

(BOND) ACT 18 - 2026
ACT 19 - 2026

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive recommending the enactment of the following:

Land Purchase and Conveyance. An Act (the "Land Acquisition Act") to authorize the purchase and subsequent conveyance of approximately +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains (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"), as part of the County's program to support the creation of affordable rental housing units that affirmatively further fair housing (the "Affordable AFFH Units"). The Land Acquisition Act also authorizes the County to grant and accept any property rights necessary in furtherance thereof.

Acquisition Financing. A New Homes Land Acquisition Bond Act (the "NHLA Bond Act") prepared by the firm of Hawkins, Delafield & Wood LLP, to authorize the issuance of bonds of the County in a total amount not to exceed \$1,425,000 as a part of Capital Project BPL37 New Homes Land Acquisition III. The Department of Planning ("Planning") has advised that subject to the receipt of approval of your Honorable Board, the proposed NHLA Bond Act will authorize an amount not to exceed \$1,425,000 (including \$40,000 for County Administrative costs) to purchase the Property from the current owner(s) of record to create six (6) Affordable AFFH Units (the "Development"). The Development will include approximately twelve (12) parking spaces for the residents.

Your Committee is advised that upon acquisition, the County will file a Declaration of Restrictive Covenants against the Property, to require that the Affordable AFFH Units be marketed and leased in accordance with an approved affordable fair housing marketing plan to eligible household earning at or below 50% and up to 60% of the Westchester County area median income ("AMI"). The units will 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 accordance with the Land Acquisition Act, the County will subsequently convey the Property to the Developer for One (\$1.00) Dollar to construct the Development which will be an adaptive reuse of an existing vacant building. It is anticipated that the Development will include 1 one-bedroom 3 two-bedroom and 2 three-bedroom units.

Planning has advised that additional funds for the Development are anticipated to include a first mortgage loan from a conventional bank and funding from New York State Homes and Community Renewal (“NYS HCR”) through their Small Rental Development Program, for an estimated total Development cost of approximately \$3,635,000.

Planning has further advised that Section 167.131 of the Laws of Westchester County (“LWC”) mandates that a Capital Budget Amendment that introduces a new capital project or changes the location, size, or character of an existing capital project be accompanied by a report of the Westchester County Planning Board (the “Planning Board”) with respect to the physical planning aspects of the project. On November 5, 2025, the Planning Board adopted Resolution No. 25-31, which recommended the County provide NHLA funding. The Planning Board Resolutions are attached hereto for your Honorable Board’s information. In addition, in accordance with LWC Section 191.41, the Commissioner of Planning has provided a report, which is also attached hereto for your Honorable Board’s consideration.

Your Committee has been advised by Planning that based on its review, the proposed Development pursuant to capital project BPL37 may be classified as a “Type II” action under the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 (“SEQR”), pursuant to section 617.5(c)(18), “reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by a special use permit, and the action does not meet or exceed any of the thresholds in section 617.4 of this Part.” Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation with regard to capital

project BPL37.

Based on the foregoing, your Committee believes that the Acts are in the best interest of the County and therefore recommends their adoption, noting that the Land Acquisition Act and NHLA Bond Act require the affirmative vote of two-thirds of the members of your Honorable Board.

Dated: February 17, 2026
White Plains, New York

[Handwritten signatures]
Joseph Williams John F.
[Signature]

[Handwritten signatures]

Budget & Appropriations

Infrastructure & Housing

COMMITTEE ON:

Dated: February 17, 2026
White Plains, New York

The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:

