

17080

DATE: January 18, 2011

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner, Department of Planning

SUBJECT: Resolution authorizing the Agreement between the County of Westchester and the Westchester Housing Fund, Inc. d/b/a Community Capital Resources, to administer the Affordable Housing Feasibility Fund in order to explore potential Affordable Housing Developments

The attached resolution authorizes the County of Westchester to enter into an agreement with the Westchester Housing Fund, Inc. d/b/a Community Capital Resources (CCR), to provide a grant from the Community Development Block Grant Program (CDBG). The grant will be used to administer the Affordable Housing Feasibility Fund that will be used to explore potential affordable housing developments in Westchester County. The amount of the grant is \$75,000.00 and the term of the agreement is February 16, 2011, to December 31, 2011.

The Westchester Housing Fund, Inc. d/b/a Community Capital Resources is a Community Development Financial Institution that has been providing loans to developers of affordable housing projects since 1989. CCR will administer the Affordable Housing Feasibility Fund. The fund will be used to distribute loans to affordable housing developers. The developer would use these funds to explore whether or not a site might be viable. If the developer researches a potential project and the project proves not feasible, the possibility of loan "forgiveness" is available to qualifying developers.

This agreement will serve the public purpose of providing affordable housing and promotes fiscal responsibility by securing non-county taxpayer resources. The goal and objective of this agreement is to provide loans to affordable housing developers in order to increase the pool of affordable housing in Westchester County. The project will be monitored by the Department of Planning staff, who will review all payment requests to make sure all contractual requirements are met.

For purposes of full disclosure, it should be noted that Deputy Commissioner Norma Drummond sits on the Board of Directors of Westchester Housing Fund, Inc. She has no financial interest in this agreement whatsoever, and sits on the Board in order to closely link the financial oversight of the development of affordable housing in Westchester County.

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.

Act #11-2010, adopted March 15, 2010, by the Westchester County Board of Legislators, authorized the County to file an FY 2009-2013 Consolidated Plan application consisting of an Action Plan for Fiscal Year 2010 as an Urban County to the United States Department of Housing and Urban Development (HUD).

On April 29, 2010, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the United States Department of Housing and Urban Development for the thirty-fifth year grant totaling \$8,473,589.00 from HUD. The allocation for the Community Development Block Grant Program is \$6,378,239.00. This project will be funded from the thirty-fifth year CDBG allocation.

I recommend approval of this agreement.

EB/cp
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 2-17-2011 - JOMARY VIEIRA, SECRETARY

RESOLUTION

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

RESOLVED, that the County of Westchester is hereby authorized to enter into an agreement with the Westchester Housing Fund, Inc. d/b/a Community Capital Resources, through the Community Development Block Grant Program, in the amount of \$75,000.00, pursuant to an approved budget, for a term beginning February 16, 2011, and ending December 31, 2011, for an Affordable Housing Feasibility Fund in order to facilitate the exploration of affordable housing developments, 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	067K	4380	T067	\$75,000.00

Budget Funding Year(s) (must match resolution) FY 2010 Start Date February 16, 2011 End Date December 31, 2011

Funding Source Tax Dollars _____

State Aid _____

\$75,000.00 Federal Aid \$75,000.00 – U.S. Department of Housing and Urban Development
(must match resolution)

Other _____

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APPROVED BOARD OF ACQUISITION & CONTRACT - 2-17-2011 - MARY VIEIRA, SECRETARY