

**60911**

DATE: January 18, 2018

TO: Board of Acquisition and Contract

FROM: Norma V. Drummond  
Acting Commissioner of Planning

SUBJECT: Resolution authorizing an agreement between the County of Westchester and Community Capital New York, Inc., to provide funding to carry out fair and affordable housing and small business activities

The attached resolution authorizes the County of Westchester to enter into an agreement with Community Capital New York, Inc. (CCNY). CCNY will carry out unique fair and affordable housing activities and small business support activities for an amount not to exceed \$106,090.00, to be paid pursuant to an approved budget. The term of the agreement is January 1, 2018 to December 31, 2018.

CCNY will provide services which will include, but not be limited to: catalytic “gap” financing to no fewer than three Fair and Affordable housing developments in Westchester, with priority given to those developments that meet the requirements of the Westchester County Housing Settlement; guidance on access to capital for the owners of 140 start up and emerging small businesses in Westchester County; promotion of the availability of affordable homes to those who have signed on to the CCNY website; 275 hours of technical assistance to small businesses through workshops, one-on-one support, accounting training, coaching and networking activities. CCNY met or exceeded their goals for the 2017 contract period. We anticipate CCNY will meet or exceed all of their goals in 2018.

This agreement will provide housing activities that: ensure adequate access to capital by negotiating necessary lines of credit and program related investments and securing grant funds sufficient to meet the borrowing needs of fair and affordable housing developers; working with prospective borrowers to understand the financing gap their project is facing and what portion of it CCNY may be able to fill and what other resources may be available; preparing and filing all loan closing documents; management of projects that fail to move forward and need loan workouts and/or forgiveness.

The goal and objective of this agreement is to promote the provision of fair and affordable housing and to support the owners of small businesses. The service provided by CCNY is essential to the provision of affordable housing in Westchester County; the Department of

Planning does not have the staff necessary to provide these valuable services. The program will be monitored by Department of Planning staff, who will review all payment requests to make sure all contractual requirements are met.

Authority to exempt this agreement from the requirements of the Westchester County Procurement Policy and Procedures pursuant to Section 3(a) xxi thereof has been requested from your Honorable Board in accordance with a separate resolution of even date herewith.

Accordingly, a resolution to authorize an agreement with Community Capital New York, Inc. is hereby submitted for your consideration.

I recommend approval of this agreement.

NVD/cp  
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 02/22/2018 - USA MPAJ 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 agreement with Community Capital New York, Inc., to carry out fair and affordable housing and small business activities for an amount not to exceed \$106,090.00 to be paid pursuant to an approved budget, for a term beginning January 1, 2018 and ending December 31, 2018, for services which include, but not be limited to: providing catalytic “gap” financing to no fewer than three Fair and Affordable housing developments in Westchester, with priority given to those developments that meet the requirements of the Westchester County Housing Settlement; guidance on access to capital for the owners of 140 start up and emerging small businesses in Westchester County; promotion of the availability of affordable homes to those who have signed on to the CCNY website; 275 hours of technical assistance to small businesses through workshops, one-on-one support, accounting training, coaching and networking activities; and be it further

RESOLVED, that this agreement is subject to County appropriations; and be it further

RESOLVED, that the County Executive or his authorized designee be and hereby is authorized to execute any and all documents necessary and appropriate to effectuate purposes hereof.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
101	19	0100	4420	N/A	\$106,090.00

Budget Funding Year(s)  
(must match resolution)

FY 2018 Start Date January 1, 2018 End Date December 31, 2018

Funding Source

Tax Dollars \$106,090.00

State Aid \_\_\_\_\_

**\$106,090.00**  
(must match resolution)

Federal Aid \_\_\_\_\_

Other \_\_\_\_\_