

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Spring Valley

Local Law No. 1 of the year 20 19

A local law Amending Section 60 (affordable housing) of the Village of Spring Valley code to increase
(Insert Title)
the minimum number of affordable housing units from 10% to 15%

Be it enacted by the Village Board of Trustees of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Spring Valley

as follows:

See attached page

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 1 of 2019 of the (County)(City)(Town)(Village) of Spring Valley was duly passed by the Village Board of Trustees on January 16 2019, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local *(Elective Chief Executive Officer*)* law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)


I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.


Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: January 25, 2019

(Seal)

A LOCAL LAW AMENDING SECTION 60 (AFFORDABLE HOUSING) OF THE VILLAGE OF SPRING VALLEY CODE TO INCREASE THE MINIMUM NUMBER OF AFFORDABLE HOUSING UNITS FROM 10% TO 15%

§ 60-3 Affordable housing set-aside.

A.

Every multifamily housing development for which municipal approval is sought after the date of the enactment hereof, excluding any project presently pending before the Planning Board, Village Board or Zoning Board of Appeals of the Village of Spring Valley, shall set aside a minimum of ~~10%~~ 15% of the dwelling units in said development as affordable housing units affordable for ownership or rent as set forth herein.

B.

"Affordable for ownership" shall mean ownership housing which is affordable to families earning between 60% and 120% of median family income for Rockland County as derived from income limits published annually by the United States Department of Housing and Urban Development ("HUD"), as adjusted for family size, as determined by a qualified institutional lender willing to underwrite a mortgage or co-op loan based on standard underwriting criteria.

C.

Affordable for rent shall be determined based on the ratio of monthly housing costs to income where such costs, including rent, association charges, gas, electric and water utilities shall not exceed 33% annually of 60% to 120% of the median family income for Rockland County as derived from income limits published annually by the United States Department of Housing and Urban Development ("HUD"), as adjusted for family size.

**RESOLUTION # _____ AFTER PUBLIC HEARING – ADOPT LOCAL LAW NO.
_____1_____-2019**

RESOLUTION TO ADOPT A LOCAL LAW AMENDING SECTION 60 (AFFORDABLE HOUSING) OF THE VILLAGE CODE TO INCREASE THE MINIMUM NUMBER OF AFFORDABLE HOUSING UNITS

WHEREAS, a Resolution was duly adopted by the Village Board of the Village of Spring Valley on the 2nd day of January, 2019, calling for a Public Hearing to be held by the Spring Valley Village Board on the 16th day of January, 20189, at the Spring Valley Village Hall, located at 200 North Main Street, Spring Valley, New York, at 8:00 PM, to hear all interested parties on a proposed local law to amend the Spring Valley Village Code at Part II of the Spring Valley Village Code, “General Legislation”, Chapter 60 “Affordable Housing” to amend the set aside minimum of dwelling units from 10% to 15%; and

WHEREAS, the Notice of said Public Hearing was duly advertised in accordance with law; and

WHEREAS, said Public Hearing was duly held at the Spring Valley Village Hall on the 16th day of January, 2019 at 8:00 PM, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to the adoption of said Local Law, or any parts thereof; and

WHEREAS, the Village Board of the Village of Spring Valley, after due deliberation, finds it in the best interest of the Village to adopt said Local Law; and

RESOLVED that the Village Board of the Village of Spring Valley adopts Local Law ___1_-2019 as follows:

LOCAL LAW No. ___1___ AMENDING SECTION 60 (AFFORDABLE HOUSING) OF THE VILLAGE CODE TO INCREASE THE MINIMUM NUMBER OF AFFORDABLE HOUSING UNITS

BE IT ENACTED, by the Village Board of the Village of Spring Valley, Rockland County, State of New York, as follows:

§ 60-3 Affordable housing set-aside.

A.

Every multifamily housing development for which municipal approval is sought after the date of the enactment hereof, excluding any project presently pending before the Planning Board, Village Board or Zoning Board of Appeals of the Village of Spring Valley, shall set aside a minimum

of ~~10%~~ 15% of the dwelling units in said development as affordable housing units affordable for ownership or rent as set forth herein.

B.

"Affordable for ownership" shall mean ownership housing which is affordable to families earning between 60% and 120% of median family income for Rockland County as derived from income limits published annually by the United States Department of Housing and Urban Development ("HUD"), as adjusted for family size, as determined by a qualified institutional lender willing to underwrite a mortgage or co-op loan based on standard underwriting criteria.

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Affordable for rent shall be determined based on the ratio of monthly housing costs to income where such costs, including rent, association charges, gas, electric and water utilities shall not exceed 33% annually of 60% to 120% of the median family income for Rockland County as derived from income limits published annually by the United States Department of Housing and Urban Development ("HUD"), as adjusted for family size.

Upon vote, motion carried by all.