



Kenneth W. Jenkins
County Executive

Department of Planning

Blanc P. Lopez, M.S.
Commissioner

111022

DATE April 25, 2025

TO: Honorable Board of Acquisition and Contract

FROM: Blanca P. Lopez
Commissioner of the Department of Planning

SUBJECT: Authority for the County of Westchester to enter into an agreement with HR&A Advisors, Inc. for the provision of an implementation plan for the relaunch of the County New Homes Land Acquisition and Housing Implementation Fund affordable housing programs, for a term commencing on May 15, 2025 through May 14, 2026 in an amount not to exceed \$100,000, payable pursuant to an approved budget.

Authority is hereby requested from your Honorable Board for the County of Westchester (the "County"), acting by and through the Department of Planning (the "Department"), to enter into an agreement with HR&A Advisors, Inc. ("HR&A") for the provision of an implementation plan for the relaunch of the County New Homes Land Acquisition ("NHLA") and Housing Implementation Fund ("HIF") affordable housing programs, for a term commencing on May 15, 2025 through May 14, 2026, in an amount not to exceed \$100,000, payable pursuant to an approved budget.

In 2022, HR&A prepared a comprehensive and long term plan to address housing challenges and to provide advice for strategic investment funding for affordable housing development in Westchester County. The relaunch of these County affordable housing programs is a component of the long term plan already established. HR&A will provide clear evaluation criteria and predictable application and review timelines, including a review of the performance of the current NHLA and HIF programs. HR&A will also propose a revised set of screening criteria and prepare a streamlined application and review process for both programs.

The proposed Agreement will serve a public purpose by advancing the County's commitment to providing additional affordable housing that affirmatively further fair housing.

The goal and objective of the proposed Agreement are to provide improvements to the NHLA and HIF affordable housing programs in order to better address housing challenges in Westchester County by providing additional affordable housing that affirmatively furthers fair housing in the most cost-effective manner.

The services to be provided by HR&A will be tracked and monitored by Department staff.

A separate resolution is being simultaneously submitted to your Honorable Board this date to grant an exemption from the Westchester County Procurement Policy and Procedures pursuant to Section 3(a)(xxi) thereof.

Accordingly, I recommend that your Honorable Board approve the attached resolution authorizing the Agreement with HR&A.

BPL/LAC
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 05/08/2025 - RAYMOND SCULKY, SECRETARY

RESOLUTION

Upon a communication from the Commissioner of the Westchester County Department of Planning, be it hereby

RESOLVED, that the County of Westchester (the "County") is authorized to enter into an agreement with HR&A, Inc. for the provision of an implementation plan for the relaunch of the County New Homes Land Acquisition and Housing Implementation Fund affordable housing programs for a term commencing on May 15, 2025 through May 14, 2026, in an amount not to exceed \$100,000, payable pursuant to an approved budget; and be it further

RESOLVED, that this Agreement is subject to County appropriations; and be it further

RESOLVED, that this Agreement is also subject to further financial analysis of the impact of any New York State Budget (the "State Budget") proposed and adopted during the term of this Agreement. The County shall retain the right, upon the occurrence of any release by the Governor of a proposed State Budget and/or the adoption of a State Budget or any amendments thereto, and for a reasonable period of time after such release(s) or adoption(s), to conduct an analysis of the impacts of any such State Budget on County finances. After such analysis, the County shall retain the right to either terminate this Agreement or to renegotiate the amounts and rates approved herein. If the County subsequently offers to pay a reduced amount to the Contractor, then the Contractor shall have the right to terminate this Agreement upon reasonable prior written notice; and be it further

RESOLVED, that the County Executive or his duly authorized designee be, and hereby is, authorized to take such actions and execute such documents as may be necessary and appropriate to effectuate the purposes hereof.

Account to be
Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars
101	19	0100	4420	N/A	\$100,000

Budget Funding Year(s) FY 2025 Start Date May 15, 2025 End Date May 14, 2026
(must match resolution)

Funding Source Tax Dollars: \$100,000

State Aid _____

\$ 100,000 Federal Aid _____

(must match resolution)

Other _____