

**21477**

DATE: September 8, 2011

TO: Board of Acquisition and Contract

FROM: Edward Buroughs  
Commissioner of Planning

SUBJECT: Resolution authorizing an agreement between the County of Westchester and 42 First Ave LLC to provide funds for the rehabilitation of a three family residence at 42 First Avenue in the Village of Pelham to create three Affordable AFFH units

The attached resolution authorizes the County of Westchester to enter into an agreement with 42 First Ave LLC, its designee or assigns, to receive grant funds through the New York State Affordable Housing Corporation's ("AHC") Affordable Homeownership Development Program. The grant will be used for a portion of the acquisition and rehabilitation costs of the three family home located at 42 First Avenue in the Village of Pelham ("the Property"). The term of the agreement is from February 14, 2011 to March 1, 2012, and the total amount of the grant is \$120,000.00 to be paid pursuant to an approved budget.

The rehabilitation of the Property will create three affordable units affirmatively furthering fair housing ("Affordable AFFH units") of which one homeowner unit will be affordable to a household at or below 80% of the County Area Median Income ("AMI") and 2 rental units will be affordable to households at or below 60% of the County AMI as established by the U.S. Department of Housing and Urban Development. The period of affordability is 50 years.

The agreement will serve the public purpose of providing affordable AFFH units. The goal and objective of this agreement is to provide affordable AFFH units to low income families in Westchester County. The project will be monitored by Department of Planning staff who will oversee the rehabilitation and provide approval for the properties to be sold to an income eligible homebuyer and income eligible renters that have been selected pursuant to an approved Affirmative Fair Housing Marketing Plan. Department of Planning staff will also monitor ongoing occupancy as primary residence by the new owner and tenants and will monitor any resale or refinance to assure that the units are maintained as affordable housing for the term of affordability. Site visits will be made by the Planning Department staff to ensure the property has been rehabilitated according to the contract specifications.

In addition to the above referenced AHC funding, it should be noted that the Westchester County Board of Legislators authorized, by Act No. 5-2011, use of \$120,000.00 in funds from Capital Project BPL50 to fund rehabilitation of the Property. A subsequent related A & C resolution was approved on February 10, 2011.

It should be further noted that, on April 1, 2010, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the New York State Affordable Housing Corporation to accept a grant totaling \$800,000.00 to provide funding for the acquisition and rehabilitation of properties in certain municipalities in the County.

EB/cp  
Attachment

R E S O L U T I O N

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

RESOLVED, that the County of Westchester is hereby authorized to enter into an agreement with 42 First Ave LLC, its designee or assigns, to receive grant funds through the New York State Affordable Housing Corporation's Affordable Homeownership Development Program, for the rehabilitation of the three family home located at 42 First Avenue in the Village of Pelham of which one homeowner unit will be affordable to a household at or below 80% of the County Area Median Income ("AMI") and 2 rental units will be affordable to households at or below 60% of the County AMI as established by the U.S. Department of Housing and Urban Development. The term of the agreement is from February 14, 2011 to March 1, 2012, and the total amount of the grant is \$120,000.00 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.

Recommended for Approval.

Account to be Charged/Credited

		Major Program, Program & Phase	Object/ Sub Object	Trust Account	Dollars
Fund	Dept	Or Unit			
263	19	085K	4380	T085	\$120,000.00

Budget Funding Year(s)  
(must match resolution)

FY 2010

Start Date

February 14, 2011

End Date

March 31, 2012

Funding Source

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

State Aid \$120,000.00

\$120,000.00  
(must match resolution)

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

Other \_\_\_\_\_