.

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The County continues to review data from the County Clerk's office each month on foreclosures and lis pendens filings. The information reviewed includes data on which bank, or other entity, initiated the foreclosure proceedings. This review allows Planning Department staff to identify any foreclosed units in Eligible Municipalities and evaluate acquisition potential. One of the properties listed in Section I of this report was a property in foreclosure (Village of Pelham).

One development on the County's 4Q 2010 FAH Sites Progress List qualifies under Paragraph 7(h) of the Stipulation. By letter dated August 13, 2010, the Monitor determined that this development, identified on the Excluded Properties list provided to HUD, should be allowed to proceed as units that will count toward the Settlement. The County is currently awaiting further review from the Monitor on the inclusion of all existing units, including occupied units, as Eligible Units.

While the County is anxious to make progress as quickly as possible, it also recognizes its responsibility to maximize development in the census blocks with the lowest populations of African Americans and Hispanics. To date, six developments that are progressing and identified on the 4Q 2010 FAH Sites Progress List are located in blocks with these characteristics. When sites are identified by outside resources, those within these lowest concentration blocks are promoted as quickly as possible.

Sites are evaluated based on their development potential, the proximity to schools and other community amenities, the qualifications of the potential developer, potential environmental impacts, estimated cost, the timing on the availability of land (two sites in preliminary feasibility are currently being used as staging areas for DOT work) and the ability of the applicant to obtain other subsidies.

The decision-making process consists of the analysis of all information, including an underwriting analysis, by the Planning Department staff, a review with the County Attorney and County Executive's offices on the County resources required, and the commitment of other funders to provide subsidies. To date, those properties that have progressed through financing have had developers experienced in building affordable housing promoting them. The County's resources and funds will continue to be made available to housing non-profit agencies so that they may provide technical assistance and financial resources to other non-profit housing agencies that have less experience so as to provide a foundation for a wide variety of developers in a wide variety of communities to participate in the development of the AFFH units. The 14 sites included on the 4Q 2010 FAH Sites Progress List include developments in 11 different communities.

The County's interest is to promote creation of communities that are truly inclusive of residents diverse in both race and ethnicity. Toward this end, County representatives participated in an evening public session conducted by the Village of Larchmont Village Board on one of the proposed affordable AFFH developments on the 4Q 2010 FAH Sites Progress List; the session was televised within the community. The County representatives responded to questions as they arose. The County anticipates it will participate in additional public sessions in communities where affordable housing units are progressing.

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Additionally, the County understands the importance of local leaders being knowledgeable about the benefits of a diverse community. To that end, the County continues to emphasize training programs for elected officials, as well as to have discussions with the leaders of each of the eligible communities about the potential within their municipalities. The County also utilizes established forums for the dissemination of information and discussion of affordable and fair housing; these include the Council of Governments, Urban County Council, Westchester Municipal Officials Association, Westchester Municipal Planning Federation and Northern Westchester Watershed Committee.

The County has reconstituted the County Housing Opportunity Commission in line with the legislation adopted by the Board of Legislators in 2010 to ensure that there are new ideas explored in 2011 to assist the County and municipalities with guidance on how to achieve inclusive communities and to assist the County in meeting the obligations of the Stipulation.

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IV. Outreach and Advertising

A. Meetings with community groups, local and state officials, developers and property Owners

B. Steps taken to advertise

- i. Housing units presently and soon to be available
- ii. Fair housing outreach campaigns
- iii. Affirmative marketing
- iv. Location and format of advertising
- v. Outreach and marketing (per Monitor's July 7, 2010 letter)
- vi. Housing mobility outreach and counseling (per Monitor's July 7, 2010 letter)

Summary of Actions this Quarter: During the quarter, the County conducted 16 different meetings with municipal officials, developers and property owners, including one televised evening public session in the Village of Larchmont. Additional meetings that included discussion of FAH included meetings of the Westchester Board of Legislators, the Westchester Municipal Officials Association and the Westchester Municipal Planning Federation. Administration officials also attended a roundtable discussion with municipal officials at the Pace Land Use Law Center and spoke on the County's efforts to achieve fair and affordable housing.

