

113171

DATE: March 5, 2026

TO: Board of Acquisition and Contract

FROM: Blanca P. Lopez, M.S.
Commissioner of Planning

SUBJECT: Resolution Authorizing an Agreement Between the County of Westchester and Housing Action Council, Inc., will facilitate the development and preservation of fair and affordable housing and will provide technical assistance to up to six organizations to explore the feasibility of, or further the development of six developments.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an agreement with the Housing Action Council, Inc. (the "HAC"). HAC will assist up to six not-for-profit organizations, houses of worship, municipalities, local and countywide housing boards or committees with matters related to the development, preservation, and improvement of fair and affordable housing and programs, to explore the feasibility of, or further the development of six developments (the "Project"). In consideration for the aforesaid services rendered, the County will pay HAC an amount not to exceed \$138,689. The term of the agreement is January 1, 2026 and ending on December 31, 2026.

The Project will facilitate the development and preservation of affordable housing by providing consultant services to up to six not for profit organizations, houses of worship and/or program assistance to explore the feasibility of, or further the development of six developments. Land Use Consultation will be provided to up to four municipalities and/or their affordable housing boards.

For over fifteen years, the County has retained HAC to provide technical assistance on matters related to fair and affordable housing. HAC will continue to provide these services in order to facilitate the development of fair and affordable housing units throughout the County.

HAC will facilitate the development and preservation of fair and affordable housing by assisting not-for-profit organizations, houses of worship, municipalities, and local and countywide housing boards or committees with matters related to the development, preservation, and improvement of fair and affordable housing and programs. HAC met

and exceeded their goals for the 2025 contract period. We anticipate HAC will continue to meet or exceed all of their goals in 2026.

The goal and objective of this agreement is to assist in the provision of technical assistance to not-for-profit organizations, municipalities and housing boards to develop fair & affordable housing developments and programs in Westchester County. The services provided by HAC are essential to the provision of fair and affordable housing in Westchester County. The Project will be monitored by Department of Planning staff who will review all payment requests to make sure all contractual requirements are met.

Authority to exempt the agreement from the requirements of the County of Westchester Procurement Policy and Procedures, pursuant to Section 3(a)xxi thereof, has been requested from your Honorable Board by a separate resolution of even date herewith.

I recommend approval of this agreement.

BPL/je/tf
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 03/19/2026 - RAYMOND SUDKY, SECRETARY

RESOLUTION

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

RESOLVED: that the County of Westchester (the "County") is authorized to enter into an agreement with the Housing Action Council, Inc. (the "HAC"), pursuant to which HAC will provide technical assistance to not-for-profit organizations, municipalities and housing boards to develop fair & affordable housing developments and programs, in an amount not to exceed \$138,689, to be paid pursuant to an approved budget, for a term beginning January 1, 2026 and ending on December 31, 2026; and be it further

RESOLVED: that this Agreement is subject to County appropriations, and be it further

RESOLVED: that this Agreement is also subject to further financial analysis of the impact of any New York State Budget (the "State Budget") proposed and adopted during the term of this Agreement. The County shall retain the right, upon the occurrence of any release by the Governor of a proposed State Budget and/or the adoption of a State Budget or any amendments thereto, and for a reasonable period of time after such release(s) or adoption(s), to conduct an analysis of the impacts of any such State Budget on County finances. After such analysis, the County shall retain the right to either terminate the Agreement or to renegotiate the amounts and rates approved herein. If the County subsequently offers to pay a reduced amount to the Contractor, then the Contractor shall have the right to terminate this Agreement upon reasonable prior written notice; 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
101	19	0100	4420	n/a	\$138,689

Budget Funding Year(s) (must match resolution) FY 2026 Start Date January 1, 2026 End Date December 31, 2026

Funding Source

Tax Dollars \$138,689 _____

State Aid _____

\$138,689 Federal Aid _____

(must match resolution) Other _____