

**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 +/- 48,683 square feet of real property located at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh (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”), as part of the County’s program to support the creation of affordable homeownership 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 \$2,487,000 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 \$2,487,000 (including \$40,000 for County Administrative costs) to purchase the Property from the current owner(s) of record to create nine (9) Affordable AFFH Homeownership Units (the “Development”). The Development will include approximately eighteen (18) 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 sold in accordance with an approved affordable fair housing marketing plan to eligible household earning at or below 80% 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 consist of the new construction of nine single family homes. Each of the homes will be approximately 1,500 square feet and will have 3 bedrooms and 2.5 bathrooms.

Planning has advised that additional funds for the Development are anticipated to include funding from New York State Homes and Community Renewal (“NYS HCR”) through their Affordable Homeownership Opportunity Program, Westchester County HOME and sale proceeds, for an estimated total Development cost of approximately \$8,603,674.

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 February 3, 2026, the Planning Board adopted Resolution No. 26-04, 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)(11), “construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system or both, and conveyances of land in connection therewith.” 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: March 30, 2026
White Plains, New York




Anat Naudin
Joseph J. Williams


Anat Naudin

Budget & Appropriations

COMMITTEE ON:

Infrastructure & Housing

Dated: March 30, 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.

Budget & Appropriations



Infrastructure & Housing




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
14 PAYNE ST AND 175 WINTHROP AVE, TOWN OF GREENBURGH			
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance			
Total Principal	\$ 2,487,000	PPU 30	Anticipated Interest Rate 4.04%
Anticipated Annual Cost (Principal and Interest):	\$ 145,715		
Total Debt Service (Annual Cost x Term):	\$ 4,371,450		
Finance Department:	Interest rates from March 10, 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:	<u><i>Ulisses Ramirez</i></u>
Title:	<u>Commissioner</u>	<u>03/13/26</u>	Budget Director
Department:	<u>Planning</u>	Date:	<u>3/13/26</u>
Date:	<u>3/13/26</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: March 6, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BPL37 NEW HOMES LAND ACQUISITION III (2024-33)
(14 Payne Street and 175 Winthrop Avenue, Greenburgh)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 02/26/2026 (Unique ID: 3164)

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)(11):** construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system or both, and conveyances of land in connection therewith.

COMMENTS: None

DSK/oav

cc: Emily Saltzman, Director of Operations
Paula Friedman, Assistant to the County Executive
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 Administrator
Claudia Maxwell, Principal Environmental 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: March 13, 2026

SUBJECT: Acquisition of Real Property – 14 Payne Street and 175 Winthrop Avenue –Town of Greenburgh

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 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh, identified on the Town tax maps as Section 7.19; Block 70; Lots: 6.1, 6.2, 6.3, 6.4 6.5, 6.6, 6.7, 6.8 and 6.9 (the "Property") for the purpose of creating 9 affordable homeownership housing units (the "Affordable AFFH Units"), that will affirmatively further fair housing ("AFFH"). The development will also provide approximately 18 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 \$2,487,000 (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 sold 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 Regan Development Corporation (the "Developer"), its successors or assigns, for One (\$1.00) Dollar.

The Developer proposes to construct nine single family homes that will each have 3-bedrooms and 2.5 baths that will be sold to households who earn at or below 80% 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 February 3, 2026, the County Planning Board adopted a resolution to recommend County financing towards the purchase the Property to support the Development.

BPL/lg

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

RESOLUTION 26-04

WESTCHESTER COUNTY PLANNING BOARD

Amendment of Planning Board Report on 2026 Capital Project Requests

**BPL37 New Homes Land Acquisition III
14 Payne Street and 175 Winthrop Avenue,
Town of Greenburgh**

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, Regan Development Corporation (the "Developer"), its successors or assigns, desires to develop the real property located at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh (the "Town"), identified on the tax maps as Section 7.19; Block 70; Lots: 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8 and 6.9. (the "Property") to create 9 affordable residential ownership (single family homes) units that will affirmatively further fair housing ("AFFH"; collectively the "Affordable AFFH Units") and approximately 18 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 \$2,446,875 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

WHEREAS, upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the Affordable AFFH Units constructed on the Property be sold to households with an income at or below 80% of the Westchester County Area Median Income ("AMI"); and

WHEREAS, the County will transfer ownership of the Property to the Developer to construct nine three-bedroom single family homes to be purchased by eligible first time home buyer households, pursuant to an approved Affirmative 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, 14 Payne Street and 175 Winthrop Avenue; Town of Greenburgh, and authorize bonding in a not to exceed amount of \$2,446,875 to develop the Property; and

WHEREAS, the Development is subject to approvals by the Town of Greenburgh; and

WHEREAS, the funding to support the development of the Affordable AFFH 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

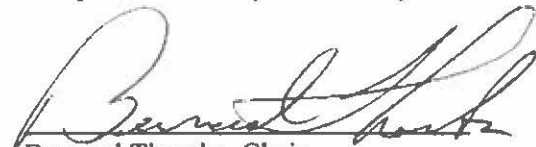
to the development of “a range of housing types” “affordable to all income levels”; and

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 AFFH Units, subject to an appraisal, recommends that the County provide financial assistance in a not-to-exceed amount of \$2,446,875 from BPL37 NHLA III for property acquisition; and be it further

RESOLVED, that the Westchester County Planning Board amends its report on the 2026 Capital Project requests to include 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh, as a new component project in Capital Project BPL37 under the heading of Buildings, Land and Miscellaneous.

Adopted this 3rd day of February 2026.



