

47708

DATE July 15, 2015

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner of Planning

SUBJECT: Resolution authorizing the County of Westchester to enter into an agreement with Greater Centennial Community Development Corp. for the renovation of the affordable housing property located at 19 North High Street, City of Mount Vernon

The attached resolution authorizes the County of Westchester ("County") to enter into an agreement with the Greater Centennial Community Development Corp. to provide a grant through the Neighborhood Stabilization Program (NSP). The grant will be used for renovations on the second and third floors of the two-family home located at 19 North High Street in the City of Mount Vernon ("Property"). The term of the agreement is August 17, 2015 to December 31, 2015, and the total amount of the grant is \$65,700.00, to be paid pursuant to an approved budget.

Greater Centennial Community Development Corp. ("GCCDC") is a not for profit organization that purchased the Property to use as two (2) affordable housing units. However, due to local permitting issues, GCCDC has only been able to rent one unit. GCCDC is now requesting funds to renovate the second unit to create an affordable three-bedroom rental unit by using the third floor with an appropriate egress to enable the use of the rooms on this level as bedrooms.

The goal and objective of this agreement is to provide affordable rental housing to low income families in Westchester County. The project will be monitored by Department of Planning staff, which will oversee the renovation and provide approval for the unit to be rented to an income eligible family. Department of Planning staff will also monitor ongoing occupancy as primary residence of the tenant and will monitor any resale or refinance to assure that the units are maintained as affordable housing for the term of affordability. Site visits will be made by the Planning Department staff to ensure the property has been renovated according to the contract specifications.

This procurement is in compliance with the County of Westchester Procurement Policy Procedures, pursuant to Section 3(a)xvi, which states that contracts with recipients for

disbursement of grants or loans under the Community Development Block Grant Program are exempt to which NSP is a part.

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 State of New York Housing Finance Agency grant totaling \$6,680,000.00 and \$640,000.00 from Affordable Housing Corp for a total amount of \$7,320,000.00.

I recommend approval of this agreement.

EB/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 08/12/2015 - JOAN COCCARDI, 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 Greater Centennial Community Development Corp. through the Neighborhood Stabilization Program (NSP), in the amount of \$65,700.00 for renovations on the second and third floors of the two-family home located at 19 North High Street in the City of Mount Vernon in order to create an affordable three-bedroom rental unit with appropriate egress, pursuant to an approved budget, for a period beginning August 17, 2015, and ending December 31, 2015, 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

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
263	19	914K	4380	T914	\$65,700.00

Budget Funding Year(s) (must match resolution) FY 2010 Start Date August 17, 2015 End Date December 31, 2015

Funding Source Tax Dollars _____
 State Aid \$65,700.00
 Federal Aid _____
 Other _____

\$65,700.00
 (must match resolution)