

33990

DATE: May 15, 2013

TO: Board of Acquisition and Contract

FROM: Edward Burroughs
Commissioner of Planning

SUBJECT: Resolution authorizing an agreement by and between the County of Westchester and the Housing Action Council Inc, its designee or assigns, to provide funds for a portion of costs related to the acquisition of a two-family residence at 37 Stewart Place in the Town of Eastchester to create one affordable ownership unit and one affordable rental unit that both affirmatively further fair housing

The attached resolution authorizes the County of Westchester to enter into an agreement with the Housing Action Council Inc, its designee or assigns, (the "Developer") to provide a combination of a grant and loan in the total amount of \$330,000.00 from capital project BPL50 - Fair and Affordable Housing under the County's Acquisition and Rehabilitation Program. The funds will support a portion of the \$390,000 purchase price of an existing two-family residence at 37 Stewart Place in the Town of Eastchester to create one affordable two-bedroom ownership unit and one affordable two-bedroom rental unit that will both affirmatively further fair housing (AFFH) as set forth in 42 U.S.C. Section 5304(b)(2) and as required pursuant to the Settlement Agreement (defined below). The proposed agreement shall have a term of two years, commencing upon execution.

Pursuant to the Stipulation and Order of Settlement of Dismissal entered into in connection with a lawsuit titled U.S. ex rel. Anti-Discrimination Center of Metro New York, Inc. vs. Westchester, the County is required to ensure the development of 750 affordable AFFH units. The proposed affordable AFFH Units are anticipated to constitute units eligible under Section 7(a) of the Settlement Agreement. Pursuant to a letter from the federal monitor dated October 25, 2011, the County has been advised that the proposed use of funds would further the goals of the Settlement Agreement.

The agreement will require that upon acquisition of the property, the Developer will file a Declaration of Restrictive Covenants against the property requiring that the affordable ownership and rental AFFH Units established thereon will be affordable to households with incomes at or below 80% and 60%, respectively, of the Westchester County Area Median Income and who have been selected pursuant to an approved Affirmative Fair Housing Marketing Plan. The period of affordability is 50 years.

The agreement will provide a not-to-exceed total of \$330,000.00 of Fair and Affordable Housing funds in the form of a grant in the amount of \$200,000.00 and a short term loan in the amount of \$130,000.00, which will be repaid to the County as part of a revolving loan fund upon the sale of the property to an eligible family. The agreement shall specify that said funds will be allocated to the acquisition of the existing house to create the AFFH Units, all in accordance with the Community Block Grant Program regulations.

The goal and objective of this agreement is to carry out the County's obligations under the Settlement Agreement by ensuring the development of affordable AFFH Units in accordance with the terms of said Settlement Agreement. In addition, the development will create a home ownership and rental opportunity for lower and moderate income individuals and families who may not otherwise be able to afford to purchase a home or rent an apartment in Westchester County. The units will be safe, secure and energy efficient and will also enhance the neighborhood by rehabilitating a vacant and distressed residence. Department of Planning staff will make site visits to ensure that the renovations are being conducted according to contract specifications and will monitor compliance with the ongoing affordability requirements.

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 Agreement.

EB/lk/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACTS 06/06/2013 - COUNTY DEPT. SECRETARY

RESOLUTION

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 the Housing Action Council Inc., its designee or assigns, (the "Developer") to provide a combination of a grant and loan in the total amount of \$330,000.00 from capital project BPL50 - Fair and Affordable Housing under the County's Acquisition and Rehabilitation Program. The proposed agreement shall have a term of two years, commencing upon execution; and it is further

RESOLVED: that the funds will support the acquisition of a two-family residence at 37 Stewart Place in the Town of Eastchester to create one affordable ownership unit and one affordable rental unit that will both affirmatively further fair housing (AFFH) as set forth in 42 U.S.C. Section 5304(b)(2) and as required pursuant to the Stipulation and Order of Settlement of Dismissal entered into in connection with a lawsuit titled U.S. ex rel. Anti-Discrimination Center vs. Westchester; and be it further

RESOLVED: that the agreement will provide a not-to-exceed total of \$330,000.00 of Fair and Affordable Housing Funds which will be allocated to the acquisition of the property in accordance with the Community Block Grant Program regulations in the form of a grant in the amount of \$200,000.00 and a short term loan in the amount of \$130,000.00 which loan will be repaid to the County upon the sale of the property; and it is further

RESOLVED: upon acquisition of the property, the Developer will file a Declaration of Restrictive Covenants against the property requiring that the AFFH Units established thereon will be affordable to households with incomes at or below 80% and 60%, respectively, of the Westchester County Area Median Income respectively for a period of not less than 50 years; 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.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
318	19	BPL50-90-S	6050	N/A	\$330,000.00

Budget Funding Year(s) FY 2013 Start Date Upon Execution End Date Two Years from Execution

Funding Source Tax Dollars _____
 State Aid _____
\$330,000.00 Federal Aid \$330,000.00
 (must match resolution) Other _____