Meetings were also held with several non-profit agencies and groups that might be of assistance in our outreach and training efforts as implementation continues. The County regularly has discussions with Westchester's four HUD-certified housing counseling agencies on topics related to homebuyer outreach and education, foreclosure prevention and housing issues. One meeting was held with all agencies to specifically discuss home-buyer clubs and the affirmative marketing issues related to smaller developments.

A summary of housing meetings held this quarter is included as Appendix IV-1.

The County conducted eight Technical Assistance tours for the next round of Community Development Block Grant (CDBG) funding covering fiscal years 2012-2014. As part of this outreach, public information sessions were conducted with both municipal officials and non-profit agencies that operate within the community. Letters were sent in August 2010 to the ten municipalities within the Westchester Urban County Consortium that have the highest percentages of low and moderate income persons within their borders. Additional letters were sent to the towns of Greenburgh and Yorktown and the Village of Dobbs Ferry, as these communities had turnover within their administrations since the last CDBG cycle of applications, or in the case of the Town of Greenburgh, has a very diverse population and high percentages of minority residents. Of these 13 municipalities, three (Buchanan, Dobbs Ferry and Yorktown) are Eligible Communities under paragraph 7(a) of the Stipulation and two (Tarrytown and Tuckahoe) are Eligible Communities under paragraph 7(c) of the Stipulation. The other communities are non-eligible communities.

Copies of the letter invitations and sign in sheets for each meeting are included in Appendix IV-2.

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During the quarter, discussions continued with respect to the requirements of the Fair Housing Outreach and Education campaign. The County has identified all existing Fair Housing materials that are in use through the various departments, especially the County Human Rights Commission. The County began a review of fair housing marketing campaigns across the country to see what best practices existed. The County also held discussions with graphics and video experts to continue work on Westchester message. Progress continues. The County's Communications staff began to gather information on the various media outlets in the Stipulation target areas as well as costs and print material size requirements. Outlets reviewed included NYC subways placards and posters for Metro-North Railroad trains and platforms. The County obtained and is reviewing the "Field Guide to Marketing to the Hispanic Community" published by the National Association of Realtors. The County had previously conducted a review of the fair housing public relations campaigns available through the HUD.gov website.

No affirmative marketing or advertising of any of the 750 affordable AFFH units was undertaken this quarter as availability information is not yet known. The fourth quarter was too soon for submission to the Attorney General's office for approval of an offering plan for the Edgar Place Development.

The County participated in the first session with the Monitor and municipal officials on Affirmative Fair Marketing activities that could ensure the greatest exposure of the information and opportunities to minority populations. Additional sessions are expected in the first quarter 2011.

As reported in the third quarter 2010 report, the County went live on September 30, 2010 with the first part of the Central Intake System for prospective homebuyers, required by Paragraph 33(f). The response to date has been encouraging. Of the total 311 registrants between September 30 and December 21, 2010, 216 currently live in Westchester County. Of the balance (who identified place of residence), the next largest population is 52 households from Bronx County, followed by 15 households from New York County. Six responses are from households out of New York State – including Connecticut, Kentucky, New Jersey, Virginia and Florida. Seventeen percent of the responders are from one-person households, 24% are two-person households, 27% percent are 3-person households and 20% are four-person households. The largest household size reported was eight persons. Thirty-one percent of the responders (who identified race) identified themselves as White, while 56% of the responders indicated they were African American (representing 173 households). The balance of responders reported being of mixed race. Forty-eight households represented that they were Hispanic. About 21% of the households registering did not respond to the question on ethnicity.

Additional information on the results from the first three months of registration of the Central Intake System, can be found in Appendix IV-3.

