

31829

DATE January 23, 2013

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner of Planning

SUBJECT: Resolution authorizing an amendment to the agreement between the County of Westchester and Palmer Avenue Housing Development Fund Company, Inc. as the designee for the construction of eleven (11) affordable Affirmatively Furthering Fair Housing Ownership Units to be located at 2101 – 2105 Palmer Avenue in the Village of Larchmont in order to change the expiration date

On February 24, 2011, your Honorable Board approved a resolution to enter into an agreement with WB Pinebrook Associates, LLC, or its designee, currently anticipated to be Housing Action Council (HAC) or a nonprofit organization affiliated with HAC, to supplement the cost of construction of eleven (11) affordable Affirmatively Furthering Fair Housing (AFFH) Ownership Units to be located at 2101 – 2105 Palmer Avenue in the Village of Larchmont. The development consists of fifty-one (51); one, two and two-bedrooms with dens fair and affordable ownership condominium units of which forty-six (46) of the units will count toward the obligations of the housing Settlement Agreement. The agreement shall have a term of two years, to commence on March 1, 2011. The grant shall be in an amount not to exceed \$1,025,000.00.

Pursuant to the resolution approved on February 24, 2011, the County entered into an agreement with Palmer Avenue Housing Development Fund Company, Inc, a not for profit affiliated with HAC, which is the designee for WB Pinebrook Associates, LLC, on July 28, 2011.

The attached resolution authorizes the County of Westchester to amend the above referenced agreement with Palmer Avenue Housing Development Fund Company, Inc. to change the expiration date from February 28, 2013 to March 1, 2015. The additional time is needed as there were unexpected delays caused by difficulties in receiving an amended easement from the Metropolitan Transportation Authority (MTA) whose property parallels the site. In addition, the cleanup of a small area of contaminated soil has taken longer than expected.

The goal and objective of the original agreement is to create fair and affordable housing which is safe, secure and energy efficient. The project will create home ownership opportunities for low and moderate income individuals and families that would not otherwise be able to afford to purchase a home in Westchester County. It will also enhance the neighborhood with interactive design and landscaping. Department of Planning staff will monitor and track construction of the Development, as well as monitor compliance with the affordability requirements.

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 Palmer Avenue Housing Development Fund Company, Inc., a not for profit affiliated with Housing Action Council, which is the designee for WB Pinebrook Associates, LLC, to supplement the cost of construction of eleven (11) affordable Affirmatively Furthering Fair Housing ownership HOME units located at 2101 – 2105 Palmer Avenue in the Village of Larchmont in order to change the expiration date from February 28, 2013 to March 1, 2015, 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 \$1,025,000.00
 This Amendment \$0.00

 TOTAL \$1,025,000.00

 AGREEMENT NUMBER C-HOME-10-86

Account to be Charged/Credited

		Major Program, Program & Phase	Object/	Trust	
Fund	Dept	Or Unit	Sub Object	Account	Dollars
263	19	173K	4380	T173	\$0.00

Budget Funding Year(s)
(must match resolution)

FY 2010

Start Date: March 1, 2011

End Date: March 1, 2015

Funding Source

Tax Dollars _____

State Aid _____

\$0.00
(must match resolution)

Federal Aid \$0.00 – U.S. Department of Housing and Urban Development

Other _____