

22325

DATE: December 5, 2011

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner of Planning

SUBJECT: Resolution authorizing an Agreement between the County of Westchester and the Community Housing Innovations, Inc. to subsidize the purchase price of the 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 the Community Housing Innovations, Inc. (CHI) to receive grant funds through the New York State Affordable Housing Corporation's Affordable Homeownership Development Program. The grant will be used to subsidize the purchase price of the two-family home located at 19 North High Street in the City of Mount Vernon. The term of the agreement will be November 7, 2011 to November 6, 2012, and the grant amount is \$40,000.00, pursuant to an approved budget.

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.

This procurement exempt from the requirements of the County Procurement Policy and Procedures pursuant to Section 3(a) xii, thereof, which exempts procurements which involve the expenditure of federal or state assistance where and to the extent that federal or state law, rules or regulation conflict with the provisions of this policy. The County submitted an application to the New York State Affordable Housing Corporation (NYSAHC) for this grant and was awarded these funds in order to provide the funds to the eligible developers to underwrite the cost of rehabilitation on behalf of income eligible homebuyers. This specific grant from New York State Affordable Housing Corporation's Affordable Homeownership Development Program requires that the funds can only be used on the Neighborhood Stabilization Properties (NSP). This agency has received an NSP grant in the amount of \$412,000 to acquire and rehabilitate this property, and pursuant to the NYSAHC grant award, NYSAHC approved Community Housing Innovations, Inc. as the developer to receive funds for this project.

The goal and objective of this agreement is to provide affordable housing to low income families in Westchester County. Department of Planning staff will monitor ongoing occupancies to ensure the units are primary residences, review all re-sales or refinances of the property and provide approvals for subsequent income eligible tenant households to assure the units are maintained as affordable housing for the term of affordability.

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 - 12/22/2011 - JOMARY VIEIRA, SECRETARY

R E S O L U T I O N

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 Community Housing Innovations, Inc. (CHI) to receive grant funds through the New York State Affordable Housing Corporation's Affordable Homeownership Development Program, in the amount of \$40,000.00. The funds will be used to subsidize the purchase price of the two-family home located at 19 North High Street in the City of Mount Vernon, pursuant to an approved budget, for a term from November 7, 2011 to November 6, 2012, 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	913K	4380	T913	\$40,000.00

Budget Funding Year(s) FY 2011 Start Date November 7, 2011 End Date November 6, 2012
 (must match resolution)

Funding Source Tax Dollars _____
 State Aid \$40,000.00
\$40,000.00 Federal Aid _____
 (must match resolution) Other _____