

Housing & Planning Meeting Agenda



Committee Chair: Shanae Williams

800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, November 18, 2024

1:00 PM

Committee Room

Joint with LEG

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting.

Joint with Legislation committee

Legislator Colin Smith will be participating remotely from 1132 main Street, Suit 1, Peekskill, NY 10566.

MINUTES APPROVAL

Monday, June, 17th 2024 at 10:00 AM

Monday, July 29th 2024 at 10:00 AM

Wednesday, July 31st 2024 at 1:30 PM

Monday, September 23rd 2024 at 1:30 PM

Monday, September 30th 2024 at 10:00 AM

Monday, October 7th 2024 at 10:00 AM

Wednesday, October 16th 2024 at 10:00 AM

Monday, October 21st 2024 at 4:00 PM

Monday, October 28th 2024 at 1:00 PM

I. ITEMS FOR DISCUSSION

[2024-494](#)

Legislators Williams and Imamura - Proposed Act Requiring Area Median and Local Area Median Income

AN ACT requiring inclusion of Area Median Income and Local Area Median Income by the Westchester County Department of Planning when a Capital Project which includes affordable housing units is presented to the Westchester County Planning Board.

COMMITTEE REFERRAL: COMMITTEES ON LEGISLATION AND HOUSING & PLANNING

Guests: Law Dept.: Justin Adin, Assistant Chief Deputy County Attorney and Alida Marcos, Assistant County Attorney.; Planning Dept.: Susan Darling, Chief Planner and Ted Leimbach, Associate Planner

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

ACT NO. ____ - 2024

AN ACT relating to the reporting of Area Median Income and Local Area Median Income in relation to affordable housing.

Be it enacted by the Board of Legislators of the County of Westchester, as follows:

§ 1. The Westchester County Department of Planning shall calculate the Local Area Median Income (LAMI) for all municipalities where the U.S. Census Bureau provides the data necessary to complete the local estimate. The LAMI of such municipalities shall be calculated on an annual basis by the Westchester County Department of Planning. These annual LAMI calculations shall be made publicly available.

§ 2. On an annual basis, the Westchester County Planning Department shall ensure both the Area Median Income (AMI) and the LAMI calculations made pursuant to Section 1 of this Act are:

- (a) posted on the Westchester County Department of Planning's website;
- (b) submitted to the Clerk of the Board of Legislators; and
- (c) sent to the Planning Board, Planning Department, Clerk, and Executive of each municipality for which a LAMI is calculated.

Each transmission identified in this section shall include a statement indicating that the LAMI calculation is provided for informational purposes.

§ 3. The annual requirements set forth in Sections 1 and 2 of this Act shall be performed by the Westchester County Planning Department each year within 60 days of the release of the U.S. Department of Housing and Urban Development's (HUD) annual area median income estimates for Westchester County.

§ 4. When presenting a capital project to the Westchester County Planning Board that includes affordable housing units subject to income limits calculated off of AMI, the Westchester County Department of Planning shall provide the AMI information.

§ 5. When presenting information required by Section 4 of this Act, the Westchester County Department of Planning shall also be required to provide to the Westchester County Planning Board, the LAMI of the municipality in which the capital project shall be located. This section shall only apply where there is a LAMI calculation for the subject municipality.

§ 6. Effective date. This Act shall take effect upon the provision of the County AMI data from HUD in 2025, which allows for the calculation of the LAMI.