



MARY ANN ROBERTS  
VILLAGE CLERK

**TOWN OF OSSINING  
VILLAGE OF OSSINING  
MUNICIPAL BUILDING**

**16 Croton Avenue**

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**Resolution Stating That The Regulation Of Rents Pursuant To The Emergency  
Tenant Protection Act Resulting From The Declaration Of A Housing Emergency  
On September 5, 2018 Does Not Serve To Completely Abate The Previously  
Declared Housing Emergency Thereby Removing One Or More Classes Of  
Accommodations From Regulation**

**WHEREAS the Village of Ossining Board of Trustees on September 5, 2018 approved a resolution which provided, in part:**

**That on the basis of the housing Vacancy Rate Analysis conducted by the Collective for Community, Culture and Environment which concluded that the vacancy rate for multi-family buildings containing six or more units which buildings were completed prior to January 1, 1974 was 3.06% which is less than the 5% vacancy rate established in New York Unconsolidated Laws section 8623(a), the Board of Trustees of the Village of Ossining declares that an emergency exists as set forth in the Emergency Tenant Protection Act**

**That effective upon adoption of this resolution and filing of same, the provisions of the ETPA, as amended shall apply to buildings in the Village of Ossining containing six or more rental units completed prior to January 1, 1974**

**That the provisions of this resolution shall continue in full force and effect until the Board of Trustees of the Village of Ossining declares, by resolution that the aforementioned emergency is at an end in accord with New York Unconsolidated Laws section 8623(b)...**

**WHEREAS the Board of Trustees on January 16, 2019 approved a resolution calling for a public hearing on February 6, 2019, "to provide the public an opportunity for public comment pursuant to New York Unconsolidated Laws section 8623(b) as to consideration of a resolution that the housing emergency declared by the Board of Trustees on September 5, 2018 is either wholly or partially abated or that the regulation of rents pursuant to the Emergency Tenant Protection Act does not serve to abate the previously declared housing emergency and that as a result, the previously declared housing emergency is at an end and the provisions of the Emergency Tenant Protection Act shall no longer apply in the Village of Ossining to buildings containing six or more rental units completed prior to January 1, 1974"; and**

**WHEREAS notice of the public hearing was published in the official newspaper of the Village of Ossining; and**

**WHEREAS the public hearing was conducted on February 6, 2019 at which time members of the public addressed the board on the proposed resolution and the possible declaration by the Board of Trustees that the regulation of rent pursuant to the Emergency Tenant Protection Act does not serve to abate the declared housing emergency; and**

**WHEREAS the Board of Trustees voted to close the public hearing effective February 15, 2019 to allow for the receipt of any additional written comments from the public; and**

WHEREAS the public hearing is now closed; and

WHEREAS the Board of Trustees has determined that the regulation of rents for certain classes of housing accommodations within the Village of Ossining does not serve to abate the previously declared housing emergency; now therefore be it

RESOLVED that the Emergency Tenant Protection Act shall not apply to the following classes of housing accommodations in the Village of Ossining completed prior to January 1, 1974; a) all buildings with twenty or fewer units; and b) those buildings where building owners have entered into binding agreements with the Village of Ossining providing for: 1) 20% set aside for affordable units; 2) such affordable units to be available at no more than 50% of the Area Median Income for Westchester County; 3) rent to account for no more than 30% of tenant's income 4) tenants in the affected units must have written leases of either one or two year duration; 5) annual rent increases for the affected units to be determined by the annual percentage increase in the 50% Area Median Income for Westchester County; 6) owners may utilize a third party to determine which potential tenants have sufficient income for the affordable units; 7) owners shall set aside such units to meet the 20% set aside within twelve (12) months of entering into the agreement with the Village of Ossining; 8) such agreements shall run with the land so that the sale of the buildings will not impact the effectiveness of the agreement; and 9) owners may enter this class at any time upon executing the agreement with the Village; and be it further

RESOLVED that certified copies of this resolution shall be provided to the State Division of Homes and Community Renewal and the Westchester County Rent Guidelines Board indicating that the effective date is February 25, 2019.

STATE OF NEW YORK (
COUNTY OF WESTCHESTER ( ss.:
VILLAGE OF OSSINING (

I, Mary Ann Roberts, Village Clerk of the Village of Ossining, Westchester County, New York, DO HEREBY CERTIFY, that I have compared the foregoing with the original resolutions adopted by the Village of Ossining Board of Trustees at a meeting held on the 25th day of February, 2019 and that the foregoing is a true and correct copy of the original thereof. I DO FURTHER CERTIFY Mayor Victoria Gearity, Trustees Manuel Quezada, Quantel Bazemore, Rika Levin and Omar Herrera were present at such meeting and \_\_\_ was absent.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the VILLAGE OF OSSINING, THIS 26th day of February, 2019.

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Mary Ann Roberts
Mary Ann Roberts, Village Clerk

The Village of Ossining is an Equal Opportunity/Affirmative Action Employer