

**66148**

DATE: November 19, 2018

TO: Board of Acquisition and Contract

FROM: Norma V. Drummond  
Commissioner of Planning

SUBJECT: Resolution authorizing the County of Westchester to enter into an Intermunicipal Developer Agreement with the City of New Rochelle and Wilder Balter Partners, Inc., its successors or assigns, to fund the construction of certain infrastructure improvements in support of the affordable affirmatively furthering fair housing development to be constructed at 14 LeCount Place in the City of New Rochelle

The attached resolution authorizes the County of Westchester ("County") to enter into an Intermunicipal Developer Agreement (the "IMDA") with the City of New Rochelle and Wilder Balter Partners Inc., its successors or assigns (the "Developer") for the construction of certain infrastructure improvements in support of the affordable affirmatively furthering fair housing ("AFFH") development to be constructed at 14 LeCount Place in the City of New Rochelle (the "Development") in an amount not to exceed \$1,500,000 from Capital Project BPL1A-Housing Implementation Funds II and to grant and accept all necessary property rights in connection therewith. The IMDA will commence upon execution and continue for a term that will not exceed five years.

The authorizations requested herein are in support of the construction of certain infrastructure improvements of the Development that will consist of three hundred seventy nine rental units of which seventy six will be AFFH rental units (the "Affordable AFFH Units") that will be affordable to eligible households with incomes at or below 50% and 60% of the Westchester County Area Median Income ("AMI") for a period of affordability of not less than 50 years. The Development will include seventy six Affordable AFFH Units will consist of seventeen studios (3 units at 50% AMI and 14 at 60% AMI), forty-two one-bedroom (8 units at 50% AMI and 34 at 60% AMI), and seventeen two-bedroom (3 units at 50% AMI and 14 at 60% AMI).

On October 1, 2018 the Westchester County Board of Legislators authorized the County, through Act No.157-2018, to enter into the IMDA and by Bond Act No. 156-2018, approved funds for the costs of the infrastructure improvements.

The goal and objective of this agreement is to construct housing which will be safe, secure and energy efficient, will provide rental opportunities for lower and moderate income household who may not otherwise be able to afford to live in Westchester County. Department of Planning staff will monitor and track construction of the Development, as well as monitor compliance with the affordability requirements.

Accordingly, approval of the attached resolution by your Honorable Board is most respectfully requested.

NVD/cp/dlv  
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 12/13/2018 - LISA MBIJAJ, SECRETARY

## RESOLUTION

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

RESOLVED: that the County of Westchester (“County”) is hereby authorized to enter into an Intermunicipal Developer Agreement (the “IMDA”) with the City of New Rochelle and Wilder Balter Partners, Inc., its successor or assigns, (the “Developer”) for the construction of certain infrastructure improvements in support of the affordable affirmatively furthering fair housing development to be constructed at 14 LeCount Place in the City of New Rochelle (the “Development”) in an amount not to exceed \$1,500,000 from Capital Project BPL1A-Housing Implementation Funds II and to grant and accept all necessary property rights in connection therewith; and be it further

RESOLVED: that the Developer will construct three hundred seventy nine rental units of which three hundred three will be market rate rental units; and be it further

RESOLVED: that the Development will provide seventy six AFFH rental units (the “Affordable AFFH Units”) that will have rents that are affordable to households with incomes at or below 50% and 60% of the Westchester County Area Median Income (AMI) that will affirmatively further fair housing. The Development will consist of three hundred seventy nine rental units of which seventy six will be Affordable AFFH Units which will consist of seventeen studios (3 units at 50% AMI and 14 at 60% AMI), forty-two one-bedroom (8 units at 50% AMI and 34 at 60% AMI), and seventeen two-bedroom (3 units at 50% AMI and 14 at 60% AMI); and be it further

RESOLVED: the IMDA will commence upon execution and continue for a term that will not exceed five (5) years; 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 the purposes hereof.

Account to be Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
318	19	BPL1A-07-S Bond Act 156-2018	6050	N/A	\$1,500,000

Budget Funding Year(s) FY 2018 Start Date: Upon Execution End Date: 5 Year after Execution

Funding Source Tax Dollars \$1,500,000  
 State Aid \_\_\_\_\_  
**\$1,500,000** Federal Aid \_\_\_\_\_  
 (must match resolution) Other \_\_\_\_\_