

12658

DATE July 6, 2010

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Acting Commissioner of Planning

SUBJECT: Resolution Authorizing the Agreement Between the County of Westchester and Apropos Housing Opportunities and Management Enterprises, Inc. (A-HOME) for a Property Improvement Project at 189 Grove Street in the Village of Mount Kisco

The attached resolution authorizes the County of Westchester to enter into an agreement with Apropos Housing Opportunities and Management Enterprises, Inc., (A-HOME) to provide a three percent deferred loan for a fifteen-year period from the Property Improvement Program as part of the Community Development Block Grant Program. The deferred loan will be used for a home improvement project at 189 Grove Street in the Village of Mount Kisco. The \$39,000.00 deferred loan will be secured by a mortgage and note on the property located at 189 Grove Street in the Village of Mount Kisco. The term of the agreement for the housing improvements at 189 Grove Street in the Village of Mount Kisco is July 1, 2010, to June 30, 2011.

Apropos Housing Opportunities and Management Enterprises, Inc. (A-HOME) is a not-for-profit organization that addresses critical housing needs in Westchester County. A-HOME plans a Home Improvement Project at 189 Grove Street in the Village of Mount Kisco. The new roof and enclosed porch restoration project will include, but not be limited to, demolishing the entire floor including joists, demolishing part of the interior walls, building a new footing as per the architect plans, sister existing rafters in roof using 2 x 8 rafters, installing new 5/8" plywood sheathing, installing new drip edges, installing winter guards and boot vents, installing new hardwood flooring using 3/4" pre-finished Oak. All electrical work will be done by a licensed electrician following all code guidelines.

The agreement will serve the public purpose of preserving affordable housing, public safety and fiscal responsibility.

The goal and objective of this agreement is to provide a safe environment for the residents of 189 Grove Street in the Village of Mount Kisco. The renovation of this affordable housing property assures the property will remain affordable and available in Westchester County. The agreement exhibits fiscal responsibility by providing a loan from other non-County taxpayer sources. The project will be monitored by the Department of Planning staff, who will conduct bi-monthly site visits during construction to insure all contractual requirements are met. The Planning Department staff will also monitor ongoing occupancy to assure that the five units are maintained as affordable housing for the term of the deferred loan.

Should this agreement not be approved, the building and individual apartments will deteriorate making the conditions unsafe for the residents.

This procurement is in compliance with the County of Westchester Procurement Policy Procedures, pursuant to Section 3(a)xvi, which states that contracts with recipients for disbursement of grants or loans under the Community Development Block Grant Program are exempt.

Act # 11-2010, adopted March 15, 2010, by the Westchester County Board of Legislators, authorized the County to file an FY 2009-2013 Consolidated Plan application consisting of an Action Plan for Fiscal Year 2010 as an Urban County to the United States Department of Housing and Urban Development (HUD).

On April 29, 2010, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the United States Department of Housing and Urban Development for the thirty-fifth year grant totaling \$8,473,589.00 from HUD. The allocation for the Community Development Block Grant Program is \$6,378,239.00. This project will be funded from the thirty-fifth year CDBG allocation.

I recommend approval of this agreement.

EB/
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 7-22-2010 - JOMARY VIERA SECRETARY

RESOLUTION

UPON A COMMUNICATION FROM THE ACTING COMMISSIONER OF PLANNING, BE IT HEREBY

RESOLVED, that the County of Westchester is hereby authorized to enter into an agreement with Apropos Housing Opportunities and Management Enterprises, Inc., (A-HOME) to provide a three percent deferred loan for a fifteen-year period from the Property Improvement Program through the Community Development Block Grant Program for the renovations at 189 Grove Street in the Village of Mount Kisco. The \$39,000.00 deferred loan will be secured by a mortgage and note on the property located at 189 Grove Street in the Village of Mount Kisco, and the deferred loan will be disbursed to the recipient in accordance with an approved budget. The new roof and enclosed porch restoration project will include, but not be limited to, demolishing the entire floor including joists, demolishing part of the interior walls, building a new footing as per the architect plans, sister existing rafters in roof using 2 x 8 rafters, installing new 5/8" plywood sheathing, installing new drip edges, installing winter guards and boot vents, installing new hardwood flooring using 3/4" pre-finished Oak. All electrical work will be done by a licensed electrician following all code guidelines. The term of the contract will begin on July 1, 2010, and run to June 30, 2011, and be it further

RESOLVED, that the County Executive or his duly authorized designee is authorized to execute any documents and take any actions necessary to effectuate purposes hereof.

Recommended for Approval.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
276	19	2021	n/a	n/a	\$39,000.00

Budget Funding Year(s) 2010 Start Date July 1, 2010 End Date June 30, 2011
(must match resolution)

Funding Source Tax Dollars _____
State Aid _____

~~\$39,000.00~~ Federal Aid \$39,000.00 – U.S. Department of Housing and Urban Development
(must match resolution) Other _____