**BUDGET & APPROPRIATIONS
COMMITTEE**

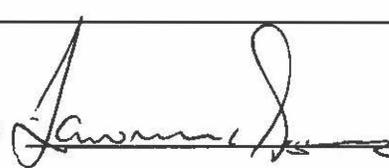
Anant Nambiar

**INFRASTRUCTURE & HOUSING
COMMITTEE**

Anant Nambiar

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>BPL37</u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
SECTION A - CAPITAL BUDGET IMPACT To Be Completed by Budget			
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND	
Source of County Funds (check one):		<input checked="" type="checkbox"/> Current Appropriations	<input type="checkbox"/> Capital Budget Amendment
New Homes Land Acquisition III - 19 Greenridge Avenue White Plains			
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance			
Total Principal	\$ 1,425,000	PPU 30	Anticipated Interest Rate 4.07%
Anticipated Annual Cost (Principal and Interest):	\$ 83,150		
Total Debt Service (Annual Cost x Term):	\$ 2,494,500		
Finance Department:	Interest from January 13, 2026 Bond Buyer - ASBA		
SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service) To Be Completed by Submitting Department and Reviewed by Budget			
Potential Related Expenses (Annual):	\$ -		
Potential Related Revenues (Annual):	\$ -		
Anticipated savings to County and/or impact of department operations (describe in detail for current and next four years):			

SECTION D - EMPLOYMENT As per federal guidelines, each \$92,000 of appropriation funds one FTE Job			
Number of Full Time Equivalent (FTE) Jobs Funded:	N/A		
Prepared by:	<u>Blanca P. Lopez</u>	Reviewed By:	
Title:	<u>Commissioner</u>		Budget Director
Department:	<u>Planning</u>		
Date:	<u>1/13/26</u>	Date:	<u>1/14/26</u>

TO: Michelle Greenbaum, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney
Maria Baratta, Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM 
Assistant Commissioner

DATE: January 12, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
NEW HOMES LAND ACQUISITION III (2024-33)
19 Greenridge Avenue, White Plains**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 12-04-2025 (Unique ID: 3071)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(18):** reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.

COMMENTS: None.

DSK/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca P. Lopez, Commissioner of Planning
Dianne Vanadia, Associate Budget Director
Susan Darling, Chief Planner
Leonard Gruenfeld, Program Administer
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

Memorandum



Department of Planning
432 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

TO: Honorable Kenneth W. Jenkins
County Executive

FROM: Blanca P. Lopez
Commissioner

DATE: January 16, 2026

SUBJECT: Acquisition of Real Property – 19 Greenridge Avenue –City of White Plains

Pursuant to Section 191.41 of the County Charter, submitted herewith is the required report of the Commissioner of Planning on the proposed acquisition and subsequent conveyance of +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains, identified on the City tax maps as Section 130.28; Block 9; Lot: 6 (the “Property”) for the purpose of creating 6 affordable housing units (the “Affordable AFFH Units”), that will affirmatively further fair housing (“AFFH”). The development will also provide approximately 12 on-site parking spaces for residents.

The County of Westchester (“the County”) intends to finance the purchase of the Property from the current owner in an amount not to exceed \$1,425,000 (including \$40,000 for County Administrative costs) as a part of Capital Project BPL37 New Homes Land Acquisition III. Upon acquisition of the Property, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units are marketed and leased in accordance with an approved affirmative fair housing marketing plan and will remain available to eligible households for a period of not less than 50 years. The County will then convey ownership of the Property to Sheltering the Homeless is our Responsibility, Inc. (the “Developer”), its successors or assigns, for One (\$1.00) Dollar.

The Developer proposes to adaptively reuse one three-story building that will include a mix of affordable one, two and three-bedroom rental apartments that will be leased to households who earn at or below 50% and up to 60% of the area median income (collectively the “Development”).

I recommend funding for acquisition and conveyance of the Property for the following reasons:

1. The acquisition of this Property will advance the County’s efforts to provide fair and affordable housing;
2. The acquisition and subsequent conveyance of the Property to develop fair and affordable housing is consistent with development policies adopted by the County Planning Board as set forth in *Westchester 2025 - Context for County and Municipal Planning*

in Westchester County and Policies to Guide County Planning, adopted May 6, 2008, and amended January 5, 2010, and the recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995;

3. The Development is proposed to include green technology, such as energy efficient appliances, lighting and heating systems and water-conserving fixtures to reduce operating and maintenance costs, minimize energy consumption and conserve natural resources. The Development is designed to meet the sustainability guidelines of New York State Homes and Community Renewal;
4. The Development is consistent with the land use policies and regulations of the City of White Plains; and
5. On November 5, 2025, the County Planning Board adopted a resolution to recommend County financing towards the purchase the Property to support the Development.

