

35266

DATE: July 30, 2013

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner 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 Affordable Housing Corporation's Affordable Homeownership Development Program for costs relating to 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, (The Developer) to provide \$40,000.00 of grant funds through the New York State Affordable Housing Corporation's (NYSAHC) Affordable Homeownership Development Program. The grant funds will be used to subsidize the acquisition and rehabilitation or demolition and reconstruction of the vacant single family house at 843 McKinley Street, City of Peekskill, in order to create one affordable owner-occupied unit that 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 proposed agreement shall have a term of two years, commencing upon execution.

The County submitted an application to NYSAHC for this grant and was awarded these funds in order to provide the funds to eligible developers to underwrite the cost of acquisition and rehabilitation of foreclosed and abandoned properties so as to assist in home ownership and rental opportunities for qualified families. This specific grant from NYSAHC's Affordable Homeownership Development Program requires that the funds can only be used on properties eligible under the Neighborhood Stabilization Program (NSP) such as the proposed property. The Developer will also receive, pursuant to a separate agreement, NSP funds in the form of a grant and loan in the total amount of \$415,000 to acquire and rehabilitate or demolish and rebuild this structure.

On February 19, 2009, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into agreements with the State of New York Housing Finance Agency for a grant totaling \$6,680,000.00 and with NYSAHC for a grant 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 construction has been conducted according to contract specifications and will monitor compliance with the ongoing affordability requirements.

I recommend approval of this agreement.

EB/lk/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 08/29/2013 - JOMARY VIEIRA, SECRETARY

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, to provide grant funds through the New York State Affordable Housing Corporation's Affordable Homeownership Development Program in the amount of \$40,000.00. 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 the vacant single family house located at 843 McKinley Street, City of Peekskill, in order to create one fair and affordable owner-occupied unit; and be it further

RESOLVED: upon acquisition of the property the Developer 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 than 40 years; and it is further

Account to be Charged/Credited

| | | Major Program, Program & Phase | Object/ | Trust | |
|------|------|--------------------------------|------------|---------|-------------|
| Fund | Dept | Or Unit | Sub Object | Account | Dollars |
| 263 | 19 | 913K | 4380 | T913 | \$40,000.00 |

Budget Funding Year(s) FY 2013 Start Date Upon execution End Date Two years from execution
 (must match resolution)

Funding Source Tax Dollars _____
 State Aid \$40,000.00 _____
\$40,000.00 Federal Aid _____
 (must match resolution) Other _____