Work continued on the development and programming of the second part of the Central Intake System which will be available to both prospective homebuyers and renters. It should become a very useful tool in the County's efforts to provide mobility counseling to families that might not be

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familiar with Westchester because it will provide the opportunity to view pictures and drawings of rental and homeownership properties under development/rehabilitation. A “show me more” feature will allow the user to learn more about the resources in the area surrounding the development, including schools, transportation, parks, post offices, retail centers and other sites.

The County expects this second part of the Central Intake System will provide a good foundation of information on the specific new developments and units as they become available, but more importantly, will provide the basic resource information any interested family would also need to help them understand the benefits of a community that they might not previously have considered. The system will also be usable by any family considering moving to Westchester – as information will be available about every community. There will be no registration required and the users will be able to look at all areas of the County.

The County is exploring other best practices for mobility counseling. The County is already familiar with the operations of the Enhanced Section 8 Outreach Program (ESOP) and its efforts since 1993 to assist families trying to move from impacted areas of Southwest Yonkers to non-impacted areas of the county. The County is analyzing how best to incorporate this model into mobility counseling efforts.

The County attended the Annual Conference of the National Association for County Community and Economic Development (NACCED) in October and met with peer counties for discussions on affordable housing and community development issues including a session on the Analysis of Impediments and a briefing on updates to various HUD programs. At this NACCED conference, the County was awarded the Award of Excellence in the HOME Investment Partnership Program for a recently completed fair and affordable housing development in the Village of Port Chester. The developer of this development is the developer of the AFFH Edgar Place development in the City of Rye.

Appendix IV-1: 4Q 2010 Housing Meetings List

Appendix IV-2: CDBG Invitations and Sign In Sheets

Appendix IV-3: Summary Report of Findings from Central Intake System Between September 30, 2010 and December 21, 2010.

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V. Local Approval Processes

- A. County's efforts to promote municipal policy changes, including the creation and promotion of a model ordinance required pursuant to Paragraph 25(a)
- B. Period of time between proposal of affordable AFFH units and approval for construction
- C. Steps taken to streamline local approval processes; description of obstacles faced, if any.

Summary of Actions this Quarter: Following the Monitor's approval of the Model Ordinance Provisions this quarter, the Westchester County Planning Board endorsed the revised Model Ordinance Provisions on November 9, 2010. That action by the Planning Board superseded the board's action on February 2, 2010 to endorse the original version that was included in the first submission of the Implementation Plan.

Appendix V-1 includes a copy of the Planning Board resolution.

Numerous discussions have ensued involving County representatives and local officials, all geared toward assisting municipalities in a review of options and issues. The Model Ordinance Provisions were disseminated at the November 16, 2010 meeting of the Westchester Urban County Council. A detailed letter will be sent early in the first quarter 2011 to promote further the Model Ordinance Provisions to each Mayor/Supervisor. An information/training program on the Model Ordinance Provisions has been scheduled through the Westchester Municipal Planning Federation to be included in the March 21 evening session of the Federation's annual Land Use Training Institute. Particular emphasis in this training will be on encouraging municipalities to consider how they might implement changes within their municipalities to expedite the review of land development applications. This quarter, the Village of Rye Brook reported to the County that several efforts had been implemented to streamline reviews, including bringing approval of affordable housing development to the Village Board and appointing a commission to review and make recommendations on consistency with the Model Ordinance Provisions.

During this Quarter, the County Planning Board received and commented on six referrals of subdivision and site plan applications and local code changes from the 31 Eligible Municipalities that related to affordable AFFH. The Board also recommended streamlining of the land use approval process in two additional letters; these were not directly related to the processing of a specific application that included affordable AFFH units.

No reasonable average projection of the period of time between the submission of a proposal of a development with affordable AFFH units and the approval for construction of such units can be made at this time. From the three developments that have proceeded with their financing approvals, the time period between the awarding of site plan approval to the approval of financing in place ranges between ten years (Roundtop in the Town of Cortlandt) to ten months (Edgar Place in the City of Rye). Part of the significant time period in the Roundtop site is the fact that the developer who pursued those approvals was ultimately not interested in building the units.