BPL/lg

cc: Richard Wishnie, Deputy County Executive
Joan McDonald, Director of Operations
John M. Nonna, County Attorney
Westchester County Planning Board

RESOLUTION 25-31

WESTCHESTER COUNTY PLANNING BOARD

**New Homes Land Acquisition II
Capital Project Funding Request
19 Greenridge Avenue,
City of White Plains**

WHEREAS, the County of Westchester (the “County”) has established Capital Project BPL37 New Homes Land Acquisition III (“NHLA”) to assist in the acquisition of property associated with the development and preservation of fair and affordable housing; and

WHEREAS, Sheltering the Homeless is our Responsibility, Inc. (“SHORE”) (the “Developer”), its successors or assigns, desires to acquire/develop the real property located at 19 Greenridge Avenue in the City of White Plains (the “City”), identified on the tax maps as Section 130.28, Block 9, Lot: 6 (the “Property”) to create 6 affordable residential units that will further fair housing (the “Affordable Units”) and approximately 12 parking spaces (collectively the “Development”); and

WHEREAS, the County proposes to purchase the Property from the owner of record, for a not to exceed amount of \$1,385,000 with funds from NHLA and subsequently convey the Property to the Developer for One (\$1.00) Dollar to underwrite the cost of the land and the existing building; and

WHEREAS, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable Units constructed on the Property be leased to households who earn at or below 50% and up to 60% of the Westchester County Area Median Income (“AMI”); and

WHEREAS, the County will transfer ownership of the Property to the Developer to acquire one building with a mix of one, two and three-bedroom units to be leased to eligible households, pursuant to an approved Fair Housing Marketing Plan, for a minimum of 50 years; and

WHEREAS, in furtherance of the above, the County Executive will be submitting legislation to the Board of Legislators to amend Capital Project BPL37 NHLA III to add the Property, 19 Greenridge Avenue; City of White Plains, and authorize bonding in a not to exceed amount of \$1,425,000 (\$40,000 for County Administrative Fee) to develop the Property; and

WHEREAS, the Development is subject to approvals by the City of White Plains; and

WHEREAS, the funding to support the development of the Affordable Units is consistent with and reinforces *Westchester 2025 -- Policies to Guide County Planning*, the County Planning Board’s adopted long-range land use and development policies, by contributing to the development of “a range of housing types” “affordable to all income levels”; and

WHEREAS, the staff of the County Department of Planning have reviewed the proposal and recommend the requested funding associated with acquisition of the Property; and

RESOLVED, that the Westchester County Planning Board after completing a review of the physical planning aspects of the Affordable Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of \$1,425,000 from BPL37 NHLA III for property acquisition and County administrative costs; and be it further

RESOLVED, that the Westchester County Planning Board amends its report on the 2025 Capital Project requests to include 19 Greenridge Avenue in the City of White Plains, as a new component project in Capital Project BPL37 under the heading of Buildings, Land and Miscellaneous.

Adopted this 5th day of November 2025.

A handwritten signature in black ink, appearing to read "Bernard Thombs", written over a horizontal line.

Bernard Thombs, Chair

BPL37 New Homes Land Acquisition III (2024-33)

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Total	Appropriated	2025	2026	2027	2028	2029	Under Review
Gross	150,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	150,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000

PROJECT DESCRIPTION

New Homes Land Acquisition (NHLA) provides funds to acquire property for the construction of fair and affordable housing. The purpose of the Fund is to increase the inventory of available properties for fair and affordable housing development.

In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Demolition may be particularly critical in the County's urban areas where existing structures need to be removed to allow construction of fair and affordable units. Funds can be used in all municipalities.

Between 2019 and 2024, 2,569 units of fair and affordable housing have been completed, are under construction or approved for funding by the Board of Legislators on property acquired through the New Homes Land Acquisition program.

This 2025 Capital Budget Amendment to BPL37 New Homes Land Acquisition III for \$1,425,000 is to fund affordable housing at 19 Greenridge Ave. in the City of White Plains. For more information, please see Executive Summary for this project attached to this report.

APPROPRIATION HISTORY

Year	Amount	Description
2024	25,000	Funds this project
2025	25,000	Continuation of this project
Total	50,000	

PROJECT JUSTIFICATION

The New Homes Land Acquisition Fund III will provide the County with funding to acquire land that is suitable for fair and affordable housing and needed to assist with meeting the County's goals of developing of fair and affordable housing units in Westchester County. Further, the funds are instrumental in leveraging funding for the construction of fair and affordable housing county-wide, thus creating new jobs and related economic benefits in the county.

