

21326

DATE August 30, 2011

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner, Department of Planning

SUBJECT: Resolution authorizing an amendment to the Agreement between the County of Westchester and Community Housing Innovations, Inc. in order to change the contract expiration date for the acquisition and rehabilitation of the foreclosed property located at 19 North High Street in the City of Mount Vernon

On July 1, 2010, your Honorable Board approved a resolution to enter into an agreement with Community Housing Innovations, Inc. to provide a grant through the Neighborhood Stabilization Program (NSP) to be used for the acquisition and rehabilitation of the foreclosed two-family home located at 19 North High Street in the City of Mount Vernon. The term of the agreement was June 24, 2010 to March 31, 2011, and the total amount of the grant was \$383,000.00, to be paid pursuant to an approved budget.

On December 16, 2010, your Honorable Board approved a resolution to amend this agreement to increase the dollar amount from \$383,000.00 to \$412,000.00, an increase of \$29,000.00 from the NSP grant.

On April 21, 2011, your Honorable Board approved a resolution to enact a second amendment to this agreement to change the contract expiration date from March 31, 2011 to July 31, 2011.

The attached resolution authorizes the County of Westchester to enact a third amendment in order to change the contract expiration date from July 31, 2011 to December 31, 2011. All other terms and conditions of the agreement will remain the same. Community Housing Innovations, Inc. has requested this amendment as additional time is necessary to complete the rehabilitation of the structure and the subsequent marketing to eligible home purchasers and tenants.

The goal and objective of this agreement is to provide affordable housing to low income families in Westchester County. The project will be monitored by Department of Planning staff, who will oversee the acquisition and rehabilitation and provide approvals for the property to be sold to income eligible homebuyers and rented to income eligible tenants selected pursuant to an approved Affirmative Fair Housing Marketing Plan. Department of Planning staff will also monitor ongoing occupancies to ensure the units are primary residences, monitor all re-sales or refinances of the property and provide approvals for subsequent income eligible tenant households to assure the units are maintained as affordable housing for the term of affordability. Site visits will be made by Planning Department staff to ensure the property has been rehabilitated according to the contract specifications.

I recommend approval of this amendment.

EB/cp
Attachment

RESOLUTION

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

RESOLVED, that the County of Westchester is authorized to amend the agreement with Community Housing Innovations, Inc. to acquire and rehabilitate the foreclosed property located at 19 North High Street in the City of Mount Vernon, in order to change the contract expiration date from July 31, 2011 to December 31, 2011, and it is further

RESOLVED, that all the other terms and conditions of the agreement will remain the same, and it is 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.

Original Agreement	\$383,000.00
First Amendment	\$29,000.00
Second Amendment	\$0.00
This Amendment	\$0.00
 TOTAL	 \$412,000.00

AGREEMENT NUMBER C-NSP-10-07

Account to be Charged/Credited

		Major Program, Program & Phase	Object/ Sub Object	Trust Account	Dollars
Fund	Dept	Or Unit			
263	19	914K	4380	T914	\$0.00

Budget Funding Year(s) FY 2010
(must match resolution)

Start Date June 24, 2010

End Date December 31, 2011

Funding Source

Tax Dollars _____

State Aid \$0.00

\$0.00
(must match resolution)

Federal Aid _____

Other _____