Bernard Thombs, Chair

Westchester County Planning Board Report

BPL37 New Homes Land Acquisition III (2024-33)

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Total	Appropriated	Expended	2026	2027	2028	2029	2030	Under Review
Gross	175,000	50,000	0	25,000	25,000	25,000	25,000	25,000	70,000
Less Non-County Shares	0	0	0	0	0	0	0	0	0
Net	175,000	50,000	0	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 2026 Capital Budget Amendment to BPL37 New Homes Land Acquisition III for \$2,446,875 is to fund affordable housing at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh. 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.

Westchester County Planning Board Report

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 2026 Capital Budget Amendment for affordable housing at **14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh** per resolution number 2026-04 signed on the following date: 2/3/2026. 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.

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,487,000 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 14 PAYNE STREET AND 175 WINTHROP AVENUE, IN THE TOWN OF GREENBURGH, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,487,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,487,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted , 20__)

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 \$2,487,000, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the purchase of approximately 1.12 acres of real property located at 14 Payne Street and 175 Winthrop Avenue, in the Town of Greenburgh and identified on the tax maps as Section 7.19: Block 70: Lots 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, and 6.9 (the “AFFH Property”) from the current owner(s) of record at a

cost of \$2,487,000, including acquisition and settlement costs, in order to make available 9 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 to make available 9 affordable AFFH homeownership and 18 parking spaces for residents, at the aggregate estimated maximum cost of \$2,487,000 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 Regan Development Corporation (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 \$2,487,000. The plan of financing includes the issuance of \$2,487,000 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 \$2,487,000 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 \$2,487,000. 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 \$2,487,000 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.

* * *

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

I HEREBY CERTIFY that I have compared the foregoing Act No. -20__ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on , 20__ and approved by the County Executive on , 20__.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this day of , 20__.

Clerk and Chief Administrative Officer of the County Board of Legislators of the County of Westchester, New York

(SEAL)

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on _____, 20__ and approved by the County Executive on _____, 20__ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution. Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. _____-20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,487,000 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 14 PAYNE STREET AND 175 WINTHROP AVENUE, IN THE TOWN OF GREENBURGH, IN ORDER TO AFFIRMATIVELY FURTHER FAIR HOUSING (“AFFH”); STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,487,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,487,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20__)

Object or purpose: to finance the cost of the purchase of approximately 1.12 acres of real property located at 14 Payne Street and 175 Winthrop Avenue, in the Town of Greenburgh and identified on the tax maps as Section 7.19: Block 70: Lots 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, and 6.9 (the “AFFH Property”) from the current owner(s) of record at a cost of \$2,487,000, including acquisition and settlement costs, in order to make available 9 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 to make available 9 affordable AFFH homeownership and 18 parking spaces for residents, at the aggregate estimated maximum cost of \$2,487,000 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 Regan Development Corporation (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.

Amount of obligations to be issued
and period of probable usefulness:

\$2,487,000 - thirty (30) years

Dated: _____, 20____
White Plains, New York

Clerk and Chief Administrative Officer of the County Board
of Legislators of the County of Westchester, New York

CAPITAL PROJECT FACT SHEET

Project ID:* BPL37	<input type="checkbox"/> CBA	Fact Sheet Date:* 02-11-2026
Fact Sheet Year:* 2026	Project Title:* NEW HOMES LAND ACQUISITION III (2024-33)	Legislative District ID: 8
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* PLANNING	CP Unique ID: 3164

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.

- | | | |
|----------------------------------------------------|--------------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies | <input type="checkbox"/> Infrastructure |
| <input type="checkbox"/> Life Safety | <input type="checkbox"/> Project Labor Agreement | <input type="checkbox"/> Revenue |
| <input type="checkbox"/> Security | <input checked="" type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	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) as of : 0

Current Bond Description: Bonding is requested to finance the acquisition of approximately 1.12 acres of real property located at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh and identified on the tax maps as Section 7.19: Block 70: Lots 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8 and 6.9 (the "Property") in order to construct 9 units of ownership housing that will Affirmatively Further Fair Housing (the "Affordable AFFH Units"). The Development will also include 18 parking spaces.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	2,487,000
Cash:	0
Total:	\$ 2,487,000

SEQR Classification:

TYPE II

Amount Requested:

2,487,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|-------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> County Staff | <input type="checkbox"/> Consultant | <input checked="" type="checkbox"/> 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 vacant obsolete structures from the current owner for an amount not to exceed \$2,487,000 (including \$40,000 for County Administrative Costs) to support the new construction of nine single family Affordable AFFH ownership units and 18 parking spaces. Upon acquisition, the County will file a Declaration of Restrictive Covenants to require that the units will be marketed and sold to households who earn less than 80% of the County Area Median Income for a period of no less than 50 years, and further that the units will be sold and marketed to eligible households under an approved Affordable Housing Marketing plan. The County will then convey ownership to Regan Development Corporation (the "Developer") its successors or assigns for one dollar (\$1.00).

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

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
201 25	5,900,000			5,900,000
242 25	4,505,000			4,505,000
Total	10,405,000			10,405,000

ACT NO. - 2026

AN ACT authorizing the County of Westchester to purchase approximately +/- 48,683 square feet of real property located at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh 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 nine (9) affordable homeownership 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 +/- 48,683 square feet of real property located at 14 Payne Street and 175 Winthrop Avenue in the Town of Greenburgh, (the “Property”) to construct nine (9) affordable homeownership 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 TWO MILLION FOUR HUNDRED EIGHTY-SEVEN THOUSAND (\$2,487,000) DOLLARS (including \$40,000 for County Administrative costs).

§3. The County is hereby authorized to convey the Property to Regan Development Corporation, 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 sold to households earning at or below 80% 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 sold 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.