The New Homes Land Acquisition Fund addresses the need to supplement fair and affordable housing resources and to provide new housing units. Together with BPL01 Housing Implementation Fund, BPL1A Housing Implementation Fund II and BPL50 Fair and Affordable Housing, this funding provides a significant mechanism to fulfill the affordable housing goals of Westchester County.

CONSISTENCY WITH PLANS AND PROGRAMS

The project is consistent with the policies of "*Westchester 2025*", the County's long-range land use policies, in that it supports the development of fair and affordable housing.

PLANNING BOARD RECOMMENDATIONS

The Planning Board recommends this 2025 Capital Budget Amendment for 19 Greenridge Ave. in the City of White Plains per resolution number 25-31 signed on the following date: 11/5/2025. The Planning Board designates this project as **PL2**.

COMMENTS

The Planning Board strongly supports the continuation of this program which helps reduce infrastructure costs of new housing, making it more affordable. The program is a partnership between the County and local governments to provide affordable housing throughout Westchester. The Planning Department will continue to take the lead in reviewing funding applications and ensuring that the goals of "**Westchester 2025**" continue to be met.

ACTNO. 18 - 2026

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,425,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PURCHASE OF REAL PROPERTY LOCATED AT 19 GREENRIDGE AVENUE, IN THE CITY OF WHITE PLAINS, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,425,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,425,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted ^{03/02}, 2026)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the “Law”), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and other laws applicable thereto, bonds of the County in the aggregate amount of \$1,425,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the purchase of approximately 0.33 acres of real property located at 19 Greenridge Avenue, in the City of White Plains and identified on the tax maps as Section 130.28: Block 9: Lot 6 (the “AFFH Property”) from the current owner(s) of record at a cost of \$1,425,000, including acquisition, settlement, and County administrative costs, in order to support the construction of 6 affordable housing units that will affirmatively further fair

housing (“AFFH”). The County will file, or cause to be filed, a Declaration of Restrictive Covenants in the Westchester County Clerk’s office requiring that the AFFH Property remain affordable for a period of not less than 50 years. The funding requested herein is in support of the construction of 6 affordable AFFH rental units and 12 parking spaces for residents, at the aggregate estimated maximum cost of \$1,425,000 for the acquisition of the AFFH Property. The AFFH Property shall be acquired by the County, subjected to said Declaration of Restrictive Covenants and subsequently conveyed to Sheltering the Homeless is our Responsibility, Inc., (the “Developer”), its successors or assigns. The County’s acquisition of the AFFH Property is set forth in the County’s Current Year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set forth in the Current Year Capital Budget of the County and the Statement of Need, such Budget and Statement of Need shall be deemed and are hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$1,425,000. The plan of financing includes the issuance of \$1,425,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy and collection of a tax on taxable real property in the County to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness for which said \$1,425,000 bonds are authorized to be issued, within the limitations of Section 11.00 a. 21 of the Law, is thirty (30) years.

Section 3. The County intends to finance, on an interim basis, the costs or a portion of the costs of said object or purpose for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant

to this Bond Act, in the maximum amount of \$1,425,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The estimate of \$1,425,000 as the estimated maximum cost of the aforesaid object or purpose is hereby approved.

Section 5. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of section 30.00 relative to the authorization of the issuance of bond anticipation notes and the renewals thereof, and of sections 50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, and the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds and the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by section 52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds and the renewals of said notes, and

provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 7. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

Capital Project Fact Sheet Form

Project ID: *
BPL37

CBA

Fact Sheet Date: *
01/02/2026

Fact Sheet Year*
2026

Project Title: *
NEW HOMES LAND ACQUISITION
III (2024-33)

Legislative District ID:
8

Category *
BUILDINGS, LAND &
MISCELLANEOUS

Department *
PLANNING

Unique Identifier
3071

Overall Project Description

This project provides funds to acquire property for the construction of fair and affordable housing. The purpose of the New Homes Land Acquisition (NHLA) Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Funds can be used in all municipalities.