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Appendix V-1: Resolution of the County Planning Board

Appendix V-2: 4Q 2010 FAH Referral Letters

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VI. Financing and Expenditures

- A. Funds expended by county to develop affordable AFFH units and sources of those funds within the reporting period; total spending to date
- B. County's efforts to leverage funds
- C. County's efforts to create a revolving loan fund
- D. Status of applications or rationale for not applying for financial support from:
 - i. NYS agencies
 - 1. NYS Housing Finance Agency
 - 2. NYS Division of Housing and Community Renewal
 - ii. HUD
 - iii. Private foundations
- E. Policy and planning tools
 - i. Activities that affirmatively further fair housing
 - ii. Policy to condition the use of public funds and resources on certain commitments intended to AFFH
 - iii. Impact of those expenditures on development of AFFH
- F. Status of revisions to Analysis of Impediments to Fair Housing Choice ("AI")

Summary of Actions this Quarter: This quarter the County had its greatest expenditure of funds for AFFH developments to date. A summary of each area included in the 4Q 2010 Financial Report is presented below.

From the \$21.6 million in the County's CDBG Line of Credit, \$5,474,000 was obligated this quarter. When combined with the \$1,356,000 obligated during the third quarter, a total of \$6,830,000 has been obligated. Of this amount, \$4,008,000 was actually expended this quarter with the purchase of two properties - \$1,227,000 for the property in the City of Rye and \$2,781,000 for the property in Cortlandt. Of the original \$21.6 million, there remains a balance of \$14,770,000 of unobligated funds. Additional obligations of this amount are expected in first quarter 2011.

From the \$30 million that the County is expected to obligate for the acquisition and construction of housing and its related site work through 2014, no funds have yet been approved or obligated.

From the \$400,000 that the County is expected to expend for outreach and education activities, no funds have yet been approved or obligated.

No program income has yet been collected on any CDBG expenditures (from the \$21.6 million listed above).

During this quarter, the County provided funding from a variety of other funding sources, for a number of fair and affordable related activities to leverage the County's funds. The County

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expended a total of \$1,716,891 on affordable housing activities and housing services provided through four contracts with non-profit agencies as follows:

- 1) \$10,000 was expended under a Downpayment Assistance contract with Housing Action Council (multiple years of American Dream Downpayment Initiative (ADDI) funds);
- 2) \$5,766 was expended under the Westchester Residential Opportunities Equal Housing contract with 2010 CDBG funds;
- 3) \$16,666 was expended under a Technical Assistance contract with Housing Action Council (2010 tax levy funds);
- 4) \$25,459 was expended under a Technical Assistance contract (2010 Tax Levy funds) with Westchester Residential Opportunities for various housing educational efforts; and
- 5) \$1,659,000 was expended to purchase the land associated with the nine non-eligible fair and affordable housing units in the Cortlandt Roundtop development; the property was subsequently sold to the non-profit developer of this site (County New Homes Land Acquisition funds).

The funds spent on the five above contracts (a total of \$1,716,891 this quarter, but a total of \$5,080,221 of additional funds obligated for housing programs and services) are in addition to the \$51.6 million available for the construction of the 750 AFFH units and the \$400,000 required to be expended on outreach and educational efforts.

Additionally, \$1,607,000 in CDBG funds (not part of the \$21.6 million FAH funds) were obligated for the construction of public infrastructure and site work associated with the 35 fair and affordable housing units including 26 affordable AFFH units and nine non-eligible units the Cortlandt Roundtop development, under a contract with the non-profit developer of this site.

The County has made its first loans of funds from the \$51.6 million:

- a loan for the FAH CDBG portion of the Cortlandt Roundtop development acquisition in the amount of \$2,693,000
- a loan for the FAH CDBG portion of the public infrastructure for this same development in the amount of \$2,781,000
- a loan from the County annual CDBG allocation for this same development in the amount of \$1,607,000.

