

90371

DATE January 24, 2022

TO: Board of Acquisition and Contract

FROM: Norma V. Drummond
Commissioner of Planning

SUBJECT: Resolution authorizing an agreement among the County of Westchester and Lewisboro Commons Housing Development Fund Company Inc. and WB Lewisboro, LLC, their successors or assigns, in an amount not to exceed \$1,060,000 in HOME Program grant funds with a term commencing one business day after the County's receipt of the "Authority to Use Grant Funds" from the U.S. Department of Housing and Urban Development and terminating one year thereafter to supplement the cost of the construction of ten affordable one-bedroom rental units that will affirmatively further fair housing to be located at Route 22 (Section 5 Block 10776 Lot 19, f/k/a Lots 19, 20 and 21) in the Town of Lewisboro and will remain affordable to households with income at or below 60% of the Westchester County Median Income for a period of not less than fifty (50) years.

The attached resolution would authorize the County of Westchester (the "County") to enter into an agreement with Lewisboro Commons Housing Development Fund Company Inc. and WB Lewisboro, LLC (the "Developers"), their successors or assigns, (the "Agreement") in an amount not to exceed \$1,060,000 in grant funds (the "Grant Funds") from the federal HOME Investment Partnership Program (the "HOME Program"). The Grant Funds will be used to supplement the cost of the construction of ten one-bedroom affordable rental units that will affirmatively further fair housing ("AFFH Units") to be located at Route 22 (Section 5 Block 10776 Lot 19 f/k/a Lots 19, 20 and 21) in the Town of Lewisboro (the "Development"). The Agreement will commence one business day following receipt of the "Authority to Use Grant Funds" from the United States Department of Housing and Urban Development ("HUD"), and terminate one year thereafter. The AFFH Units will be affordable to households with incomes at or below 60% of the County Area Median Income ("AMI") and will remain affordable for a period of not less than fifty (50) years.

On March 11, 2019, the Westchester County Board of Legislators, by Act No. 37-2019, authorized the County to submit an Urban County Application under the Federal

Community Development Block Grant, Emergency Solutions Grant, and HOME Program, including a FY 2019-2023 Consolidated Plan and to accept such grants.

Act # 20-2020, adopted March 9, 2020, by the Westchester County Board of Legislators, authorized the County to submit an Urban County Application under the Federal Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Programs, including a FY 2019-2023 Consolidated Plan and to accept such Grants.

On May 14, 2020, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the United States Department of Housing and Urban Development (HUD) to accept a grant totaling \$956,957 in HOME funds.

Act # 33-2021, adopted March 9, 2020, by the Westchester County Board of Legislators, authorized the County to submit an Urban County Application under the Federal Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Programs, including a FY 2019-2023 Consolidated Plan and to accept such Grants.

On March 8, 2021, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the United States Department of Housing and Urban Development (HUD) to accept a grant totaling \$1,105,057 in HOME funds.

The Agreement will serve the public purpose of providing affordable AFFH units. The goal and objective of this Agreement is to create fair and affordable housing which is safe, secure and energy efficient. The project will create rental opportunities for low and moderate income families who may not otherwise be able to afford to live in Westchester County. It will also enhance the neighborhood through its design and landscaping. Department of Planning staff will monitor and track construction of the Development, as well as monitor compliance with the affordability requirements.

I recommend approval of this Agreement.

NVD/cp
Attachment

RESOLUTION

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 Lewisboro Commons Housing Development Fund Company Inc. and WB Lewisboro LLC, its successors or assigns, in an amount not to exceed \$1,060,000 in grant funds from the federal HOME Investment Partnership Program with a term commencing one business day after the County's receipt of the "Authority to Use Grant Funds" from the U.S. Department of Housing and Urban Development and terminating one year thereafter, to supplement the cost of the construction of ten one-bedroom affordable rental units that will affirmatively further fair housing to be located at Route 22 (Section 5 Block 10776 Lot 19 f/k/a Lots 19, 20 and 21) in the Town of Lewisboro that will remain affordable to households with income at or below 60% of the Westchester County Median Income for a period of not less than fifty (50) years; and it is 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

		Major Program, Program & Phase	Object/	Trust	
Fund	Dept	Or Unit	Sub Object	Account	Dollars
263	19	173V	4380	T173	\$192,089.52
263	19	173W	4380	T173	\$867,910.48

Budget Funding Year(s) FY 2020 & FY 2021
authorization to use grant funds from HUD

Start Date: One business day from the receipt of
 End Date: one year thereafter

Funding Source

\$1,060,000.00

(must match resolution)

Tax Dollars _____

State Aid _____

Federal Aid \$1,060,000.00– U.S. Department of Housing and Urban Development

Other _____