

44410

DATE January 26, 2015

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner of Planning

SUBJECT: Resolution authorizing an agreement between the County of Westchester and Housing Action Council, Inc., its designee or assigns, to provide funds through the New York State Affordable Housing Corporation's Affordable Homeownership Development Program for a portion of costs related to the rehabilitation and/or down payment of a single-family residence located at 2 Spruce Road, South Salem in the Town of Lewisboro to create one affordable ownership unit and one affordable accessory rental unit that both will affirmatively further fair housing

The attached resolution authorizes the County of Westchester to enter into an agreement with 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. The grant will be used for a portion of costs related to the rehabilitation and/or down payment of a single-family residence at 2 Spruce Road, South Salem in the Town of Lewisboro 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 Settlement Agreement (defined below). The agreement shall have a two-year term commencing upon execution. The total amount of the grant is \$80,000.00 to be paid pursuant to an approved budget.

Pursuant to the Stipulation and Order of Settlement and Dismissal entered into in connection with a lawsuit titled U.S. ex rel. Anti-Discrimination Center vs. Westchester (the "Settlement Agreement"), the County is required to ensure the development of 750 units of affordable AFFH Units. In furtherance of these objectives, the County provides funding to assist in the acquisition and rehabilitation of properties for the creation of affordable AFFH housing units. The proposed AFFH units will be affordable to eligible homebuyers and renters with incomes at or below 80% (for the ownership unit) and 60% (for the rental unit) of the County Area Median Income as established by the U.S. Department of Housing and Urban Development and who have been selected pursuant to an approved Affirmative Fair Housing Marketing Plan. The period of affordability is 50 years.

The goal and objective of this agreement is to carry out the County's obligations under the Settlement Agreement by supporting the creation of affordable AFFH units in accordance with the terms of said Settlement Agreement. In addition, the agreement will serve the public purpose of providing home ownership and rental opportunities 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, which is safe, secure and energy efficient. It will also enhance the neighborhood through its design and

landscaping. Department of Planning staff will monitor and track the rehabilitation project, as well as monitor compliance with the affordability requirements.

On April 1, 2011, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the New York State Affordable Housing Corporation to accept a grant totaling \$800,000.00 to provide funding for the acquisition and rehabilitation of properties in certain municipalities in the County. The funds requested herein will come from that grant.

I recommend approval of this agreement.

EB/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 02/19/2015 - JOMARY VIERA 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 Housing Action Council Inc., its designee or assigns, to provide funds through the New York State Affordable Housing Corporation's Affordable Homeownership Development Program for a portion of costs related to the rehabilitation and/or down payment for a single-family residence at 2 Spruce Road, South Salem in the Town of Lewisboro, and it is further

RESOLVED, that the rehabilitation will 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 Settlement Agreement which will be affordable to homeowners and renters with incomes at or below 80% (for the ownership unit) and 60% (for the rental unit) of the County Area Median Income ("AMI") as established by the U.S. Department of Housing and Urban Development for a period of not less than 50 years, and it is further

RESOLVED, that this Agreement shall have a two year term commencing upon execution, and the total amount of the grant is \$80,000.00 to be paid pursuant to an approved budget, and be it 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	Dollars
Fund	Dept	Or Unit			
263	19	085K	4380	T085	\$80,000.00

Budget Funding Year(s)
(must match resolution)

FY 2010 Start Date: Upon Execution End Date: Two (2) years from Execution

Funding Source

Tax Dollars _____

State Aid \$80,000.00 _____

\$80,000.00
(must match resolution)

Federal Aid _____

Other _____