Collectively, these loans will charge 0.25% annual interest for 30 years following the completion of construction. Thereafter (expected to be year 32 after the financing closing), the loan will accrue 0.25% interest each year, but repayment will be made to the County based on a 20-year amortization schedule resulting in payments of approximately \$395,000 per year for 20 years. These loans are secured with the appropriate mortgages on the property.

During this Quarter, the County received notice that it was successful on two applications to the NYS Affordable Housing Corporation. The first application was an award of \$720,000 for down payment assistance for the Edgar Place development. This award was approved at the October NYS

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AHC meeting. The second application was an award of \$800,000 for acquisition and rehabilitation of foreclosed and abandoned homeownership properties in the Eligible Municipalities which, upon completion of the rehabilitation, can be sold as affordable AFFH units. The first development that will benefit from this award will be the three-family house in Pelham.

As the quarter ended, the County still awaited word on its application submitted in April 2010 that requested \$300,000 for Housing Improvement Program funds to assist with housing repairs to homeownership properties which will preserve existing housing as affordable to low income homeowners. These funds will be available to be used for properties in the Eligible Municipalities toward affordable AFFH units that would qualify under Paragraph 7(h) of the Stipulation.

No applications were submitted to private foundations this Quarter.

Appendix VI-1: 4Q 2010 Financial Report

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VII. Overall Progress

A. The County's progress toward the interim mandatory goals set forth in Paragraph 23, the benchmarks and timetables in the implementation plan, and its obligations under the Stipulation

B. A description of any specific obstacles the County has faced in its efforts to comply with its obligations under the Stipulation and the County's efforts to overcome those obstacles, specifying whether the County believes any obstacles outside of its influence or control will prevent the County from meeting its obligations as required pursuant to Paragraph 29 of the Stipulation

C. The County's need for additional expert support, if any.

Summary of Actions this Quarter: As required by Paragraph 23 of the Settlement Agreement, the County is required to have 100 affordable AFFH units with financing in place by December 31, 2011. At the end of this quarter, 104 units have all funding in place.

Paragraph 23 of the Settlement Agreement, also requires that building permits for 50 affordable AFFH units be in place by December 31, 2011. No affordable AFFH units achieved this status by December 31, 2010, though applications have been filed for all 104 units with full financing.

The 4Q 2010 FAH Sites Progress List in the Appendix provides information on each development and also on the status of the development and what action is expected in the next 90 days.

Through correspondence sent to the Monitor this Quarter, the County is seeking further review of the eligibility of pre-existing housing units with tenants in residence which impacts the eligibility of approximately 67 of the 99 units considered eligible by the County, and submitted on June 7th to the Monitor.

During the quarter, the County received HUD's comments on the County's July 23, 2010 submission of a revised Analysis of Impediments. The County has begun to review the issues raised in the letter dated December 21, 2010. The County will consult and work with HUD as suggested to submit revisions to HUD in accordance with the April 1, 2011 deadline. The County notes that many of the strategies the County will employ to overcome impediments are set forth in the Implementation Plan, which was to have been incorporated into the Analysis of Impediments. Accordingly, it is expected that, in consultation with HUD, the County will develop a way to incorporate the actions from the Implementation Plan into the Analysis.

The County has not identified the need for additional expert support at this time.

