



## NEW HOMES LAND ACQUISITION (NHLA)

### ACTIVITIES

Westchester County will assist in the acquisition of property that will be used to develop new construction, rehabilitation, or an adaptive reuse of fair and affordable housing. Both homeownership or rental housing may be developed on the property. The development may also be a mixed-income or mixed use project. In both cases, the fair and affordable units must meet the minimum affordability thresholds for sales or rental projects. NHLA can only be used to acquire the property related to the affordable residential portion of the development

### AREAS

All areas of Westchester County are eligible.

### RESIDENT INCOME

**Rental Housing:** Typically, all units must be affordable to households having incomes at or below 60% of the Area Median Income (AMI) established by HUD; and in developments of 5 or more units, at least 20% of the total number of fair and affordable units must be rented to households with incomes at or below 50% AMI. The rents to be charged must be affordable, with the households paying approximately 30% of their incomes for housing costs, including utilities.

**Ownership Housing:** Typically, ownership purchase prices must be affordable to households with incomes at or below 80% AMI, with the total housing cost approximately 30% of the household income.

All units assisted with NHLA must be the resident's principal residence.

See Westchester County Area Median Incomes (AMI), Sales and Rent Limits to find maximum incomes by family size, home sales price limits and rent limits, as posted on [www.homes.westchestergov.com](http://www.homes.westchestergov.com).

### RECIPIENTS

Experienced for-profit and non-profit sponsors or developers are eligible for funding.

To meet affordability requirements, development profit may be limited.

### FUNDS

The maximum purchase price for the property will be limited to the appraised value as determined by an appraisal conducted by the County, and prepared within six months of the date of receiving a complete application. However, the actual price may be negotiated with the owner, and may be an amount lower than the appraised value. Additionally, if the seller is also involved in the housing development, the purchase price will be limited to the seller's actual costs to acquire and hold the property during the pre-development period—but in no case may this amount exceed the appraised value.

<p><b>RESTRICTIONS</b></p>	<p>All local planning and funding approvals must be in place and documented to the County as part of a full application prior to the acquisition of the property.</p> <p>Westchester County has adopted HUD maximum rental limits for housing developments funded under NHLA. The limits restrict the total rent plus utilities paid by tenants. Of those units to be rented to households at or below 60% AMI, the rent including utilities may not exceed the “High HOME” rent limit. In developments of 5 or more units at least 20% of the total number of units in the fair and affordable development must be rented to households at or below 50% AMI, and the rent including utilities may not exceed the “Low HOME” rent limit. If the tenants are to pay any utilities, the maximum rent allowable will be reduced by an allowance for the tenant paid costs.</p> <p>Homeownership units must be sold and resold to households meeting the income limits set for the development, but in no case can exceed 80% AMI by family size.</p> <p>Units are subject to these affordability restrictions for a minimum period of 50 years through a deed restriction entitled “Declaration of Restrictive Covenants.”</p> <p>Sale or rental of the units must be in accordance with the County approved Affirmative Fair Housing Marketing Plan meeting Westchester County’s requirements. To view these requirements, please go to <a href="http://www.homes.westchestergov.com">www.homes.westchestergov.com</a>, and click on Housing Settlement. The AFHMP can be found in Appendix G-1.</p> <p>Additionally, for homeownership units, the County has developed a centralized registry for persons interested in purchasing an affordable home. Developers of FAH housing will be required to solicit applications from those registered as part of their marketing plan.</p>
<p><b>TECHNICAL ASSISTANCE AVAILABLE</b></p>	<p>A Westchester County Project Manager will be assigned to oversee and review the FAH application from initial submission through to submission of final documents. The Project Manager will underwrite the project and will determine feasibility and financial need. Upon approval of funding, the Project Manger will coordinate County documents related to acquisition and disposition of the property.</p> <p>Additionally, County staff will monitor the implementation of the marking plan and initiation of occupancy to provide guidance in marketing, resident selection, income qualification, and occupancy. Staff will also conduct annual monitoring of the development to assure ongoing compliance with County requirements.</p>
<p><b>SEQR REVIEW</b></p>	<p>Westchester County must adopt State Environmental Quality Review Act findings related to NHLA funding. In order to do so, the County may accept Lead Agency status by the participating municipality for SEQR purposes. The Lead Agency will conduct a coordinated review with all involved agencies and interested parties. Upon submission of the Environmental Impact Statement to the Lead Agency, the Westchester County Board of Legislators must be named as an Involved Agency. All necessary findings must be completed prior to final transfer of the land from the County.</p>
<p><b>CONTACT INFORMATION</b></p>	<p>Interested non-profit and for-profit developers should call or e-mail Deborah DeLong, Director of Housing, Westchester County Department of Planning at 914-995-6494 or <a href="mailto:ddd2@westchestergov.com">ddd2@westchestergov.com</a></p>



