

113251

DATE: March 16, 2026

TO: Board of Acquisition and Contract

FROM: Blanca P. Lopez, M.S. Christopher D. Steers
Commissioner of Planning 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 1.424 acres of real property located at 80 Main Street in the Village of Ossining through the New Homes Land Acquisition Program and to enter into a loan agreement with Interfaith Council for Action, Inc., in order to provide HOME Investment Partnership Program funding in an amount not to exceed \$154,059.91.

On March 2, 2026, the Westchester County Board of Legislators approved Act No. 17-2026 authorizing the County of Westchester (the "County"), to purchase approximately 1.424 acres of real property located at 80 Main Street in the Village of Ossining (the "Property") from the current owner(s) of record in an amount not to exceed \$6,000,000 and to then convey the Property to Interfaith Council for Action, Inc., its successors or assigns, or any entity created to carry out the purpose of the proposed transaction, (the "Developer") for One (\$1.00) Dollar for the purpose of creating twenty-five (25) affordable rental housing units on the existing three-story building located on the Property that will affirmatively further fair housing and thirty-two (32) parking spaces (the "Affordable AFFH Units" or the "Development") in connection with the County's New Homes Land Acquisition Program ("NHLA Program"). It should be noted that Act No. 17-2026 also authorized an additional amount not to exceed \$40,000.00 to cover the County administrative costs in carrying out the purpose of the proposed transaction.

Your Honorable Board's authority is now requested to authorize the County 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 \$6,000,000, 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.

Upon acquisition of the Property, and prior to conveyance to the Developer, the County will record a Declaration of Restrictive Covenants (“DRC”) against the Property in connection with the NHLA Program requiring, amongst other things, that the Affordable AFFH Units be marketed and leased to eligible households with incomes at or below 50% and up to 60% of Westchester County area median income (the AMI), in accordance with an approved affirmative fair housing marketing plan, and remain affordable for a period of not less than fifty (50) years, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development.

In addition, the attached Resolution would authorize the County, acting by and through the Department of Planning (the “Department”), to enter into a loan agreement with the Developer, in an amount not to exceed \$154,059.91 (“HOME Funds”) funded under the federal HOME Investment Partnership Program (the “HOME Program”), for 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 will terminate two (2) years thereafter (the “HOME Agreement”). The HOME Agreement will be secured by a Note and Mortgage to be recorded in the County Clerk’s Office.

These HOME Funds, assisting ten (10) out of the twenty-five (25) AFFH units, will be used to assist the Developer with acquisition and other costs associated with marketing, lottery and leasing of the AFFH Units. The 10 units will include two (2) one-bedroom, two (2) two-bedroom and one (1) three-bedroom units that will be available to households with incomes at or below 50% of the AMI, and two (2) one-bedroom, two (2) two-bedroom and one (1) three-bedroom units will be available to households with incomes at or below 60% of the AMI remaining affordable for a period of not less than fifty (50) years.

Act No.101-2025, adopted May 19, 2025, by the County Board of Legislators, authorized the County to submit an Urban County Application to HUD under the Federal Community Development Block Grant, Emergency Solutions Grant, and HOME Program, including a FY 2024-2028 Consolidated Plan to include the FY 2025 Action Plan, and to accept such grant funds.

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.

These agreements will serve a public purpose by providing affordable units that will affirmatively further fair housing. The goal and objective of these agreements is to create fair and affordable housing which is safe, secure and energy efficient. The Development 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 by providing housing for families in a formerly vacant building. The Department of Planning staff will monitor and track the creation of the AFFH Units, as well as monitor compliance with the affordability requirements.

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

BPL/CDS/lg/cmc
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 03/26/2026 - RAYMOND SCULKY, SECRETARY

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 (the "County") is authorized to enter into any and all agreements necessary to purchase approximately 1.424 acres of real property located at 80 Main Street in the Village of Ossining (the "Property") from the current owner(s) of record, in an amount not to exceed \$6,000,000, which will be funded from Capital Project BPL37 New Homes Land Acquisition III, and to convey fee title to the Property to Interfaith Council for Action, Inc., its successors or assigns, or any entity created to carry out the purpose of the proposed transaction (the "Developer") for ONE (\$1.00) DOLLAR and to grant and/or accept any and all property rights in connection therewith for the purpose of creating 25 rental housing units in the existing three-story structure located on the Property that will affirmatively further fair housing (the "Affordable AFFH Units") and to use an additional amount not to exceed \$40,000.00 to cover the County administrative costs in carrying out the purpose of the proposed transaction; 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 upon acquisition of the Property, and prior to conveyance to the Developer, the County will record a Declaration of Restrictive Covenants against the Property, in connection with the County's New Homes Land Acquisition Program, requiring, amongst other things, that the Affordable AFFH Units be marketed and leased to eligible households with incomes at or below 50% and up to 60% of Westchester County area median income (the AMI), in accordance with an approved affirmative fair housing marketing plan, and remain affordable for a period of not less than fifty (50) years, noting that the income limits are subject to change based on the median income levels at the time of initial occupancy and subsequent occupancies, as established by the U.S. Department of Housing and Urban Development; and be it further

RESOLVED, that the County, acting by and through the Department of Planning (the "Department"), is hereby authorized to enter into a loan agreement with the Developer, in an amount not to exceed \$154,059.91 ("HOME Funds") funded under the federal HOME Investment Partnership Program (the "HOME Program") to assist the Developer with acquisition and other costs associated with marketing, lottery and leasing for ten (10) of the AFFH Units; 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 ("HUD") and will terminate two (2) years thereafter (the "HOME Agreement"); 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	BPL37-03-R	6280	16-2026	\$6,000,000.00
318	19	BPL37-03-A	6100	16-2026	\$40,000.00
263	19	A173	4380	T173	\$154,059.91

Budget Funding Year(s) FY 2026 Start Date: Upon Execution End Date: Fifteen years from execution
 (HOME)FY 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 \$6,040,000
 State Aid _____

\$6,194,059.91 Federal Aid \$154,059.91— HOME Investment Partnership Program
 (must match resolution) Other _____

APPROVED BOARD OF ACQUISITION & CONTRACT - 03/26/2026 - RAYMOND SULKY, SECRETARY