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Census Block	Lowest AA/H	School Dists.	Number of Senior Units ¹	Number of Existing Units ²	Number of Eligible Rental Units ³	Number of Eligible Ownership Units ⁴	Unit Size & Configuration	Within 1 mile of Public Transportation	Existing Public Water Service	Existing Public Sewers	Developer NFP - Not for Profit FP - For Profit	Non-County Financing	\$21.6 Million	\$30 Million	Other County Funding	Building Permits Issued for FAH Units	Current Status
4	5000	Lakeland Central		3	3	18	750 SF 3-1 BR	yes	yes	yes	Freedom Gardens for the Handicapped, Inc. (NFP)	DHCR, Leviticus, FHLB			\$ 225,000		Approved by County Board for Acquisition and Contracts out for signature.
0	1002	Rye City				18	760 - 1100 SF 11 - 1 BR 7 - 1 BR + den	yes	yes	yes	Lazz Development (FP)	AHC	\$1,356,000		\$ 880,000		Property acquired and all funding secured.
0	5017	PLV Union Free		1	1	1	3BR Owner and 2 BR rental	yes	yes	yes	A-HOME - (NFP)	AHC					Pursing local approvals.
3	9000	Hendrick-Hudson Central		83	83		1 and 2 BR	yes	yes	no	Wildert/Balter Partners (FP)	HFA	\$ 5,474,000		\$ 3,266,000		Property acquired and all funding secured.
0	5008	Pelham Union Free		3	2	1	1 and 2 BR	yes	yes	yes	Lazz Development (FP)	AHC	\$ 120,000				Has all local approvals, legislation submitted to Bo. Legislators... NYS funding approved
0	5007	Mamaroneck				45	1 and 2 BR	yes	yes	yes	Wildert/Balter Partners (FP)	AHC					Has all local approvals, legislation submitted to Bo. Legislators... NYS funding approved
2	4000	Briarcliff Manor Union Free				14	2 BR	yes	yes	yes	Comstock Residential Contracting (FP)	AHC					Developer seeking local approvals including zoning
1	9016	Ossining Union Free		9	9		0 and 2BR	yes	yes	yes	A-HOME - (NFP)	AHC					Developer seeking local approvals including special village.
0	4002	Hastings Union Free		1	1	1	3Br Owner and 0 Br rental	yes	yes	yes	Hastings-on-Hudson Affordable HDFC (NFP)	AHC					Developer seeking local approvals including special village.
0	1012	Hastings Union Free		1	1	1	3Br Owner and 0 Br rental	yes	yes	yes	Hastings-on-Hudson Affordable HDFC (NFP)	AHC					Developer seeking local approvals including special village.
0	1004	Atsley Union Free				17	2BR	yes	yes	yes	Community Housing Innovations (NFP)	AHC					Zoning in place. Developer seeking local approvals in process.
0	3004	Dobbs Ferry Union Free				12	1 and 2 BR	yes	yes	yes	Gotham Design (FP)						Developer has secured zoning change from village approvals.
5	1004	Yorktown Central				26	2 BR	yes	yes	yes	Neil DeLuca - Future Homes	AHC					Pursing local approvals including zoning change
0	3011	Katonah Lewisboro Union Free		7	7	7	350 - 550 SF 1 - 0 BR 6 - 1 BR	yes	yes	yes	A-HOME - (NFP)	Leviticus					County Planning Board approved. Appraisal update
AAH S	Non-Lowest AAH Units			0	107	144							\$ 6,950,000	\$	\$ 4,371,000		

is based on 175 non-senior units have received building permits. Once the 175 non-senior unit won't be eligible until 350 non-senior units have received building permits.

**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
QUARTERLY REPORT**

For the period: October 1, 2010 through December 31, 2010

Appendix I-2: Site Municipal Data and Opportunity Indicators

Larchmont						
71						
5 (Block 5007)						
Mamaroneck						
Larchmont						
County	Municipality	Block/Block Group*				

TOTAL POPULATION (source: 2000 U.S. Census of Population and Housing)

923,459	6,485	7
441,722	3,084	3
481,737	3,401	4

SEX (source: 2000 U.S. Census of Population and Housing)

64,242	573	0
67,993	593	0
63,757	508	0
34,805	229	0
19,558	87	1
9,162	27	0
9,109	23	0
28,691	117	0
54,734	277	0
68,733	479	3
79,809	610	0
77,224	586	0
68,166	500	1
61,832	426	0
48,310	348	0
16,360	123	0
22,010	141	0
13,679	85	0
20,360	138	0
32,746	224	0
26,529	166	2
17,991	110	0
17,659	115	0

AGE (source: 2000 U.S. Census of Population and Housing)