Best Management

Energy Efficiencies

Infrastructure

Life Safety

Project Labor Agreement

Revenue

Security

Other

Other Details

Five Year Capital Program (in Thousands)

	Estimate d Ultimate Total Cost	Prior Appropri ation	2026	2027	2028	2029	2030	Under Review
Gross	245,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000
Less Non- County Shares	0	0	0	0	0	0	0	0
Net	245,000	50,000	25,000	25,000	25,000	25,000	25,000	70,000

Expended Obligated Amount (in thousands)

0

Current Bond Request / Description:

Bonding is requested to finance the acquisition of approximately 0.33 acre of real property located at 19 Greenridge Avenue in the City of White Plains and identified on the tax maps as Section 130.28: Block 9: Lot: 6 (the "Property") in order to construct 6 units of rental housing that will Further Fair Housing (the "Affordable AFFH Units"). The Development will also include 12 parking spaces for residents.

Financing Plan for Current Request:

Bond/Notes:	1,425,000
Cash:	0
Non-county Shares:	0
Total:	1,425,000

SEQR Classification
TYPE II

Amount Requested
1,425,000

PPU

Description	Amount	Years
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Expected Design Work Provider

County Staff Consultant Not Applicable

Comments

A Capital Budget Amendment ("CBA") is requested to add the property to Capital Projects BPL37 and to authorize the County to purchase the land and structure from the current owner for an amount not to exceed \$1,425,000 (including \$40,000 for County Administrative Costs) to support the adaptive reuse of a three-story building into 6 Affordable AFFH rental units and 12 parking spaces. Upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the units will be marketed to households who earn less than 50% and up to 60% of the County Area Median Income for a period of no less than 50 years, and further that the units will be leased and marketed to eligible households under an approved Affordable Housing Marketing plan. The County will then convey ownership to Sheltering the Homeless is our Responsibility, Inc., (the "Developer") its successors or assigns for one dollar (\$1.00).

Energy Efficiencies:

THE BUILDING WILL BE CONSTRUCTED WITH ENERGY EFFICIENT APPLIANCES, LIGHTING, HEATING AND COOLING SYSTEMS AND WATER CONSERVING FIXTURES. THE DEVELOPMENT IS DESIGNED TO MEET THE GREEN BUILDING STANDARDS OF NEW YORK STATE HOMES AND COMMUNITY RENEWAL.

Appropriation History

Appropriation Year	Amount	Description
2024	25,000,000	FUNDS THIS PROJECT
2025	25,000,000	CONTINUATION OF THIS PROJECT
2026	25,000,000	CONTINUATION OF THIS PROJECT

Total Appropriation History
75,000,000

Financing History

Year	Bond Act #	Amount	Issued Amount	Description
25	201	5,900,000	0	632-636 SOUTH BROADWAY YONKERS

Cash History

Year	Amount	Description
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Financing History Total
5,900,000

Recommended By:

Department of Planning DVWA	Date 12/04/2025
Department of Public Works RJB4	Date 12/05/2025
Budget Department DEV9	Date 12/05/2025
Requesting Department DVWA	Date 12/08/2025

NEW HOMES LAND ACQUISITION III (2024-33) (BPL37)

User Department : Planning

Managing Department(s) : Planning ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2026	2027	2028	2029	2030	Under Review
Gross	245,000	50,000		25,000	25,000	25,000	25,000	25,000	70,000
Non County Share									
Total	245,000	50,000		25,000	25,000	25,000	25,000	25,000	70,000

Project Description

This project provides funds to acquire property for the construction of fair and affordable housing. The purpose of the New Homes Land Acquisition (NHLA) Fund is to increase the inventory of available properties for fair and affordable housing development. In addition to the acquisition cost of properties, other costs associated with, and often required for, site acquisition may be considered eligible costs to be funded through the NHLA program. Such associated costs may include, but are not limited to, closing costs, appraisals, property surveys, environmental assessments, hazardous materials reports and demolition of existing structures. Funds can be used in all municipalities.

