

Executive Summary of Settlement of *United States ex rel. Anti-Discrimination Center of Metro New York, Inc. v. County of Westchester*

The U.S. Department of Housing and Urban Development (HUD) is proud to announce the settlement of *United States ex rel. Anti-Discrimination Center of Metro New York, Inc. (ADC) v. County of Westchester*. The settlement, facilitated by HUD and the Department of Justice (DOJ), is built on the recognition that the broad and equitable distribution of affordable housing promotes integrated and sustainable communities. It reflects HUD's commitment to increase access to economic and educational opportunities for those who historically have been excluded from some opportunity-laden areas. Accordingly, it sets forth an aggressive, yet realistic, commitment by the County of Westchester to develop new affordable housing units in areas of the County with little racial and ethnic diversity. It includes innovative approaches to ensure that these development obligations are met and that new affordable housing opportunities are open to families of color and others protected by civil rights laws.

Key Settlement Terms

- The County commits to expend a total of \$51.6 million for the development of affordable housing that will promote inclusive residential patterns. The settlement also provides for payment of \$7.5 million to ADC and \$2.5 million to ADC's attorneys, for their role as a catalyst of this settlement.
- Specifically, the County will "ensure the development" of 750 new affordable housing units in municipalities with little racial and ethnic diversity, at least 50 percent of which must be low-income rental units and no more than 25 percent of which may be age-restricted senior units.
- The County will utilize all available means to achieve the settlement goals, including taking all appropriate actions necessary to ensure the cooperation of municipalities.
- The County will undertake other actions, including revision of its Analysis of Impediments to Fair Housing; fair housing outreach; targeted marketing; and promotion of legislation to ban "source of income" discrimination.
- An actively engaged Monitor, supported by a housing advisor, will oversee the County's actions, bring in technical assistance, advise the County when a course change is needed, and report to the court.
- In light of the unpredictable nature of the real estate market, the Monitor has the authority to modify certain terms of the settlement after he assesses the County's efforts and any barriers to compliance, and finds that due to such barriers, refinement of a particular term is necessary.
- The County will determine how best to creatively employ its resources to reach the settlement obligations, developing within 120 days an implementation plan setting forth interim benchmarks and action steps, which will be reviewed and approved by the Monitor.