## HOUSING IMPLEMENTATION FUND (HIF)

<p><b>ACTIVITIES</b></p>	<p>Westchester County will assist in the construction of <i>municipally-owned</i> infrastructure in support of newly created fair and affordable homeownership or rental housing. The development may include new construction, redevelopment or an adaptive reuse of existing property. The fair and affordable housing may be single family or multi-family buildings. The development may also be mixed-income or mixed-use, as long as the fair and affordable units meet the minimum affordability thresholds for sales or rental projects, respectively.</p>
<p><b>AREAS</b></p>	<p>All areas of Westchester County are eligible.</p>
<p><b>PROJECTS</b></p>	<p>Public infrastructure eligible for HIF includes roads, parking, sewers, water, sidewalks, street lighting, street-scaping and/or some landscaping, and engineering costs specifically related to the infrastructure improvements. The amount of eligible HIF costs will be prorated based on the percentage of affordable units in the development.</p>
<p><b>RESIDENT INCOME</b></p>	<p><b>Rental Housing:</b> Typically, all units must be affordable to households having incomes at or below 60% of the Area Median Income (AMI) established by HUD; and in developments of 5 or more units, at least 20% of the total number of fair and affordable units must be rented to households with incomes at or below 50% AMI. The rents to be charged must be affordable, with the households paying approximately 30% of their incomes for housing costs, including utilities.</p> <p><b>Ownership Housing:</b> Typically, ownership purchase prices must be affordable to households with incomes at or below 80% AMI, with the total housing cost approximately 30% of the household income.</p> <p>All units assisted with NHLA must be the resident’s principal residence.</p> <p>See Westchester County Area Median Incomes (AMI), Sales and Rent Limits to find maximum incomes by family size, home sales price limits and rent limits, as posted on <a href="http://www.homes.westchestergov.com">www.homes.westchestergov.com</a>.</p>
<p><b>RECIPIENTS</b></p>	<p>Only municipalities providing approvals for an eligible affordable housing development are eligible to receive HIF funds. County Capital Bonds will be utilized for the public infrastructure through an Inter-Municipal Agreement.</p>
<p><b>FUNDS</b></p>	<p>Factors in determining the appropriate amount of funding for the public infrastructure include the County estimated construction costs, municipal engineering fees associated with the development or review of construction drawings and bid documents, surveys, and construction monitoring.</p>

<p><b>RESTRICTIONS</b></p>	<p>At least 40% of the proposed residential development is required to be affordable. All HIF work must be conducted in conformance with New York State Municipal Law, including public bidding requirements. All local planning and funding approvals for the development must be in place and documented to the County as part of a full application prior to the approval of the HIF funding.</p> <p>Westchester County has adopted HUD maximum rental limits for housing developments funded under NHLA. The limits restrict the total rent plus utilities paid by tenants. Of those units to be rented to households at or below 60% AMI, the rent including utilities may not exceed the “High HOME” rent limit. In developments of 5 or more units at least 20% of the total number of units in the fair and affordable development must be rented to households at or below 50% AMI, and the rent including utilities may not exceed the “Low HOME” rent limit. If the tenants are to pay any utilities, the maximum rent allowable will be reduced by an allowance for the tenant paid costs.</p> <p>Homeownership units must be sold and resold to households meeting the income limits set for the development, but in no case can exceed 80% AMI by family size.</p> <p>Units are subject to these affordability restrictions for a minimum period of 50 years through a deed restriction entitled “Declaration of Restrictive Covenants.”</p> <p>Sale or rental of the units must be in accordance with the County approved Affirmative Fair Housing Marketing Plan meeting Westchester County’s requirements. To view these requirements, please go to <a href="http://www.homes.westchestergov.com">www.homes.westchestergov.com</a>, and click on Housing Settlement. The AFHMP can be found in Appendix G-1.</p> <p>Additionally, for homeownership units, the County has developed a centralized registry for persons interested in purchasing an affordable home. Developers of FAH housing will be required to solicit applications from those registered as part of their marketing plan.</p>
<p><b>TECHNICAL ASSISTANCE AVAILABLE</b></p>	<p>A Westchester County Project Manager will be assigned to oversee and review the application from initial submission through to submission of final documents. The Project Manager will underwrite the affordable housing project and will determine feasibility and financial need. A scope of work for the infrastructure funds will be developed jointly with the County, municipality and the housing developer. The County may assist with the preparation of the infrastructure bid package and selection of the contractor for the work. The Project Manager, jointly with a Construction/Rehabilitation Specialist, will monitor the work through completion. Progress inspections will be conducted upon the receipt of a payment voucher for infrastructure work. Additionally, the Program Administrator will monitor the implementation of the marketing plan and initiation of occupancy to provide guidance in marketing, resident selection, income qualification, and occupancy. Staff will also conduct annual monitoring of the development to assure ongoing compliance with County requirements.</p>
<p><b>SEQR REVIEW</b></p>	<p>Westchester County must adopt State Environmental Quality Review Act findings related to HIF funding. In order to do so, the County may accept Lead Agency status by the participating municipality for SEQR purposes. The Lead Agency will conduct a coordinated review with all involved agencies and interested parties. Upon submission of the Environmental Impact Statement to the Lead Agency, the Westchester County Board of Legislators must be named as an Involved Agency. All necessary findings must be completed prior to final approval of the funding.</p>
<p><b>CONTACT INFORMATION</b></p>	<p>Interested municipalities, non-profit and for-profit developers should call or e-mail Deborah DeLong, Director of Housing, Westchester County Department of Planning at 914-995-6494 or <a href="mailto:ddd2@westchestergov.com">ddd2@westchestergov.com</a></p>



