

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

For the period: October 1, 2011 through December 31, 2011

Westchester County Fair and Affordable Housing Implementation Plan
Quarterly Report
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Overview

December 31, 2011 marks the end of the second year of the County's implementation of the Settlement Agreement entered into in connection with the *United States ex. rel. Anti-Discrimination Center of Metro New York, Inc. v. Westchester County* lawsuit. Westchester County has made significant progress toward meeting the obligations of the Settlement Agreement.

- The County has exceeded the Settlement Agreement's 2011 benchmarks for ensuring the development of 750 affordable housing units, and can report the following:
 - 182 Affirmatively Furthering Fair Housing ("AFFH") units have all their financing in place; and
 - 108 AFFH units have their building permits.
 - The Settlement Agreement required that 100 AFFH units have financing in place and that 50 of the 100 AFFH units have building permits by the end of 2011.
- The first sale of an AFFH unit took place before the end of 2011, and the two AFFH rental units within that three-family house are expected to be leased and occupied in January 2012.
- Sites reviewed have been in each of the 31 eligible municipalities, for a total of more than 200 site evaluations.
- Currently 540, or 72%, of the required 750 AFFH units are in the pipeline, representing sites in 15 municipalities. Currently 232 of these 540 units are in blocks that had zero percent African American and zero percent Hispanic population according to the 2000 Census.
- The County has established a \$2.5 million revolving loan fund to purchase and rehabilitate foreclosed properties that will be marketed and sold as AFFH units. The \$2.5 million will be able to leverage another \$680,000 from the New York State Affordable Housing Corporation that has been awarded to the County for this purpose.
- The banks that issue the mortgages for the homebuyers of the affordable AFFH units have agreed to review their practices with the goal of better communication between internal banking departments to streamline the approval process and timing for prospective homebuyers. The County met with the banks to raise their awareness of their administrative processes that hinder the smooth sale of units.
- The County's centralized intake system for those who wish to signify their interest in and get direct information about the AFFH units has been a tremendous success. It

was expanded in the last quarter of 2011 to include a new mapping component that will help interested users view the neighborhoods in which AFFH developments are located. The site is located on-line at www.westchestergov.com/homeseeker. Over 1,576 households have signed up on this website for information. Those interested come from 15 states, New York City, other Hudson Valley counties and all over Westchester County. In the first 14 months of operation 9,033 viewers have visited the Homeseeker website.

- Important components of the County's Implementation Plan have been approved by the Monitor.
 - The Model Ordinance Provisions were approved by the Monitor and have now been adopted in some form by six municipalities with almost every other municipality conducting a review of the ordinance provisions. These zoning provisions will standardize the definition of affordable housing, encourage inclusionary zoning so new developments will have an affordable component and require affirmative marketing.
 - The Affirmative Fair Housing Marketing Plans have been approved by the Monitor. These plans establish the requirements for outreach and marketing to be conducted to encourage interested households to apply to rent or own available units. Two plans were approved, one for the County and one for developers, recognizing the different roles of the County and developers in the marketing process. Initial marketing efforts for early developments using an approved Affirmative Fair Housing Marketing Plan have resulted in a racially and ethnically diverse pool of applicants for those developments.
 - The Discretionary Funding Policy was approved by the Monitor in January 2012. This policy will require municipalities to demonstrate their commitment to affirmatively further fair housing through adopting policies consistent with the Model Ordinance Provisions and to abolish any local preferences that do not AFFH in order to receive discretionary funding from the County going forward. It also provides for the County to be granted the right of first refusal on any *in rem* properties.
- The County has approved the use of \$18,365,500 of the \$51.6 million it is required to spend on the 750 units. The average cost of the units with all their financing in place is approximately \$84,000. Included in the \$18 million approved is the Acquisition and Rehabilitation Revolving Loan Fund, where specific sites and costs are not yet identified. To date, costs have varied significantly from development to development depending on the size and type of development, infrastructure requirements and land costs. Experience has shown that rental developments have more non-County funding subsidy sources to leverage and therefore require less of a County contribution than home ownership developments. The average cost to the County of a home ownership unit to date is approximately \$106,500; the average cost to the County for a rental unit has been \$60,800. The ability to leverage savings through rehabilitation of existing housing units has been extremely limited by the inability to date to count AFFH units

with existing tenants as eligible (an interpretation of the Settlement Agreement that the County has appealed to the Monitor).

- Since the market rate housing market has not rebounded, there has been no production of new AFFH units under inclusionary zoning provisions.

In the past ten years, Westchester's population of African Americans increased at a time when the number of African Americans living in northern metropolitan areas decreased. Moreover, the increased racial and ethnic diversity that occurred in Westchester over the last decade included communities eligible under the Settlement Agreement.

The predominantly good news presented above is overshadowed by the failure of HUD to approve the County's Analysis of Impediments, which has resulted in the blockage of FY2011 funding for the County's Action Plan. This in turn has lead to Planning Department staff layoffs, reduction in non-profit housing agency support services and loss of community investment in Westchester's poorest communities. Further, if not resolved, the loss of HUD funds will restrict the ability of the County to leverage those federal dollars to complete the building obligation set forth in the Settlement Agreement with the agreed upon \$51.6 million. The County is engaged in the dispute resolution process set forth in the Settlement Agreement, and is optimistic that the matter will be resolved in an appropriate manner.

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, municipal officials and the Monitor in identifying and moving forward housing developments 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 24 developments and activity through the Acquisition and Rehabilitation Revolving Loan Fund which includes one potential development. 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 County's obligation under the Settlement Agreement required that 100 units have financing in place by December 31, 2011. The County exceeded this benchmark with a total of 182 units with financing in place. The second obligation was for 50 units to have their building permits. By the December 31, 2011 deadline, 108 units had their building permits in place. These numbers demonstrate that the County has already made significant progress toward meeting the benchmarks for December 31, 2012 of 200 units with financing in place and 125 units with building permits.

The spreadsheet accounts for 24 developments that are in various stages of their approval and/or construction process. These developments include a total of 631 units, of which at least 540 should qualify as affordable AFFH units if they receive all their land use and financing approvals. Note that we have not included the nine units at 191 Revolutionary Road in Briarcliff Manor in these totals due to the developer's decision to withdraw their application from the Village's review due to the development's projected costs. This development will be removed from the next spreadsheet.

The 23 remaining developments include five developments with a total of 108 units with building permits. No new building permits were issued this quarter. These units are all under construction, except for the three units at 42 First Avenue in Pelham, where the construction is completed. For the first time, the spreadsheet lists one development as completed. The three-family house in Pelham has now been rehabilitated and marketed and the new owner (selected through a lottery) has closed on the property and moved in. The new owner's two tenant families (also selected through a lottery) have been selected and qualified, and are expected to take occupancy in January 2012. The spreadsheet in the next Quarterly Report will include a "completed" section and we will move this development into that section.

Of the 18 remaining developments on the spreadsheet, five developments have all their financing in place. The Crompond Crossing development in Yorktown secured all its financing during this quarter. Three of these developments have been approved by the Monitor, representing 74 units. The other two developments, representing a total potential of 67 units, but only potentially 57 AFFH

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units, are listed on the spreadsheet as Existing Occupied Housing units. The County continues to work with the Monitor through the issue of when units that are currently occupied can be counted.

The developers of two of these developments with financing are expecting to pull their building permits during the first quarter of 2012. Together, the Palmer Avenue site in Larchmont and Crompond Crossing site in Yorktown represent an additional 72 AFFH building permits. With these additional building permits in place, the County will be eligible to consider financing a senior housing development. The developers of both the Clayton Boulevard site in Somers and the 555 Route 22 site in North Salem are contemplating some portion of these sites as senior housing.

Three additional developments now have their land use approvals and are in the process of securing their financing. These developments including 22 Old Route 22 in North Castle, 445 North State Road in Briarcliff Manor, and 867 Saw Mill River Road in Ardsley, represent a total of 41 units. Both the North Castle and Briarcliff Manor developments were approved for New York State Affordable Housing Corporation funding in December 2011. The Ardsley development secured final site plan approval in December 2011 and still awaits a funding decision from New York State.

The remaining ten developments on the spreadsheet 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. Some of these developments have also begun the process of lining up their other financing, including financing from New York State. In this quarter, five developments have advanced in their local land use and financing approvals. One development received a favorable recommendation from the County Planning Board during this quarter. There are three new developments listed for the first time on this quarter's spreadsheet. These developments, 256 June Road in North Salem, 555 Route 22 in North Salem, and Clayton Boulevard in the Town of Somers, represent a potential of 245 new units in these northern Westchester towns. A site visit was conducted this quarter with the Monitor and representatives from HUD to North Salem, where the Monitor visited the June Road site, and HUD visited both North Salem sites.

The spreadsheet in the last Quarterly Report listed the Acquisition and Rehabilitation Revolving Loan Fund and its expected outcome of 17 units. The first development of three units being considered under this program is now listed under this section of the spreadsheet. This development was previously listed as an eligible development, but given its nature, is appropriate for the revolving loan fund. As additional addresses and units are identified for this program, they will be listed under this section of the spreadsheet. At present, 14 additional units are expected to be assisted through this Acquisition and Rehabilitation Revolving Loan Fund.

On December 8, 2011, New York State announced the funding awards that will complete the NYS funding component of two developments: 22 Old Route 22 in North Castle and 445 North State Road in Briarcliff Manor. One application for NYS funding was not approved (256 June Road in North Salem) and two developments are still awaiting NYS funding decisions: 867 Saw Mill River Road in Ardsley and 80 Bowman Avenue in Rye Brook.

The County did approve \$29,000 in FY 2010 Community Development Block Grant funds to assist A-HOME with the due diligence and carrying expenses associated with a residence being donated to the non-profit by a North Salem resident. Legislation to approve County funding for two additional developments was unable to be fully considered and voted on before the Board's session expired at year end. Resubmission for consideration and approval would occur through submission of new legislation most likely in first quarter of the 2012.

It should be noted that eight of the 23 developments, accounting for 230 of the 296 affordable AFFH units, are in Census Blocks that the County has identified as having the lowest concentrations of African Americans and Hispanics (2000 Census), areas in which the County is required to maximize the development of affordable AFFH units. The locations of the balance of fourteen units to be acquired under the Acquisition and Rehabilitation Revolving Loan Fund through foreclosures are locations that are not currently known, so the demographics of the census blocks are not known at this time, but will be reported when available.

The County has identified the requested demographic information for 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.

During the quarter, the County undertook feasibility analyses of several sites. The County ordered one appraisal for a site that could potentially yield 169 affordable AFFH units. Appraisals on additional sites are expected to be ordered in the first quarter 2012. One appraisal update was received during this quarter that had been ordered in the fourth quarter of 2011.

It should be noted that, to date, the County has done some level of review on over 200 sites with at least one site in each of the 31 eligible municipalities. This number includes a compilation of 26 potential *in-rem* properties provided by one northern Westchester town in anticipation of the Discretionary Funding Policy's implementation. The County's review of these sites found that 15 sites warranted follow-up dependent on the Town's taking title and potential sale price based on an appraisal. While a number of the 200 sites have not proceeded beyond the County's initial review, quite a number of them are in various stages of additional local review or approval. The number of sites being regularly brought forth by municipalities to the County is clearly representative of the cooperation the County has been receiving from the various eligible municipalities.

Appendix I-1: 4Q 2011 AFFH Sites Progress List

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

II. Census Analysis

Summary of Actions this Quarter: This quarter, the County undertook a further analysis of the 2010 Census and did a comparison of Black and Hispanic population trends in Westchester County and the United States.

The African American population in Westchester posted a small increase between 2000 and 2010 (approximately 1%). This ran counter to trends seen across the country. For example, the African American population in the New York metropolitan area as a whole, dropped by 67,709 during the decade. Other African American population losses were also seen in metropolitan areas across the Northeast and the Midwest. The City of Chicago, for example, lost more than 181,000 African American residents. Fully three-quarters of African American population gains in the United States between 2000 and 2010 occurred in the South. The Brookings Institute, a Washington-based think tank that studies issues relating to metropolitan policy, describes this trend as an “effective reversal of the ‘Great Migration’” of African Americans who left the South for industrial employment in the North.

It is interesting to note that this population decline was not seen in Westchester, where the African American population inched up rather than facing the steep declines seen elsewhere.

The Hispanic or Latino population in Westchester grew by 62,908 (44%) from 144,124 (16% of the total population) to 207,032 (22%) between 2000 and 2010. This trend mirrors the hundred largest metropolitan areas across the country, where Hispanics grew from 11% to 20% of the population across metropolitan areas.

Sources:

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http://articles.chicagotribune.com/2011-07-06/news/chi-city-population-loss-race-issue-make-council-remap-tricky-20110706_1_ward-boundaries-new-ward-council-remap

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 six meetings with municipal officials to discuss the development or redevelopment potential of sites within their municipalities for creation of affordable AFFH units.

During this quarter, Planning Department staff held initial meetings with officials of two Eligible Communities to discuss how they may access and utilize technical planning tools developed by the County under the County's *Westchester 2025: Plan Together* initiative. These tools assemble, map, display and analyze data resources on, for example, land use, demographics, natural features and housing characteristics utilizing aerial photography, Geographic Information Systems and other programs. In addition, draft analyses of build-out potential under current zoning were substantially completed for five eligible communities. Next steps in the build-out analysis will involve submission of additional zoning data to the County by the municipalities and the scheduling of review sessions. This work will continue sequentially until all 43 Westchester municipalities have been studied. The Planning Department and the municipal officials have found that the interaction over making planning tools available and conducting the build-out analyses has been instrumental in engaging municipal officials in long-range community and infrastructure planning in a very cost-effective manner.

During this quarter, the County conducted five 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 proformas and funding requirements. The County conducted two site visits with municipal officials during this quarter. One site visit was to a specific potential AFFH site in a northern Westchester town. The second visit brought municipal officials to a grand opening of a 72-unit senior housing development. The immediate success of this development has prompted

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discussions with the municipal officials to consider the adjacent site for a new affordable housing development.

