

RESOLUTION NO. 112 -2014, AUTHORIZING THE SALE OF COUNTY-OWNED REAL PROPERTY PURSUANT TO SECTION 72-H OF THE GENERAL MUNICIPAL LAW TO THE VILLAGE OF MASTIC BEACH FOR AFFORDABLE HOUSING PURPOSES (SCTM NOS. 0209-032.00-05.00-013.000 and 0209-032.00-05.00-029.000)

WHEREAS, the County of Suffolk is the fee owner of two parcels in the Village of Mastic Beach, Town of Brookhaven, SCTM Nos. 0209-032.00-05.00-013.00 and 0209-032.00-05.00-029.000; and

WHEREAS, the first property described above is approximately 40 x 100 in size and has a County investment of \$2,402.04, which property is surplus to the needs of the County of Suffolk; and

WHEREAS, the second property described above is approximately 40' x 100' in size and has a County investment of \$31,398.03, which property is surplus to the needs of the County of Suffolk; and

WHEREAS, Section 72-h of NEW YORK GENERAL MUNICIPAL LAW permits the sale of real property between municipal corporations; and

WHEREAS, the Village of Mastic Beach has requested that the County of Suffolk convey the above-described parcels to it for affordable housing purposes; and

WHEREAS, the transfer of these parcels is pursuant to and in accordance with Article 36 of the SUFFOLK COUNTY ADMINISTRATIVE CODE, the Affordable Housing Opportunities Program; and

WHEREAS, the Suffolk County Department of Economic Development and Planning has approved the use of these parcels for the purposes stated above; now, therefore be it

1st RESOLVED, the subject parcels shall be conveyed to the Village of Mastic Beach, solely for construction of affordable housing, together with the following restrictive covenants that will run with the land so conveyed and, additionally, if any one or more of the following occurs, the subject premises shall revert to the grantor as herein provided and as provided in any deed evidencing the transfer of the subject premises from the grantor to the grantee:

1. If the grantee does not use the subject premises solely and exclusively for affordable housing purposes; in accordance with the approved plan submitted by the grantee. Such reverter clauses contained herein shall apply to the grantee, or any transferee from the grantee undertaking the construction, reconstruction or rehabilitation of affordable housing on the subject premises;

2. If the grantee fails to construct or complete construction of affordable housing unit or units on said properties within three (3) years from the date of transfer unless an

extension of time is granted in writing, for good cause shown, by the Suffolk County Director of Real Property Acquisition and Management, and/or her designee. The Director of Real Property Acquisition and Management shall not give more than two extensions of two years each;

3. If the income, at initial occupancy, of the occupant should exceed 80% of the HUD-established median income for the Nassau-Suffolk PMSA based on family size;

4. If the subsidized purchase price of homes should exceed 60% of median sales price for Suffolk County based upon the State of New York Mortgage Agency Guidelines;

5. If the rent should exceed HUD established fair market rent for Nassau-Suffolk PMSA based upon bedroom size;

6. If the affordable housing unit or units are owner-occupied, and the unit or units fail(s) to remain the principal residence of the owner for a period of at least five (5) consecutive years. If the affordable housing unit or units are tenant-occupied, and the unit or units fail(s) to remain affordable for at least ten (10) consecutive years;

7. If the grantee fails to certify to the Suffolk County Director of Real Property Acquisition and Management, and/or her designee prior to closing of the title with any affordable housing grantee

- a. the dates of completion and occupancy for any affordable housing unit or units constructed or rehabilitated on said properties; and
- b. the total household income, from all sources, of the purchaser or purchasers of the properties and his or her family; and
- c. the total purchase or rental price of the affordable housing unit or units sold or otherwise transferred; and
- d. the affordable housing unit or units meet local building and zoning codes;

8. If the grantee shall fail to provide the Suffolk County Director of Real Property Acquisition and Management and/or her designee, with an annual written report, no later than December 31 of each year commencing December 31, 2014, on the subject premises, including, but not limited to, the exact and precise use to which the subject premises has been put to along with the net proceeds generated by the initial purchase of the subject premises; or

9. If any subsequent grantee fails to comply with all applicable state, federal, and local regulations pertaining to price, income eligibility and marketing standards for affordable housing programs.

and be it further

2nd **RESOLVED**, the grantee will be restricted in its use of the subject parcels and will use said parcels solely and exclusively for affordable housing with all right title and interest reverting to the County of Suffolk in the event that the grantee at any time, uses or attempts to use said subject parcels for other than affordable housing or attempts to sell, transfer or

otherwise dispose of or does, in fact, sell transfer or otherwise dispose of said subject parcels with said parcels being used thereafter for other than affordable housing; and be it further

3rd **RESOLVED**, that neither grantee nor any subsequent grantee shall bill or charge back to grantor any cost incurred or projected to be incurred for the cleaning up, removal and disposal of any debris, waste and /or contamination on said properties. In the event that such charge back or bill is rendered to the grantor the transfer shall be void ab initio and the realty shall revert to the grantor; and be it further

4th **RESOLVED**, that it is intended and agreed that the agreements and covenants contained in the deeds evidencing transfer of subject premises shall be covenants running with the land and that they shall be, in any event, and without regard to technical classification of designation, legal or otherwise, and except only by law, binding for the benefit and in favor of, and enforceable by, the grantor, it being further understood that such agreements and covenants shall be binding only upon the grantee, if it be a municipality or any assignee of the grantee, undertaking the construction, reconstruction or rehabilitation of affordable housing, only for such period as they shall have title to or an interest in or possession of the properties or part thereof; and be it further

5th **RESOLVED**, the conveyance of the parcels described to the Village of Mastic Beach for the purposes described herein shall be for the sum of One Dollar, and, upon payment of such sum, all subsequent grantees of such subject premises shall comply with all applicable state, federal, and local regulations pertaining to the price, income eligibility and marketing standards for affordable housing programs; and be it further

6th **RESOLVED**, that the Director of Real Property Acquisition and Management, and/or her designee, be and hereby is authorized to execute and acknowledge a quitclaim deed to transfer the interest of Suffolk County in the above-described properties upon the above-described terms and conditions; and be it further

7th **RESOLVED**, that this Legislature, being the State Environmental Quality Review Act (SEQRA) Lead Agency hereby finds and determines that the adoption of this resolution is a Type II Action, constituting a Legislative decision in connection with routine or continuing agency administration and management, not including new programs or a major re-ordering of priorities (NYCRR Section 617.5(c) (20) and (27)). As a Type II Action, the Legislature has no further responsibilities under SEQRA (6 NYCRR Section 617.5(a)).

DATED: March 4, 2014

APPROVED BY:

/s/ Dennis M. Cohen
Chief Deputy County Executive of Suffolk County

Date: March 6, 2014