# HOME INVESTMENT PARTNERSHIP (HOME)

## ACTIVITIES

HOME funds are used to develop fair and affordable housing. Eligible activities include construction or rehabilitation of fair and affordable homeownership or rental housing units. Housing may be single or multi-family units.

## AREAS



Westchester County administers HOME funds for the following 40 municipalities in the Urban County Consortium:

Ardsley	Eastchester	Mamaroneck Town	Peekskill	Rye City
Bedford	Elmsford	Mamaroneck Village	Pelham Village	Rye Town
Briarcliff Manor	Greenburgh	Mount Kisco	Pelham Manor	Scarsdale
Bronxville	Harrison	New Castle	Pelham Town	Sleepy Hollow
Buchanan	Hastings-on-Hudson	North Castle	Pleasantville	Somers
Cortlandt	Irvington	North Salem	Port Chester	Tarrytown
Croton-on-Hudson	Larchmont	Ossining Town	Pound Ridge	Tuckahoe
Dobbs Ferry	Lewisboro	Ossining Village	Rye Brook	Yorktown

## RESIDENT INCOME

**Rental Housing:** All units must be affordable to households having incomes at or below 60% of the Area Median Income (AMI) established by HUD; and in developments of 5 or more units, at least 20% of the total number of fair and affordable units must be rented to households with incomes at or below 50% AMI. The rents to be charged must be affordable, with the households paying approximately 30% of their incomes for housing costs, including utilities.

**Ownership Housing:** All homeownership purchase prices must be affordable to households with incomes at or below 80% AMI, with the total housing cost approximately 30% of the household income.

All units assisted with HOME must be the resident's principal residence.

See Westchester County Area Median Incomes (AMI), Sales and Rent Limits to find maximum incomes by family size, home sales price limits and rent limits, as posted on [www.homes.westchestergov.com](http://www.homes.westchestergov.com).

## RECIPIENTS

Experienced for-profit and non-profit sponsors or developers are eligible for funding. Certain non-profit organizations meeting HUD's Community Housing Development Organization (CHDO) guidelines which have been certified by Westchester County as a CHDO may be prioritized to receive project funding each year.

To meet affordability requirements, development profit may be limited.

## FUNDS

The proposal must meet HUD requirements and must document financial need for the funds, and that with the funds, the proposed development is feasible. Other non-federal sources must match at least 25% of HOME funds. These funds may include other subsidy funds or construction or other loans for the development.

**RESTRICTIONS**

All local planning and funding approvals must be in place and documented to the County as part of a full application prior to the acquisition of the property. Funds for acquisition will only be provided if needed for project feasibility.

Housing developments funded with HOME are required to comply with HUD maximum rental limits. The limits restrict the total rent plus utilities paid by tenants. Of those units to be rented to households at or below 60% AMI, the rent including utilities may not exceed the “High HOME” rent limit. In developments of 5 or more units at least 20% of the total number of units in the fair and affordable development must be rented to households at or below 50% AMI, and the rent including utilities may not exceed the “Low HOME” rent limit. If the tenants are to pay any utilities, the maximum rent allowable will be reduced by an allowance for the tenant paid costs.

Homeownership units must be sold and resold to households meeting the income limits set for the development, but in no case can exceed 80% AMI by family size.

Units are subject to these affordability restrictions for a number of years through a deed restriction entitled “Declaration of Restrictive Covenants.” The minimum period of affordability is based on the HOME subsidy and type of construction. Westchester County may require an affordability period of 50 years or longer. For developments of 12 or more units, Davis Bacon Prevailing Wage compliance is mandatory. Funds may only be used for HOME eligible costs.