The County participated in two public forums for the purpose of conducting outreach and educational training related to housing issues: the Westchester Residential Opportunities Fall Symposium, which featured Assistant Secretary for Fair Housing and Equal Opportunity, John Trasvina, and a second public forum on fair and affordable housing hosted by the League of Women Voters in Rye that featured the Mayors of Rye, Rye Brook, and Port Chester, along with the Monitor and representatives of HUD and the County. An additional public forum hosted by the County League of Women Voters is already scheduled for the first quarter of 2012.

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 and municipalities continue to apprise the County of parcels that may be feasible as they come on the market. The County has encouraged realtors to send information on sites as they become available, even if the zoning is not in place for multi-family residential units. The County has reviewed the potential of a number of industrial and commercially zoned parcels.

Numerous conference calls were held with financing professionals to work out details of several development proposals and transactions, particularly as developments work out issues related to real estate closings, construction issues, restrictive covenants and affirmative marketing issues.

The County continues to review data from the County Clerk's office each month on foreclosures and *lis pendens* filings. There were 48 foreclosure judgments in Westchester County during this quarter. 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. The Funding Advisory regarding the Acquisition and Rehabilitation Revolving Loan Fund was approved by the Monitor on October 25, 2011. The legislative package to establish this Acquisition and Rehabilitation Revolving Loan Fund and to capitalize it with \$2.5 million of the Settlement funds was approved by the Board of Legislators in this quarter. The County has identified the first three units to potentially fit into this program and is actively reviewing other sites. It is expected that some of the potential *in rem* listings forwarded by a northern Westchester town in December might fit under this program when they are ready to progress further.

Two developments on the County's 4Q 2011 FAH Sites Progress List qualify under Paragraph 7(h) of the Stipulation, including one development new to the list, in Yorktown, of an existing HUD 236 property that has affordability restrictions that will expire in February 2012. The County is currently awaiting further review from the Monitor on the inclusion of all existing units, including occupied units, as Eligible Units. This quarter the County continued the underwriting of the financing for this Yorktown development using other County funds.

The County recognizes its responsibility to maximize development in the census blocks with the lowest populations of African Americans and Hispanics. To date, eight developments, representing

232 units, that are progressing and identified on the 4Q 2011 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 including public transportation, the qualifications of the potential developer, potential environmental impacts, estimated cost, the timing on the availability of land (two sites in preliminary feasibility continue to be used as staging areas for NYS 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 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 with experience in building affordable housing. 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 23 sites included on the 4Q 2011 FAH Sites Progress List include developments in 15 different communities.

Eleven of these 23 sites resulted from initial outreach by the County to representatives of the local municipalities to express the County's interest in seeing these sites developed to meet the Settlement goals.

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. With some turnover due to recent town elections, the County will be meeting with some newly elected mayors and officials. 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, Urban Land Institute and Northern Westchester Watershed Committee.

The County has reconstituted the County Housing Opportunity Commission (HOC) 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. The HOC held one meeting during this quarter. In preparation for this meeting, the Commission reviewed a statement from their September meeting minutes that they wished to convey in a Quarterly Report to the Monitor as follows:

“The members discussed how best to convey their position to the Housing Monitor, and determined that they would request that an excerpt from the meeting minutes be included in a Quarterly Report to the Monitor. The members discussed the content of the minutes excerpt, and its role in advising the County Executive, Planning Board and Board of Legislators. The HOC members concluded that the excerpt is intended to express its interest and concern regarding the impact of HUD’s rejection of the AI on the County’s progress related to development of housing. They noted that HUD’s demand regarding legal action related to zoning is outside the role of the County. In addition, most municipalities are working to come into compliance and provide housing that would count under the Stipulation. The delay caused by HUD’s rejection of the AI impedes the County from meeting the goals of the Stipulation. “

A year-end letter report by the HOC to the County Executive is included in Appendix III-2.

Appendix III-1: Year-end letter report by the HOC to the County Executive dated December 12, 2011

Appendix III-2: Pictures from the WRO Fall Symposium – Welcome to My Backyard, October 21, 2011

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
 - vi. Housing mobility outreach and counseling

Summary of Actions this Quarter: During the quarter, the County conducted eight different meetings with municipal officials, developers and property owners, including site visits. Additional meetings that included discussion of AFFH opportunities and implementation of the Settlement Agreement, including implementing the Model Ordinance Provisions, included meetings of the Westchester County Board of Legislators, the County Planning Board, the County Housing Opportunity Commission, and the Westchester Municipal Planning Federation.

Meetings were also held with several non-profit agencies and consultants that might be of assistance in the County's 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 one of these agencies to specifically discuss end-user mortgage issues and timing with two different developers, who expressed concern about being able to identify qualified buyers in a timely fashion.

This quarter, as a follow-up to the meeting with the non-profit housing counseling agencies as identified in the preceding paragraph, the County organized a meeting with senior officials on the mortgage lending side of local banks, including banks that do business with the County. The meeting on December 9, 2011 included a discussion on how mortgage application approvals might be streamlined, reducing the approvals from the current 90 – 120 days to a better average of 45-60 days. This included discussion on the County's deed restrictions, timing of seeking approvals, and a discussion on how to handle very small developments, as some banks identified restrictions on sites smaller than ten units. The meeting was very productive, and it was agreed that follow-up sessions would be scheduled a few times in each of the subsequent years to keep the banks apprised of the County's progress, keep an open dialogue on issues that might arise in the future.

The County also participated in two public forums this quarter. The first was the Westchester Residential Opportunities and Pace Law School Fall 2011 Symposium. The program entitled Welcome to My Backyard, and held on October 21, 2011 featured HUD Assistant Secretary for Fair Housing and Equal Opportunity John Trasvina, The standing-room only crowd also heard from County Executive Astorino, Deputy County Executive Plunkett, Board of Legislators Chairman Jenkins, and two panels of other representatives that covered initiatives to encourage diversity by the

public and private sectors, a neighborhood non-profit, and by realtors. The event was co-sponsored by the Westchester Putnam Association of Realtors, the Durst Organization, Wells Fargo Home Mortgage, Webster Bank, Chase Bank and the Golden Krust Caribbean Bakery and Grill.

The second public forum was hosted by the Rye, Rye Brook and Port Chester League of Women Voters. This program, titled "A Primer on Fair and Affordable Housing in Rye, Rye Brook and Port Chester," was a smaller venue, but again, standing room only. The event was also recorded for future replaying on the local cable channels. The forum included Monitor James Johnson, the Mayors of the city and two villages, representatives from HUD and the County. The County League of Women Voters felt this forum was so successful, that they are scheduling a similar session in a different part of Westchester for the first quarter of 2012.

The County's Veteran's Service Agency hosted a Veteran's Town Hall Meeting at the Westchester County Center that provided an opportunity for Housing Action Council to participate with laptop computers and information on the County's Central Intake Homeseeker system. Housing Action Council also promoted the County's Central Intake Homeseeker system and discussed affordable housing opportunities at a Homebuyer Fair in partnership with Freddie Mac and Wells Fargo at the Yonkers Riverfront Library on October 29, 2011.

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

On September 30, 2011, the County went live with the expanded version of the Central Intake System for prospective homebuyers, required by Paragraph 33(f). For ease of remembrance by potential users, the County will change the name of the Central Intake System to Homeseeker System, in light of its expanded features. The response to date of the sign-ups continues to be very encouraging with a total of 909 registered households in the first year. Of the total 1,576 registrants between September 30, 2010 and December 31, 2011, 1002 currently live in Westchester County. Of the balance, the next largest population is 330 households from Bronx County, followed by 107 households from New York County and 33 households from Kings County. Thirty-seven responses are from households out of New York State including responses from fifteen states. Of these, the most responses from any one state came from Connecticut with 12, followed by five responses from Florida and four from Georgia and New Jersey. Other responses came from California, Kentucky, Illinois, Louisiana, Maryland, Montana, North Carolina, Oregon, Pennsylvania, Virginia and Washington State. Of the 1002 Westchester households, 295 households are current residents of Yonkers, followed by 157 households in Mount Vernon, 113 in White Plains, and 87 in New Rochelle. A total of 212 responses were from interested households currently residing within one of the 31 eligible municipalities in the County.

Beginning on October 1, 2011, an additional question was added that allows the County to collect information on the registrant's interest in either homeownership or rental opportunities, or both. Since the system had a full year of being available for homeownership, clearly that response is higher, but in the first three months of the question, the County has already seen a significant response from interested rental families. To date, 1,348 households have expressed interest in homeownership, 85 in rental opportunities, and 143 in exploring both.

Fully more than half of the households registering interest are two or three person households (53%). Single person households registering interest represent 17%; while four-person households represent 19% of the interest. Households of more than five persons, suggesting a need for three-bedroom units, constitute 11% of the current registration of interest. This is empirical evidence that the actual need for the County to provide affordable three bedroom units is not substantial.

Twenty one percent of the responders identified themselves as white, while 41% of the responders indicated they were African American (representing 641 households). Almost one third of responders did not answer this question. Among the balance of responders several categories of responses were above 1% of the total applicant pool including Native American (13), Asian Indian (17) and other Pacific Islander (19) of mixed white and African American (18). Four hundred ninety four households (about 31%) represented that they were Hispanic. Three hundred forty four households (22%) did not respond to the question on ethnicity.

Additional information on the results from the first nine months of registration of the Central Intake Homeseeker system can be found in Appendix IV-4. Information is sent via e-mail to these registered families about homeownership information sessions, Open Houses, and affordable housing opportunities.

On October 1, 2011, the County completed work on the development and programming of the expansion of the Central Intake Homeseeker system now allows those visiting the site the option of registering their interest in homeownership opportunities, signing up for information (responders are reported in the previous paragraph), and using it to do a virtual visit of the area of affordable housing developments. The website, www.westchestergov/homeseeker.com, brings visitors to a map depicting all the current affordable housing offerings, particularly those with current application and marketing periods. This site has been designed for use by both prospective homebuyers and renters.

This was an extensive programming effort by the County's Information Technology department and outside consultants. The Central Intake Homeseeker System should now be a very useful tool in the County's efforts to provide mobility counseling to families who may be unfamiliar with certain areas of Westchester, and enable them to get a better feel for what is available in each community and learn more about each development that is being included in this Settlement.

Using each municipality's links to their own homepage, information is available for every community in Westchester, linking the users to local municipal and school district websites. Through the use of the Bing Maps option, users will be able to find information on commercial sites for potential job opportunities, as well as restaurants for dining and stores for shopping. Through the County's own links, users will have access to information on public transportation stops (both train and bus, wherever applicable) as well as a whole host of community facilities, including recreation opportunities. There is no registration required and the users will be able to look at all areas of Westchester County. The site offers an e-mail address for users who encounter difficulties in using the site, or those with assistive reading devices, to contact us.

One way to measure the County's success with the Central Intake Homeseeker system is to measure those that sign up; however that doesn't give us a clear picture on the number of users and where they're coming from of the mapping and community functions. The County's interest in creating this software is to make sure it is easily usable by someone not already familiar with the County and those that might not regularly use computers. The County's Department of Information Technology was able to use Google Analytics to provide us with an analysis of the system's use. For the period October 13, 2010 through December 31, 2011, users of the County's Housing Website including the Central Intake Homeseeker system looked at a total of 154,123 unique page views. While there were significant numbers of hits on specific housing development pages, the views of the landing pages were fairly significant for this fourteen and one-half month period. There were a total of 9,033 unique page views to the Welcome Homeseeker page, another 7,528 unique page views to the Housing Opportunities Sign-Up page, and 166 unique page views to the page entitled *Formulario de interes*. The other main webpages and the Sign-up form itself have now been translated into Spanish (available for first quarter 2012), so it is the County's hope that we will see a more significant showing of interest from Hispanics. And a more direct link to the Homeseeker website is now available from the County's Home page, which should also make it easier for interested users to find the site. During the first quarter of 2012, the County will develop a bookmark with the website address that users will be able to takeaway from promotional venues and be able to remember the website address for their future use.

Also completed this quarter, were the Affirmative Fair Housing Marketing Plans, which were approved by the Monitor in late December. After an extensive effort on the Monitor's part, including numerous discussions with the County and other stakeholders, a report and focus group by the Furman Center, and reviews of the results of early plans, the County ultimately proposed two separate Plans to present to developers their marketing obligations. The second Plan makes it much clearer for the County to ensure compliance with its own obligations. Affirmative Fair Housing Marketing Plans had previously been approved by the Monitor for the specific developments of Cottage Landing in Rye, Roundtop in Cortlandt, Palmer Avenue in Larchmont, and the 1-4 family unit marketing using the example of 42 First Avenue in Pelham. The completion and approval of these Plans is an important component toward getting approval of the County's Implementation Plan.

By the end of this quarter, four developments (42 First Avenue in Pelham, Roundtop in Cortlandt, Manville Road in Pleasantville, and Cottage Landing in Rye City) had completed their marketing efforts. We note that each marketing effort has produced significant diversity in the applicant pool. The data on the applicants is included in the report in Appendix IV-3. This is a new table that the County will continue to update that includes the critical affirmative fair housing marketing information on each development that has proceeded to its marketing phase. The format of this report has been slightly modified from the one included in the last report. We believe this new format will better present multiple developments and make it easier to clearly see the critical information.

It is also important to note that while the County's benchmarks in the Settlement Agreement relate to Financing in place and building permits issued, the County is starting to measure units that are complete and occupied. We are pleased to report that the first unit was sold on November 1, 2011. The family that purchased the three-family house in Pelham was selected through the lottery process

and has moved in. Their tenants were also prioritized through the lottery and will be moving in during the first quarter of 2012.

Appendix IV-1: 4Q 2011 Housing Meetings List

**Appendix IV-2: Summary Report of Findings from Central Intake Homeseeker System
Between September 30, 2010 and December 31, 2011.**

Appendix IV-3: Affirmative Fair Housing Marketing Report for AFFH Units

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: The County continued to address individual questions and requests for assistance from municipalities as they conducted their review of the Model Ordinance provisions. Most of the questions from dealt with various interpretations the municipalities have explored. Most municipalities have started to review the various provisions. Several municipalities have now adopted the appropriate sections of the Model Ordinance. Others were conducting and scheduling public hearings to incorporate the Model Ordinance provisions.

Significant activity continues at the municipal level to address how the Model Ordinance provisions relate to local zoning codes and to identify possible amendments in those codes.

