

36468

DATE: October 15, 2013

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Commissioner of Planning

SUBJECT: Resolution authorizing an agreement between the County of Westchester and the City of White Plains and Winbrook Phase I GP, LLC, and/or its designee or assigns, to provide infrastructure improvements for the housing development to be located at the southeast corner of Quarropas Street and South Lexington Avenue in the City of White Plains

The attached resolution authorizes the County of Westchester to enter into an agreement with the City of White Plains and Winbrook Phase I GP, LLC, or its designee or assigns, to provide a grant from the Housing Implementation Fund (HIF) which will be used to fund certain infrastructure improvements associated with construction of the proposed Winbrook Phase I affordable housing development. The development will consist of one hundred three (103) new fair and affordable rental units plus one unit set aside for the superintendent in a single ten-story apartment building to be located at the southeast corner of Quarropas Street and South Lexington Avenue in the city. The units will be affordable to households at or below 60% of Westchester's Area Median Income ("AMI") and will remain affordable for a minimum period of 50 years. The Agreement will be in the not to exceed amount of \$1,140,000.00 and shall have a term of two years commencing upon execution.

The agreement finances the cost of infrastructure work items eligible under the HIF program, including, but not limited to, excavation, new roadway with sub-base, catch basins, stormwater main, new sanitary sewers, manholes and mains, new street lights, sidewalks, trees and related work.

On September 23, 2013, the County Board of Legislators pursuant to Act # 2013-166 authorized the County of Westchester to enter into an agreement with the City of White Plains and Winbrook Phase I GP, LLC, or its designee or assigns, to finance the Infrastructure Improvements, and to accept a grant at no cost to the County of all necessary property rights associated with the Winbrook Phase I development.

The goal and objective of this agreement is to provide affordable housing units in Westchester County to low and moderate income families. This fair and affordable rental housing will also provide affordable housing opportunities for those who would not otherwise be able to rent in Westchester. Department of Planning staff will monitor the construction during monthly site visits in conjunction with reviewing payment requests to ensure the construction has been conducted according to the contract specifications. Staff will also monitor the compliance with the ongoing affordable housing requirements.

I recommend approval of this agreement.

EB/cp/kar
Attachment

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 authorized to enter into an agreement with the City of White Plains and Winbrook Phase I GP, LLC, and/or its designee or assigns, to provide a grant through the Housing Implementation Fund which will be used to finance certain infrastructure improvements in support of construction of the Winbrook Phase I affordable housing development, proposed to include one hundred three (103) new fair and affordable rental units plus one unit set aside for the superintendent in a single ten-story apartment building located in the City at the southeast corner of Quarropas Street and South Lexington Avenue. The rental units will be affordable to households having incomes at or below 60% of the County area median income and will remain affordable for a minimum period of 50 years, and be it further

RESOLVED: the agreement will be in the not to exceed amount of \$1,140,000.00 and shall have a term of two years commencing upon execution, 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.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
318	19	BPL01-29-S	6050	N/A	\$1,140,000.00

Budget Funding Year(s) (must match resolution)

FY2013

Term: Two years commencing upon execution

Funding Source

Tax Dollars \$1,140,000.00

State Aid _____

\$1,140,000.00
(must match resolution)

Federal Aid _____

Other _____