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DATE November 21, 2025

TO: Board of Acquisition and Contract

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

SUBJECT: Resolution authorizing the County of Westchester to enter into an agreement with Blue Mountain Housing Development Corporation Inc. in order to provide HOME Investment Partnership Program funding in an amount not to exceed \$500,000.00 to support the development of four (4) affordable homeownership units at 12 McLain Street in the Town of Bedford.

The attached Resolution, which if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an agreement with Blue Mountain Housing Development Corporation Inc., its successors or assigns, or any entity created to carry out the purposes of the proposed transaction (the "Developer"), in order to support the development of four (4) affordable homeownership units that will affirmatively further fair housing (the "AFFH HOME Units") to be located at 12 McLain Street (Section 82.12 Block 1 Lot 4) in the Town of Bedford (the "Development"), in an amount not to exceed \$500,000.00 ("HOME Funds") from the federal HOME Investment Partnership Program (the "HOME Program"), for a term commencing one (1) business day after the County's receipt of the "Authority to Use Grant Funds" from the U.S. Department of Housing and Urban Development ("HUD") and terminating two (2) years thereafter (the "HOME Agreement"). The HOME Agreement will be secured by a Note and Mortgage to be recorded in the County Clerk's Office.

These HOME Funds will be used to support the construction of four (4) AFFH HOME Units. Of these four (4) AFFH HOME Units, two (2) two-bedroom units will be available to households with incomes at or below 80% of the County's Area Median Income ("AMI"), and two (2) three-bedroom units will be available to households with incomes at or below 80% of the AMI. These AFFH HOME Units will remain affordable for a period of not less than fifty (50) years. Pursuant to the terms of the HOME Agreement, the Developer will record a declaration of restrictive covenants against the property to ensure the affordability restrictions.

The HOME Agreement will serve a public purpose by providing affordable units that will affirmatively further fair housing. The goal and objective of this HOME Agreement is to create fair and affordable housing which is safe, secure and energy efficient. The Development will create homeownership 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 the construction of the new units. The

Department of Planning staff will monitor and track construction of the Development, as well as monitor compliance with the affordability requirements.

Act # 12-2022, adopted June 30, 2022, 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 Program, including a FY 2019-2023 Consolidated Plan to include the FY 2022 Action Plan, and to accept such Grants.

On June 30, 2022, 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 an allocation totaling \$1,201,419 in HOME funds.

Act No.141-2024, adopted August 5, 2024, by the County Board of Legislators, authorized the County to submit an Urban County Application to HUD under the Federal Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Program, including a FY 2024-2028 Consolidated Plan to include the FY 2024 Action Plan, and to accept such grant funds.

On August 29, 2024, your Honorable Board approved a Resolution authorizing the County to enter into a grant agreement with HUD to accept a grant totaling \$999,161.33 in HOME funds.

Your Honorable Board's approval of the attached Resolution is respectfully requested.

BPL/lg/je
Attachment

RESOLUTION

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

RESOLVED, that the County of Westchester (the "County") is hereby authorized to enter into an agreement with Blue Mountain Housing Development Corporation Inc., its successors or assigns or any entity created to carry out the purposes of the proposed transaction, in an amount not to exceed \$500,000.00 in federal HOME Investment Partnership Program funds, to support the cost of construction to create four (4) affordable homeownership units that will affirmatively further fair housing ("AFFH HOME Units"), to be located at 12 McLain Street (Section 82.12 Block 1 Lot 4) in the Town of Bedford (the "HOME Agreement"); and be it further

RESOLVED, that the term of the HOME Agreement shall be two (2) years commencing one (1) 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 two (2) years thereafter; and be it further

RESOLVED, that of the four (4) AFFH HOME Units, two (2) two-bedroom units will remain affordable to households with income at or below 80% of the County's Area Median Income ("AMI") and two (2) three-bedroom units will remain affordable to households with income at or below 80% of the AMI for a period of not less than fifty (50) years; and be it further

RESOLVED, that pursuant to the terms of the HOME Agreement, the Developer will record a declaration of restrictive covenants against the property to ensure the affordability restrictions; 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
263	19	173X	4380	T173	\$180,212.85
263	19	173Z	4380	T173	\$319,787.15

Budget Funding Year(s) FY 2022, 2024 Start Date: One business day from the receipt of authorization 2
to use grant funds from HUD
End Date: two years thereafter

Funding Source Tax Dollars _____

State Aid _____

\$500,000.00
(must match resolution)

Federal Aid \$500,000.00— U.S. Department of Housing and Urban Development
Other _____