

**39983**

DATE: April 29, 2014

TO: Board of Acquisition and Contract

FROM: Edward Buroughs  
Commissioner of Planning

SUBJECT: Resolution authorizing an amendment to the agreement between the County of Westchester and Apropos Housing Opportunities and Management Enterprises, Inc., (A-HOME) in order to modify the loan agreement on a single-family home located at 39 Mill River Road in the Town of New Castle.

On April 29, 2004, your Honorable Board approved a resolution authorizing the County of Westchester (the "County") to enter into an agreement with Apropos Housing Opportunities and Management Enterprises, Inc. ("A-HOME") for a no-interest loan through the Community Development Block Grant Program to supplement the rehabilitation of a single family house located at 39 Mill River Road in the Town of New Castle. The agreement was not executed in a timely manner and required a revision of the expiration date.

On January 20, 2005, your Honorable Board approved an amendment to a prior resolution to change the expiration date from April 29, 2005 to December 31, 2006.

On February 11, 2010, your Honorable Board approved a first amendment request to change the amount and the term of the no interest loan agreement, however, for various reasons this amendment was not enacted or executed.

A-HOME is currently in default on the loan and is experiencing a cash flow problem at this property. A-HOME did not use the full principal amount of the loan for the rehabilitation project on this property which was completed in 2006 and has requested a new mortgage in the amount of \$59,890.00 to be paid in 36 monthly installments of \$1,663.61 commencing on the first month after approval. The reduction of the principal will properly reflect the true amount borrowed.

Accordingly, authority is respectfully requested from your Honorable Board for the County to reduce the amount of the no interest loan provided to A-HOME for the rehabilitation of the single family home located at 39 Mill Road, New Castle, New York from the principal amount of \$163,400.00 to the actual amount drawn down of \$59,890.00. Repayment of the modified Mortgage and Note will be made in 36 equal monthly payments of \$1,663.61 commencing on the first month after approval. All other terms and conditions of the agreement will remain the same.

The goal and objective of the original agreement was to ensure Westchester County will receive the total amount due. It will also assure that the housing will remain available for the three low income senior citizen residents at the rehabilitated property. The property is to be monitored by the Planning Department staff, who will also monitor the receipt of monthly payments.

Act # 2014-36, adopted by the Westchester County Board of Legislators on April 7, 2014 authorized the County of Westchester to amend the mortgage agreement with Apropos Housing Opportunities on the single-family house located at 39 Mill River Rd, New Castle and modify the terms of the promissory note in order to reduce the amount of the mortgage and repayment amounts.

I recommend approval of this amendment.

EEB/cp  
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 05/29/2014 - 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 amend the mortgage agreement (the "Mortgage") and modify the promissory note signed by even date as the Mortgage with Apropos Housing Opportunities and Management Enterprises, Inc., ("A-HOME") in order to reduce the amount of the no interest loan provided to A-HOME for the rehabilitation of the single family home located at 39 Mill Road, New Castle, New York from the principal amount of \$163,400.00 to the actual amount drawn down of \$59,890.00, to be paid in 36 equal monthly payments of \$1,663.61 commencing on the first month after approval; and it is further

RESOLVED, that all the other terms and conditions of the agreement will remain the same; and it is further

RESOLVED, that the County Executive is authorized to execute any documents and take any actions necessary to effectuate purposes hereof.

Original Agreement                   \$163,400.00  
 First Amendment                   \$ 59,889.95

REVISED TOTAL                   \$ 59,889.95

AGREEMENT NUMBER           C-67-03-N95

Account to be  
 Charged/Credited

		Major Program, Program & Phase,	Object/	Trust	
Fund	Dept	Unit or Balance Sheet	Sub Object	Account	Dollars
276	19	1421	N/A	N/A	\$0.00

Budget Funding Year(s)      FY 2003    Start Date            N/A      End Date            N/A  
 (must match resolution)

Funding Source                    Tax Dollars \_\_\_\_\_

   State Aid \_\_\_\_\_

\$0.00                                    Federal Aid \$0.00 \_\_\_\_\_

(must match resolution)            Other \_\_\_\_\_