

59207

DATE: October 3, 2017

TO: Board of Acquisition and Contract

FROM: Eileen Mildenberger
Acting Commissioner of Planning

SUBJECT: Resolution authorizing the County of Westchester to enter into an Intermunicipal Developer Agreement with the City of Peekskill and Aurelius Development, LLC., its successors or assigns, (the “Developer”) to fund the construction of certain infrastructure improvements in support of the affordable affirmatively furthering fair housing (“AFFH”) development to be constructed at 1847 Crompond Road in the City of Peekskill

The attached resolution authorizes the County to enter into an Intermunicipal Developer Agreement (the “IMDA”) with the City of Peekskill and Aurelius Development, LLC., its successors or assigns (the “Developer”) for the construction of certain infrastructure improvements in support of the affordable affirmatively furthering fair housing (“AFFH”) development to be constructed at 1847 Crompond Road in the City of Peekskill (the “Development”) in an amount not to exceed \$2,250,000 from Capital Project BPL1A-Housing Implementation Funds II and to grant and accept all necessary property rights in connection therewith. The IMDA will commence upon execution and continue for a term of five (5) years.

The authorizations requested herein are in support of the construction of certain infrastructure improvements of the development which will consist of 51 affordable AFFH rental units for seniors aged 62 and older and one unit for the superintendent that will be affordable to eligible households with incomes at or below 60% and 80% of the Westchester County Area Median Income (“AMI”) for a period of affordability of not less than 50 years. The fifty-two units will consist of forty-one rental units at 60% of AMI; ten rental units at 80% of AMI, and one superintendent unit.

On September 25, 2017 the Westchester County Board of Legislators authorized the County, through Act No.173-2017, to enter into the IMDA and by Bond Act No. 174-2017, approved funds for the costs of the infrastructure improvements.

The goal and objective of this agreement is to construct housing which will be safe, secure and energy efficient, will provide rental opportunities for lower and moderate income seniors aged 62

and older who may not otherwise be able to afford to live in Westchester County. Department of Planning staff will monitor and track construction of the Development, as well as monitor compliance with the affordability requirements.

EM/cp/jrc/nvd
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 10/26/2017 - LISA MRIJAJ, SECRETARY

RESOLUTION

UPON A COMMUNICATION FROM THE ACTING COMMISSIONER OF PLANNING, BE IT HEREBY

RESOLVED: that the County of Westchester is hereby authorized to enter into an Intermunicipal Developer Agreement (the "IMDA") with the City of Peekskill and Aurelius Development, LLC., its successor or assigns, (the "Developer") for the construction of certain infrastructure improvements in support of the affordable affirmatively furthering fair housing development to be constructed at 1847 Crompond Road in the City of Peekskill (the "Development") in an amount not to exceed \$2,250,000 from Capital Project BPL1A-Housing Implementation Funds II and to grant and accept all necessary property rights in connection therewith; and be it further

RESOLVED: that the Development will provide fifty-two fair and affordable rental units (fifty-one affordable units and one unit for the superintendent) that will have rents that are affordable to households with incomes at or below 60% and 80% of the Westchester County Area Median Income (AMI) that will affirmatively further fair housing. The Development will consist of forty-one rental units at 60% of AMI; ten rental units at 80% of AMI for seniors aged 62 and older, and one superintendent unit; and be it further

RESOLVED: the IMDA will commence upon execution and continue for a term of five (5) years; 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 the purposes hereof.

Account to be Charged/Credited

		Major Program, Program & Phase	Object/	Trust	
Fund	Dept	Or Unit	Sub Object	Account	Dollars
318	19	BPL1A-04-S Bond Act 174-2017	6050	N/A	\$2,250,000

Budget Funding Year(s) FY 2017 Start Date: Upon Execution End Date: Five years from execution

Funding Source Tax Dollars \$2,250,000
 State Aid _____
\$2,250,000 Federal Aid _____
 (must match resolution) Other _____