



Memorandum
Department of Planning

112946

DATE: January 30, 2026

TO: Board of Acquisition and Contract

FROM: Blanca P. Lopez, M.S
Commissioner of Planning Christopher D. Steers
Director of Countywide Administrative Services

SUBJECT: Resolution authorizing the County of Westchester to enter into any and all agreements necessary to purchase and subsequently convey approximately 16,640 square feet of real property located at 632-636 South Broadway in the City of Yonkers to create 160 affordable rental housing units that will affirmatively further fair housing.

On October 6, 2025, the Westchester County Board of Legislators (“BOL”) approved Act No. 202-2025 authorizing the County of Westchester (the “County”) to purchase approximately 16,640 square feet of real property located at 632-636 South Broadway in the City of Yonkers (the “Property”) from the current owner(s) of record in an amount not to exceed \$5,900,000 and to then convey the Property to Macquesten Development, LLC, its successors or assigns or any entity created to carry out the purposes of the proposed transaction, (the “Developer”) for one dollar (\$1.00) for the purpose of constructing one hundred sixty (160) affordable rental housing units that will affirmatively further fair housing (“Affordable AFFH Units”).

Your Honorable Board's authority is now requested to authorize the County, acting by and through its Department of Planning ("Department") to enter into any and all agreements necessary to purchase the Property from the current owner(s) of record, in an amount not to exceed \$5,900,000, which will be funded from Capital Project BPL37-New Homes Land Acquisition III, and to convey fee title to the Property to the Developer for one dollar (\$1.00) for the purpose of constructing the Affordable AFFH Units.

Upon acquisition of the Property, and prior to conveyance, the County will file a Declaration of Restrictive Covenants against the Property requiring that the Affordable AFFH Units be affordable to eligible households with incomes at or below 50% and up to

80% of the Westchester County Area Median Income ("AMI") as defined by the US Department of Housing and Urban Development ("HUD") and adjusted for family size for a period of affordability of not less than 50 years, and that the Affordable AFFH Units will be marketed and leased pursuant to an approved affirmative fair housing marketing plan.

In addition, on October 6, 2025, the BOL approved Act No. 204-2025 authorizing the County, acting by and through the Department, to enter into an Inter-Municipal Developer Agreement (the "IMDA") with the City of Yonkers and the Developer to finance a portion of the infrastructure improvements associated with the construction of 146 parking spaces, in support of the Affordable AFFH Units, for a term commencing upon execution and continuing for fifteen (15) years, or until the County has retired the Bonds, whichever comes later, and to grant and accept all necessary property rights in connection therewith. The County funds in the amount not to exceed \$4,050,000.00 will finance certain parking related infrastructure improvements, including, but not limited to, new ramps, concrete flooring, drainage, electrical systems, fire suppression systems, signage, landscaping, waterproofing, construction management and County administrative costs and other related work from Capital Project BPL1A-Housing Implementation Fund II, and to grant and accept all necessary property rights in connection therewith.

These agreements will serve the public purpose of providing the Affordable AFFH Units to eligible households with incomes at or below 50% and up to 80% of the AMI. The goal and objective of these agreements is to create fair and affordable rental units in Westchester County which are safe, secure and energy efficient. The Affordable AFFH Units project will create rental 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 its design and landscaping. Department staff will track and monitor the construction of this affordable housing project, as well as monitor compliance with the ongoing affordable requirements.

We respectfully recommend approval of the attached Resolution.

BPL/CDS/lg/cmc

Attachment

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING AND THE DIRECTOR OF COUNTYWIDE ADMINISTRATIVE SERVICES, BE IT HEREBY

RESOLVED: that the County of Westchester ("County") is hereby authorized to enter into any and all agreements necessary to purchase approximately 16,640 square feet of real property located at 632-636 South Broadway, City of Yonkers (the "Property") from the current owner(s) of record in the not to exceed amount of FIVE MILLION NINE HUNDRED THOUSAND (\$5,900,000.00) DOLLARS and to convey the Property to Macquesten Development, LLC, its successors or assigns, or any entity created to carry out the purposes of the proposed transaction (the "Developer") for ONE (\$1.00) DOLLAR for the purpose of constructing one hundred sixty (160) affordable rental housing units that will affirmatively further fair housing ("Affordable AFFH Units"), and to grant and/or accept any and all property rights in connection therewith; and be it further

RESOLVED: that the purchase and conveyance of the Property shall be by such deeds as shall be approved by the County Attorney; and be it further

RESOLVED: that following the purchase of the Property, the County will file a Declaration of Restrictive Covenants against the Property requiring that the Affordable AFFH Units be marketed and leased to households with incomes at or below 50% and up to 80% of the Westchester County area median income and such Affordable AFFH Units shall remain affordable for a period of not less than 50 years; and be it further

RESOLVED, that the County is hereby authorized to enter into an Inter-Municipal Developer Agreement (the "IMDA") with the City of Yonkers and the Developer, for a term commencing upon execution and continuing for fifteen (15) years, or until the County has retired the Bonds, whichever comes later, to fund certain infrastructure improvements associated with the construction of 146 parking spaces, in support of the development of the Affordable AFFH Units, including but not limited to, new ramps, concrete flooring, drainage, electrical systems, fire suppression systems, signage, landscaping, waterproofing, construction management and County administrative costs and other related work from Capital Project BPL1A-Housing Implementation Fund II, in an amount not to exceed \$4,050,000.00 from Capital Project BPL1A-Housing Implementation Fund II and to grant and accept all necessary property rights in connection therewith; and be it further

RESOLVED, that the an IMDA and the instruments accepting all necessary property rights shall be approved by the County Attorney; and be it further

RESOLVED: that the County Executive or his duly authorized designee is hereby authorized to execute any and all documents and to 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 | Bond Act | Dollars |
|------|------|--|-----------------------|----------|-------------|
| 318 | 19 | BPL37-01-R | 6050 | 2025-201 | \$5,900,000 |
| 318 | 19 | BPL1A-21-S | 6050 | 2025-203 | \$4,050,000 |

Budget Funding Year(s) FY 2026 Start Date: Upon Execution End Date: Fifteen years from execution

Funding Source
\$9,950,000
(must match resolution)

Tax Dollars \$9,950,000
State Aid _____
Federal Aid _____
Other _____

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