

113683

DATE: May 11, 2026

TO: Board of Acquisition and Contract

FROM: Blanca P. Lopez
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 48,683 square feet of real property located at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh through the New Homes Land Acquisition Program to create 9 affordable homeownership housing units that will affirmatively further fair housing.

On April 6, 2026, the Westchester County Board of Legislators approved Act No. 59-2026 authorizing the County of Westchester (the "County") to purchase approximately 48,683 square feet of real property located at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh (the "Property") from the current owner(s) of record for an amount not to exceed \$2,447,000 and to then convey the Property to Regan Development Corporation, its successors or assigns, or any entity created to carry out the purpose of the proposed transaction, (the "Developer") for one dollar (\$1.00) for the purpose of developing nine (9) affordable homeownership single family homes that will affirmatively further fair housing (the "Affordable AFFH Units" or the "Development") in connection with the County's New Homes Land Acquisition Program ("NHLA Program").

All nine (9) of the Affordable AFFH Units will be affordable to households with incomes at or below 80% of the County Area Median Income ("AMI") as defined by the U.S. Department of Housing and Urban Development. All of the Affordable AFFH Units will remain affordable for a period of not less than fifty (50) years ("Period of Affordability").

Upon acquisition of the Property, and prior to conveyance to the Developer, a Declaration of Restrictive Covenants ("DRC") will be recorded against the Property in connection with the NHLA Program requiring that the Affordable AFFH Units be affordable to eligible households with incomes at or below 80% of AMI, and adjusted for family size for the Period of Affordability, and that the Affordable AFFH Units will be marketed and sold pursuant to an approved affirmative fair housing marketing plan.

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 \$2,447,000, 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).

The goal and objective of the attached Resolution is to provide affordable housing ownership units in Westchester County to low and moderate income households. Department staff will monitor compliance with the ongoing affordable housing requirements.

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

BPL/lg/mg
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 05/28/2026 - 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 hereby authorized to enter into any and all agreements necessary to purchase approximately 48,683 square feet of real property located at 14 Payne Street and 175 Winthrop Avenue, Town of Greenburgh (the "Property") from the current owner(s) of record in an amount not to exceed TWO MILLION, FOUR HUNDRED FORTY SEVEN THOUSAND (\$2,447,000.00) DOLLARS and to convey the Property to Regan Development Corporation, 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 9 affordable homeownership housing units that affirmatively further fair housing (the "Affordable AFFH Units" or the "Development"); 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, a Declaration of Restrictive Covenants ("DRC") will be recorded against the Property, in connection with the County's New Homes Land Acquisition Program ("NHLA Program") requiring that the Affordable AFFH Units be affordable to eligible households with incomes at or below 80% of the Westchester County area median income ("AMI"), and adjusted for family size for a period of not less than fifty (50) years ("Period of Affordability"), and that the Affordable AFFH Units will be marketed and sold pursuant to an approved affirmative fair housing marketing plan; 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	BPL37-05-R	6050	59-2026	\$2,447,000

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

Funding Source Tax Dollars \$2,447,000
 State Aid _____
\$2,447,000 Federal Aid _____
 (must match resolution) Other _____