Current Year Description

The current year request funds the continuation of this project.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2026	25,000,000			25,000,000

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

Appropriation History

Year	Amount	Description	Status
2024	25,000,000	Funds this project	AWAITING BOND AUTHORIZATION
2025	25,000,000	Continuation of this project	AWAITING BOND AUTHORIZATION
Total	50,000,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	50,000,000		50,000,000
Total	50,000,000		50,000,000

430 STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on March 2, 2026 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media

Date Given
February 26, 2026

News Channel 12
The Journal News
Hometown Media
CBS2NY
The Examiner News
WABCTV News

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

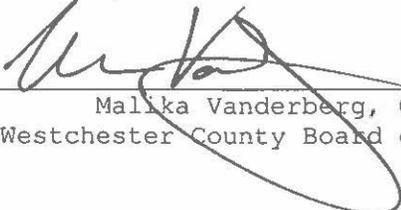
Designated Location(s)
of posted notice

Date of Posting
February 26, 2026

www.westchesterlegislators.com

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on March 3, 2026.





Malika Vanderberg, Clerk
Westchester County Board of Legislators

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:

Legislator Jose Alvarado
Legislator Nancy Barr
Legislator Terry Clements
Legislator Margaret Cunzio
Legislator Vedat Gashi
Legislator Judah Holstein
Legislator David Imamura
Legislator Anant Nambiar
Legislator James Nolan
Legislator Erika Pierce
Legislator Jennifer Puja
Legislator Colin Smith
Legislator David Tubiolo
Legislator Emiljana Ulaj
Legislator Shanae Williams
Legislator Jewel Williams-Johnson
Legislator Tyrae Woodson-Samuels

NOES:

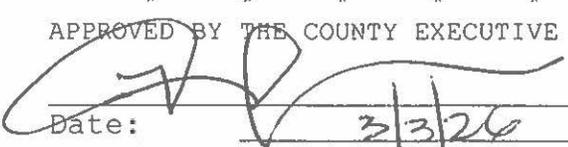
ABSENT:

EXCUSED:

The Bond Act was thereupon declared duly adopted.

* * * * *
APPROVED BY THE COUNTY EXECUTIVE

Date: _____


3/3/26

ACT NO. 19 - 2026

AN ACT authorizing the County of Westchester to purchase approximately +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains and to subsequently convey said property, as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, for the purpose of creating 6 affordable rental units that will affirmatively further fair housing and remain affordable for a period of not less than fifty (50) years.

BE IT ENACTED by the County Board of the County of Westchester, as follows:

Section 1. The County of Westchester (the "County") is hereby authorized to purchase from the current owner(s) of record approximately +/- 0.33 acres of real property located at 19 Greenridge Avenue in the City of White Plains, (the "Property") to construct 6 affordable rental housing units that will affirmatively further fair housing (the "Affordable AFFH Units") as set forth in 42 U.S.C. Section 5304(b)(2).

§2. The County is hereby authorized to purchase the Property from the current owner(s) of record for an amount not to exceed ONE MILLION FOUR HUNDRED TWENTY-FIVE THOUSAND (\$1,425,000) DOLLARS (including \$40,000 for County Administrative costs).

§3. The County is hereby authorized to convey the Property to Sheltering the Homeless is our Responsibility, Inc., its successors or assigns or any entity created to carry out the purposes of the transaction, for One (\$1.00) Dollar to construct the Affordable AFFH Units that will be marketed and leased to households earning at or below 50% and up to 60% of the Westchester County area median income, that will remain affordable for a period of not less than fifty (50) years, and will be marketed and leased in accordance with an approved affirmative fair housing marketing plan, 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.

§4. The County is hereby authorized to grant and accept any and all property rights necessary in furtherance hereof.

§5. The transfers of the Property shall be by such deeds as approved by the County Attorney.

§6. The County Executive or his duly authorized designee is hereby authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§7. This Act shall take effect immediately.

STATE OF NEW YORK)
) ss.
COUNTY OF WESTCHESTER)

I HEREBY CERTIFY that I have compared the foregoing (Bond) Act No. 18 - 2026, and Act No. 19 - 2026, with the originals on file in my office, and that the same are correct transcripts therefrom, and of the whole, of said original (Bond) Act, and Act, which were duly adopted by the Westchester County Board of Legislators, of the County of Westchester on March 2, 2026, and approved by the County Executive on March 3, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 4th day of March, 2026.



Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

