

DATE February 19, 2010

TO: Board of Acquisition and Contract

FROM: Edward Buroughs
Acting Commissioner

SUBJECT: Resolution Authorizing the Agreement Between the County of Westchester and the Housing Action Council, Inc. (HAC), to Provide Professional Services to Assist With the Implementation of the Federal Neighborhood Stabilization Program by Counseling households interested in Purchasing foreclosed Properties.

The attached resolution authorizes the County of Westchester to enter into an agreement with the Housing Action Council, Inc. (HAC), to provide a grant through the Neighborhood Stabilization Program (NSP). The grant will be used to provide counseling services to assist with the implementation of the federal Neighborhood Stabilization Program by counseling households interested in purchasing foreclosed properties. The term of the agreement is March 1, 2010, to February 28, 2012 with the option to renew said agreement for one (1) or two (2) year(s) period with the same prices, terms and conditions, based on the success of the program. The amount of the grant is \$105,000.00 to be paid pursuant to an approved budget.

Housing Action Council, Inc., is a not-for-profit agency that provides home buying education and counseling aimed at preparing low and moderate income families and individuals for home ownership and provides follow-up financial counseling once the home is purchased. HAC is a HUD-certified housing counseling agency. The Planning Department has been doing business with HAC for over 30 years. They have a proven track record in their knowledge of the housing market.

The agreement will serve the public purpose of assisting in preserving fair and affordable housing for low and moderate income residents of Westchester County by counseling them on how to budget and maintain their properties. The Department of Planning will certify that each family assisted by HAC through this program, is eligible to purchase a homeownership unit.

The goal and objective of this agreement is to provide assistance in the furtherance of providing fair and affordable housing in Westchester County. The project will be monitored by the Planning Department staff which will have regular meetings with HAC and will review the documents to insure all contractual obligations are met.

Should this agreement not be approved, the County will not be able to spend the NSP federal grant award of \$6,680,000.00 and foreclosed properties will not be rehabilitated and resold.

In accordance with the County of Westchester's Procurement Policy and Procedures, a Request for Proposal was posted on the County's website as well as the List Serve website. The Department of Planning issued a public RFP on June 8, 2009. We received two (2) positive responses. The RFP required

that only HUD-certified housing counseling agencies were eligible to provide these services. As there are only four (4) such certified agencies in Westchester County, HAC's proposal was the most responsive as their proposal included the services of three (3) of the four (4) qualified agencies. The other proposal submitted was not complete.

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 to accept a grant totaling \$6,680,000.00 and \$640,000.00 from Affordable Housing Corp for a total amount of \$7,320,000.00.

I recommend approval of this agreement.

EB/
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 3-4-2010 - JOMARY VIEIRA, SECRETARY

RESOLUTION

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

RESOLVED: that the County of Westchester is hereby authorized to enter into an agreement with the Housing Action Council, Inc., through the Neighborhood Stabilization Program (NSP), in the amount of \$105,000.00, pursuant to an approved budget, for a period beginning March 1, 2010, and ending February 28, 2012, with the option to renew said agreement for one (1) or two (2) year(s) period with the same prices, terms and conditions, based on the success of the program., to provide counseling services to assist with the implementation of the federal Neighborhood Stabilization Program by counseling households interested in purchasing foreclosed properties, 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	Revenue/ Sub Object	Trust Account	Dollars
263	19	914J	4380	T914	\$105,000.00

Budget Funding Year(s) 2009 Start Date March 1, 2010 End Date February 28, 2012
 (must match resolution)

Funding Source

Tax Dollars _____

State Aid \$105,000.00

\$105,000.00 Federal Aid _____
 (must match resolution)

Other _____