The village and town boards of six municipalities have adopted zoning amendments that would incorporate the Model Ordinance provisions in local regulations:

Town of New Castle	August 9, 2011
Town of Ossining	August 9, 2011
Village of Rye Brook	December 13, 2011
Village/Town of Scarsdale	November 9, 2011
Village of Tarrytown	December 5, 2011
Town of Yorktown	November 15, 2011

In addition, the town boards of two municipalities have shared draft zoning amendments with the County Department of Planning that would incorporate the Model Ordinance provisions in local regulations. The County continues to discuss the drafts with local officials of each of these municipalities:

Town of North Castle
Town of North Salem

Based on available information, fourteen other municipalities that are engaged in a review process whereby the Model Ordinance provisions are under consideration by the village or town board or they have been referred by the village or town board to a local board, advisory committee, municipal attorney or staff for review and recommendation:

Town of Bedford
Village of Briarcliff Manor

Village of Bronxville
Village of Buchanan
Village of Croton-on-Hudson
Village of Dobbs Ferry
Town of Harrison
Village of Hastings-on-Hudson
Village of Irvington
Town of Lewisboro
Town of Mamaroneck
Town of Mount Pleasant
Village of Pelham
Village of Pelham Manor
Village of Pleasantville
Town of Pound Ridge

Three municipalities adopted zoning amendments in the recent past but prior to finalization of Model Ordinance provisions and have stated that they will revisit the topic including:

Village of Ardsley
City of Rye
Town of Somers

The Town of Cortlandt advised the County in a letter to the County Executive dated December 16, 2011 of the Town's efforts over the past twenty years to create affordable units through the Town zoning ordinance, concluding that the Town has complied with the intent and spirit of the Model Ordinance provisions.

The Village of Tuckahoe advised the County that Village officials were preparing a summary of the Village's progress in this area and will shortly submit this report to the County.

The Village of Larchmont advised the County that the Village has inclusionary zoning provisions, that the Village has focused attention on the Palmer Avenue AFFH development to date and that consideration of the Model Ordinance provisions will follow.

As of the end of this quarter, the County has not been able to confirm the status of actions taken or underway in the Town of Eastchester.

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. Copies of the referral letters are included in Appendix V-1.

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. Of the eight developments with financing approvals now in place, six of these

developments required land use 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). Some municipalities are starting to take actions to streamline their approvals, including the Village of Rye Brook which has placed the approval authority for affordable developments with the Village Board itself. The Model Ordinance provisions encourage municipalities to adopt various means to assist affordable housing approvals.

Although occurring after the close of the 4th quarter of 2011, it should be noted that the Monitor approved the Discretionary Funding Policy on January 12, 2012, with an effective date of March 1, 2012,

Appendix V-1: 4Q 2011 AFFH Referral Letters

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 expended \$707,674 of its funds for AFFH developments, though additional funds were obligated. A summary of each area included in the 4Q 2011 Financial Report is presented below.

From the \$21.6 million in the County's CDBG Line of Credit, funds for one new housing activity were obligated this quarter. A total of \$10,335,500 has been obligated through executed contracts. This quarter, another \$2.5 million was approved for the Acquisition and Rehabilitation program, but not yet obligated with specific unit contracts, bringing the total amount of funds approved by the Board of Legislators to \$15,435,500. This amount represents over 71% of the \$21.6 million Line of Credit. There remains a balance of \$6,164,500 of unobligated/unapproved funds. Legislative packages for additional funding approvals will be submitted to the Board of Legislators during the first quarter of 2012. The potential exists for the first obligation of funds under the Acquisition and Rehabilitation Revolving Loan Fund during the first quarter 2012 as well. A total of \$455,096 was actually expended in this category this quarter.

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, the first activity was obligated. At the end of the fourth quarter 2011, \$2,930,000 had been obligated for the 26 unit development in Yorktown. This leaves a balance of \$27,070,000 in this allocation of funds. Legislative packages for additional funding approvals will be submitted to the Board of Legislators during the first quarter of 2012. No funds were actually expended in this category this quarter.

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 expended a total of \$252,578 on affordable housing activities and housing services provided through nine contracts with non-profit agencies as follows:

- 1) \$114,831 was expended toward site work for the Roundtop development in Cortlandt using the County's 2010 CDBG funds;
- 2) \$18,000 was expended under the Homeownership Counseling Center contract with Housing Action Council using the County's 2010 CDBG funds to provide homeownership counseling and downpayment assistance to income eligible affordable homebuyers; \$74,739 was expended under the Technical Assistance contract with Community Capital Resources using 2011 Tax Levy funds. Under this contract critical gap financing was provided to six affordable housing units and feasibility loans were made on four with technical assistance support and advocacy provided to ten affordable housing groups;
- 3) \$33,333 was expended under the Technical Assistance contract with Housing Action Council using 2011 Tax Levy funds to provide technical assistance to non-profit developers; and
- 4) \$11,675 was expended under the Housing Education contract with Westchester Residential Opportunities using 2011 Tax Levy funds where 57 clients were assisted with financial literacy and homeownership counseling services, 19 consumers received fair housing education with a pre-purchase education workshop group setting, 6 complaints were processed, 3 fair housing tester trainings were conducted, and two substantive questions from realtors were addressed.

An additional obligation this quarter, of \$29,000 with FY 2010 CDBG funds will enable the non-profit agency A-HOME to do due diligence on a property that an elderly gentleman in North Salem has offered to donate to their agency for use as affordable housing. The funds will be used to do assessment studies, and do some minimal rehabilitation to stabilize the house for the winter, and cover the property's operating costs through the basic rehabilitation. It is expected that this property and its expected two units will count as AFFH units after the initial assessment is completed and a financing package put together.

During this Quarter, the County did not receive notice of any successful grant applications, noting of particular concern, that the March 15, 2011 submission by the County of an Action Plan application for FY 2011 to HUD for funding under the Community Development (CDBG), HOME Investment Partnership Program and Emergency Shelter Grant (ESG) programs, totaling approximately \$8,473,589 has not been released. The County continues to await approval notice of these grant applications.

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The County also completed the review of the 157 CDBG applications it received from municipalities and non-profit agencies, for the FY 2012-2014 application round with the scheduled release date of recommendations being January 12, 2012.

The County did explore several grant and websites to gather additional information on the availability of funding for Brownfields sites. At the current time, none of the EPA, NYS, HUD or DOS programs have funding available for the developments on our radar screens that have Brownfield issues.

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 Settlement Agreement.

The County has learned that the Governor's new Regional Economic Development Councils will now play a role in determining the points given to all state-administered affordable housing development programs to the tune of 20% of the points. The Mid-Hudson Regional Economic Development Council has formulated its five year plan, including identifying priorities for funding. With this group's role, funding approval meetings at NYS are not regularly scheduled, as they used to be, making obtaining funding more difficult.

Throughout the quarter, the County continued to work on the Monitor's proposed Affirmative Fair Housing Marketing Plan to best incorporate all the elements to maximize the outreach to prospective residents. On December 29, 2011, the Monitor approved a County Affirmative Marketing Plan as well as a Developer Affirmative Marketing Plan.

On July 13, 2011, HUD informed the County that the County's AI did not meet the HUD's requirements for an acceptable AI. Accordingly, HUD rejected the County's certifications as to affirmatively furthering fair housing and disapproved the County's FY2011 Action Plan. HUD's found the AI to be unacceptable due to "deficiencies regarding promotion of source-of income legislation or plans to overcome exclusionary zoning practices."

On July 20, 2011, the County wrote the Federal Monitor to advise him of the dispute between the County and HUD, as well as the fact that the County Executive had scheduled a meeting with HUD Secretary Shaun Donovan on July 27, 2011, to discuss and hopefully resolve the dispute. Despite discussion, the parties remained at an impasse. As provided in Section 14(c) of the Settlement Agreement, the Monitor conducted a mediation. He issued his report and recommendation on November 14, 2011.

Insofar as the County believes HUD's action and justifications therefore to be unreasonable and unjustified, and in violation of the Settlement Agreement as well as its own guidelines for an acceptable AI which are set forth in HUD's Fair Housing Planning Guide., the County appealed the

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Monitor's report and recommendation to the Federal Magistrate pursuant to the process set forth in the Settlement Agreement. His decision is pending.

HUD's action in disapproving the FY2011 Action Plan does potentially impact the overall progress of the County in achieving the goals of the Settlement Agreement. As the Monitor was advised in the County's July 20 letter to him, without the approval of the FY2011 Action Plan, Westchester County ceases being a grantee for the federal Community Planning and Development programs covered by the AI, which has serious ramifications relating to the Settlement Agreement.

The County's housing staff is carried on the HUD grant line, and pursuant to the County's Budget Act, they must be terminated at the expiration of the funds provided by the grant. Accordingly, ten positions were abolished and six County employees were laid off on December 31, 2011, including two housing specialists that actively worked on implementation of the Settlement Agreement. As other federal and state grants expire over the course of the next year, additional staff will face layoffs. Staff reductions have a direct impact on the County's ability to ensure the continued development of 750 Affordable AFFH housing units within the timeframes agreed to in the Housing Settlement.

The loss of CDBG and HOME funds makes it even more difficult that 750 Affordable AFFH units can be built within the financial parameters of the Settlement Agreement. It should be further noted that the non-eligible municipalities under the Settlement Agreement, which have significant diversity, and in some cases significant affordable housing needs, also rely on funding from these grants.

The AI is the foundational document supporting the County's eligibility to receive a range of other grants, such as Emergency Shelter Grants and Homeless Prevention and Rapid Re-Housing funds. In addition, Continuum of Care grants such as Shelter Plus Care, administered by Westchester's Community Mental Health department, and the Supportive Housing Program, administered by the County's Department of Social Services, could be lost.

In its AI, the County undertakes to take well over one hundred actions, for which it will be held accountable, to affirmatively further fair housing. The County's AI is probably more comprehensive than any other AI that HUD has seen. The two issues in dispute, one presenting constitutional and property rights issues, are not impeding the County's progress in building the affordable AFFH units called for by the Settlement Agreement. Nor are these issues impeding the actions being taken in the eligible communities to review and modify their local zoning ordinances to facilitate the building of affordable AFFH units in their communities. HUD's insistence on resolving these two issues as HUD wants, is, however, presenting a serious threat to the County's future ability to meet all the goals of the Settlement Agreement.

Appendix VI-1: 4Q 2011 Financial Report

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
- D. Public Statements

Summary of Actions this Quarter: As required by Paragraph 23 of the Settlement Agreement, the County was required to have 100 affordable AFFH units with financing in place by December 31, 2011. As of this date, 182 units have all financing in place. This benchmark has been met.

Paragraph 23 of the Settlement Agreement, also required that building permits for 50 affordable AFFH units be in place by December 31, 2011. One hundred eight units achieved this status. This benchmark has been met.

The 4Q 2011 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 previously sent to the Monitor, the County is seeking further review of the eligibility of pre-existing housing units with tenants in residence which impacts the eligibility of approximately 66 units considered eligible by the County, and submitted on June 7th, 2010 to the Monitor. There were no meetings concerning this issue occurred during this Quarter; but the County awaits the Monitor's decision on this issue.

During the quarter, the County and HUD have both appealed to the Monitor and to the Court to assist in their efforts to arrive at an acceptable AI in accordance with the process in the Settlement Agreement.

During this quarter, the County did not identify the need for additional expert support at this time.

In response to the request by the Monitor, public statements by the County Executive for the short period following the County's submission of the Biennial Assessment, have been included in Appendix VII-1.

Appendix VII-1: 4Q 2011 Public Statements Between December 13, 2011 and December 31, 2011

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

For the period: October 1, 2011 through December 31, 2011

Appendix I-1: 4Q 2011 AFFH Sites Progress List

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

For the period: October 1, 2011 through December 31, 2011

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

See notes for descriptions of data and sources.

		80 Bowman Ave		900 Peach Lake Rd		256 June Rd		555 Rt 22	
Municipality		Rye Brook		North Salem		North Salem		North Salem	
Census Tract		83.01		150.00		150.00		150	
Block Group		4001 (4)		2013 (2)		8000 (8)		8016 (8)	
School District		Port Chester		North Salem		North Salem		North Salem	
Police Department		Rye Brook		North Salem		North Salem		North Salem	

See notes for descriptions of data and sources.

	80 Bowman Ave	900 Peach Lake Rd	256 June Rd	555 Rt 22
Municipality	Rye Brook	North Salem	North Salem	North Salem
Census Tract	83.01	150.00	150.00	150
Block Group	4001 (4)	2013 (2)	8000 (8)	8016 (8)
School District	Port Chester	North Salem	North Salem	North Salem
Police Department	Rye Brook	North Salem	North Salem	North Salem
	<i>Block/Block</i>	<i>Block/Block</i>	<i>Block/Block</i>	<i>Block/Block</i>
<i>County</i>	<i>Municipality</i>	<i>Municipality</i>	<i>Municipality</i>	<i>Municipality</i>
	<i>Group*</i>	<i>Group*</i>	<i>Group*</i>	<i>Group*</i>
TOTAL EMPLOYMENT (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)				
Total Jobs	406,225	6,039	1,739	1,739
EMPLOYMENT BY MONTHLY WAGE (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)				
\$1,250 per month or less	91,814	1,073	307	307
\$1,251 to \$3,333 per month	122,030	1,461	661	661
More than \$3,333 per month	192,381	1,361	771	771
EMPLOYMENT BY SECTOR (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)				
Agriculture, Forestry, Fishing and Hunting	424	0	61	61
Mining, Quarrying, and Oil and Gas Extraction	6	0	0	0
Utilities	3,059	0	0	0
Construction	25,117	155	120	120
Manufacturing	17,582	17	1	1
Wholesale Trade	17,715	157	132	132
Retail Trade	47,378	522	87	87
Transportation and Warehousing	11,526	131	49	49
Information	12,293	64	36	36
Finance and Insurance	18,587	637	15	15
Real Estate and Rental and Leasing	9,998	87	7	7
Professional, Scientific, and Technical Services	26,303	318	53	53
Management of Companies and Enterprises	8,667	296	41	41
Administration & Support, Waste Management and Remediation	21,875	237	60	60
Educational Services	49,728	2,207	400	400
Health Care and Social Assistance	64,792	567	434	434
Arts, Entertainment, and Recreation	8,907	56	53	53
Accommodation and Food Services	21,776	371	92	92
Other Services (excluding Public Administration)	19,609	124	48	48
Public Administration	20,883	93	50	50
EDUCATIONAL ATTAINMENT (source: 2000 U.S. Census of Population and Housing)				
Total population 25 years and older	628,941	6,160	3,620	3,620
Associates' degree or less	372,017	2,816	1,864	1,864
Bachelor's degree or higher	256,924	3,344	1,756	1,756

See notes for descriptions of data and sources.