Sale or rental of the units must be in accordance with the County approved Affirmative Fair Housing Marketing Plan meeting Westchester County’s requirements. To view these requirements, please go to [www.homes.westchestergov.com](http://www.homes.westchestergov.com), and click on Housing Settlement. The AFHMP can be found in Appendix G-1.

Additionally, for homeownership units, the County has developed a centralized registry for persons interested in purchasing an affordable home. Developers of FAH housing will be required to solicit applications from those registered as part of their marketing plan.

**TECHNICAL ASSISTANCE AVAILABLE**

A Westchester County Project Manager will be assigned to oversee and review the application from initial submission through to submission of final documents. The project manager will underwrite the project and will determine feasibility and financial need. A specific scope of work for the HOME funds will be determined jointly between the County and developer. Upon approval of funding and execution of the HOME Agreement, the Project Manager, jointly with a Construction/ Rehabilitation Specialist, will inspect work completed upon the receipt of vouchers for payment.

Additionally, the Program Administrator will monitor the implementation of the marketing plan and initiation of occupancy to provide guidance in marketing, resident selection, income qualification, and occupancy. Staff will also conduct annual monitoring of the development to assure ongoing compliance with County requirements.

**CONTACT INFORMATION**

Interested non-profit and for-profit developers should call or e-mail Deborah DeLong, Director of Housing, Westchester County Department of Planning at 914-995-6494 or [ddd2@westchestergov.com](mailto:ddd2@westchestergov.com)



# COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROPERTY IMPROVEMENT PROGRAM (PIP)

## ACTIVITIES

CDBG PIP funds are used to rehabilitate single or multi-family housing and may be used to acquire and rehabilitate property for affordable rental housing and homeownership, including accessory apartments.

## AREAS



Westchester County administers PIP funds for the following 40 municipalities in the Urban County Consortium:

Ardsley	Eastchester	Mamaroneck Town	Peekskill	Rye City
Bedford	Elmsford	Mamaroneck Village	Pelham Village	Rye Town
Briarcliff Manor	Greenburgh	Mount Kisco	Pelham Manor	Scarsdale
Bronxville	Harrison	New Castle	Pelham Town	Sleepy Hollow
Buchanan	Hastings-on-Hudson	North Castle	Pleasantville	Somers
Cortlandt	Irvington	North Salem	Port Chester	Tarrytown
Croton-on-Hudson	Larchmont	Ossining Town	Pound Ridge	Tuckahoe
Dobbs Ferry	Lewisboro	Ossining Village	Rye Brook	Yorktown

## RESIDENT INCOME

**Rental Housing:** In a multi-family building, at least 51% of the apartments must be rented to families earning no more than 80% of the Area Median Income (AMI), which is established by HUD, with households paying approximately 30% of their incomes for housing costs.

**Ownership Housing:** Single family homes, condominiums and cooperative ownership units must be occupied or sold to families earning no more than 80% of the AMI. Total housing costs are approximately 30% of household income. Homeownership units must be the homebuyer's principal residence.

See Westchester County Area Median Incomes (AMI), Sales and Rent Limits to find maximum incomes by family size, home sales price limits and rent limits, as posted on [www.homes.westchestergov.com](http://www.homes.westchestergov.com).

## RECIPIENTS

Homeowners and owners of rental housing occupied by income eligible residents are eligible. Also, experienced for-profit and non-profit sponsors or developers may apply for funding.

To meet affordability requirements, development profit may be limited.

## FUNDS

Funds are provided as loans on the basis of financial need and feasibility, and HUD requirements. Loan terms are based on the applicant's ability to repay.

<b>TECHNICAL ASSISTANCE AVAILABLE</b>	A Westchester County Rehabilitation Specialist will inspect the property after receipt of a complete application. The Specialist will develop construction details and bid specifications, send them to contractors for their bids on behalf of the homeowners, review the returned proposals for selection of the lowest qualified bidder, and inspect all work upon the receipt of vouchers for payment.
<b>RESTRICTIONS</b>	PIP projects are restricted for a period of affordability. The minimum period may be is 20 years or the length of the loan, whichever is longer for home or building repairs; or a period of 50 years depending on the amount and type of assistance provided. CDBG PIP contracts for repairs are three-way contracts, executed between the County, the property owner, and the selected contractor. Funds are released to the contractor upon requisition of funds and inspection of work completed.
<b>CONTACT INFORMATION</b>	<p>Interested homeowners and property owners should call or e-mail for more information and an application: 914-995-2413 or <a href="mailto:tkal@westchestergov.com">tkal@westchestergov.com</a>.</p> <p>Interested non-profit and for-profit developers should call or e-mail Deborah DeLong, Director of Housing, Westchester County Department of Planning at 914-995-6494 or <a href="mailto:ddd2@westchestergov.com">ddd2@westchestergov.com</a></p>



