

75847

DATE April 7, 2020

TO: Board of Acquisition and Contract

FROM: Norma V. Drummond
Commissioner of Planning

SUBJECT: Resolution authorizing an agreement between the County of Westchester and Sheltering the Homeless is our Responsibility Inc./Interfaith Council for Affordable Residences, Inc., the Developers, its successors or assigns, to supplement the cost for the new construction/land acquisition of a two affordable homeownership development to be located at 112 North Lawn Avenue in the Village of Elmsford and Town of Greenburgh

The attached resolution authorizes the County of Westchester (the "County") to enter into an agreement with the Sheltering the Homeless is our Responsibility Inc./Interfaith Council for Affordable Residences, Inc. (the "Developer"), its successors or assigns, to provide a grant from the federal HOME Investment Partnership Program (the "HOME Program"). The grant will be used to supplement the cost of the acquisition of the property and new construction of two detached affordable three-bedroom homeownership units which will affirmatively further fair housing ("AFFH") to be located at 112 North Lawn Avenue in the Village of Elmsford and the Town of Greenburgh (the "Development"). The agreement will commence on April 27, 2020 and terminate on April 26, 2022.

The Agreement will provide a total of \$333,245.00 of grant funds authorized under the HOME Program and shall specify that said funds shall be allocated to underwrite the costs related to the new construction/land acquisition of the Development. The affordable AFFH units will be affordable to households whose income is at or below 80% of the County Area Median Income ("AMI") and will remain affordable for a period of not less than ninety-nine (99) years.

Act # 37-2019, adopted March 11, 2019, by the Westchester County Board of Legislators, authorized the County to submit an Urban County Application under the Federal Community Development Block Grant, Emergency Solutions Grant, and HOME Programs, including a FY 2019-2023 Consolidated Plan and to accept such Grants.

The Agreement will serve the public purpose of providing affordable AFFH units. The goal and objective of this Agreement is to create fair and affordable housing which is safe, secure and energy efficient. The project will create homeownership opportunities for low and moderate

income families who may not otherwise be able to afford to purchase a home in Westchester County. 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 Agreement.

NVD/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 04/16/2020 - LISA MRIJAJ, 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 (the "Agreement") with Sheltering the Homeless is our Responsibility Inc. /Interfaith Council for Affordable Residences, Inc. (the "Developer"), its successors or assigns, to provide a grant from the federal HOME Investment Partnership Program (the "HOME Program"). The grant will be used by the Developer to supplement the cost of the new construction/land acquisition of two detached three-bedroom affordable homeownership units which will affirmatively further fair housing ("AFFH") to be located at 112 North Lawn Avenue, Village of Elmsford and the Town of Greenburgh ("Development"); and it is further

RESOLVED: that the Agreement shall be in an amount not to exceed \$333,245.00 to be paid pursuant to an approved budget and shall commence on April 27, 2020 and terminate on April 26, 2022; and it is further

RESOLVED: that the Agreement will specifically provide funds associated with the cost of the newly constructed/land acquisition units at the Development, in order to create two affordable detached three-bedroom homeownership units which will affirmatively further fair housing and will be affirmatively marketed; and be it further

RESOLVED: that the affordable AFFH Units will be affordable to households who earn up to or below 80% of the County Area Median Income ("AMI") and will remain affordable for a period of not less than ninety-nine (99) 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 purposes hereof.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
263	19	173U	4380	T173	\$333,245.00

Budget Funding Year(s) FY 2019 Start Date: April 27, 2020 End Date: April 26, 2022

Funding Source Tax Dollars _____
 State Aid _____
\$333,245.00 Federal Aid \$333,245.00— U.S. Department of Housing and Urban Development
 (must match resolution) Other _____