

**15785**

DATE January 24, 2011

TO: Board of Acquisition and Contract

FROM: Edward Buroughs  
Commissioner, Department of Planning

SUBJECT: Resolution authorizing an agreement between the County of Westchester and Community Housing Innovations, Inc. ("CHI"), for a lead abatement project at 19 North High Street in the City of Mount Vernon

Authority is hereby requested for the County of Westchester (the "County") to enter into an agreement with Community Housing Innovations, Inc. ("CHI"), pursuant to which the County will provide a grant to CHI, through the County's Lead Safe Westchester ("LSW") program, for a lead abatement project at 19 North High Street in the City of Mount Vernon. The term of the proposed agreement is from October 10, 2010 to June 30, 2011, and the total amount of the grant is \$33,050.00, to be paid pursuant to the approved budget. CHI is an eligible applicant under the LSW program.

Community Housing Innovations, Inc. (CHI) is a not-for-profit organization that provides housing and human services that enable low and moderate income families and individuals to have the ability to achieve social and economic independence, at the lowest cost to society. CHI has been in business for over 15 years and owns and manages 600 houses and apartments for working families. A few of the services they provide are foreclosure prevention, housing programs, career services grants for first time home buyers, and home energy efficiency services.

CHI has already initiated the rehabilitation project at 19 North High Street in the City of Mount Vernon under the Neighborhood Stabilization Program (NSP). This property is one of the foreclosed properties purchased under our NSP (as per the resolution approved on July 1, 2010). In addition to the rehabilitation work provided under the NSP resolution, this property was found to be in need of lead abatement services in order to comply with federal and state requirements. These services included, but were not limited to, HEPA Vac cleaning, post dust-wipe clearing testing and removal and replacement of the following: base molding, interior doors, exterior doors, porches and steps. In accordance with the requirements of the LSW program, at least 50% of the units will be occupied by income eligible households. In order to complete the project it was determined that this work was eligible under the LSW program and approval would be sought to secure funding.

The proposed agreement will serve the public purpose of protecting the public health and promoting fiscal responsibility. The goal and objective of the proposed agreement is to remove the lead hazards from this property. The goal and objective of the proposed agreement is in the

best interests of the County in terms of fiscal responsibility, as it involves the use of non-County-taxpayer resources. The goal and objective of the proposed agreement will be tracked and monitored by the Planning Department staff who will review all payment requests to ensure all contractual obligations are met.

On December 30, 2009, your Honorable Board approved a resolution authorizing the County to enter into a grant agreement with the U.S. Department of Housing and Urban Development (“HUD”), under HUD’s Lead Based Paint Hazard Reduction Demonstration Grant Program, for an amount not to exceed \$1,150,000.00, for the purpose of funding reductions of lead-based paint hazards in Westchester County. The County is now contracting with eligible applicants, as specified to federal guidelines, in order to utilize the grant funds.

I recommend approval of this agreement.

EB/cp  
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 2-10-2011 - JOMARY VIEIRA, SECRETARY

RESOLUTION

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

RESOLVED, that the County of Westchester (the "County") is hereby authorized to enter into an agreement with Community Housing Innovations, Inc. ("CHI"), pursuant to which the County will provide a grant to CHI, through the County's Lead Safe Westchester ("LSW") program, for a lead abatement project at 19 North High Street in the City of Mount Vernon, for a term from October 10, 2010 through June 30, 2011, for an amount not-to-exceed \$33,050.00, to be paid pursuant to an approved budget; 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.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
263	19	638K	4380	T638	\$33,050.00

Budget Funding Year(s) (must match resolution)      FY 2010    Start Date    October 10, 2010    End Date    June 30, 2011

Funding Source

Tax Dollars \_\_\_\_\_

State Aid    \$33,050.00

Federal Aid \_\_\_\_\_

Other \_\_\_\_\_

**\$33,050.00**  
(must match resolution)

APPROVED BOARD OF ACQUISITION & CONTRACT - 2-10-2011 - JOMARY VEIRA, SECRETARY