

114044

DATE July 10, 2026

TO: Board of Acquisition and Contract

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

SUBJECT: Resolution authorizing the County of Westchester to: (1) enter into any and all agreements necessary to purchase and subsequently convey approximately 1.76 acres of real property located at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson through the New Homes Land Acquisition Program to create 100 affordable homeownership-housing units that will affirmatively further fair housing; and (2) enter into an Inter-Municipal Developer Agreement with the Village of Croton-on-Hudson and WBP Development LLC, its successors and/or assigns, to fund the construction of certain infrastructure improvements at the subject property through the Housing implementation Fund II Program.

On May 18, 2026, the Westchester County Board of Legislators ("BOL") approved Act No. 103-2026 authorizing the County of Westchester (the "County"), acting by and through its Department of Planning (the "Department"), to purchase approximately 1.76 acres of real property located at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson (the "Property") from the current owner(s) of record in an amount not to exceed \$5,725,000 and to then convey the Property to WBP 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 developing one-hundred (100) affordable homeownership housing units (the "Affordable AFFH Units") that will affirmatively further fair housing ("AFFH") and other related infrastructure improvements (collectively, the "Development").

Your Honorable Board's authority is now requested to authorize the County to enter into any and all agreements (collectively the "Agreements") necessary to purchase the Property from the current owner(s) of record, in an amount not to exceed \$5,725,000, 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 (\$1.00) Dollar for the purpose of creating the Affordable AFFH Units.

Upon acquisition of the Property, and prior to conveyance, the County will file one or more Declarations of Restrictive Covenants against the Property requiring that the Affordable

AFFH Units be affordable to eligible households with incomes at or below 100% of the Westchester County Area Median Income ("AMI") as defined by the U.S. Department of Housing and Urban Development with the sales price set at 80% of AMI, for a period of affordability of not less than fifty (50) years, and that the Affordable AFFH Units will be marketed and sold pursuant to an approved affirmative fair housing marketing plan.

In addition, on May 18, 2026, the BOL approved Act No. 105-2026 authorizing the County, acting by and through the Department, to enter into an Inter-Municipal Developer Agreement (the "IMDA") with the Village of Croton-on-Hudson and the Developer for the construction of certain infrastructure improvements in support of the Development to be constructed at the Property, for an amount not to exceed \$6,000,000.00, which includes related construction management costs, and a term to commence upon execution and continue for fifteen (15) years or until the County has retired the bonds issued to finance said infrastructure improvements and management costs, whichever comes later, and to grant and accept all necessary property rights in connection therewith. The infrastructure improvements will include, but not be limited to, construction of new parking, drainage, storm water detention, water lines, signage, retaining walls, landscaping, lighting, sidewalks, curbing (the "Infrastructure Improvements") in support of the construction of the Development at the Property. The Infrastructure Improvements, construction management costs and County administrative costs and other related work will be funded from Capital Project BPL1A-Housing Implementation Fund II.

These Agreements will serve a public purpose of providing the Affordable AFFH Units. The goal and objective of these Agreements is to create fair and affordable homeownership housing units which are safe, secure and energy efficient. The Project will create homeownership housing 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 the project, as well as monitor compliance with the ongoing affordable requirements.

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

BPL/lg/cmc
Attachment

RESOLUTION

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

RESOLVED: that the County of Westchester (the "County") is hereby authorized to enter into any and all agreements necessary to purchase approximately 1.76 acres of real property located at 1-3 Croton Point Avenue in the Village of Croton-on-Hudson (the "Property") from the current owner(s) of record in an amount not to exceed FIVE MILLION SEVEN HUNDRED TWENTY FIVE THOUSAND (\$5,725,000.00) DOLLARS and to subsequently convey the Property to WBP Development LLC, its successors or assigns, or any entity created to carry out the purposes of the proposed transaction (collectively the "Developer") for ONE (\$1.00) DOLLAR, for the purpose of constructing 100 affordable homeownership housing units ("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 deed as approved by the County Attorney; and be it further

RESOLVED: that following the purchase of the Property, the County will file one or more Declarations of Restrictive Covenants ("DRC") against the Property requiring that the Affordable AFFH Units that affirmatively further fair housing ("AFFH") to be constructed thereon be marketed and sold to households with incomes at or below 100% of the Westchester County Area Median Income ("AMI") with the sales price set at 80% of AMI and will 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 Village of Croton-on-Hudson and the Developer, to fund the construction of certain infrastructure improvements, including, but not be limited to, construction of new parking, drainage, storm water detention, water lines, signage, retaining walls, landscaping, lighting, sidewalks and curbing (the "Infrastructure Improvements") and related construction management costs and other related work, in an amount of SIX MILLION (\$6,000,000.00) Dollars from Capital Project BPL1A-Housing Implementation Fund II, in support of the development of Affordable AFFH Units at the Property, and to grant and accept all necessary property rights in connection therewith; and be it further

RESOLVED, that the 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 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 Account	Bond Act	
Fund	Dept	Or Unit				Dollars
318	19	BPL37-06-R	6280	N/A	102-2026	\$5,725,000.00
318	19	BPL1A-23-S	6210	N/A	104-2026	\$6,000,000.00

Budget Funding Year(s) 2026 (NHLA & HIF)

Start Date: Upon Execution

End Date: 50 years thereafter

Funding Source

Tax Dollars \$11,725,000

State Aid _____

\$11,725,000.00

Federal Aid _____

(must match resolution)

Other _____

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APPROVED BOARD OF ACQUISITION & CONTRACT - 07/16/2026 - RAYMOND SCULKY, SECRETARY