

DATE April 12, 2010

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Acting Commissioner

SUBJECT: Resolution Authorizing an Agreement Between the County of Westchester and Somers Senior LP, to Supplement a portion of the Costs for Construction of Eleven (11) Fair and Affordable Housing Rental Units for Senior Citizen Households at The Mews at Baldwin Place, Route 6 and Mahopac Avenue, in the Town of Somers.

The attached resolution authorizes the County of Westchester to enter into an agreement with Somers Senior LP, to provide a grant from the federal HOME Investment Partnership Program (HOME). The grant will be used to supplement a portion of the construction costs for eleven (11) fair and affordable rental units of senior housing for The Mews at Baldwin Place on Route 6 and Mahopac Avenue in the Town of Somers. The term of the agreement is May 1, 2010, to April 30, 2013, and the amount of the grant is \$650,000.00.

The proposed development is located at The Mews at Baldwin Place on Route 6 and Mahopac Avenue in the Town of Somers and will provide fair and affordable rental housing for senior citizen households, 62 years of age and older. The units will be allocated to households with a range of incomes not to exceed 60% AMI for Westchester County and will have an affordability period for a minimum of 50 years. This agreement's HOME funds will be used to supplement a portion of the costs for construction for eleven (11) of these fair and affordable rental units.

The agreement will serve the public purpose of providing fair and affordable housing to senior citizens.

The goal and objective of this agreement is to create fair and affordable housing that is safe, secure and energy efficient. The proposed development will create fair and affordable rental units of housing for those senior citizen households, 62 years of age and older and will relieve the future residents from the burden of high cost of rental housing in Westchester County. In addition, this agreement will assist in meeting the 2004 Housing Needs Assessment which states that 10,768 affordable housing units must be created between the years 2000 – 2015. The Westchester County Department of Planning Staff will monitor and track this construction to ensure continued compliance with affordability requirements and fiscal responsibility.

Should this agreement not be authorized, the financial viability of the development may be jeopardized and the creation of fair and affordable rental units for senior citizen households will not be realized. Also, the residents will not be relieved from the burden of high costs of rental housing in Westchester County.

Act # 34-2009 was adopted March 5, 2009, by the Westchester County Board of Legislators and approved May 28, 2009, by the Board of Acquisition and Contract. This act authorized the County of Westchester to accept and administer a \$1,902,422.00 grant under the federal HOME Investment Partnership Program from the United States Department of Housing and Urban Development. This project will be funded from this fiscal year.

EB/
Attachment

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 Somers Senior LP, through the Federal HOME Investment Partnership Program (HOME) in the amount of \$650,000.00, to be paid pursuant to an approved budget, for a period beginning May 1, 2010, and ending April 30, 2013, to supplement a portion of the construction for eleven (11) units of fair and affordable rental units for senior citizen households age 62 and older. The units will be allocated to senior households with a range of incomes not to exceed 60% AMI for Westchester County and will have an affordability period for a minimum of 50 years. The property is located at The Mews at Baldwin Place on Route 6 and Mahopac Avenue in the Town of Somers, and it is 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

		Major Program, Program & Phase	Object/	Trust	
Fund	Dept	Or Unit	Sub Object	Account	Dollars
263	19	173J	4380	T173	\$650,000.00

Budget Funding Year(s)
(must match resolution)

FY 2009

Start Date

May 1, 2010

End Date April 30, 2013

Funding Source

Tax Dollars _____

State Aid _____

\$650,000.00
(must match resolution)

Federal Aid \$650,000.00 – U.S. Department of Housing and Urban Development

Other _____

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APPROVED BOARD OF ACQUISITION & CONTRACT - 4-28-2010 - JOMARY VIEIRA SECRETARY