658,858	6,111	7
131,132	44	0
2,343	6	0
41,367	183	0
371	15	0
61,227	50	0
28,161	86	0

RACE (source: 2000 U.S. Census of Population and Housing)

658,858	6,111	7
131,132	44	0
2,343	6	0
41,367	183	0
371	15	0
61,227	50	0
28,161	86	0

County	Municipality	Block/Block Group*
Larchmont		
	71	
	5 (Block 5007)	
Mamaroneck		
Larchmont		

POPULATION DENSITY (source: Land Use in Westchester, 2010 report by WCDP)		
	449.16	1.10
	2,056	5895.454545

COMMUTING: MODE OF TRAVEL (source: 2000 U.S. Census of Population and Housing)		
Order	425,052	3,074
	261,742	1,275
	40,384	207
	86,735	1,171
	158	0
	472	32
	17,180	111
	2,076	8
	16,305	270

COMMUTING: TRAVEL TIME (source: 2000 U.S. Census of Population and Housing)		
	13,379,665	113,450
	31	41
		35

POVERTY (source: U.S. Census Bureau, Model-Based 2008 Small Area Income and Poverty Estimates)		
tes)	935,202	6,455
s in	166,366	1,369
	16,803	13

PUBLIC SCHOOL PROFICIENCY (source: Westchester Magazine 2009 annual high school report cards)		
py		88

source: U.S. Department of Justice, Federal Bureau of Investigation, Crime Justice Information Services Division, Uniform Crime Reports 2008)		
ity)	828,089	6,598
	15,783	140
	1,906	2,122

County	Municipality	Block/Block Group*	TOTAL EMPLOYMENT (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)	EMPLOYMENT BY MONTHLY WAGE (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)	EMPLOYMENT BY SECTOR (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)
Larchmont	71		406,225	2,996	
5 (Block 5007)	Mamaroneck		91,814	785	
Larchmont			122,030	1,006	
			192,381	1,205	
EMPLOYMENT BY SECTOR (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)					
			424	0	
			6	0	
			3,059	0	
			25,117	156	
			17,582	10	
			17,715	111	
			47,378	427	
			11,526	16	
			12,293	18	
			18,587	134	
			9,998	129	
			26,303	213	
ses			8,667	9	
			21,875	75	
			49,728	733	
			64,792	151	
			8,907	157	
			21,776	330	
			19,609	327	
			20,883	0	
EDUCATIONAL ATTAINMENT (source: 2000 U.S. Census of Population and Housing)					
			628,941	4,354	
			372,017	1,144	
			256,924	3,210	

**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
QUARTERLY REPORT**

For the period: October 1, 2010 through December 31, 2010

Appendix IV-1: 4Q 2010 Housing Meetings

**WESTCHESTER COUNTY EXECUTIVE'S OFFICE
HOUSING MEETINGS FOR THE PERIOD: OCTOBER 1, 2010 - DECEMBER 31, 2010**

DATE	TIME	DESCRIPTION
10/8	9:30 - 11:30	FY 2012-2014 CDBG Technical Assistance Tour for Ossining Village and local non-profit organizations
10/13	2:00 - 3:00	Meeting with HUD-certified Housing Counseling Agencies on Homebuyers Counseling and First time Homebuyers Club
10/19	9:30 - 10:30	Update to BOL Subcommittee on Housing and Planning
10/19	11:00 - 12:00	Village of Irvington municipal officials and developer meeting
10/20	4:00 - 5:00	Conference call with monitor's team
10/21	12:00 - 1:00	Village of Tarrytown municipal officials and developer meeting
10/21	3:00 - 4:00	Village of Scarsdale municipal officials meeting
10/22	10:00 - 12:00	FY 2012-2014 CDBG Technical Assistance Tour for Greenburgh and local non-profit organizations
10/22	12:00 - 1:00	Council of Governments meeting
10/26	10:00 - 11:00	Update to BOL Subcommittee on Housing and Planning
10/26	3:30 - 4:30	Bedford Hills existing property owner meeting
10/26	4:30 - 5:00	Developer meeting re: Briarcliff property
10/27	10:30 - 11:30	Village of Bronxville municipal officials meeting
10/27	3:00 - 4:00	Cortlandt site property owner meeting
11/3	10:00 - 11:00	Meeting with housing consultant

