

Housing

BOL Meeting Minutes - Final



Committee Chair: Tyrae Woodson-Samuels

800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, March 20, 2023

10:00 AM

Committee Room

CALL TO ORDER

Meeting jointly with the Committees on Budget & Appropriations and Public Works & Transportation

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting.

Chairwoman Catherine Borgia will be participating remotely from Clear View School and Day Treatment Center, 480 Albany Post Road, Briarcliff, NY, 10510

With a quorum present, Chair Woodson-Samuels called the meeting to order at 11:28 AM.

Others in Attendance: PLANNING DEPARTMENT: Commissioner Norma Drummond (remote), Deputy Commissioner Blanca Lopez (remote), Pamela Tarlow (remote); DEPARTMENT OF ENVIRONMENTAL FACILITIES: Vincent Kopicki (remote); LAW DEPARTMENT: Tami Altschiller (remote) and John Paul Iannace (remote); BOL: Gregory Casciatto (remote) and James Silverberg

Present: Committee Chair Woodson-Samuels, Legislator Barr, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

Absent: Legislator Johnson

MINUTES APPROVAL

Wednesday, February 22, 2023 at 3:00 PM Minutes

On motion of Committee Vice-Chair Williams Johnson, seconded by Legislator Barr, the minutes were approved. The motion carried unanimously.

Monday, March 6, 2023 at 1:00 PM Minutes

On motion of Committee Vice-Chair Williams Johnson, seconded by Legislator Barr, the minutes were approved. The motion carried unanimously.

I. ITEMS FOR DISCUSSION

1. [ACT-2023-56](#) ACT-HUD Application for Grant Funds & Amendment to Consolidated Plan

AN ACT to authorize the County of Westchester to submit an application to the U.S. Department of Housing and Urban Development for grant funds from the Community Development Block Grant Program, HOME Investment Partnerships Program, and the Emergency Solutions Grants Program, to amend the Fiscal Years 2019-2023 Consolidated Plan to include a Fiscal Year 2023 Action Plan, and to accept and receive such grant funds.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND HOUSING

Joint with B&A.

Guest: Planning Department

Commissioner Norma Drummond

Commissioner Norma Drummond from the Planning Department appeared before the Committee to discuss the item. She explained that every year during the course of this five year plan they amend the plan with the specific projects that are going to be undertaken.

Legislator Barr asked if one of the requirements is adopting the model ordinance?

Commissioner Drummond responded that there is not a requirement for joining the consortium, however, for accepting the funds, they have to do three things. First you have to make sure that your local zoning does not have residency preferences, so you can't give preferences to people who already live in your community on any affordable housing. Second, you have to give the County the Right of First Refusal on any properties that you might want to go to auction. Third, is that you have to have zoning that is friendly to affordable housing. She noted that you do not have to adopt the model ordinances, we put the model ordinances out there as the guidance for what would be affordable housing friendly zoning.

On motion of Committee Vice-Chair Williams Johnson, seconded by Legislator Barr, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Committee Chair Woodson-Samuels, Legislator Barr, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

Absent: Legislator Johnson

Away: Borgia

2. [ACT-2023-58](#) **BOND ACT-BPL1A-65 Lake Street, White Plains**

A BOND ACT authorizing the issuance of TWO MILLION, SEVEN HUNDRED FIFTY THOUSAND (\$2,750,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL1A - Housing Implementation Fund II.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND HOUSING

Joint with B&A and PWT.

Guest: Planning Department

Commissioner Norma Drummond

Commissioner Norma Drummond, Deputy Commissioner Blanca Lopez, and Housing Administrator Leonard Gruenfeld from the Planning Department appeared before the Committee to discuss the item. She explained that the board previously approved the use of new homes land acquisition 2.1 million dollars for us to acquire property here in the City of White Plains to create a affordable housing, senior development at 65 Lake Street. The

property was acquired in 2020. Since 2020, requests have gone up significantly, and they are facing a funding gap. The City of White Plains has stepped in and has granted them \$400,000 from their local housing fund. They are here before the BOL to assist them with infrastructure funding under our housing implementation fund program in the amount of \$2,750,000.

On motion of Committee Vice-Chair Williams Johnson, seconded by Legislator Barr, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Committee Chair Woodson-Samuels, Legislator Barr, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

Absent: Legislator Johnson

Away: Borgia

3. [ACT-2023-59](#) **ACT-IMDA-White Plains & Mount Hope Community Development Corporation**

AN ACT authorizing the County of Westchester (the "County") to enter into an inter-municipal developer agreement with the City of White Plains and Mount Hope Community Development Corporation, its successors or assigns, to fund certain infrastructure improvements as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, all for the purpose of constructing 55 senior affordable rental units and one employee unit at 65 Lake Street in the City of White Plains, that will affirmatively further fair housing and remain affordable for a period of not less than 50 years.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND HOUSING

Joint with B&A and PWT.

Guest: Planning Department

Commissioner Norma Drummond

Please refer to item #2.

On motion of Committee Vice-Chair Williams Johnson, seconded by Legislator Barr, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Committee Chair Woodson-Samuels, Legislator Barr, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

Absent: Legislator Johnson

Away: Borgia

II. OTHER BUSINESS

III. RECEIVE & FILE

1. [2023-77](#) **HON. MARGARET A. CUNZIO: RESO - Town of North Castle - Objection to "NY Housing Compact" Proposal**

Forwarding a Resolution from the Town of North Castle objecting Governor Hochul's "New York Housing Compact" Proposal.

COMMITTEE REFERRAL: COMMITTEE ON HOUSING

This COMMUNICATION - Correspondence was continued

2. [2023-82](#) **HON. JAMES NOLAN: RESO - Village of Bronxville - Objection to "NY Housing Compact" Proposal**

Forwarding a Resolution from the Village of Bronxville objecting Governor Hochul's "New York Housing Compact" Proposal.

COMMITTEE REFERRAL: COMMITTEE ON HOUSING

This COMMUNICATION was continued

ADJOURNMENT

Moved by Committee Vice-Chair Williams Johnson, seconded by Committee Chair Woodson-Samuels, the Committee adjourned at 12:06 PM.