

35265

DATE: July 30, 2013

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner, Department of Planning

SUBJECT: Resolution authorizing an agreement between the County of Westchester and the Housing Action Council Inc., its designee or assigns, to provide funds from the New York State Housing Finance Agency Neighborhood Stabilization Program for the acquisition and rehabilitation or demolition and reconstruction of the residence located at 843 McKinley Street, City of Peekskill

The attached resolution authorizes the County of Westchester to enter into an agreement with the Housing Action Council Inc., its designee or assigns, to provide funds in a total not to exceed amount of \$415,000.00 through the New York State Housing Finance Agency's (NYSHFA) Neighborhood Stabilization Program (NSP). The funds will be used for the acquisition and rehabilitation or demolition and reconstruction of the vacant single family home located at 843 McKinley Street, City of Peekskill, in order to create one owner-occupied unit which will be affordable to households at or below 120% of the Westchester Area Median Income and will remain affordable for a minimum of 40 years. Based on the structural analysis, the structure will likely be demolished and reconstructed. The funds will be in the form of: (i) a grant in the amount of \$190,000.00 and (ii) a loan in the amount of \$225,000.00. The loan, which will be secured by a mortgage and note, will be paid to the County upon the sale of the property to an income eligible family. The proposed agreement shall have a term of two years, commencing upon execution and be paid pursuant to an approved budget.

On February 19, 2009, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the NYSHFA for a grant totaling \$6,680,000.00 from the NSP, from which the proposed funds are to be drawn, and an agreement with the New York State Affordable Housing Corporation for grant in the amount of \$640,000.00, for a total amount of \$7,320,000.00.

The goal and objective of this agreement is to create a home ownership opportunity for lower and moderate income individuals and families who may not otherwise be able to afford to purchase a home in Westchester County and to address the impact of foreclosures and abandonment in neighborhoods in the county's cities, villages and towns. The unit will be safe, secure and energy efficient and will also enhance the neighborhood by rehabilitating or replacing 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 recommend approval of this agreement.

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 the Housing Action Council Inc., its designee or assigns, through the New York State Housing Finance Agency Neighborhood Stabilization Program (NSP), in the amount of \$415,000.00 (a grant in the amount of \$190,000.00 and a loan in the amount of \$225,000.00). The proposed agreement shall have a term of two years, commencing upon execution; and it is further

RESOLVED, that the funds will support costs related to the acquisition and rehabilitation or demolition and reconstruction of a vacant single family residence at 843 McKinley Street, City of Peekskill, in order to create one fair and affordable ownership unit; and be it further

RESOLVED, upon acquisition of the property, Housing Action Council Inc., its designee or assigns will file a Declaration of Restrictive Covenants against the property requiring that the fair and affordable unit will be affordable to households with incomes at or below 120% of the Westchester County Area Median Income for a period of not less 40 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

		Major Program, Program & Phase	Object/ Sub Object	Trust Account	
Fund	Dept	Or Unit			Dollars
263	19	914K	4380	T914	\$415,000.00

Budget Funding Year(s) (must match resolution)

FY 2013 Start Date Upon execution End Date two years from execution

Funding Source

Tax Dollars _____

State Aid \$415,000.00

\$415,000.00
(must match resolution)

Federal Aid _____

Other _____