

114234

DATE August 6, 2026

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 Regan Development Corporation in order for the County to provide HOME Investment Partnership Program funding in an amount not to exceed \$684,452.91, to support the development of 4 affordable homeownership units at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh, that affirmatively further fair housing.

As background, on May 28, 2026, your Honorable Board approved a resolution authorizing the County of Westchester (the "County") to enter into any and all agreements necessary to purchase the real property located at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh ("Property") from the current owner(s) of record for an amount not to exceed \$2,447,000 and to then convey the Property to Regan Development Corporation, its successors or assigns, or any entity created to carry out the purpose of the proposed transaction (the "Developer"), for one dollar (\$1.00) for the purpose of developing nine (9) affordable homeownership single family homes at the Property, designated on the tax maps of the Town of Greenburgh as Section 7.19, Block 70, Lots: 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8 and 6.9. (the "Development") that will affirmatively further fair housing (the "AFFH HOME Units") in connection with the County's New Homes Land Acquisition ("NHLA") Program.

The attached Resolution, if approved by your Honorable Board, would authorize the County to enter into an agreement (the "HOME Agreement") with the Developer, in order to support the development of four (4) AFFH HOME Units, for an amount not to exceed \$684,452.91, to be paid with funds ("HOME Funds") from the federal HOME Investment Partnership Program (the "HOME Program"), and 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 will be secured by a Note and Mortgage on each home to be recorded in the Westchester County Clerk's Office.

The HOME Funds will be used to support the construction of four (4) three-bedroom AFFH HOME Units. The four (4) affordable AFFH HOME units will be affordable to households

whose income is at or below 80% of the County Area Median Income ("AMI") and will remain affordable for a period of not less than fifty (50) years.

The HOME Agreement will serve a public purpose by providing affordable units that will affirmatively further fair housing. The goal and objective of the HOME Agreement is to create fair and affordable housing which is safe, secure and energy efficient. The Development will create home ownership opportunities for low and moderate income households who may not otherwise be able to afford to live in Westchester County. The HOME Agreement will also enhance the neighborhood through the construction of new single-family homes on a vacant blighted lot. The Department of Planning staff will monitor and track construction of the Development, as well as monitor compliance with the affordability requirements.

As a way of background, pursuant to Act No.141-2024, adopted August 5, 2024 by the County Board of Legislators, the County was authorized to submit an Urban County Application to HUD under the Federal Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Program, and amend the FY 2024-2028 Consolidated Plan to include the FY 2024 Action Plan, and to accept such grant funds. Thereafter, on August 29, 2024, your Honorable Board approved a Resolution authorizing the County to, amongst other things, enter into a grant agreement with HUD to accept a grant totaling \$999,161.33 in Fiscal year 2024 HOME funds.

In addition, pursuant to Act No. 101-2025 adopted on May 19, 2025 by the Westchester County Board of Legislators, the County was authorized to submit an Urban County Application to HUD under the Federal Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Program, and amend the FY 2024-2028 Consolidated Plan to include the FY 2025 Action Plan, and to accept such grant funds. Thereafter, on June 17, 2025, your Honorable Board approved a Resolution authorizing the County to enter into a grant agreement with HUD to accept a grant totaling \$1,027,065.08 in HOME funds.

The County will use HOME funds in the amount of \$39,154.10 from Fiscal Year 2024 and HOME funds in the amount of \$645,298.81 from Fiscal Year 2025 to support the development of the four (4) AFFH Home Units.

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

BPL/lg/je/cmc
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 (the "HOME Agreement") with Regan Development Corporation, its successors or assigns or any entity created to carry out the purposes of the proposed transaction (the "Developer"), in an amount not to exceed \$684,452.91 to be paid with federal HOME Investment Partnership Program funds, in order to support the development of four (4) three-bedroom out of nine (9) total affordable homeownership single family homes (the "AFFH HOME Units") at the property located at 14 Payne Street and 175 Winthrop Avenue that will affirmatively further fair housing; and be it further

RESOLVED, that the term of the HOME Agreement shall commence 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 will terminate two (2) years thereafter; and be it further

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

		Major Program, Program & Phase	Object/ Sub Object	Trust	
Fund	Dept	Or Unit		Account	Dollars
263	19	173Z	4380	T173	\$39,154.10
263	19	A173	4380	T173	\$645,298.81

Budget Funding Year(s) FY 2024, 2025 Start Date: One business day from the receipt of authorization
to use grant funds from HUD
End Date: two years thereafter

Funding Source Tax Dollars _____
State Aid _____

\$684,452.91 Federal Aid \$684,452.91-- U.S. Department of Housing and Urban Development

(must match resolution) Other _____