Municipality		Somers							
Census Tract		149.08							
Block Group		2000 (2)							
School District		Somers							
Police Department		Somers							

Municipality	Somers								
Census Tract	149.08								
Block Group	2000 (2)								
School District	Somers								
Police Department	Somers								
	County	Municipality	Block/Block Group*	Municipality	Block/Block Group*	Municipality	Block/Block Group*	Municipality	Block/Block Group*
POPULATION DENSITY (source: Land Use in Westchester, 2010 report by WCDP)									
Land area (square miles)	449.16	32.30							
Persons per square mile	2,056	567.99							
COMMUTING: MODE OF TRAVEL (source: 2000 U.S. Census of Population and Housing)									
Total Number of Workers 16 years and older	425,052	8,351	400						
Automobile: drove alone	261,742	6,412	290						
Automobile: carpooled	40,384	587	25						
Public transportation	86,735	783	38						
Motorcycle	158	0	0						
Bicycle	472	8	8						
Walked	17,180	33	0						
Other means	2,076	44	7						
Work at home	16,305	484	32						
COMMUTING: TRAVEL TIME (source: 2000 U.S. Census of Population and Housing)									
Aggregate travel time to work (minutes)	13,379,665	309,845	16,660						
Average travel time to work (minutes)	31								
POVERTY (source: U.S. Census Bureau, Model-Based 2008 Small Area Income and Poverty Estimates)									
Total Population (base for poverty estimates)	935,202	17,916	851						
Total Population 5-17 years old	166,366	3,040	170						
Total Population 5-17 years old in families in poverty	16,803	55	14						
PUBLIC SCHOOL PROFICIENCY (source: Westchester Magazine 2009 annual high school report cards)									
High School Reading and Math Proficiency Rate		96							
CRIME (source: U.S. Department of Justice, Federal Bureau of Investigation, Crime Justice Information Services Division, Uniform Crime Reports 2008)									
Total Population (base for crime reporting)	828,089	9,672							
Total crimes reported	15,783	79							
Crime Rate (total crimes per 100,000 population)	1,906	817							

See notes for descriptions of data and sources.

Municipality	Somers								
Census Tract	149.08								
Block Group	2000 (2)								
School District	Somers								
Police Department	Somers								
County	Municipality	Block/Block Group*	Municipality	Block/Block Group*	Municipality	Block/Block Group*	Municipality	Block/Block Group*	
TOTAL EMPLOYMENT (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)									
Total Jobs	406,225	8,151							
EMPLOYMENT BY MONTHLY WAGE (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)									
\$1,250 per month or less	91,814	1,138							
\$1,251 to \$3,333 per month	122,030	1,720							
More than \$3,333 per month	192,381	5,293							
EMPLOYMENT BY SECTOR (source: U.S. Census Bureau, Local Employment Dynamics program, 2008)									
Agriculture, Forestry, Fishing and Hunting	424	89							
Mining, Quarrying, and Oil and Gas Extraction	6	0							
Utilities	3,059	0							
Construction	25,117	493							
Manufacturing	17,582	2,399							
Wholesale Trade	17,715	118							
Retail Trade	47,378	305							
Transportation and Warehousing	11,526	83							
Information	12,293	49							
Finance and Insurance	18,587	128							
Real Estate and Rental and Leasing	9,998	34							
Professional, Scientific, and Technical Services	26,303	240							
Management of Companies and Enterprises	8,667	985							
Administration & Support, Waste Management and Remediation	21,875	445							
Educational Services	49,728	1,509							
Health Care and Social Assistance	64,792	1,004							
Arts, Entertainment, and Recreation	8,907	51							
Accommodation and Food Services	21,776	400							
Other Services (excluding Public Administration)	19,609	112							
Public Administration	20,883	182							
EDUCATIONAL ATTAINMENT (source: 2000 U.S. Census of Population and Housing)									
Total population 25 years and older	628,941	13,040							
Associates' degree or less	372,017	6,464							
Bachelor's degree or higher	256,924	6,576							

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

For the period: October 1, 2011 through December 31, 2011

**Appendix III-1: Year-end Letter Report by the HOC to the County Executive dated
December 12, 2011**



Westchester County Housing Opportunity Commission

Rosemarie Jarosz
Chair

December 12, 2011

Honorable Robert P. Astorino
Westchester County Executive
148 Martine Avenue, 9th Floor
White Plains, NY 10601

Subject: Housing Opportunity Commission Review of Housing Activities 2011

Dear Mr. Astorino:

On behalf of the Housing Opportunity Commission (HOC), I am pleased to report to you our assessment of the County's housing efforts, particularly those related to the Housing Settlement agreement, for the year 2011. As you are aware, the Commission participated in meetings and events throughout the year. At most of these occasions, County Planning Department staff presented information for our review and discussion regarding activities being taken to advance affordable housing. The subjects included development of new affirmatively furthering fair housing (AFFH) units, actions being taken by municipalities to include and advance AFFH units and reports on experiences through the local land use approval process for developments that include AFFH units.

In addition during this year, the HOC reviewed the provisions of the Housing Settlement and detailed information regarding location and financing of the AFFH developments including funding sources, pricing, rental and income limits. We discussed affirmative fair housing marketing along with the County's centralized intake process allowing interested homebuyers and renters to sign up to receive information on affordable housing, including AFFH units. We were particularly impressed with the new Homeseeker website where anyone can review current housing opportunities, the location and neighborhood of the housing and other user-friendly features. We would like to specifically note that the first AFFH property was sold to an income-eligible homebuyer during this year. Congratulations!

As an independent, all-volunteer body created under County law to provide advice and guidance with regard to the County's housing efforts, the HOC has been impressed and encouraged by the successes achieved this year. We would like to acknowledge the extensive efforts made by the County to meet its obligations under the Housing Settlement. We are aware of the complexity of housing development, financing, marketing and monitoring as well as the requirements of the multitude of federal and State requirements and laws. Given the constraints, the County has found numerous opportunities to meet and exceed its obligations.

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148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-4400 Fax: (914) 995-9093 Website: westchestergov.com

Housing Opportunity Commission Review of Housing Activities 2011

December 12, 2011

Page 2

It is also noteworthy that the HOC participated in an in-depth review of the housing monitoring conducted by County staff. This monitoring will ensure that the affordable AFFH units will be occupied, sold or leased as affordable housing for the entire period of affordability. Clearly these units will continue to be a resource for many years to come.

Looking forward to 2012, we will continue to track and to provide advice on the County's progress in implementation of the Housing Settlement. We intend to participate in innovative activities that will advance affordable AFFH development, such as the Acquisition/Rehabilitation program which will capture under-utilized resources such as foreclosed and in rem property for use as affordable AFFH units.

The HOC members thank you for the opportunity to serve.

Sincerely,

A handwritten signature in cursive script, reading "Rosemarie Jarosz", followed by a circular stamp or mark.

Rosemarie Jarosz
Chair

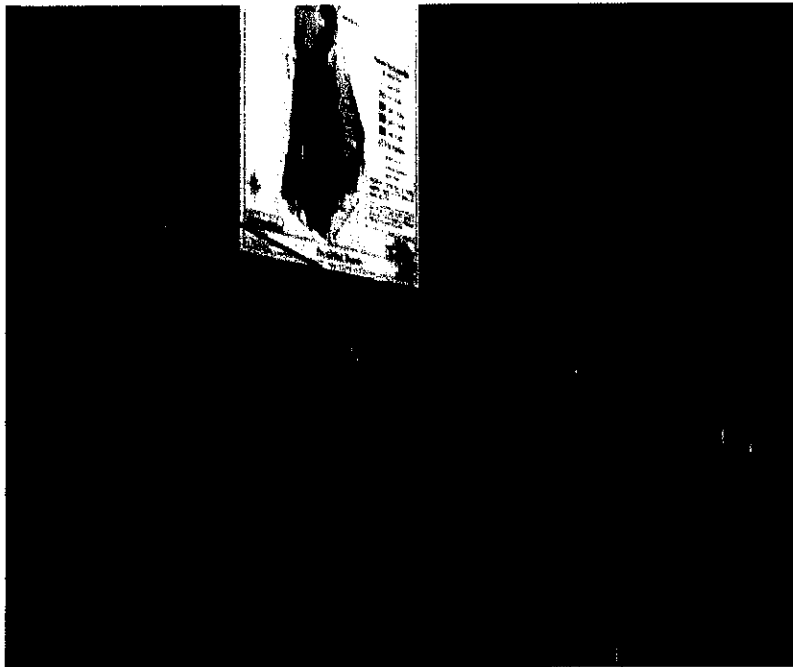
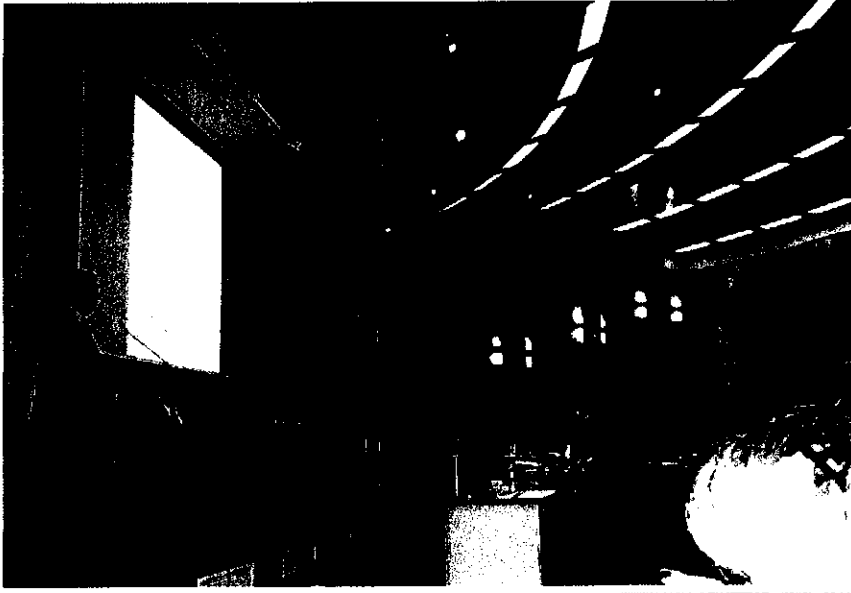
cc: Kevin J. Plunkett, Deputy County Executive
George Oros, Chief of Staff
Mary Mahon, Special Assistant to the County Executive
Edward Burroughs, Commissioner of Planning

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

For the period: October 1, 2011 through December 31, 2011

**Appendix III-2: Pictures from WRO Fall Symposium – Welcome to My Backyard,
October 21, 2011**

Appendix III-3: WRO Fall Symposium – Welcome to My Backyard – October 21, 2011



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

For the period: October 1, 2011 through December 31, 2011

Appendix IV-1: 4Q 2011 Housing Meetings List

WESTCHESTER COUNTY EXECUTIVE'S OFFICE
HOUSING MEETINGS FOR THE PERIOD: OCTOBER 1, 2011 - DECEMBER 31, 2011

DATE	TIME	DESCRIPTION
10/3	10:00 - 11:00	BOL B&A Committee for Crompond Crossing Approval
10/4	1:30 - 2:30	Update Meeting with BOL HPO Committee
10/6	2:00 - 3:00	Homeseeker/Central Intake Update meeting
10/12	1:30 - 2:30	Update Meeting with BOL HPO Committee
10/13	10:00 - 11:00	AFHMP Discussion
10/13	5:00 - 5:30	Public Hearing on CDBG Substantial Amendment
10/18	10:00 - 11:00	Urban County Council meeting
10/18	3:00 - 4:00	Universal Design Implementation discussion with representatives from the Disabled Advocacy Community
10/21	8:30 - 1:00	WRO Fall Symposium on Fair Housing
10/25	4:00 - 5:00	Discussion on AFHM process and timing with two developers and Housing Action Council
11/2	1:00 - 2:00	Meeting with Town of Somers and developer
11/16	12:00 - 1:30	Manager's Association Presentation on Homeseeker
11/16	2:00 - 3:00	AFHMP for 1-4 family units discussion
11/17	6:00 - 7:30	Housing Opportunity Commission
11/18	11:00 - 12:30	Ribbon-Cutting on Somers Senior Development
11/22	4:00 - 6:00	Non-Profit Housing Coalition Presentation on Homeseeker
11/28	11:30 - 12:30	Conference call with Monitor
11/29	2:30 - 3:30	Meeting with HUD
12/2	8:00 - 4:00	Pace Land Use - Sustainable Development in Tough Times
12/5	9:30 - 11:00	North Salem site visits with Monitor and HUD
12/6	4:30 - 5:30	Meeting with Village of Pelham Manor
12/6	7:00 - 9:30	League of Women Voters Public Forum on Housing Settlement Agreement and Rye/Rye Brook/Port Chester Impact
12/8	3:30 - 4:00	Meeting with Prof. John Nolan and Rosemarie Noonan
12/9	10:30 - 12:00	Meeting with Banks on end user mortgage products and streamlining approval processes
12/12	10:00 - 11:00	Meeting with Developer, Hastings Affordable Housing Committee representative and Housing Action Council
12/12	2:00 - 3:00	Conference call with Monitor
12/13	2:00 - 3:00	Meeting with Village of Tuckahoe
12/15	3:00 - 4:00	Meeting with Developer on Briarcliff development

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

For the period: October 1, 2011 through December 31, 2011

**Appendix IV-2: Summary Report of Findings from Central Intake Homeseeker
System Between September 30, 2010 and December 31, 2011**

