

**56713**

DATE April 26, 2017

TO: Board of Acquisition and Contract

FROM: Eileen Mildenberger  
Acting Commissioner of Planning

SUBJECT: Resolution authorizing an amendment to the agreement between Graceland Terrace Housing Development Fund Corp. to provide funds for the construction of site work and infrastructure improvements in support of the affordable AFFH development at 22 Old Route 22 in the Town of North Castle in order to change the expiration date and increase the dollar amount.

On February 19, 2015, your Honorable Board approved a resolution authorizing the County of Westchester ("County") to enter into an agreement (the "Agreement") with Graceland Terrace Housing Development Fund Corp. to provide Fair and Affordable Housing ("FAH") grant funding in an amount not to exceed \$450,000 in non-County shares FAH Community Development Block Grant Funds under Capital Project BPL50. The grant funds will be used to finance construction of certain infrastructure improvements including, but not limited to, earthwork, paving, curbing, storm drains, lighting, drainage, sewer lines, water lines, landscaping and related work on the site of an affordable AFFH development located at 22 Old Route 22 in the Town of North Castle (the "Development"). The Development will provide 10 newly constructed affordable, two-bedroom ownership condominiums which will affirmatively further fair housing. The Agreement has a two-year term commencing upon execution and is contingent upon the Development receiving all necessary approvals and financial commitments. The Agreement was executed on April 21, 2015.

The attached resolution, if approved by your Honorable Board, will authorize an amendment to the Agreement in order to change the expiration date from April 20, 2017 to September 30, 2017 and increase the dollar amount from \$450,000 to \$550,000 an increase of \$100,000 in grant funds from program income received from previous loans made from the Community Development Block Grant Program all in accordance with the Program's regulations and paid pursuant to an approved budget. The additional time and funds are needed as additional site work has been required by the Town and by on-site grade changes and soft costs have increased due to the delay in the approval of the Offering Plan by the NYS Attorney General's Office that subsequently delayed the selection of the new owners/occupants.

The goal and objective of the original Agreement is to carry out the County's obligations under the Settlement Agreement by constructing affordable AFFH units in accordance with the terms of said Settlement Agreement. In addition, the project will create home ownership opportunities for lower and moderate income individuals and families who may not otherwise be able to afford to purchase or rent a home 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 construction of the Development, as well as monitor compliance with the affordability requirements.

I recommend approval of this amendment.

EM/DLV/cp  
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 05/18/2017 - USM/PLA/SECRETARY

