

12346

DATE June 14, 2010

TO: Board of Acquisition and Contract

FROM: Edward Burroughs
Acting Commissioner

SUBJECT: Resolution Authorizing the Agreement Between the County of Westchester and the Community Capital Resources Housing Development Fund Corporation for the Acquisition and Rehabilitation of the Foreclosed Properties located at 143 Union Avenue, 1357 Howard Street and 1400 Main Street, all in the City of Peekskill.

The attached resolution authorizes the County of Westchester to enter into an agreement with the Community Capital Resources Housing Development Fund Corporation to provide a grant through the Neighborhood Stabilization Program (NSP). The grant will be used for the acquisition and rehabilitation of the foreclosed two-family home located at 143 Union Avenue, a two-family home located at 1357 Howard Street and a four-family home located at 1400 Main Street, all in the City of Peekskill. The term of the agreement is from June 17, 2010, to March 31, 2011, and the grant is \$1,660,000.00 of which \$465,000.00 is for the Union Avenue property, \$465,000.00 is for the Howard Street property, and \$730,000.00 is for the Main Street property, to be paid pursuant to an approved budget.

Community Capital Resources Housing Development Fund Corporation provides financial, technical and educational resources to affordable housing and community and economic development initiatives. They achieve these objectives through a variety of programs including affordable housing lending, support for micro-businesses including grants, loans and technical assistance. Community Capital Resources Housing Development Fund Corporation will acquire, rehabilitate and carry the properties located at 143 Union Avenue, 1357 Howard Street and 1400 Main Street, all in the City of Peekskill, for nine (9) months

The entity will be responsible for the maintenance and carrying costs of the property from acquisition through to resale to an income eligible buyer. Maintenance includes the physical tending to of the property and the payment of all costs during the limited ownership, including, but not limited to payment of taxes and insurance.

Upon the completion of the rehabilitation of the property, the entity will sell the property to an income eligible buyer at a price determined by the County. Upon this sale, the balance of funds from the purchase price paid by the homebuyer, will be returned to Westchester County.

The agreement will serve the public purpose of creating affordable housing units in Westchester County.

The goal and objective of this agreement is to provide affordable housing for low income families in Westchester County. The project will be monitored by the Department of Planning staff, which will oversee the acquisition and rehabilitation of and provide approval for the properties to be sold to income

eligible homebuyers who have been selected pursuant to an approved Fair Housing Marketing Plan. The Department of Planning staff will also monitor ongoing occupancy as the primary residence by the new owners, and will monitor any resale or refinance to assure that the units are maintained as affordable housing for the term of affordability. Site visits will be made by the Planning Department staff to ensure the properties have been rehabilitated according to the contract specifications.

Should the agreements not be approved, these foreclosed and abandoned properties may become eyesores, blighting the neighborhood which could jeopardize the health and safety of the residents of this neighborhood, and these properties would be lost to the County as viable affordable housing units. 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, of which NSP is a part.

On February 19, 2009, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the State of New York Housing Finance Agency for a grant totaling \$6,680,000.00 and a grant of \$640,000.00 from the Affordable Housing Corp. for a total amount of \$7,320,000.00.

I recommend approval of this agreement.

EB/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 7-8-2010 - JOMARY VIERA-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 Community Capital Resources Housing Development Fund Corporation, through the Neighborhood Stabilization Program (NSP), in the amount of \$1,660,000.00 for the acquisition and rehabilitation of the foreclosed two-family home located at 143 Union Avenue, a two-family home located at 1357 Howard Street and a four-family home located at 1400 Main Street, all in the City of Peekskill, of which \$465,000.00 is for the Union Avenue property, \$465,000.00 is for the Howard Street, and \$730,000.00 is for the Main Street property, pursuant to an approved budget, for a period beginning, June 17, 2010, and ending March 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
263	19	914K	4380	T914	\$1,660,000.00

Budget Funding Year(s) (must match resolution) FY 2010 Start Date June 17, 2010 End Date March 31, 2011

Funding Source Tax Dollars _____
 State Aid \$1,660,000.00 _____
\$1,660,000.00 Federal Aid _____
 (must match resolution) Other _____

APPROVED BOARD OF ACQUISITION & CONTRACTS - 7-8-2010 - JOMARY VIEIRA, SECRETARY