

7702

DATE: September 28, 2010

TO: Board of Acquisition and Contract

FROM: Edward Burroughs
Acting Commissioner of Planning

SUBJECT: Resolution Authorizing the Agreement Between the County of Westchester and Westchester Residential Opportunities, Inc., for a Condominium and Cooperative Board Fair Housing Education Program and an Asset Building / Individual Development Account (IDA) Program

The attached resolution authorizes the County of Westchester to enter into an agreement with Westchester Residential Opportunities, Inc., (WRO) for a program to provide Fair Housing Education to Condominium and Cooperative Boards and an Asset Building / Individual Development Account program in Westchester County. The amount of the agreement shall not exceed \$30,000.00, pursuant to an approved budget, and the term of the agreement is January 1, 2010 to December 31, 2010.

The agreement will include, but is not limited to the implementation of an Asset Building and Co-op Education Program. WRO will assist families with incomes between 45% and 100% of median income through their Individual Development Account and Co-op Education Programs. They will also provide a Homeownership Counselor/Educator for first time home buyers. These programs will help with homeownership counseling and education for qualifying families. WRO will conduct home buyers workshops, establish a regular saving plan for potential home buyers, and a financial literacy workshop. It is anticipated that WRO will reach over 360 households/individuals with homeownership counseling and education in this contract period. WRO is the only HUD certified housing counseling agency promoting equal housing opportunities in Westchester County. Without this valuable resource, fewer families/individuals will be prepared to purchase a home.

WRO was able to meet or exceed most of their goals in 2009. They were able to train eight Co-op management companies on Fair Housing, but were not able to provide outreach and education on Fair Housing to the targeted 10 Co-op boards. The Co-op boards were contacted but those contracts were not followed up as the supplemental program income from other sources was reduced, causing the need to eliminate the staff position that performed this function. WRO assures us this will not happen in 2010 as they have cross trained staff to provide this service. We anticipate WRO will successfully accomplish all service goals established this year, with the additional training of staff.

Westchester Residential Opportunities, Inc., is a not-for-profit organization, offering extensive housing programs in Westchester County that satisfy the need of low to moderate income families in the area. For a number of years, WRO has assisted the County in its effort to secure decent affordable housing for our residents. WRO has been deemed to possess the requisite skills and experiences to meet the needs of those in our community who require these services.

This agreement will serve the public purpose by providing education on fair and affordable housing opportunities, to the public.

The goal and objective of this agreement is to prepare individuals/families for first-time homeownership. WRO will counsel and educate over 360 households/individuals on homeownership. This unique service is necessary to fulfill the County's housing goals. The program will be monitored by the Department of Planning staff, who will review all payment requests to make sure all contractual requirements are met.

Should this agreement not be approved, the number of persons available to become first time homeowners of affordable housing units will be reduced, resulting in a minimal number of families available to purchase the new affordable housing units created by various County Programs.

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 granted by your Honorable Board in accordance with a separate resolution of even date herewith.

I recommend approval of this resolution.

EB/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 10-21-2010 - 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 Westchester Residential Opportunities, Inc., for a Condominium and Cooperative Board Fair Housing Education Program and Asset Building/Individual Development Account Program, in an amount not to exceed \$30,000.00, to be paid pursuant to an approved budget, for a period beginning January 1, 2010 and ending December 31, 2010, 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
101	19	0100	4420	N/A	\$30,000.00

Budget Funding Year(s) FY 2010 Start Date January 1, 2010 End Date December 31, 2010
(must match resolution)

Funding Source Tax Dollars \$30,000.00
State Aid _____
\$30,000.00 Federal Aid _____
(must match resolution) Other _____

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APPROVED BOARD OF ACQUISITION & CONTRACT - 10-21-2010 - JOMAR VIEIRA, SECRETARY