## LEAD SAFE WESTCHESTER (LSW)

<b>ACTIVITIES</b>	LSW funds are used to eliminate or control lead-based paint hazards in homes including single or multi-family housing units built before 1978. Eligible activities include assessment of the lead hazards, replacement, encapsulation or rehabilitation of affected surfaces. LSW is funded by the U.S. Department of Housing and Urban Development (HUD).
<b>AREAS</b>	All areas of Westchester County are eligible.
<b>RECIPIENTS</b>	<p>Property owners, including rental property landlords, are eligible if the property and the occupants meet the program requirements. Priority consideration is given to households with a lead-poisoned child under the age of 6. Homes or apartments repaired under LSW must be available for households with incomes at or below 80% of the Area Median Income (AMI), established by HUD.</p> <p>See Westchester County Area Median Incomes (AMI), Sales and Rent Limits to find maximum incomes by family size as posted on <a href="http://www.homes.westchestergov.com">www.homes.westchestergov.com</a>.</p>
<b>FUNDS</b>	Funds are granted on a first come, first served basis, and are based on financial need and other criteria required by HUD. Grants of up to \$8,000 for every unit assisted may be awarded for eligible lead-based paint hazard control repairs and improvements. For example, on a 10 unit building, up to \$80,000 could be awarded provided that all of the units meet the program requirements. Larger grants may be available in cases where a lead-poisoned child has been identified.
<b>TECHNICAL ASSISTANCE</b>	A County Rehabilitation Specialist will inspect the property after receipt of a complete application. The Specialist will develop construction details and bid specifications, send them to contractors for bids on behalf of the owners, review the proposals for selection of the lowest qualified bidder, and inspect all work upon the receipt of vouchers for payment.
<b>RESTRICTIONS</b>	<p><b>Rental Housing:</b> Owners of rental units must agree keep units available to income eligible households for 3 years following completion of the repairs.</p> <p><b>Ownership Housing:</b> Homeowners must agree to not sell or transfer their homes for at least 3 years following completion of the repairs.</p>
<b>CONTACT INFORMATION</b>	Interested property owners and landlords of properties constructed prior to 1978 should call or e-mail for more information and application: LSW Hotline <b>914-995-2433</b> or <a href="mailto:tka1@westchestergov.com">tka1@westchestergov.com</a>



## AFFORDABLE HOUSING CORPORATION (AHC) HOME IMPROVEMENT PROGRAM (HIP)

<b>ACTIVITIES</b>	HIP funds may used for needed repairs and improvements of owner-occupied residential properties: single-family homes, 2 to 4 family residences, condominiums and cooperatives. Repairs and improvements should include correcting any physical condition related to health or safety and other improvements to prolong the life of the building. Improvements may include replacement of a roof, upgrade of electrical, plumbing and/or heating systems.
<b>AREAS</b>	All areas of Westchester County are eligible.
<b>RECIPIENTS</b>	<p>Homeowners with incomes at or below 80% of the Area Median Income (AMI), established by HUD, are eligible. The home to be improved must be occupied as the household's principal residence.</p> <p>See Westchester County Area Median Incomes (AMI), Sales and Rent Limits to find maximum incomes by family size as posted on <a href="http://www.homes.westchestergov.com">www.homes.westchestergov.com</a>.</p>
<b>FUNDS</b>	Eligible Homeowners may receive up to \$15,000 towards needed repairs under this program but these funds must be matched through contributions from other sources. Matching funds may include funds provided directly by the homeowner, other funds administered by Westchester County, bank loans or other sources. For every \$3 in HIP funding, \$2 in matching funds will need to be provided through other sources. Funds are provided through the New York State Affordable Housing Corporation.
<b>TECHNICAL ASSISTANCE</b>	A Westchester County Rehabilitation Specialist will inspect the property after receipt of a complete application. The Specialist will develop construction details and bid specifications, send them to contractors for bids on behalf of the homeowners, review the proposals for selection of the lowest qualified bidder, and inspect all work upon the receipt of vouchers for payment.
<b>RESTRICTIONS</b>	Recipients must sign a deferred mortgage agreement for a term of 2, 5 or 10 years, depending on the amount of HIP funds provided. The deferred mortgage is forgivable if the owner continues to reside in the property for the term of the mortgage. If the property is sold or transferred to anyone, repayment of the remaining HIP funds on the mortgage must be paid in full.
<b>CONTACT INFORMATION</b>	Interested homeowners should call or e-mail for more information and application: 914-995-2413 or <a href="mailto:tka1@westchestergov.com">tka1@westchestergov.com</a>



## WEATHERIZATION REFERRAL ASSISTANCE PROGRAM (WRAP)

### ACTIVITIES

WRAP Funds are used for energy conservation measures to rehabilitate single family homes. Eligible conservation measures include boiler replacement, window replacement, and storm door replacement.

