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DATE: June 17, 2010

TO: Board of Acquisition and Contract

FROM: Edward Burroughs
Acting Commissioner

SUBJECT: Resolution Authorizing the Agreement Between the County of Westchester and Community Housing Innovations, Inc. for the Acquisition and Rehabilitation of the Foreclosed Property located at 19 North High Street in the City of Mount Vernon.

The attached resolution authorizes the County of Westchester to enter into an agreement with Community Housing Innovations, Inc. 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 19 North High Street in the City of Mount Vernon. The term of the agreement is from June 24, 2010, to March 31, 2011, and the total amount of the grant is \$383,000.00, to be paid pursuant to an approved budget.

Community Housing Innovations, Inc. (CHI) is a not for profit organization that provides housing and human services that enable low and moderate income families and individuals to have the ability to achieve social and economic independence, at the lowest cost to society. CHI has been in business for over 15 years and owns and manages 600 houses and apartments for working families. A few of the services they provide are foreclosure prevention, housing programs, career services grants for first time home buyers, and home energy efficiency services. CHI will acquire, rehabilitate and carry the property located at 19 North High Street, in the City of Mount Vernon, 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 unit to be sold to an income eligible homebuyer who has been selected pursuant to an approved Fair Housing Marketing Plan. The Department of Planning staff will also monitor ongoing occupancy as 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, this foreclosed and abandoned property may become eyesores, blighting the neighborhood which could jeopardize the health and safety of the residents of this neighborhood, and this property would be lost to the County as a viable affordable housing unit. 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 - 7-1-2010 - JOMARY VIEIRA, SECRETARY

R E S O L U T I O N

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 Housing Innovations, Inc., through the Neighborhood Stabilization Program (NSP), in the amount of \$383,000.00 for the acquisition and rehabilitation of the foreclosed two-family home located at 19 North High Street in the City of Mount Vernon, pursuant to an approved budget, for a period beginning June 24, 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

		Major Program, Program & Phase	Object/	Trust	
Fund	Dept	Or Unit	Sub Object	Account	Dollars
263	19	914K	4380	T914	\$383,000.00

Budget Funding Year(s) FY 2010 Start Date June 24, 2010 End Date March 31, 2011
 (must match resolution)

Funding Source Tax Dollars _____
 State Aid \$383,000.00 _____
\$383,000.00 Federal Aid _____
 (must match resolution) Other _____

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