

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

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**Appendix E-6(ii):** Westchester County Occupancy Standards

## **Westchester County Occupancy Standards**

Below is the definition and occupancy standards used for all of the housing development programs administered by Westchester County.

In order to clarify and provide guidance to affordable housing providers utilizing Westchester County housing programs, the County has adopted an inclusive definition of a family. This definition was first drafted and implemented under the Section 8 Housing Choice Voucher program administered by Westchester County under agreement with New York State. The definition has allowed the County to serve a broad segment of residents with housing needs who otherwise may have been excluded.

This policy also is flexible, allowing for a variety of family types to enjoy appropriately sized housing, but also preventing extreme cases of over- or under-housing. In general, the below policy allows a minimum of 1 person per bedroom and a maximum of 2 persons per bedroom, plus 1 person for each unit. These minimums and maximums provide sufficient choice to interested applicants.

### **Occupancy Standards for Homeownership and Rental Units**

In accordance with the definition of family promulgated by the New York State Division of Housing and Community Renewal ("DHCR"), as may be amended from time to time, a family selected to purchase or rent a Unit, as the case may be, whether by the Developer or subsequent Unit Owner, may include an individual with or without children. Such a family is defined as a group of people related by blood, marriage, adoption or affinity that lives together in a stable family relationship. (See DHCR statewide Section 8 Voucher Program, Section 8 Administrative Plan dated April 1, 2006, § 4.01). This definition should be used when determining the occupants of a Unit. Additionally, the County has adopted the below occupancy standards based on Unit size.

<u>Number of Bedrooms</u>	<u>Minimum Number of Persons Per Household</u>	<u>Maximum Number Persons Per Household</u>
0 BR	1	1
1BR	1	3
2BR	2	5
3BR	3	7

These standards must be used to determine the family size for each unit based on the number of bedrooms. If the family receives a Section 8 subsidy, the more restrictive standard will be applied. These standards are also subject to local occupancy and building codes.