

Shanae WilliamsLegislator, 16th District

Chair, Committee on Housing & Planning



Committee Assignments:
Appointments
Budget & Appropriations
IT & Cybersecurity
Public Works, Transportation

MEMORANDUM OF LEGISLATION

DATE: June 17, 2024

TITLE: Required Reporting of Local Area Median Income (LAMI)

SPONSOR: Legislator Shanae Williams

PURPOSE OR GENERAL IDEA OF BILL: To provide that whenever the Planning Department presents to the Planning Board a capital project which includes affordable housing units, as defined by the U.S. Department of Housing and Urban Development's income limits, the Department shall also be required to define any and all income limits in terms of the relevant municipalities' Local Area Median Income.

INTENT: To provide decision makers, when reviewing county funded affordable housing projects, with information that accurately shows the relationship between the county AMI and the local AMI of the relevant municipality.

JUSTIFICATION: Westchester County's cities, towns, and villages are socioeconomically diverse, a fact that makes it difficult to assess affordability using the U.S. Department of Housing and Urban Development's (HUD) countywide income limits. In 2023, for example, a homeownership unit which is set at 80% Area Median Income will be available to a four-person household whose income is no more than \$117,450. If the unit is located in an affluent municipality, then its designation as affordable makes sense; but if the same unit is built in a low-income area, then it is anything but affordable. Thus, requiring the Department to provide information showing what county AMI levels equate to in terms of the relevant municipalities local AMI will allow policymakers to better contextualize new affordable housing development.

PRESENT LAW: None

cc: Marcello Figueroa, Legislative Director
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