

DATE January 5, 2010

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Acting Commissioner

SUBJECT: Resolution Authorizing the Agreement Between the County of Westchester and Washingtonville Housing Alliance for a Housing Improvement Project at 11 Madison Avenue in the Village of Mamaroneck.

The attached resolution authorizes the County of Westchester to enter into an agreement with Washingtonville Housing Alliance to provide a three percent loan for a ten-year period from the Property Improvement Program as part of the Community Development Block Grant Program. The loan will be used for a home improvement project at 11 Madison Avenue in the Village of Mamaroneck. The amount of the loan is \$32,655.00 to be paid in monthly installments of Three Hundred Fifteen dollars and 32 cents (\$315.32) for ten years. The term of the agreement for the housing improvements at 11 Madison Avenue in the Village of Mamaroneck is February 1, 2010, to January 31, 2011.

Washingtonville Housing Alliance (WHA) is a not-for-profit organization that administers programs that offer tenant assistance, eviction prevention, first-time homebuyers assistance, property improvement, as well as rental housing. The programs are offered to families with young children and seniors who have incomes below 60% of the County's Area Median Income (AMI). WHA plans a Home Improvement Project at 11 Madison Avenue in the Village of Mamaroneck. The project will include, but not be limited to, removing deteriorated sub-flooring, removing and replacing existing kitchen cabinets, countertops, backsplashes, sinks & faucets, bathroom ceramic tile floors, hot water baseboard heat, carpet throughout the apartments, existing roof, gutters, and removing all construction debris.

The agreement will serve the public purpose of preserving affordable housing, public safety and fiscal responsibility.

The goal and objective of this agreement is to provide a safe environment for the residents of 11 Madison Avenue in the Village of Mamaroneck. The renovation of this affordable housing property assures the property will remain affordable and available in Westchester County. The agreement exhibits fiscal responsibility by providing a loan from other non-County taxpayer sources. The project will be monitored by the Department of Planning staff, who will conduct bi-monthly site visits to insure all contractual requirements are met.

Should this agreement not be approved, the pool of affordable housing in Westchester County will be reduced.

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.

Act # 34-2009, adopted March 5, 2009, by the Westchester County Board of Legislators, authorized the County to file an FY 2009-2013 Consolidated Plan application consisting of an Action Plan for Fiscal Year 2009 as an Urban County to the United States Department of Housing and Urban Development (HUD).

On May 28, 2009, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the United States Department of Housing and Urban Development for the thirty-fourth year grant totaling \$8,117,872.00 from HUD. The allocation for the Community Development Block Grant Program is \$5,960,971.00. This project will be funded from the thirty-fourth year CDBG allocation.

I recommend approval of this agreement.

GEM/dg
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 1-21-2010 - JOMARY VIEIRA, 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 the Washingtonville Housing Alliance to provide a three percent loan for ten years from the Property Improvement Program through the Community Development Block Grant Program for the renovations at 11 Madison Avenue in the Village of Mamaroneck. The amount of the loan is \$32,655.00 which will be repaid in One Hundred Twenty (120) monthly installments of Three Hundred Fifteen dollars and 32 cents (\$315.32), the loan will be disbursed to the recipient in accordance with an approved budget. The renovation project will include, but not be limited to, removing deteriorated sub-flooring, removing and replacing existing kitchen cabinets, countertops, backsplashes, sinks & faucets, bathroom ceramic tile floors, hot water baseboard heat, carpet throughout the apartments, existing roof, gutters, and removing all construction debris. The renovations will begin on February 1, 2010, to January 31, 2011, 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.

Recommended for Approval.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
276	19	2016	n/a	n/a	\$32,655.00

Budget Funding Year(s) 2009 Start Date February 1, 2010 End Date January 31, 2011
(must match resolution)

Funding Source Tax Dollars _____

State Aid _____

\$32,355.00
(must match resolution) Federal Aid \$32,355.00 – U.S. Department of Housing and Urban Development

Other _____