

113294

DATE: March 23, 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 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains through the New Homes Land Acquisition Program to create 6 affordable rental-housing units that will affirmatively further fair housing.

On March 2, 2026, the Westchester County Board of Legislators approved Act No. 19-2026 authorizing the County of Westchester (the "County"), acting by and through the Department of Planning (the "Department"), to purchase approximately 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains (the "Property") from the current owner(s) of record in an amount not to exceed \$1,385,000 and to then convey the Property to Sheltering the Homeless is our Responsibility, 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 developing six (6) affordable rental housing units through the adaptive reuse of the existing vacant structure on the Property, that will affirmatively further fair housing and twelve (12) 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. 19-2026 also authorized an additional amount not to exceed \$40,000 to cover the County administrative costs in carrying out the purpose of the proposed transaction.

Your Honorable Board's authority is 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 \$1,385,000, 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 ("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.

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/mg
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 04/02/2026 - RAYMOND SCUDIER, 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 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains (the "Property") from the current owner(s) of record in an amount not to exceed ONE MILLION, THREE HUNDRED EIGHTY-FIVE THOUSAND (\$1,385,000.00) DOLLARS and to convey fee title to the Property to Sheltering the Homeless is our Responsibility, 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 6 rental housing units through the adaptive reuse of the existing vacant structure 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 ("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 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	BPL37-04-R	6280	18-2026	\$1,385,000
318	19	BPL37-04-A	6100	18-2026	\$40,000

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

Funding Source Tax Dollars \$1,425,000
 State Aid _____
\$1,425,000
 (must match resolution)
 Federal Aid _____
 Other _____