### AREAS

All areas of Westchester County are eligible.

### RECIPIENTS

Elderly homeowners (age 60 or over) are eligible. The household income must be at or below limits defined by the Home Energy Assistance Program (HEAP) which is funded by New York State. The housing to be improved must be the homeowner's principal residence. Income limits are based on household size as follows:

Household Size	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
Income Limit	\$24,360	\$31,848	\$39,348	\$46,836	\$54,336	\$61,824

Income limits are updated from time-to-time. If interested, contact the County for current limits. Contact information is provided below.

### FUNDS

WRAP funds are provided in grants up to a maximum of \$4,000 per household on the basis of financial need and feasibility of the work to be performed.

### TECHNICAL ASSISTANCE AVAILABLE

A Westchester County Rehabilitation Specialist will inspect the property upon receipt of a complete application. The Specialist will develop construction details and bid specifications, send them to contractors for their bids on behalf of the homeowners, review the returned proposals for selection of the lowest qualified bidder, and inspect all work upon the receipt of vouchers for payment.

### RESTRICTIONS

No ongoing restrictions are required in connection with the WRAP funds as long as the household income level, the unit, and the work to be performed are eligible. But, if funding from other sources is combined to complete the work, the home may be required to conform to the use and cost restrictions for a period of affordability.

### CONTACT INFORMATION

Interested homeowners should call or e-mail for more information and an application: 914-995-2413 or [tkal@westchestergov.com](mailto:tkal@westchestergov.com).



## WEATHERIZATION ASSISTANCE PROGRAM (WAP)

**ACTIVITIES** WAP funds are used to install energy conservation measures in affordable rental properties. Eligible conservation measures range from air sealing, installing insulation, to significant repairs and/or modifications to heating systems.

**AREAS** All areas of Westchester County are eligible.

**RECIPIENTS** Rental property owners of buildings occupied by low-income households which have significant needs for energy assistance that are subsidized or were developed with public funding assistance. Priority will be given to older buildings with documented capital improvement needs, but lacking access to sufficient capital to address those needs. Additionally, the applicant must demonstrate that the building will continue to operate as affordable or assisted housing.

**RESIDENT INCOME** A majority of tenants living in the rental property must be income eligible. Priority is also given to properties occupied by the elderly, persons with disabilities, and children. To qualify for the program over one-half of the housing units in the building must be occupied by persons earning with incomes at or below 60% of the New York State Median Income.

Household Size	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
Income Limit	\$24,360	\$31,848	\$39,348	\$46,836	\$54,336	\$61,824

Income limits are updated from time-to-time. If interested, contact the County for current limits. Contact information is provided below.

**FUNDS** WAP funds will provide funding for improvements up to a maximum of \$6,500 per unit based on a scope of work as determined by an energy audit conducted by a technical consultant hired by Westchester County. However, the actual amount is typically less, depending on the scope of work meeting program guidelines. This per unit cost must include the cost of the energy audit and other County costs directly related to the improvements.

Only those improvements meeting a cost/benefit ratio of 1:1 (the cost compared to the savings over the life-cycle of the improvement) will be funded. There are only very rare exceptions to this requirement, and these exceptions must be approved by the State Agency administering the program and providing the funds to Westchester County.

Applicant/Building Owners must also agree to provide a minimum 25% match to the WAP funded improvements for weatherization and energy efficiency improvements. This is the minimum match required, owners may provide more than the 25% match.

**TECHNICAL  
ASSISTANCE  
AVAILABLE**

Westchester County will initiate the energy audit upon receipt and review of a full application and the applicant's initial deposit. Completion of the energy audit will provide the basis for the scope of work eligible for WAP funding. The final scope of work will be determined jointly with the Applicant/Building Owner which will include commitment and method of payment of the matching funds. The final bid specifications will be sent to identified weatherization contractors. Staff will select the lowest qualified bidder and enter into an agreement. Westchester County staff will also inspect and test all work to assure compliance with the approved scope, and will only release payment upon acceptance of work by the State inspector.

**RESTRICTIONS**

A complete application must be submitted before an energy audit is ordered. The application includes documentation of the source and commitment of the 25% matching funds and a deposit towards this amount.

Tenant information as required in the application must also be complete, including verification of tenant household income as required by the program.

