

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (hereinafter referred to as the "Agreement") is entered into on the day of (the "Effective Date"), by and between Housing Action Council, Inc., a New York not-for-profit corporation with an address of 55 South Broadway, Tarrytown, NY 10591 (hereinafter referred to as "HAC"), Habitat for Humanity of New York City and Westchester, a New York not-for-profit corporation with an address of 55 South Broadway, Suite 221, Tarrytown, NY 10591 (hereinafter referred to as "Habitat"), and the Village of Croton-on-Hudson, a municipal corporation with an address of 1 Van Wyck Street, Croton-on-Hudson, NY 10520 (hereinafter referred to as "Village", and collectively three entities are "Parties")

WHEREAS, accessory dwelling units (hereinafter referred to as "ADUs") benefit the Village, including

- (a) providing aging homeowners with additional income to meet their objective to stay in their homes; and
- (b) providing spaces where older relatives and younger adults can live comfortably together and care for one another; and
- (c) adding diversity to the housing stock for people in different stages of life; and
- (d) facilitating new residents who work and shop in the community.

WHEREAS, the Board of Trustees recently amended the zoning provisions in the Croton-on-Hudson Village Code to expand the right to establish ADUs incidental and subordinate to single family dwellings as set forth in Chapter 230, Zoning ("Village ADU Law"); and

WHEREAS, the cost of constructing an ADU, the process of obtaining necessary approvals and permits, and the management of a construction project may deter people from building ADUs; and

WHEREAS, New York State Homes and Community Renewal (hereinafter referred to as "HCR") issued a Request for Proposals for funding a full-service program to support low-and middle-income homeowners who wish to build a new ADU on their property or improve an existing ADU that needs to be brought into compliance with local and state requirements (hereinafter referred as "Plus One ADU Program"); and

WHEREAS applicants for this funding must include partnerships between a non-profit housing organization and a municipality; and

WHEREAS, the Village intends to partner with HAC and Habitat to submit a proposal for funding of a Plus One ADU Program which has the potential to make assistance available

to Village homeowners who wish to create an ADU.

WHEREAS, neither the Village's partnership in the submission of the proposal nor its participation in the Plus One ADU Program, if funded, will mandate amendments to the Village ADU Law.

RESPONSIBILITIES OF THE PARTIES

1. That HAC and Habitat will prepare the application for the Plus One ADU Program and that if funded, Habitat will serve as the lead organization for the administration of the program,
2. That the Village of Croton-on-Hudson agrees to be named as a partner in the proposal and if funded, take on the responsibilities of the Village as set forth in Attachment "A".
3. That HAC and Habitat agree to partner with the Village and to take on the responsibility of a full-service ADU Program and to be fully accountable for its compliance with the Plus One ADU Program guidelines and local and State ordinances.

AMENDMENTS

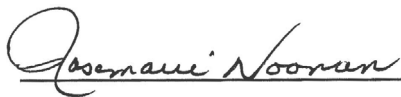
The Parties agree that any amendments made to this Agreement must be in writing and they must be signed by both Parties to the Agreement.

REPRESENTATION

The Parties agree and disclose that they are authorized to enter into this Agreement.

The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated throughout by their signatures below:

Housing Action Council



Rose Noonan
Executive Director

Village of Croton-on-Hudson

Bryan T. Healy
Village Manager

Habitat for Humanity
Westchester and New York City



Karen Haycox
Chief Executive Officer

ATTACHMENT A RESPONSIBILITIES OF PARTIES

HAC

- Work with the Village and Habitat to develop plans for implementing Plus One ADU in the community, including assisting qualified Village homeowners with all phases leading to ADU approvals and construction.
- Prepare an informational package to summarize the Village's ADU Law and the approval process.
- Assist the Village in its outreach to its homeowners to inform them of this opportunity.
- Evaluate the program implementation and offer advice and recommendations in connection with the Village ADU Law.

Habitat

- Accept applications from homeowners for funding assistance and determine eligibility.
- Prepare scope of work and budget for eligible homeowners, secure professional services as appropriate, oversee the construction of the accessory unit and disbursement of funds.
- Assist homeowners through the permitting process.
- Monitor compliance over a 10-year period.

Village

- Endorse the application to HCR.
- Work with HAC to prepare the informational package to summarize the Village's ADU Law and the approval process.
- Assist HAC with outreach in the community to inform homeowners of the availability of assistance and funds.
- Participate in meetings with HAC, Habitat and other participating municipalities during a two-year period to determine the effectiveness of the Plus One ADU Program and consider amendments to the local processing and permitting of ADUs as appropriate.