Summary Information on Central Intake

September 30, 2010 - December 31, 2011

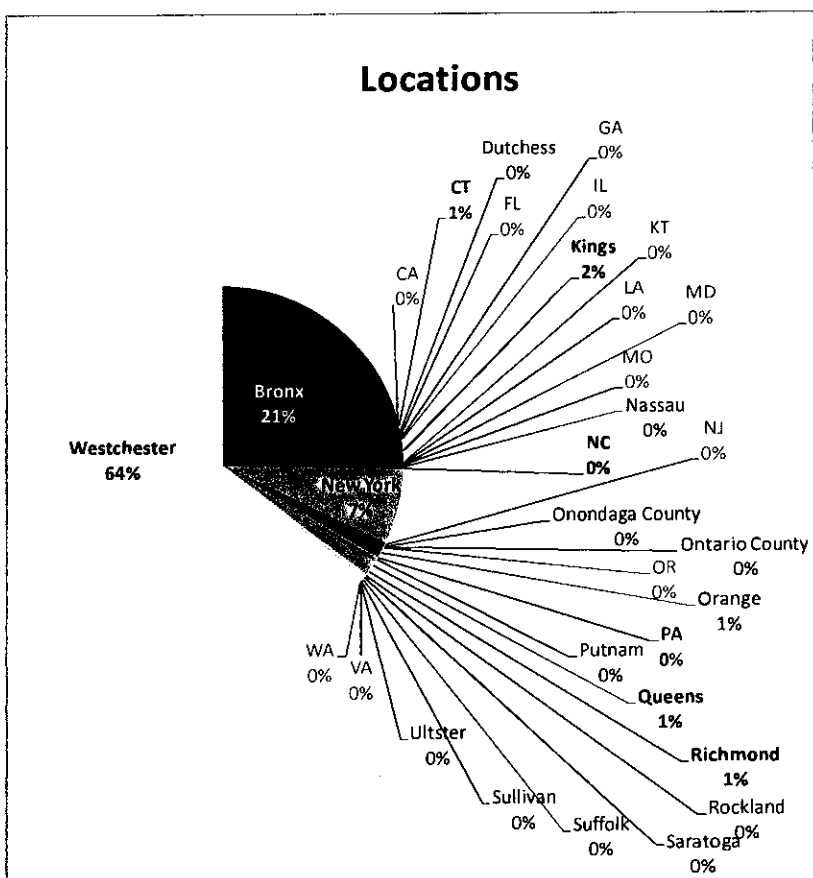
A total of 1,576 people have signed up between September 30, 2010 and December 31, 2011. The below charts and tables report the location where the person signing up originate; their household size; their ethnicity, if indicated; race, if indicated; and also both race and ethnicity. Please note that some who have signed up may not have indicated location, household size, ethnicity or race, so the totals for each grouping may not add up to 1,576 responses.

It should be noted that some number of those signing up may sign up a second or, in a few cases, a third time. On a routine basis, we reach out to those who clearly have a duplicate record, meaning the same name and same mailing address and other identical data, to ask if we may delete the duplicates. We have also sent letters to the entire Central Intake list asking that they review and update their information.

As of October 2011, Central Intake was expanded to include those interested in rental housing or both rental and homeownership housing. The below report now includes a new chart showing the interest in homeownership, rental or both. Everyone on the list prior to this option being added are listed as interested in homeownership. But, the letter sent to all of these participants noted that they could change this designation at the time they update their record in Central Intake.

Locations of all Central Intake

Bronx	330
CA	1
CT (8 in Fairfield)	12
Dutchess	4
FL	5
GA	4
IL	1
Kings	33
KT	1
LA	1
MD	1
MO	1
Nassau	4
NC	1
New York	107
NJ	4
Onondaga County	1
Ontario County	1
OR	1
Orange	15
PA	1
Putnam	7
Queens	12
Richmond	9
Rockland	5
Saratoga	2
Suffolk	5
Sullivan	1
Ulster	1
VA	1
WA	2
Westchester	1002
Total	1576



Of this total, 212 people (or 13% of the total and 21% of those in the County) listed their address as being located within the 31 eligible communities. The following charts provide more detail of those signing up within the County, and within the 31 eligible communities.

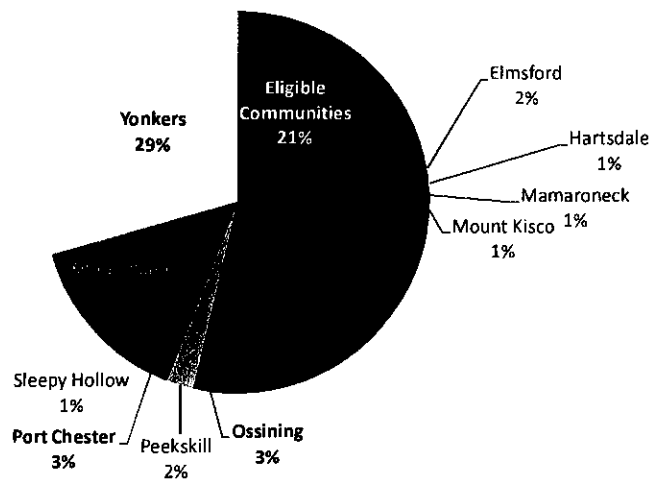
Summary Information on Central Intake

September 30, 2010 - December 31, 2011

Locations within Westchester County

Eligible Communities	212
Elmsford	20
Hartsdale	6
Mamaroneck	14
Mount Kisco	13
Mount Vernon	157
New Rochelle	87
Ossining	28
Peekskill	23
Port Chester	29
Sleepy Hollow	5
White Plains	113
Yonkers	295
Total	1002

Locations within Westchester County

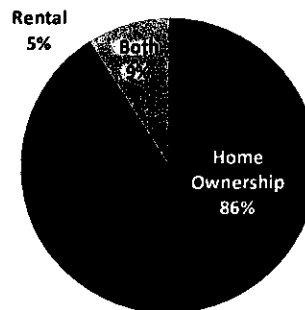


Tenure*

Home Ownership	1348	86%
Rental	85	5%
Both	143	9%
Total	1576	100%

* The option to choose tenure was only offered as of October 1, 2011. Until that time, the list was only open to interested homebuyers. Therefore, this report shows a huge difference in interest between ownership and the other choices. It is expected that this difference will abate over time. Also, anyone who signed on prior to October 1st, can go back and change their tenure choice to include rental or both.

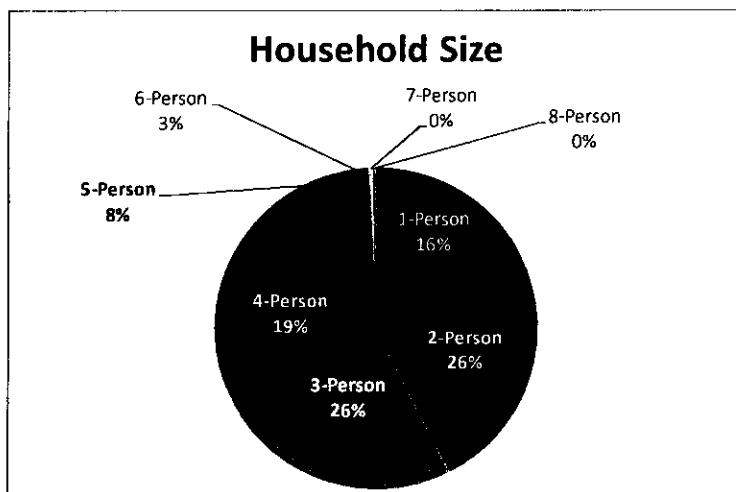
Tenure



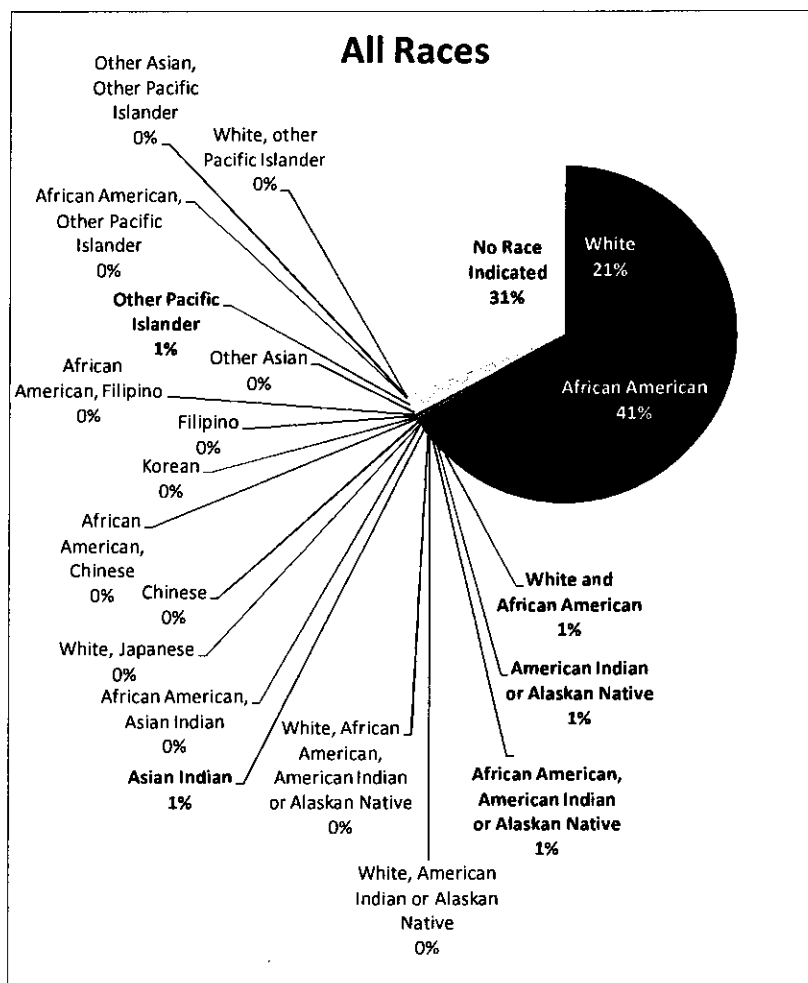
Summary Information on Central Intake
September 30, 2010 - December 31, 2011

Household Size

1-Person	252
2-Person	417
3-Person	417
4-Person	307
5-Person	125
6-Person	45
7-Person	7
8-Person	6
Total	1576



Race:	Total
White	334
African American	641
<i>White and African American</i>	18
American Indian or Alaskan Native	13
<i>African American, American Indian or Alaskan Native</i>	11
<i>White, American Indian or Alaskan Native</i>	4
<i>White, African American, American Indian or Alaskan Native</i>	3
Asian Indian	17
<i>African American, Asian Indian</i>	2
Japanese	0
<i>White, Japanese</i>	1
Native Hawaiian	0
Chinese	7
<i>African American, Chinese</i>	1
Korean	3
Guamanian or Chamorro	0
Filipino	3
<i>African American, Filipino</i>	1
Vietnamese	0
Samoan	0
Other Asian	7
Other Pacific Islander	19
<i>African American, Other Pacific Islander</i>	2
<i>Other Asian, Other Pacific Islander</i>	1
<i>White, other Pacific Islander</i>	1
Other Race	0
No Race Indicated	487
Total	1576

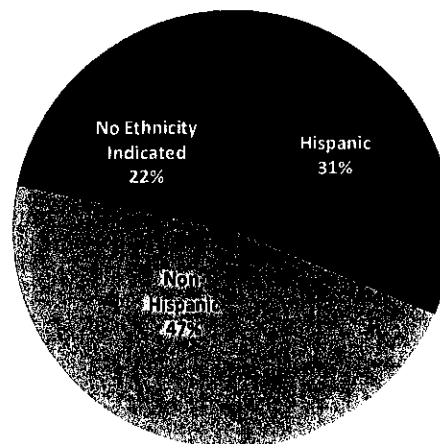


Summary Information on Central Intake

September 30, 2010 - December 31, 2011

Race:	Hispanic	Non-Hispanic	No Ethnicity Indicated	Total
White	129	169	36	334
African American	51	445	145	641
White and African American	7	10	1	18
American Indian or Alaskan Native	6	6	1	13
African American, American Indian or Alaskan Native	2	7	2	11
White, American Indian or Alaskan Native	2	1	1	4
White, African American, American Indian or Alaskan Native		3		3
Asian Indian		13	4	17
African American, Asian Indian		1	1	2
Japanese				0
White, Japanese		1		1
Native Hawaiian				0
Chinese	1	3	3	7
African American, Chinese		1		1
Korean		1	2	3
Guamanian or Chamorro				0
Filipino		3		3
African American, Filipino		1		1
Vietnamese				0
Samoa				0
Other Asian	2	4	1	7
Other Pacific Islander	9	9	1	19
African American, Other Pacific Islander		2		2
Other Asian, Other Pacific Islander		1		1
White, Other Pacific Islander	1			1
Other Race				0
No Race Indicated	284	57	146	487
Total	494	738	344	1576

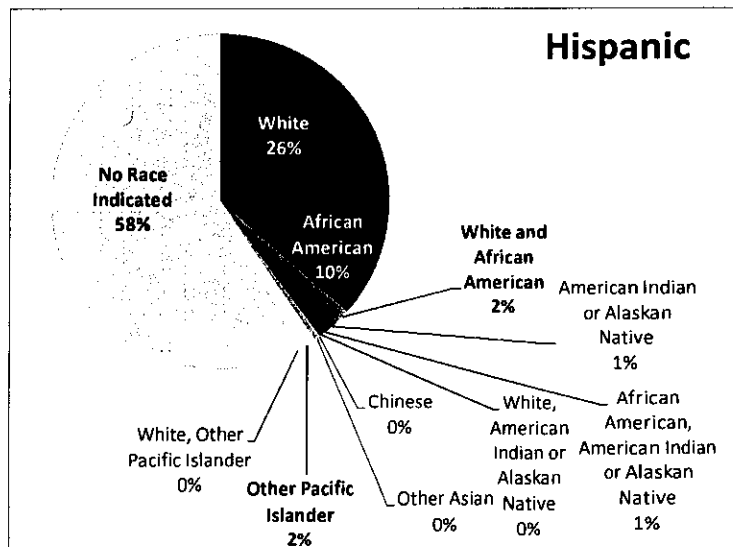
Ethnicity



Ethnicity	
Hispanic	494
Non-Hispanic	738
No Ethnicity Indicated	344
Total	1576

Race:	Hispanic
White	129
African American	51
White and African American	7
American Indian or Alaskan Native	6
African American, American Indian or Alaskan Native	2
White, American Indian or Alaskan Native	2
Chinese	1
Other Asian	2
Other Pacific Islander	9
White, Other Pacific Islander	1
No Race Indicated	284
Total	494