Payment of the matching funds must be provided in accordance with the agreed upon schedule and amounts for payment.

The cost of the improvements must not be passed on to the tenants, and the rents must remain affordable to the tenants for at least three years. This obligation is to remain in place even upon transfer of the title to the property to a new owner. Additionally, any unit vacancies must be filled by an income eligible tenant household for the term of the WAP agreement.

The property owner must provide documentation of fuel consumption for two full years following completion and acceptance of the WAP scope of work.

**CONTACT  
INFORMATION**

Interested property owners should call or e-mail for more information and an application: 914-995-8158 or [tkal@westchestergov.com](mailto:tkal@westchestergov.com).



## SECTION 8 HOUSING CHOICE VOUCHER

<b>ACTIVITIES</b>	Section 8 Housing Choice Vouchers may be used to assist income eligible households to pay their rent in existing housing units, up to an allowed maximum.
<b>AREAS</b>	All areas of Westchester County are eligible.
<b>RECIPIENTS</b>	<p>Vouchers are issued to households with incomes at or below 50% Area Median Income (AMI), established by HUD. At least 70% of the vouchers must be issued to households with incomes at or below 30% AMI.</p> <p>See Area Median Incomes for Westchester County to find maximum incomes by family size.</p>
<b>FUNDS</b>	<p>Generally, tenants are responsible for paying at least 30% of their income toward their rent. The Section 8 office, through the New York State Housing Finance Agency, will directly pay the balance of the rent funds on the first of the month to the landlord. The number of vouchers available to new participants is limited by the amount of funds provided to Westchester County by the federal government. Families that apply are placed on a waiting list until funds are available to assist them.</p>
<b>RESTRICTIONS</b>	<p>Participating households must abide by the program regulations and their family obligations. Households whose assistance has been terminated for cause are not eligible for any future assistance. Households are allowed to select appropriate housing units anywhere in Westchester County, or having lived in the county for a minimum of a one-year period, anywhere in the country. The units must be legal and pass a Housing Quality Standards (HQS) inspection. Households are encouraged to find apartments in “non-impacted areas,” where the population is less than 40% minority or low-income. Landlords may not discriminate against household with Section 8 vouchers and may not lease units to relatives unless the Section 8 recipient has a disability that requires special assistance.</p>
<b>CONTACT INFORMATION</b>	<p>Interested applicants and landlords should contact:</p> <p style="padding-left: 40px;">Westchester County Section 8 Rental Assistance Office 112 E. Post Road White Plains NY 10601</p> <p style="padding-left: 40px;">914-995-2415</p> <p>NOTE: A number of local governments in the County also administer this program including: Eastchester, Greenburgh, Town of Mamaroneck and Larchmont, New Rochelle, Ossining, Mt. Kisco, Peekskill, Pelham, Tuckahoe, White Plains, Yonkers, and Yorktown.</p>



## HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

### ACTIVITIES

HOPWA funds may be used for rental assistance and short-term rent, mortgage, and utility shut-off assistance; certain related services such as, housing information services; supportive services such as counseling, case management, nutrition services, and medical services; and operating costs for housing including maintenance, operating, furnishings, equipment or supplies. Priority is given to the funding of an ongoing rental assistance program.

### AREAS

Westchester County administers HOPWA funds for the entire county. Additional funds pass through the County directly to the cities of Mount Vernon, New Rochelle, and Yonkers. Applications for assistance in these cities will be referred to the local agencies in these cities for their review and action.

### RECIPIENTS

Individuals with AIDS or AIDS related diseases and their family members are eligible for funding. They are also eligible to receive housing information services.

### FUNDS

Funds are provided in forms of grants to the eligible applicants.

### RESTRICTIONS

Households receiving HOPWA rental assistance must abide by the program regulations and their family obligations. Households whose assistance has been terminated for cause are ineligible for any future assistance. Households may select appropriate housing units anywhere in Westchester County, or having lived in the county for a minimum of a one-year period, anywhere in the country. Families are encouraged to find housing in “non-impacted areas,” where the population is less than 40% minority or low-income.

The program administrator can pay up to 21 weeks for short-term rent/mortgage and utility shut-off assistance.

### CONTACT INFORMATION

Residents of Mount Vernon and Yonkers can call the following respective agencies:

- Mount Vernon — City of Mount Vernon Department of Planning  
914-699-7230
- Yonkers — Greyston Health Services 914-376-3900 or  
The Sharing Community at 914-963-2626

Residents of other municipalities can call Grace Church Community Center at 914-949-8531.



