

110823

DATE: March 31, 2025

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 Westchester Residential Opportunities, Inc. pursuant to which it will provide a fair housing and asset building program.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an agreement with Westchester Residential Opportunities, Inc. ("WRO") pursuant to which WRO will provide fair housing and asset building programs that will promote diverse and inclusive communities; maximize equal housing opportunities through fair housing education and outreach to potential home purchasers (the "Agreement"). The Agreement will commence on January 1, 2025 and continue through December 31, 2025. In consideration for services rendered, the County will pay WRO an amount not to exceed \$38,469.00, pursuant to an approved budget.

WRO will provide one-on-one homebuyer education and counseling to low- and moderate-income households interested in purchasing a home. Individualized counseling will include the importance of credit, building equity, co-op ownership and the benefits of homeownership. WRO will provide group counseling through workshops that will focus on topics that include the Home Buying Process, Financial Literacy and Fair Housing. WRO will also Affirmatively Further Fair Housing by conducting fair housing educational workshops to local real estate professionals, developers, co-op boards, other housing providers and professionals.

The goal and objective of the proposed Agreement is to provide educational opportunities for low to moderate income first time homebuyers which will result in mortgage ready home purchasers. Planning Department staff will monitor the work provided by WRO.

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

I recommend approval of this agreement.

BPL/je

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 Westchester Residential Opportunities, Inc. ("WRO"), pursuant to which WRO will provide a County-wide asset building/affirmative fair housing marketing and educational programs that will be in accordance with an agreed-upon scope of services (the "Project"), for a period beginning on January 1, 2025 and continuing through December 31, 2025 (the "Agreement"); and be it further

RESOLVED, that in consideration for performing the Project, the County shall pay WRO an amount not to exceed \$38,469.00, pursuant to an approved budget; 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 this 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 written notice, and be it further

RESOLVED, that the County Executive or his authorized designee be and hereby is authorized to execute any and all documents necessary and appropriate to effectuate purposes hereof.

Account to be
Charged/Credited

		Major Program, Program & Phase	Object/ Sub Object	Trust Account	
Fund	Dept	Or Unit			Dollars
101	19	0100	4420	n/a	\$38,469.00

Budget Funding Year(s)
(must match resolution)

FY 2025 Start Date January 1, 2025 End Date December 31, 2025

Funding Source

Tax Dollars \$38,469.00

State Aid _____

\$38,469.00
(must match resolution)

Federal Aid _____

Other _____