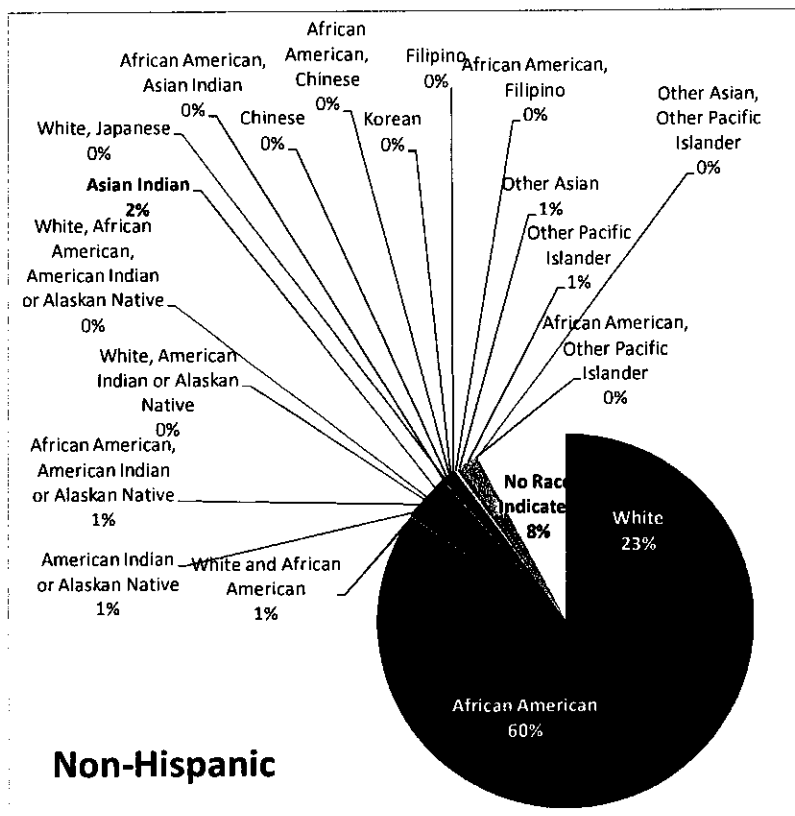
Hispanic



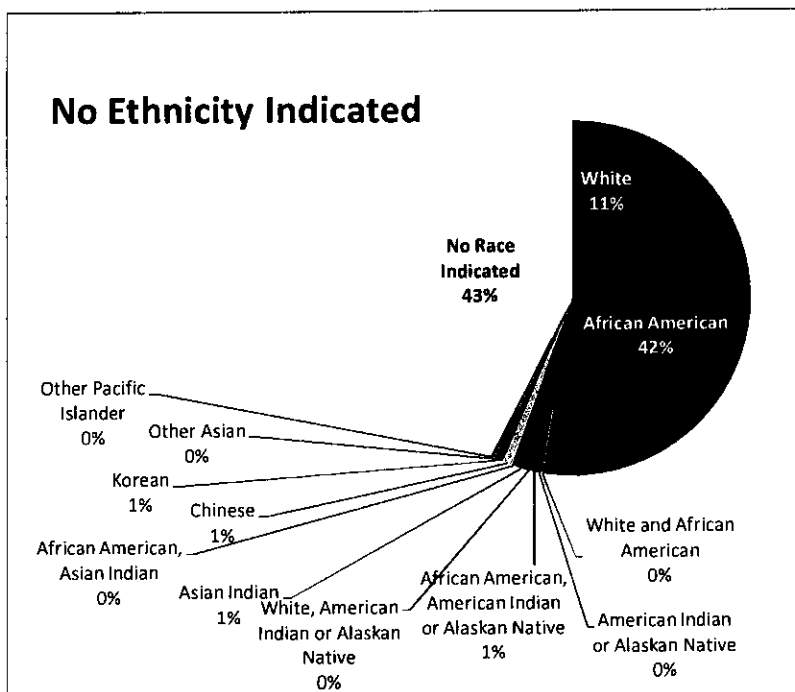
Summary Information on Central Intake

September 30, 2010 - December 31, 2011

Race:	Non-Hispanic
White	169
African American	445
White and African American	10
American Indian or Alaskan Native	6
African American, American Indian or Alaskan Native	7
White, American Indian or Alaskan Native	1
White, African American, American Indian or Alaskan Native	3
Asian Indian	13
African American, Asian Indian	1
White, Japanese	1
Chinese	3
African American, Chinese	1
Korean	1
Filipino	3
African American, Filipino	1
Other Asian	4
Other Pacific Islander	9
African American, Other Pacific Islander	2
Other Asian, Other Pacific Islander	1
No Race Indicated	57
Total	738



Race:	No Ethnicity Indicated
White	36
African American	145
White and African American	1
American Indian or Alaskan Native	1
African American, American Indian or Alaskan Native	2
White, American Indian or Alaskan Native	1
Asian Indian	4
African American, Asian Indian	1
Chinese	3
Korean	2
Other Asian	1
Other Pacific Islander	1
No Race Indicated	146
Total	344



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

For the period: October 1, 2011 through December 31, 2011

**Appendix IV-3: Affirmative Fair Housing Marketing Report for AFFH Units for
4Q 2011**

Affirmative Fair Housing Marketing Report for Affordable Affirmatively Furthering Fair Housing Units - 4th Quarter 2011

DEVELOPMENT NAME	LOTTERY DATE	NUMBER OF PERSONS IN LOTTERY (For applications post marked by deadline)	RACIAL GROUP IDENTIFICATION										ETHNICITY				Comments
			White	Black or African American	Asian	American Indian or Alaska Native	Native Hawaiian or Other Pacific Islander	American Indian & Alaska Native & White	Asian & White	Black or African American & White	American Indian or Alaska Native & Black or African American	Other Multi Racial	No Race Selected	Hispanic	Non Hispanic	No Ethnicity Selected	
Pelham	5/10/2011	15	5	6	1	0	0	0	0	0	0	0	2	6	3	6	None 1 applicant checked the Black or African American box and the American Indian or Alaska Native box, but crossed out African American and Alaska Native; 1 Applicant checked the Black or African American & White box plus the Other Multi-Racial; 1 Applicant checked the White box plus Other Multi-Racial box
Roundtop Pleasantville	9/30/2011 12/5/2011	524 19	172 11	247 5	2 0	2 0	3 1	4 0	0 0	10 0	5 0	28 0	48 1	113 3	308 13	103 3	1 applicant wrote in Italian under Race; 1 Applicant checked Black or African American plus Black or African American & White
Cottage Landing	1/5/2012	64	23	26	6	0	1	0	0	3	0	3	3	12	41	11	

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

For the period: October 1, 2011 through December 31, 2011

Appendix V-1: 4Q 2011 AFFH Referral Letters



Robert P. Astorino
County Executive

County Planning Board

October 31, 2011

Philip Zegarelli, Village Manager
Village of Briarcliff Manor
1111 Pleasantville Road
Briarcliff Manor, NY 10510

Subject: **Referral File No. BMR 11-003B – Shared Residence Special Permit
Zoning Text Amendment**

Dear Mr. Zegarelli:

The Westchester County Planning Board has received notice of a proposed local law to amend the text of the Village Zoning Ordinance. The proposed amendment would establish new special use permit regulations for Shared Residence uses within the R30A Zoning District. According to the proposed regulations, a shared residence must be operated by a not-for-profit or other entity to provide rental housing at or below 60% area median income (AMI) for persons with "needs or moderate mental or physical challenges," but who are also capable of living independently through shared facilities. Special permit requirements concerning the management of the facilities, as well as location, parking and landscaping, are included in the proposed amendment.


We have previously reviewed this matter and responded to the Village on April 22, 2011, under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code, and as there is no change to the proposal, repeat those comments now.

The County Planning Board supports the proposed action as it will provide for increased opportunities to develop affordable affirmatively furthering fair housing (AFFH) units in the Village. This action is also consistent with the County Planning Board's long-range planning policies and strategies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the County Planning Board on May 6, 2008 and amended January 5, 2010, by helping to permit development of a range of housing types to meet the varying needs within the county. We encourage the Village to adopt the proposed zoning text amendment.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

For:
By:


Edward Burroughs, AICP
Commissioner

EEB/LH

432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Telephone: (914) 995-4400 Fax: (914) 995-9093 Website: westchestergov.com



Referral Review
Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

Robert P. Astorino
County Executive

County Planning Board

**Referral File No. CRO 11-004 – Harmon/South Riverside Gateway Area
Zoning Text and Map Amendments**

Date: November 14, 2011

Contact: Janine King, Assistant Village Manager
Village of Croton-on-Hudson
1 Van Wyck Street
Croton-on-Hudson, NY 10520-2501

Materials received:

- Proposed Local Law Introductory Number 3-2010 (October 2011 version)
- Addendum to the EAF Part 3 Report and Coastal Assessment Form

These materials supplement materials that were referred previously. Our understanding of the proposed action, based on these materials, is included in the "Project Description" below.

PROJECT REVIEW SUMMARY

Consistency with County Planning Board policies

- The proposed action is consistent with *Westchester 202: Plan Together* and County Planning Board policies. Go to <http://westchester2025.westchestergov.com/> for more information on *Westchester 2025*.

Impacts to County facilities and services.

- The proposed action will not directly impact any county facilities or services

DETAILS OF COMMENTS

1. Consistency with County Planning Board policies. The revised proposed zoning amendments would allow mixed use development in the Harmon/South Riverside Gateway Overlay District subject to approval of a special permit by the Village Board of Trustees instead of as a principal permitted use. The proposed procedure would allow the Board of Trustees to evaluate each proposed development on its own merits and to make adjustment sin specified regulations. We consider this a reasonable approach that will encourage the adaptive reuse of existing structures and the introduction of new uses on underutilized sites. By requiring that at least 50% of the first floor of a mixed use building (located along the street front) be placed in non-residential use will encourage limited commercial development appropriate for the neighborhood.

As detailed in the Addendum to the EAF, the mixed-use developments approved under these provisions should expand the range of available housing options in the Village.

2. Affordable Affirmatively Furthering Fair Housing. As you are aware, Westchester County has prepared Model Ordinance Provisions that promote development of affordable AFFH units. These Provisions are included in the *Westchester County Fair and Affordable Housing Implementation Plan* (dated August 9, 2010). A key recommendation of the Model Ordinance Provisions is that developments of five or more units be required to include no less than 10% of the total number of units as affordable units, consistent with County definitions.

Thank you for the opportunity to comment on this matter.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

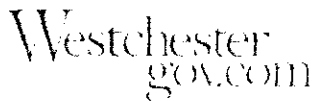
By: 

Edward Burroughs, AICP
Commissioner

EEB/KE

PROJECT DESCRIPTION

The proposed Local Law expands the area of, and modifies the zoning regulations for, the Harmon/South Riverside Gateway area consisting of lots located on Croton Point Avenue, South Riverside Avenue and Clinton Street. The area is located in close proximity to the Metro-North train station. The proposed Local Law would also provide that "mixed use" in the Harmon/South Riverside Gateway Overlay District be permitted by Special Permit. The intent of the proposed amendments is to encourage commercial redevelopment and facilitate mixed use development.



Robert P. Astorino
County Executive

County Planning Board

October 11, 2011

Adam R. Kaufman, AICP
Director of Planning
Town of North Castle
17 Bedford Road
Armonk, NY 10504-1898

Subject: Referral File No. NOC 11-005B — Armonk Square Supermarket - Site Plan

Dear Mr. Kaufman:

The Westchester County Planning Board has received a site plan for a revised proposal for a previously approved mixed use development in the center of the Armonk hamlet, known as Armonk Square. The project revisions include a new supermarket along with a reconfiguration of the previously proposed development on the site. In addition, the subject site is larger with the acquisition of an adjacent property on Maple Avenue.

The County Planning Board, in a letter dated August 16, 2011, sent a letter to you regarding several actions associated with this current proposal, including a petition to amend the text of the Town Zoning Ordinance to revise the parking requirements for certain uses in the CB-A Central Business District as well as to rezone the newly acquired property along Maple Avenue from CB Central Business to CB-A Central Business District. The proposed actions also included a special permit approval from the Town Board and amended site plan approval from the Planning Board to change the previously approved development. Several of the comments in our most recent letter are re-stated in this letter.

Access for the proposal will be from Main Street, Maple Avenue and Bedford Road. The project would consist of 49,394 square feet of floor area with 10,540 square feet for retail use, a 25,000 square foot supermarket, 3,530 square feet for office use, 10,324 square feet for residential use (10 units) and 190 parking spaces on the 3.43-acre site.

We have reviewed the submitted materials under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We have the following comments:

1. Center-based development. In-fill development within the county's existing centers is a major policy recommendation of the County Planning Board's long-range planning policies and strategies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the County Planning Board on May 6, 2008 and amended January 5,

2010. The Armonk Square proposal, featuring a mix of uses in a cluster of relatively small buildings within the center of the Armonk hamlet, represents the type of project envisioned by *Westchester 2025* for Westchester's "Local Centers." It is particularly welcome that the proposal now includes a small supermarket in light of the recent closing of a supermarket nearby in the hamlet. Together with proposed housing, retail, office and restaurant uses, the supermarket will help solidify the future of the hamlet's vitality and future as a walkable and accessible center.

2. Affordable housing. The submitted materials indicate that 20% of the 10 proposed housing units will be developed in accordance with the Town's middle income housing requirements. However, we urge the Town and the applicant to consider setting aside a minimum of 10% of the units to be developed as affordable affirmatively furthering fair housing (AFFH) units:

For-purchase housing units must be affordable to a household whose income does not exceed 80% of the area median income (AMI) for Westchester, as defined annually by the U.S. Department of Housing and Urban Development (HUD), and the annual housing costs of a unit including common charges, principal, interest, taxes and insurance (PITI) does not exceed 33% of 80% AMI, adjusted for family size.

Rental units must be affordable to a household whose income does not exceed 60% AMI and the annual housing cost of the unit, defined as rent plus any tenant paid utilities, does not exceed 30% of 60% AMI adjusted for family size.

