

26762

DATE: May 7, 2012

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner of Planning

SUBJECT: Resolution authorizing a fifth amendment to the agreement between the County of Westchester and Community Housing Innovations, Inc. for the acquisition and rehabilitation of the foreclosed two-family home located at 19 North High Street in the City of Mount Vernon in order to change the contract expiration date

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 change the contract expiration date from March 31, 2011 to July 31, 2011. This agreement was executed on April 22, 2011.

On September 22, 2011, your Honorable Board approved a resolution to enact a third amendment to this agreement to change the contract expiration date from July 31, 2011 to December 31, 2011.

On December 22, 2011, your Honorable Board approved a resolution to enact a fourth amendment to this agreement to change the contract expiration date from December 31, 2011 to June 30, 2012.

The attached resolution authorizes the County of Westchester to enact a fifth amendment in order to change the contract expiration date from June 30, 2012 to December 31, 2012. 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 conclude the marketing sale of the property to eligible home buyers. The current housing market makes it more arduous to identify and qualify a homebuyer.

The goal and objective of the original 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 certify that my department, a) has copies of, or access to, all applicable laws, rules, regulations, grant applications and grant agreements (including any master grant agreement), as well as any guidance or instructions received from the agency making the grant (the "Grant Terms"). b) has reviewed the Grant Terms, c) is aware of and understands all of the Grant Terms, and d) can and will comply with all of the Grant Terms.

I recommend approval of this amendment.

EB/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/07/2012 - JOMAR VERA SECRETARY

RESOLUTION

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

RESOLVED, that the County of Westchester is authorized to approve a fifth amendment to the agreement with Community Housing Innovations, Inc. for the acquisition and rehabilitation of the foreclosed property located at 19 North High Street in the City of Mount Vernon, in order to change the contract expiration date from June 30, 2012 to December 31, 2012, 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.

Original Agreement	\$383,000.00
First Amendment	\$29,000.00
Second Amendment	\$0.00
Third Amendment	\$0.00
Fourth 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 Start Date June 24, 2010 End Date December 31, 2012
(must match resolution)

Funding Source Tax Dollars _____

State Aid \$0.00

\$0.00 Federal Aid _____

(must match resolution)

Other _____