

**76403**

DATE: April 28, 2020

TO: Board of Acquisition and Contract

FROM: Norma V. Drummond  
Commissioner of Planning

SUBJECT: Resolution authorizing the County of Westchester to enter into an Intermunicipal Developer Agreement with the City of New Rochelle and NRP Group, LLC, its successors and/or assigns, to fund the construction of certain infrastructure improvements in support of 179 affordable rental units on approximately 2.235 acres of real property for to be constructed at 116 Guion Place in the City of New Rochelle.

The attached resolution authorizes the County of Westchester (the "County"), by and through its Department of Planning (the "Department") to enter into an Intermunicipal Developer Agreement (the "IMDA") with the City of New Rochelle (the "City") and NRP Group, LLC, its successors and/or assigns, (the "Developer") for the construction of certain infrastructure improvements in support of the affordable housing development to be constructed at 116 Guion Place in the City (the "Development") in an amount not to exceed \$5,000,000.00 from Capital Project BPL1A-Housing Implementation Fund II ("HIF") and to grant and accept all necessary property rights in connection therewith. The IMDA will commence upon execution and continue for a term that will not exceed fifteen years.

The authorization requested herein is in support of the construction of certain infrastructure improvements, including, but not limited to, a portion of a parking garage, for the Development which will consist of one hundred-seventy nine (179) affordable rental units that will affirmatively further fair housing ("AFFH"). The units will be affordable to eligible households with incomes at or below 40% and up to 80% of the Westchester County Area Median Income ("AMI") as defined by the US Department of Housing and Urban Development and adjusted for household size, for a period of not less than fifty (50) years (the "Affordable AFFH Units"). The Affordable AFFH Units are expected to include 20 studios, 95 one-bedroom, 63 two-bedroom and 1 superintendent's unit. These 179 Affordable AFFH Units will be affordable for a minimum of fifty (50) years. The building will also include a conference room, gym, lounge/game room, management office, laundry services, and 356 parking spaces

in a new five-level parking garage. The existing 50 year old Boys and Girls Club of New Rochelle will be demolished and replaced with a new facility.

On April 14, 2020 the County Board of Legislators authorized the County, through Act No.50-2020, to enter into the IMDA, by Bond Act No. 51-2020, approved funds for the costs of the infrastructure improvements.

The goal and objective of the IMDA is to support the construction of housing which will be safe, secure and energy efficient, and will provide rental opportunities for lower and moderate income households which may not otherwise be able to afford to live in Westchester County.

Department staff will monitor and track the IMDA, the construction of the Development and compliance with the affordability requirements.

Based upon the foregoing, I respectfully recommend that your Honorable Board approve the annexed resolution.

NVD/cp/  
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACTS - 05/07/2020 - MICHAEL MARIJAJ, SECRETARY

## RESOLUTION

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

**RESOLVED**, that the County of Westchester (the “County”) is hereby authorized to enter into an Intermunicipal Developer Agreement (the “IMDA”) with the City and NRP Group, LLC, its successor and/or assigns, (the “Developer”) to fund the construction of certain infrastructure improvements, including but not limited to, a portion of a parking garage, in support of the affordable housing development to be constructed at 116 Guion Place in the City of New Rochelle in an amount not to exceed \$5,000,000.00 from Capital Project BPL1A-Housing Implementation Fund II and to grant and accept all necessary property rights in connection therewith; and be it further

**RESOLVED**, that in accordance with the IMDA, the Developer will construct and provide one hundred-seventy-nine (179) rental units consisting of approximately twenty (20) studios units, ninety-five (95) one-bedroom units, sixty-three (63) two-bedroom units and one unit for the superintendent that will affirmatively further fair housing; and be it further

**RESOLVED**, that the rental units will be affordable for households with incomes at or below 40% and up to 80% of the Westchester County Area Median Income and will be affordable for a period of not less than fifty (50) years; and be it further

**RESOLVED**, that the IMDA will commence upon execution and continue for a term that will not exceed fifteen (15) 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.

		Major Program, Program & Phase	Object/ Sub Object	Trust Account	Dollars
Fund 318	Dept 19	Or Unit BPL1A-12S Bond Act 51-2020	6050	N/A	\$5,000,000.00

Budget Funding Year(s) FY 2020 Start Date: Upon Execution End Date: 15 Years after Execution

Funding Source Tax Dollars \$5,000,000.00  
 State Aid \_\_\_\_\_  
\$5,000,000.00 Federal Aid \_\_\_\_\_  
 (must match resolution) Other \_\_\_\_\_