The County Planning Board also encourages the Town to cite and to adopt the "Model Zoning Ordinance Provisions for Affordable Affirmatively Furthering Fair Housing Units" as included in the *Westchester County Fair and Affordable Housing Implementation Plan* (dated August 9, 2010). These provisions include, among other recommended requirements, that

Within all residential developments of 10 or more units created by subdivision or site plan approval, no less than 10% of the total number of units must be created as affordable AFFH units. In residential developments of five to nine units, at least one affordable AFFH unit shall be created.

More detailed information on the Housing Settlement and the implementation plan can be found on the County's website at <http://homes.westchestergov.com> under the "Housing Settlement" tab.

3. Green Building Technology. The Town should consider requiring that these, and other proposed large commercial and residential buildings, be designed to incorporate green, or sustainable building methods and technologies. Such efforts would promote new buildings that are environmentally responsible, profitable and healthy places to live and work. Nationally recognized rating systems (i.e.

Energy-Star, LEED or Passive House certification) and organizations can assist the Town in recommending sustainable elements of building and site design and in the ongoing assessment of the projects. Such efforts can help improve a project through reduced site disturbance, alternative transportation opportunities, energy and water efficiencies, environmentally sensitive building techniques and materials and improved indoor environmental quality. In particular, a "green roof" should be considered for all or a portion of the proposed supermarket's large roof surface.


4. Parking. An amendment to the Town's parking requirements is requested to reduce the number of parking spaces required for various uses in the CB-A District, including supermarkets. Even with this reduction, the number of spaces proposed for the site is 190 spaces for 49,394 square feet of mixed-use development, up from 118 parking spaces for 49,947 square feet of development for the previously approved project. We recommend that the Town give specific consideration to keeping the total number of parking spaces established to the lowest responsible amount.

5. Stormwater management. While the proposed site plan shows subsurface stormwater retention infrastructure, we point out that subsurface methods of stormwater management can be of diminishing effectiveness over time if not properly cleaned and maintained. To ensure the continued operability of this stormwater management system in to the future, the applicant should provide an enforceable maintenance program that will prevent the system from being clogged with sediment, and in turn force a higher amount of stormwater runoff into the Town's storm drain system. The applicant should also be encouraged to explore aboveground stormwater management solutions that treat runoff on-site wherever possible, such as using pervious paving for parking areas, or the use of vegetative rain gardens in addition to the previously mentioned green roofs.

6. Bicycle Parking. While the proposed site plan shows parking spaces for automobiles, it is unclear if any accommodation for bicycles is provided. Bicycling has become an increasingly popular form of transportation and it is forecasted to continue to grow as a transportation mode. Providing a bicycle rack is a low cost way to promote this form of non-motorized transportation. We encourage the Town to work with the applicant to provide bicycle parking on this site.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 

Edward Burroughs, AICP
Commissioner

EEB/WCB



Robert P. Astorino
County Executive

County Planning Board

October 25, 2011

Joan Feinstein, Mayor
Village of Rye Brook
938 King Street
Rye Brook, NY 10573-1226

**Subject: Referral File No. RYB 11-001 – Fair and Affordable Housing Units
Zoning Text Amendments**

Dear Mayor Feinstein:

The Westchester County Planning Board has received a copy of proposed amendments to the text of the Village Zoning Ordinance, Subdivision and Site Plan Regulations that would incorporate Westchester County Affordable Affirmatively Furthering Fair Housing (AFFH) Units Model Ordinance Provisions. We commend the Village for initiating this step to incorporate the Model Ordinance Provisions into the Village Code to ensure consistency with Westchester County's affordable AFFH guidelines.

The County Planning Board has reviewed the proposed amendments under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We support the adoption of this law after consideration is given to our recommendations below. We would also appreciate being notified of action taken by the Village Board on this matter. The County must include in its reports to the federal monitor for the Housing Settlement Agreement a discussion of actions taken by Westchester municipalities that affirmatively further fair housing.

We recommend that the Village consider the following suggestions:

1. **Establishment of a Fair and Affordable Housing District as floating zone.** The unique component of the Village's approach to affirmatively further fair housing is to establish a new floating zone to encourage the development of fair and affordable housing. The new district would be mapped on a case-by-case basis by the Village Board in a process that includes several methods to expedite the review and approval process. We applaud the Village's initiative in drafting this proposal.

We note that a requirement of the new district is that, "Within all residential developments of 2 or more units created by subdivision or site plan approval, no less than 50% of the total number of units shall be created as AFFH units." While the incentives included in the proposed district other provisions may well work towards encouraging the creation of AFFH units, requiring a minimum of 50% of the

units to be affordable AFFH units would likely result in a development that would not be economically viable without public subsidy.

2. **Mandatory inclusion of affordable housing units in other residential development applications.** Proposed Section 209.3-F establishes a table to set the required number of affordable housing units in all residential developments based on size of development and exempts developments of less than 11 units from the requirement to include affordable housing units. We recommend that the Village reconsider and revise these proposed requirements.

The Model Ordinance Provisions recommend that developments of five or more units be required to include no less than 10% of the total number of units as affordable units. Therefore, for the Rye Brook regulations to be consistent with the Model Ordinance Provisions, we recommend that the proposed text be revised to set the minimum threshold for inclusion of affordable units at five units and that the table in Section 209-3-F-(1) be revised to show:

Section 209-3-F-(1)

Number of Proposed Dwelling Units	Required AFFH Units
0 to 4 units	0
5 to 10 units	1
11 to 20 units	2
21 to 30 units	3
31 to 40 units	4
41 to 50 units	5
Continuing in like increments (each 10 new units or part therefore shall require 1 additional AFFH Unit).	

It is our understanding of the Village Code that, if adopted, the provision shown above would be required of residential subdivision applications as all subdivisions require site plan approval.

3. **Standards for AFFH Units.** The proposed zoning text amendment requires all AFFH Units to adhere to the standards set forth in the FAH District regulations at Sections 250-26.1(F)(4) through 250-26.1(M). We recommend that this be revised to include the subsection immediately before that pertains to standards for minimum floor areas and occupancy, i.e. revise text to state, “Sections 250-26.1(F)(3)(d) through 250-26.1(M).”


add s the However, these amendments to the subdivision and site plan regulations do not carry several of the expedited review incentives available to the FAH floating zone district project, do not include the FAH district requirements and are not applicable in several of the Village’s office, commercial and hotel zoning districts.

4. **Applicability in other zoning districts.** Proposed Section 209.3-F(2)c excludes site development plans proposed in several specific, primarily commercial districts. We note that a few of the excluded districts (OB-2, C1-P, C1 and H1) permit residential development. We recommend that the requirements of Section 209.3-F apply to all residential development.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:


Edward Burroughs, AICP
Commissioner

EEB/WB

cc: Christopher Bradbury, Village Manager
Marilyn Timpone-Mohamed, Village Planning Consultant
Mary Mahon, Special Assistant to the County Executive
Deborah DeLong, Director of Housing



Robert P. Astorino
County Executive

County Planning Board

November 14, 2011

Elizabeth Marrinan, AICP, Village Planner
Scarsdale Village Hall
1001 Post Road
Scarsdale, NY 10583

Subject: Referral File No. SCD 11-003 – Zoning Text Amendment: Fair and Affordable Housing

Dear Ms. Marrinan:

The Westchester County Planning Board has received a proposed Local Law to amend the text of the Scarsdale Zoning Ordinance to create a new Article XVII – “Fair and Affordable Housing.” The proposed new regulations would establish a new affordable housing program that would incorporate provisions of Westchester County’s Affordable Affirmatively Furthering Fair Housing Model Ordinance Provisions.

We have reviewed the proposed amendments under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. The County Planning Board commends the Village for initiating this step to incorporate the Model Ordinance Provisions into the Village Code to ensure consistency with Westchester County’s affordable AFFH guidelines. The Village’s proposals are welcomed and strongly supported by this board.

We recommend that the Village consider the following suggestions to ensure consistency with the Model Ordinance Provisions:

1. Required affordable unit component. Proposed Section 310-108 establishes a table to set the required number of affordable housing units based on size of development, but exempts single-family developments of less than 10 units from the requirement to include affordable housing units. We recommend that the Village reconsider and the revise this proposed regulation to require both single-family and multi-family developments to have one affordable AFFH unit if they are between 5 and 9 units in size.

We also note that the proposed table requires less than 10% of the total number of units be affordable in certain situations because of the way the development sizes are broken down on the table. We recommend the table be revised as follows to be consistent with the Model Ordinance Provisions in ensuring that the affordable AFFH unit count is never less than 10% of the total development:

Development Size (including FAH units)	Required FAH Units
5 to 10 Single or Multi-family Units	1
11 to 20 Single or Multi-family Units	2
21 to 30 Single or Multi-family Units	3
31 to 40 Single or Multi-family Units	4
41 to 50 Single or Multi-family Units	5

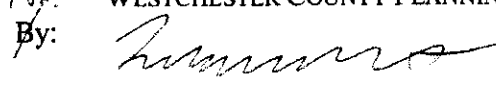
2. Incentives for creation of additional affordable AFFH units. We recommend that the Village consider adding an additional provision to the proposed zoning to incentivize the creation of additional affordable AFFH units above what would be required by the 10% unit set-aside. Potential incentives could include allowing higher densities such as “1.5 additional two-bedroom market-rate units for each affordable AFFH unit provided over the required 10%,” the easing of minimum height, bulk and setback requirements, etc.

3. Unit appearance and integration. For single-family developments, we recommend the Village consider a Model Ordinance Provision that would allow affordable AFFH units to be located in single-family homes or be incorporated into one or more two-family homes that are a part of a particular development. Doing so would allow greater flexibility for developers to integrate the affordable AFFH units and may make the provision of these units more economically feasible.

4. Occupancy standards. The proposed occupancy standards are not fully consistent with the Model Ordinance Provisions in that the maximum occupancies for 3 and 4 bedroom units are slightly lower. We recommend the Village consider raising the maximum occupancy for 3 bedroom units to 7 and the maximum occupancy for 4 bedroom units to 9.

5. Calendar/agenda priority. While the proposed zoning amendments include expedited project review process provisions, we note that the provisions do not include agenda priority for developments including affordable AFFH units. We recommend that provisions be added to allow these developments the opportunity to be first on all meeting and work session calendars and agendas and, when feasible based on the ability to conduct required reviews and public notice, with the intent of shortening minimum advance submission deadlines to the extent practicable.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD
By: 
Edward Burroughs, AICP
Commissioner

EEB/LH

cc: Mary Mahon, Special Assistant to the County Executive
Deborah DeLong, Director of Housing

Robert P. Astorino
County Executive

County Planning Board

**Referral File No. TUC 11-002 – Crestwood Station Plaza – Special Permit, Area Variances and
Site Plan Approvals**

Date: November 21, 2011 (Corrected November 28, 2011)

Contact: Bill Williams, Village Manager
Village of Tuckahoe
65 Main Street
Tuckahoe, NY 10707

Materials received:

- Site plans, dated revised November 4, 2011
 - Project assessment
 - Applications for special permit and area variances
- Our understanding of the project, based on these materials, is included in a "Project Description" at the end of this document.*

PROJECT REVIEW SUMMARY

This project was previously reviewed in a letter dated August 25, 2010 in response to Lead Agency designation and proposed zoning text amendments that were under consideration to allow this project to move forward. The comments below concern the review of the site plan, special permit and area variance applications.

Consistency with County Planning Board policies

- The project is consistent with the County Planning Board policies as set forth in *Westchester 2025: Plan Together*. Go to <http://westchester2025.westchestergov.com/> for more information on *Westchester 2025*.
- The materials do not indicate if any of the proposed apartments will be affordable AFFH units. We recommend that the development include a portion of affordable AFFH units and that the Village consider amending local regulations so as to be consistent with the County's model ordinance provisions for fair and affordable housing.

Impacts to County facilities and services.

- The project will increase sewage flows from the site into the County sewer system, which should be offset through inflow and infiltration (I&I) mitigation.
- Sufficient space should be set aside on the site to accommodate the storage of recyclables under the recently expanded County recycling law

Additional comments

- We encourage the Village to consider granting a variance for some parking spaces as a transit-oriented development is likely to attract tenants looking to use public transit to get to work reducing the need for multiple cars per household.
- The applicant should be encouraged to add stormwater infrastructure to the site to treat and retain as much stormwater on-site as possible
- The applicant should consider adding bicycle parking to the proposed building
- The applicant should consider using as much green building technology as possible

DETAILS OF COMMENTS

1. Consistency with County Planning Board policies. The project is consistent with the County Planning Board's long-range planning policies and strategies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the County Planning Board on May 6, 2008, and amended January 5, 2010, because it involves a transit-oriented development that is street-oriented and pedestrian scaled with parking behind and underneath the building. A project of this type will contribute greatly towards the creation of an attractive, mixed-use node right next to a train station. We offer our support for this project as we believe it to be a model of application of our policies.

2. Fair and affordable housing – development of affordable AFFH units. The submitted materials do not indicate if any of the proposed residential units are proposed to be developed as affordable affirmatively furthering fair housing (AFFH) units. We urge the Village and the applicant to consider setting aside a minimum of 10% of the proposed units to meet these requirements:

For-purchase housing units must be affordable to a household whose income does not exceed 80% of the area median income (AMI) for Westchester, as defined annually by the U.S. Department of Housing and Urban Development (HUD), and the annual housing costs of a unit including common charges, principal, interest, taxes and insurance (PITI) does not exceed 33% of 80% AMI, adjusted for family size.

Rental units must be affordable to a household whose income does not exceed 60% AMI and the annual housing cost of the unit, defined as rent plus any tenant paid utilities, does not exceed 30% of 60% AMI adjusted for family size.

We also note that the Village's zoning code contains a provision for density bonuses in exchange for the construction of affordable housing. We encourage the Village to work with the applicant, through this incentive, to provide for the inclusion of additional affordable AFFH units in this development. The County is willing to work with the Village and the applicant to help implement the construction of affordable AFFH units.

