



110818

DATE: March 31, 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 Community Capital New York, Inc., to provide specialized services in the areas of affordable housing development and small business support activities.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an agreement with Community Capital New York, Inc. ("CCNY"), pursuant to which CCNY would provide specialized services in the areas of affordable housing development and small business support activities for the period January 1, 2025 to December 31, 2025, in an amount not to exceed \$154,641.00 (the "Agreement").

CCNY will provide a combination of financing and technical assistance services through its small business and affordable housing programs that will ultimately benefit low income, minorities, and women throughout Westchester County. Through the provision of training, expertise, and capital, CCNY staff will partner with nonprofit and private developers, entrepreneurs and small business owners to create opportunities for a more equitable economy. Understanding that affordable homes, sustainable businesses and good credit are the foundations from which disadvantaged communities can become financially stable and engage in wealth building, CCNY will use its staff and financial resources to foster the creation of affordable homes, support the start-up and growth of small businesses, particularly for those businesses and real estate developers not served by traditional lenders.

This agreement will support affordable housing development and small business activities to ensure adequate access to capital to developers of affordable housing and small business owners. CCNY will also work with prospective borrowers to identify any potential financing gap which may be covered through capital and/or other resources available.

The goal and objective of this agreement is to provide financing and technical assistance services to benefit low income, women and minority residents and small business owners in the County through the provision of advocacy, expertise and capital. The service provided by CCNY is essential to the provision of affordable housing and small business development in Westchester County. The program 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 this agreement from the requirements of the Westchester County Procurement Policy and Procedures pursuant to Section 3(a) xxi thereof has been requested from your Honorable Board in accordance with a separate resolution of even date herewith.

Accordingly, a resolution to authorize an agreement with Community Capital New York, Inc. is hereby submitted for your consideration.

I recommend approval of this agreement.

BL/je
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 04/24/2025 - RAYMOND SCUKA, 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 Community Capital New York, Inc., ("CCNY"), pursuant to which CCNY will carry out fair and affordable housing and small business activities in accordance with an agreed-upon scope of services (the "Project") for a term commencing on January 1, 2025 and continuing through December 31, 2025; and be it further, for services; and be it further

RESOLVED, that in consideration for performing the Project, the County shall pay CCNY an amount not to exceed \$154,641, 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 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 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

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
101	19	0100	4420	N/A	\$154,641

Budget Funding Year(s) (must match resolution) FY 2025 Start Date January 1, 2025 End Date December 31, 2025

Funding Source Tax Dollars \$154,641

State Aid _____

\$154,641 Federal Aid _____

(must match resolution) Other _____