## SECTION 8 HOUSING CHOICE VOUCHER HOMEOWNERSHIP PROGRAM

<b>ACTIVITIES</b>	Section 8 Housing Choice Vouchers may be used by current participants in the Westchester County Section 8 program to assist with mortgage payments on the purchase of a home. Eligible Section 8 buyers must also participate in the County’s Family Self-Sufficiency (FSS) program. The home to be purchased must be existing or under construction, including condominiums and cooperative apartments. Homes purchased under a lease-purchase arrangement may also be eligible. Multi-family homes are not eligible. The home must pass a Housing Quality Standards inspection and be inspected by a professional home inspector.
<b>AREAS</b>	Assistance can be used in any homeownership opportunity in Westchester County.
<b>RECIPIENTS</b>	Homebuyers who already hold a Section 8 voucher from the Westchester County program, participate in the Family Self-Sufficiency program, <i>and</i> participate in homebuyer counseling are eligible. The head of household must be employed full-time continuously for at least one year prior to the purchase of the home, and meet minimum income requirements. Housing purchased and assisted with Section 8 subsidies must be the homebuyer’s principal residence. The family must attend pre-purchase counseling and receive a Certificate of Completion that deems the family to be mortgage ready.
<b>FUNDS</b>	The Section 8 assistance help with payments towards a mortgage for a maximum of 15 years, if the initial mortgage is 20 years or longer. If the initial mortgage is less than 20 years, the maximum length of assistance is ten years. There is no time limit if the buyer is elderly or the disabled. The Section 8 mortgage assistance funds will be paid directly to the mortgage provider on the first of each month.
<b>RESTRICTIONS</b>	Households participating in the Section 8 program must abide by the program regulations and their family obligations. Households whose assistance has been terminated for cause are ineligible for any future assistance. Households may locate appropriate housing units anywhere in Westchester County, or having lived in the county for a minimum of a one-year period, anywhere in the country. Families are encouraged to find homes in “non-impacted areas,” where the population less than 40% minority or low-income.
<b>CONTACT INFORMATION</b>	<p>Interested homebuyers must complete counseling by a HUD Certified Housing Counseling Agency. The following organizations will verify the applicant’s eligibility requirements for Section 8 homeownership assistance:</p> <ul style="list-style-type: none"> <li>• Housing Action Council 914-332-4144</li> <li>• Westchester Residential Opportunities 914-428-4507</li> <li>• Human Development Services of Westchester 914-835-8306</li> <li>• Community Housing Innovations 914-683-1010</li> </ul>

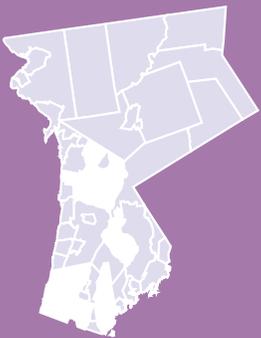


## EMERGENCY SHELTER GRANT (ESG)

### ACTIVITIES

The Emergency Shelter Grant program awards grants for the rehabilitation, expansion, or conversion of buildings for use as homeless shelters. It is also used for shelter operating expenses, essential services (supportive services concerned with employment, health, drug abuse, and education), and homeless prevention activities (eviction prevention). Any properties directly assisted must be used as a homeless shelter for a specific period of time, in accordance with HUD requirements.

### AREAS



Westchester County administers ESG funds for the following 40 municipalities in the Urban County Consortium:

Ardsley	Eastchester	Mamaroneck Town	Peekskill	Rye City
Bedford	Elmsford	Mamaroneck Village	Pelham Village	Rye Town
Briarcliff Manor	Greenburgh	Mount Kisco	Pelham Manor	Scarsdale
Bronxville	Harrison	New Castle	Pelham Town	Sleepy Hollow
Buchanan	Hastings-on-Hudson	North Castle	Pleasantville	Somers
Cortlandt	Irvington	North Salem	Port Chester	Tarrytown
Croton-on-Hudson	Larchmont	Ossining Town	Pound Ridge	Tuckahoe
Dobbs Ferry	Lewisboro	Ossining Village	Rye Brook	Yorktown

### RECIPIENTS

Experienced non-profit agencies are eligible for funding. The amount provided from ESG grants must be matched dollar-for-dollar from non-ESG sources.

Eligible customers must be homeless or at great risk of becoming immediately homeless to receive services from agencies receiving ESG funds. Customers should contact an ESG recipient for assistance.

### CONTACT INFORMATION

The County awards grants to various non-profit agencies for homeless prevention activities. You may contact any of the following recipients for more information:

- Westchester Coalition for the Hungry and Homeless 914-682-2737
- Westchester Hispanic Coalition 914-948-8466
- Westchester Mediation Center 914-963-6500
- Westchester Residential Opportunities 914-428-4507