

**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
IMPLEMENTATION PLAN**
August 9, 2010

Appendix D-3(i): Amendments to Westchester 2025 & Resolution of the Westchester County Planning Board, adopting the overarching goals of the Stipulation and required policy statement, adopted on January 5, 2010

RESOLUTION 10-001

WESTCHESTER COUNTY PLANNING BOARD

Adoption of Amendment to

Westchester 2025: Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning

WHEREAS, Section 191.51 of the Westchester County Charter directs the County Planning Board to “formulate and recommend development policies ...with the object of achieving a physical development of the county that will be orderly, harmonious, economically sound and of attractive appearance” and that “such policies shall relate among other things to land use; population density; transportation facilities including roads and highways; parks, recreation areas and other open space; community appearance; and public buildings;” and

WHEREAS, on December 5, 1995, the County Planning Board adopted *Patterns for Westchester: The Land and the People*, a long-range land use planning policy plan to guide the overall pattern of development in Westchester County; and

WHEREAS, the Westchester County Board of Legislators acted to endorse *Patterns* in July 1996; and

WHEREAS, in 2006, the County Planning Board began a process to revisit the policies and assumptions in *Patterns* to evaluate if any update or revisions should be considered and over the following months determined that revisions should be considered; and

WHEREAS, on May 6, 2008, the County Planning Board adopted, after public notice and hearing, the document, *Context for County and Municipal Planning in Westchester County and Proposed Policies to Guide County Planning*; and

WHEREAS, this document replaced two chapters of *Patterns for Westchester: The Land and the People* – “Policies for 2000 and Beyond” and “Assumptions” – while retaining the other chapters of *Patterns* as adopted planning policy and guidance; and

WHEREAS, in fall 2009, the County Planning Board proposed to amend one paragraph in each of the context and the policies sections of the document adopted in May 2008 so as to more precisely discuss the demand and need for fair and affordable housing and policies to affirmatively further fair housing; and

WHEREAS, the amended context and policies will be used by the County Planning Board to shape its recommendations on matters referred to it by local governments and on the County’s land acquisition and capital projects; and

WHEREAS, on December 9, 2009, a notice of public hearing and the text of the proposed amendment was distributed to the chief elected official and planning board chair in each of Westchester’s municipalities and copies were also provided to the County Executive and to the County Board of Legislators; and

WHEREAS, on December 18, 2009, a notice of public hearing was published in the Journal News newspaper; and

WHEREAS, a public hearing on the draft document was subsequently noticed and held on January 5, 2010 and no oral or written comments were received; and

WHEREAS, after consideration of the public hearing record, the Board concludes that the proposed amendment would be in order; now therefore, be it

RESOLVED, that in accordance with the provisions of Section 191.51 of the Westchester County Charter, the Westchester County Planning Board adopts the amendment to *Context for County and Municipal Planning in Westchester County and Policies to Guide County Planning*, as presented at the Board meeting of January 5, 2010.

Adopted this 5th day of January, 2010.


Cheryl Winter Lewy, Chair

Amendment of Westchester 2025 Policies to Guide County Planning

Approved by the Westchester County Planning Board

After Public Hearing, 9 a.m., January 5, 2010, Michaelian Office Building, White Plains

AMEND PARAGRAPH 8 OF CONTEXT. (New text underlined; text to be deleted italicized in brackets.)

8 Housing demand

Even without significant population growth, the demand for fair and affordable housing will continue because of trends in income, employment, household size and the cost of real estate. *[New means must be identified to preserve the existing housing stock that is currently affordable but whose affordability has sunset clauses or expiration dates. Affordability in perpetuity must be built into housing regulations.]* The development of affordable housing in a way that affirmatively furthers fair housing is a matter of significant public interest because the broad and equitable distribution of affordable housing promotes sustainable and integrated residential patterns, increases fair and equal access to economic, educational and other opportunities and advances the health and welfare of the residents of Westchester County. A lack of fair and affordable housing will severely limit the ability of a diverse work force, young adults and seniors to reside throughout Westchester. A varied supply of all types of housing, at all reasonable locations, is necessary for a healthy county. Communities must create more "livable" neighborhoods for our aging population that feature transit-oriented development.

AMEND PARAGRAPH 6 OF POLICIES. (New text underlined.)

6 Support preservation and development of permanently fair and affordable housing

Encourage a range of housing types that are permanently affordable to renters and home buyers, with the County working with each municipality to address its needs for fair and affordable housing as well as a share of the regional need. The County Planning Board recognizes that the County Board of Legislators adopted a local law on November 22, 2009 that supplements its existing affordable housing Statement of Need. Actions to affirmatively further fair housing significantly advance the public interest of the County and its municipalities. The location of fair and affordable housing is central to fulfilling the County's commitment to affirmatively further fair housing, which adds to the rich fabric and quality of life in Westchester County.

Existing homes and apartments that are currently affordable should be maintained and enhanced as necessary so that they continue to provide housing that meets health and safety standards and stays within affordability guidelines. New means must be identified to preserve the existing housing stock that is currently affordable including housing units whose affordability has sunset clauses or expiration dates. In addition to supporting communities that are adding new fair and affordable units, targeted efforts should be made in areas lacking racial diversity to add new fair and affordable housing that will be vigorously marketed to wider population groups. The County should make available a model ordinance that would promote fair and affordable housing and affirmative marketing which builds on such provisions now in place in many Westchester County municipalities.