WESTCHESTER COUNTY EXECUTIVE'S OFFICE
HOUSING MEETINGS FOR THE PERIOD: OCTOBER 1, 2010 - DECEMBER 31, 2010

DATE	TIME	DESCRIPTION
11/3	11:00 - 12:00	Town of Harrison municipal officials meeting
11/3	9:30 - 11:30	FY 2012-2014 CDBG Technical Assistance Tour for Peekskill and local non-profit organizations
11/5	2:30 - 3:30	A-Home meeting re: sites in Briarcliff, N. Salem, Bedford, Lewisboro
11/9	9:30 - 10:30	Housing update to Planning Board
11/9	12:00 - 1:00	update to BOL Subcommittee on Housing and Planning
11/10	1:00 - 2:00	Conference Call with HUD
11/10	2:30 - 3:30	Lewisboro site property owner meeting
11/10	3:30 - 4:30	Village of Dobbs Ferry and Developer meeting
11/12	2:30 - 4:30	Affordable Housing Marketing for Small Homes
11/16	9:30 - 10:00	Conf call with Monitor
11/16	10:00 - 11:00	Urban County Council meeting in Ossining
11/18	10:30 - 11:00	Meeting on Housing Funding Sources
11/19	9:30 - 11:30	FY 2012-2014 CDBG Technical Assistance Tour for Port Chester and local non-profit organizations
11/22	7:00 - 9:00	Larchmont Board of Trustees meeting
11/23	1:00 - 2:00	Meeting with developer on potential Noth Castle site
11/23	2:00 - 3:00	Update to BOL Subcommittee on Housing and Planning

WESTCHESTER COUNTY EXECUTIVE'S OFFICE
HOUSING MEETINGS FOR THE PERIOD: OCTOBER 1, 2010 - DECEMBER 31, 2010

DATE	TIME	DESCRIPTION
12/1	9:30 - 11:30	FY 2012-2014 CDBG Technical Assistance Tour for Mamaroneck and local non-profit organizations
12/2	2:00 - 2:30	Conference call with Monitor's team and Pace
12/3	9:30 - 11:30	FY 2012-2014 CDBG Technical Assistance Tour for Mount Kisco and local non-profit organizations
12/7	3:30 - 4:30	Meeting with Bronx developer
12/9	10:00 -10:30	Meeting with IDA to discuss their role in affordable housing
12/9	2:00 - 3:00	Meeting with developer re: Somers property
12/9	3:00 - 3:30	Conference call with HUD re: Roundtop
12/10	8:00 - 10:00	Pace Law Center Roundtable
12/10	9:30 - 11:30	FY 2012-2014 CDBG Technical Assistance Tour for Dobbs Ferry and local non-profit organizations
12/14	11:00 - 11:30	Conference call with HUD
12/15	11:00 - 11:30	Conference call with HUD
12/16	2:00 - 2:30	Review Meeting with Pace Law Center
12/17	9:30 - 11:30	FY 2012-2014 CDBG Technical Assistance Tour for Tarrytown and local non-profit organizations
12/17	12:00 - 2:00	Housing Kickoff meeting with Monitor and WMOA
12/20	2:00 - 3:00	Communications Meeting on Fair Housing Marketing
12/22	10:00 - 11:00	Meeting with developer on New Castle property

WESTCHESTER COUNTY EXECUTIVE'S OFFICE
HOUSING MEETINGS FOR THE PERIOD: OCTOBER 1, 2010 - DECEMBER 31, 2010

DATE	TIME	DESCRIPTION
updated by Joanne Pasquale 12-20-10 @ 1 pm		