The County Planning Board also encourages the Village to consider amending local regulations so as to be consistent with the County's "Model Zoning Ordinance Provisions for Affordable Affirmatively Furthering Fair Housing Units" as included in the *Westchester County Fair and Affordable Housing*

Implementation Plan (dated August 9, 2010). These provisions include, among other recommended requirements, that

Within all residential developments of 10 or more units created by subdivision or site plan approval, no less than 10% of the total number of units must be created as affordable AFFH units. In residential developments of five to nine units, at least one affordable AFFH unit shall be created.

More detailed information on the Housing Settlement and the implementation plan can be found on the County's website at <http://homes.westchestergov.com> under the "Housing Settlement" tab.

3. County sewer impacts. The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at the Yonkers Joint Wastewater Treatment Plant operated by Westchester County. As a matter of County Department of Environmental Facilities' policy, we recommend that the Village implement or require the developer to implement measures that will offset the projected increase in flow. The best means to do so is through reductions in inflow/infiltration (I&I) at a ratio of 3 for 1.

4. Provisions for recycling. While the site plan shows an enclosed "trash and recycling area", the applicant should verify that the enclosure is of sufficient size to accommodate the expanded County recycling program that includes plastics with numbers 1 through 7. New County regulations for plastic recycling may be found at <http://environment.westchestergov.com>

5. Parking variance. The Village zoning code requires that the development provide 106 parking spaces; 61 spaces are proposed. We encourage the Village to consider granting a variance for some parking spaces as a transit-oriented development – comprised mostly of studio apartments and smaller scale retail – is likely to attract tenants looking to use public transit to get to work. Such households have the ability to reduce the need for multiple cars per household. In addition, the retail may be pedestrian oriented, requiring less than the amount of parking required for free-standing retail elsewhere in the Village. We also support the use of tandem spaces for the proposed two-bedroom units, since it economizes the land which must be used for parking, while still providing parking that tenants of a two-bedroom apartment could reasonably use.

We note that without a variance of some number of parking spaces, it may be a challenge to design the building so as to retain the desirable street-oriented design.

6. Stormwater management. We note that the site plans do not show any on-site stormwater management infrastructure that may be proposed. While it is likely the case that the existing site conditions also do not contain this infrastructure, the proposed redevelopment of the site offers an opportunity to improve stormwater management. This is particularly important given the site's proximity to the Bronx River, which has known flooding issues downstream.

We encourage the Village to work with the applicant to provide some type of on-site stormwater management, preferably with the goal to treat and retain as much stormwater on-site as possible after

most storm events. In addition to standard stormwater management devices, the applicant should be encouraged to also consider alternative measures, such as the use of vegetative rain gardens, permeable paving surfaces and a green roof. In particular, a green roof could provide an attractive amenity for the tenants of the building if they are allowed roof access. Rain gardens could also provide an attractive form of landscaping, while at the same time improving stormwater quality.

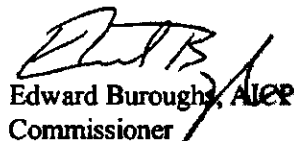
7. Bicycle parking. We recommend that the applicant consider adding a bicycle storage room on the first floor of the building. In recent years, bicycling has become an increasingly popular form of transportation, and it is forecasted to continue to grow as a transportation mode. We note that the proposed project site is particularly suitable for bicycle access given that it is near the Bronx River Pathway as well as bicycle routes recently implemented by the Town of Eastchester.

8. Green building technology. We recommend that the applicant consider using as much green building technology as possible in the development of this expansion, or pursue a level of LEED certification.

Thank you for the opportunity to comment on this matter.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:


Edward Boroughs, AICP
Commissioner

EEB/LH

PROJECT DESCRIPTION

The proposal calls for the construction of a three-story structure which would consist of approximately 3,600 square feet of commercial space on the ground floor and 44 residential units (37 studio, 4 one-bedroom and 3 two bedroom apartments). The subject site is 32,473 square feet located at the intersection of Lincoln Avenue and Columbus Avenue across from the Crestwood Metro-North station. The site currently contains two gasoline stations which would be removed to accommodate the project.

The proposed building would have frontage on both Lincoln Avenue and Columbus Avenue with vehicular access from the rear of the site along Fisher Avenue.

The Village zoning code requires that the development provided 106 spaces; 73 spaces are proposed. 61 parking spaces would be provided behind and underneath the proposed building to provide parking for both the residential and commercial components of the building; six of these spaces would be tandem spaces dedicated to the 2-bedroom units. On-street parking along Columbus Avenue would be reconfigured to provide 12 angle spaces.

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

For the period: October 1, 2011 through December 31, 2011

Appendix VI-1: 4Q 2011 Financial Report

FAH CDBG ACCOUNT		\$21,600,000				
REMAINING UNOBLIGATED BALANCE		\$6,164,500				
ACTIVITIES	CONTRACT NUMBER	ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	
15 Edgar Place - City of Rye - 18 Units	C-FAH-10-01	\$1,356,000	\$1,227,000	\$0	\$129,000	
Roundtop - Montrose - 57 Units	C-FAH-10-02	\$5,474,000	\$3,036,646	\$335,096	\$2,102,258	
Palmer Ave - Larchmont - 46 Units	C-FAH-10-03	\$5,673,000	\$0	\$0	\$5,673,000	
42 First Ave - Village of Pelham - 3 Units	C-FAH-10-04	\$120,000	\$0	\$120,000	\$0	
293 Manville Rd. - Village of P'Ville - 1 Unit	C-FAH-11-05	\$212,500	\$0	\$0	\$212,500	
55 Pleasant Ave. - Village of Pleasantville - 2 Units	C-FAH-11-07	\$100,000	\$0	\$0	\$100,000	
Acquisition and Rehabilitation Revolving Loan Fund	SEE BELOW	\$2,500,000	\$0	\$0	\$2,500,000	
TOTAL		\$15,435,500	\$4,263,646	\$455,096	\$10,716,758	
FAH FUNDS BUDGET		\$30,000,000				
REMAINING BALANCE		\$27,070,000				
ACTIVITIES	CONTRACT NUMBER	ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	
3372 Old Crompond Rd. - Town of Yorktown - 26 Units	C-FAH-11-06	\$2,930,000	\$0	\$0	\$2,930,000	
TOTAL		\$2,930,000	\$0	\$0	\$2,930,000	
OUTREACH AND EDUCATION BUDGET		\$400,000				
REMAINING BALANCE						
ACTIVITIES		ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	
ACQUISITION/REHABILITATION RLF BUDGET		\$2,500,000	FUNDED BY FAH CDBG ACCOUNT- ABOVE			
REMAINING BALANCE						
ACTIVITIES		ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	
OTHER BUDGET		\$0				
TOTAL APPROPRIATED TO DATE		\$7,783,731				
ACTIVITIES	CONTRACT NUMBER	ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	FUNDING SOURCE
WFN Consulting (AI Consultant)	CEX-NEWTON-10	\$97,000	\$80,000	\$0	\$17,000	2009 Bonds
Housing Action Counsel - Down Payment Assistance	C-HOME-04-64	\$58,149	\$50,000	\$0	\$8,149	2004 HOME
Cottage Landing, LLC - City of Rye - 18 Units	C-HOME-09-83	\$880,000	\$880,000	\$0	\$0	2009 HOME
Freedom Gardens - Town of Yorktown - 3 units	C-HOME - 09-85	\$225,000	\$0	\$0	\$225,000	2009 HOME
Palmer Ave - Larchmont - 46 units	C-HOME-10-86	\$1,025,000	\$0	\$0	\$1,025,000	2010 HOME
22 Old Rt 22 - N. Castle - 10 units	C-HOME-10-87	\$425,000	\$0	\$0	\$425,000	2010 HOME
Affordable Housing Expo (3/2010)	N/A	\$1,778	\$1,778	\$0	\$0	2009 CDBG
WRO - Senior Housing Counseling	C-67-09-S49	\$42,281	\$42,281	\$0	\$0	2009 CDBG
WRO - Equal Housing	C-67-09-S53	\$47,013	\$47,013	\$0	\$0	2009 CDBG
Community Capital Resources - Affordable Housing Feasiblity Stud	C-67-09-T06	\$75,000	\$75,000	\$0	\$0	2009 CDBG
Housing Action Council- Homeownership Counseling Ct.	C-67-09-S47	\$50,000	\$50,000	\$0	\$0	2009 CDBG
Roundtop - Montrose, Town of Cortlandt - 34 Units	C-67-10-T27	\$1,607,000	\$1,271,503	\$114,831	\$220,666	2009-2010 CDBG PROPERTY IMPROVEMENT PROGRAM
Housing Action Council- Homeownership Counseling Ct.	C-67-10-T17	\$65,000	\$47,000	\$18,000	\$0	2010 CDBG
WRO - Equal Housing	C-67-10-T07	\$112,000	\$79,000	\$0	\$33,000	2010 CDBG
WRO - Senior Housing Counseling	C-67-10-T15	\$112,000	\$79,000	\$0	\$33,000	2010 CDBG
Community Capital Resources - Affordable Housing Feasiblity Stud	C-67-10-T30	\$75,000	\$75,000	\$0	\$0	2010 CDBG
Affordable Housing Expo (3/2011)	N/A	\$1,858	\$1,858	\$0	\$0	2010 CDBG
900 Peach Lake Rd - N. Salem - 2 Units	C-67-10-T43	\$29,000	\$0	\$0	\$29,000	2010 CDBG
Housing Action Council - Technical Assistance	C-PL-10-342	\$100,000	\$100,000	\$0	\$0	2010 Tax Levy
WRO - Housing Education	C-PL-10-343	\$30,000	\$30,000	\$0	\$0	2010 Tax Levy
Community Capital Resources -Technical Assistance	C-PL-10-344	\$100,000	\$100,000	\$0	\$0	2010 Tax Levy
Community Capital Resources -Technical Assistance	C-PL-11-353	\$99,652	\$0	\$74,739	\$24,913	2011 Tax Levy
Housing Action Council- Technical Assistance	C-PL-11-354	\$100,000	\$50,000	\$33,333	\$16,667	2011 Tax Levy
WRO - Housing Education	C-PL-11-355	\$30,000	\$15,178	\$11,675	\$3,147	2011 Tax Levy
Roundtop - Montrose, Town of Cortlandt - 34 Units	C-FAH-10-02	\$1,659,000	\$1,659,000	\$0	\$0	2010 NEW HOMES LAND ACQUISITION
Palmer Ave - Larchmont - 5 units	C-LA-11-52	\$267,000	\$0	\$0	\$267,000	2011 NEW HOMES LAND ACQUISITION
37 Wildwood Rd - Town of Bedford - 7 Units	C-LA-11-54	\$400,000	\$0	\$0	\$400,000	2011 NEW HOMES LAND ACQUISITION
37 Wildwood Rd - Town of Bedford - 7 Units	C-LSW-11-208	\$70,000	\$0	\$0	\$70,000	2011 Lead Hazard Control
TOTAL		\$7,783,731	\$4,733,611	\$252,578	\$2,797,542	
PROGRAM INCOME						
ACTIVITIES	CONTRACT NUMBER	ORIGINAL BALANCE	PREVIOUS TOTAL	CURRENT QUARTER	BALANCE REMAINING	FUNDING SOURCE
Footnotes						
1. The "FAH CDBG Account Budget" and the "Outreach and Education Budget" were bonded in January 2010. FAH CDBG funds were paid to HUD and returned to the County's CDBG line of credit, available for draw.						
2. The County intends to bond the "Bond Funds Budget" of \$30 million when specific eligible projects are identified.						
3. "Other Budget" expenses will be paid from other sources of funds to leverage the required funding.						

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

For the period: October 1, 2011 through December 31, 2011

**Appendix VII-1: 4Q 2011 Public Statements Between December 13, 2011 and
December 31, 2011**



Robert P. Astorino, Westchester County Executive

NEWS RELEASE

Ned McCormack, Communications Director (914) 995-2932

Contact: Donna Greene (914) 995-2935

FOR IMMEDIATE RELEASE: Dec. 21, 2011

FIND OUT MORE ABOUT FAIR AND AFFORDABLE HOUSING OPPORTUNITIES IN WESTCHESTER WITH ENHANCEMENTS TO COUNTY'S WEB SITE New mapping component allows homeseekers to "view" communities

Getting information on the community where an affordable housing opportunity exists is now easier with enhancements to Westchester County's Homeseeker Web section.

Available at www.westchestergov.com/homeseeker, the site allows visitors to sign up to receive information on affordable housing opportunities. With the newest feature, visitors can also "see" the community in which the new housing opportunities are being created.

"With these enhancements, we have created a one-stop hub for information about available housing units, their neighborhoods and nearby services," said County Executive Robert P. Astorino.

The site includes a map locating all current affordable housing developments with pop-up pictures and links for additional information. When a user clicks on the link for more details, a page for that development opens up that shows a rendering or photo of the housing, floor plans and information on how to apply and receive additional information.

The housing page also includes links to the local government's and school district's Web sites, as well as a New York State database on daycare options. Click on "neighborhood map" and the user will see a detailed map of the neighborhood where the housing is located. The map shows other community facilities such as schools, public transportation and hospitals. The map also connects through Bing Maps to locate retail and commercial opportunities.

Those who sign-up and provide contact information will be notified of upcoming fair and affordable homeownership or rental opportunities that are part of Westchester County's housing settlement with the federal government as well as those that become available through other housing initiatives.

-- more --

The person signing up can check a box to receive information for homeownership information, for rental information or for both ownership and rental. Those who sign up receive notification of available homes and apartments, including information sessions and open houses, and homebuyer education seminars.

The housing settlement was entered into two years ago by former County Executive Andrew J. Spano with the U.S. Department of Housing and Urban Development. Also approved by the Board of Legislators, it requires the county to ensure the development of 750 units of housing in 31 communities and to undertake marketing that ensures outreach to racially and ethnically diverse households. Nearly 300 of these housing units are in some stage of development, including accepting applications. Other county financed homes are also available and are accepting applications.

People who need assistance completing the forms can contact a housing counseling agency certified by the U.S. Department of Housing and Urban Development. These agencies also have housing counselors who can assist Spanish speakers with the forms. The agencies are:

- Community Housing Innovations, Inc. (914) 683-1010
- Housing Action Council (914) 332-4144
- Human Development Services of Westchester (914) 939-2005
- Westchester Residential Opportunities (914) 428-4507

To qualify to purchase any fair and affordable housing, would-be homeowners are required to participate in a homeownership counseling program through one of these agencies.