

42842

DATE: October 23, 2014

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner of Planning

SUBJECT: Resolution amending a previous resolution which authorized an agreement between the County of Westchester and Allied Community Enterprises, Inc. to fund a portion of costs related to the rehabilitation of a house located at 602 Route 22 in the Town of North Salem in order to reduce the amount of funding from \$80,000 to \$40,000

On May 29, 2014, your Honorable Board approved a resolution (the "May 29, 2014 Resolution") to enter into an agreement with Allied Community Enterprises, Inc. its designee or assigns, to provide grant funds from the New York State Affordable Housing Corporation's Affordable Homeownership Development Program. The May 29, 2014 Resolution was in the amount of \$80,000 to be used for a portion of the costs related to the rehabilitation of an existing single-family residence at 602 Route 22 in the Town of North Salem to create one affordable ownership unit and one affordable rental unit that would 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. The agreement has not been executed.

The developer was not able to obtain approvals for the accessory apartment, so the development will remain a single-family house. As a result the funding will be reduced from \$80,000.00 to \$40,000.00. The attached resolution amends the May 29, 2014 Resolution in order to reduce the grant amount from \$80,000.00 to \$40,000.00, in order to create one affordable AFFH Unit. All other terms and conditions of the May 29, 2014 Resolution will remain the same.

The goal and objective of the 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 opportunity for lower and moderate income individuals and families who may not otherwise be able to afford to purchase a home in Westchester County. The unit 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 recommend approval of the attached resolution amending the May 29, 2014 Resolution.

EB/cp
Attachment

