

## **NORTH COUNTRY HOME CONSORTIUM CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

### **Notice of Public Comment Period & Public Hearing**

In accordance with the provisions of the National Affordable Housing Act, the North Country HOME Consortium is making a draft of its Consolidated Annual Performance and Evaluation Report (CAPER) for the July 1, 2021-June 30, 2022 Program Year available for public comment. The CAPER analyzes the Consortium's progress in implementing its HUD-approved Annual Action Plan for the 2021/2022 period. **The public is invited to review the draft CAPER and to offer comments on the document.** The draft CAPER, as published for public comment, will be available during the public comment period to review or by contacting Matt Taylor at [mtaylor@danc.org](mailto:mtaylor@danc.org) or by calling 315-661-3200. To access a copy of the CAPER, please contact any of the following offices: Jefferson County Planning Department (315) 785-3144; St. Lawrence County Planning Office (315) 379-2292; Lewis County Planning Department (315) 376-5422; or Development Authority of the North Country (315) 661-3200. A copy of the CAPER will be posted on the Development Authority's website at [www.danc.org](http://www.danc.org). In addition, a public hearing will be held to receive public comment on the CAPER on Wednesday, September 7, 2022 at 9:00 AM in the conference room of the Development Authority of the North Country, Dulles State Office Building, 317 Washington Street, 4<sup>th</sup> Floor, Watertown, NY 13601. **The public comment period will begin Monday August 29, 2022 and run through Monday September 12, 2022.**

North Country HOME Consortium

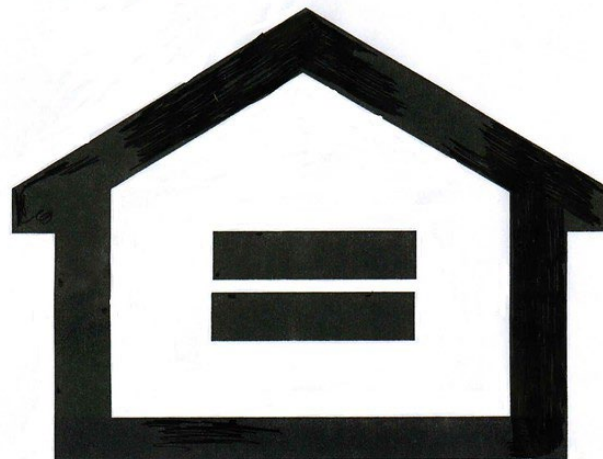
“DRAFT”

Consolidated Annual Performance Evaluation  
Report – CAPER

HUD HOME Program Year  
July 1, 2021-June 30, 2022

Development Authority of the North Country

Matt Taylor – [mtaylor@danc.org](mailto:mtaylor@danc.org)



**EQUAL HOUSING  
OPPORTUNITY**

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The North Country HOME Consortium, working with seven (7) different housing agencies in Jefferson, Lewis and St. Lawrence Counties, completed the rehabilitation of 32 units of affordable housing in the 2021 HOME Program Year.

The Consortium expended \$942,580.30 in HOME funds along with \$54,500.00 in other funds for a total investment of \$997,080.03 in the area housing stock.

Per the 2021 IDIS HUD Unit Completion Report, Twenty Seven (27) Units of Owner Occupied Rehabilitation were completed in projects scattered throughout Jefferson & St. Lawrence Counties as well as Five (5) Households assisted with Homebuyer Assistance in St. Lawrence County.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing - Homeowner Housing Rehab	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	80	80	33.75%	22	27	122%
Affordable Housing - Homeownership Opportunities	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	20	25%	6	5	83.3%
Affordable Housing - Rental Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	22	22	0.00%	0	0	
Affordable Housing - TBRA	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	0	0	0	

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The North Country HOME Consortium is an entitlement community for HOME funds only. The City of Watertown, within the Consortium, is an entitlement for CDBG funds. The Consortium targets its HOME funding to assist low and moderate income families with housing rehabilitation, homeownership, and rental rehabilitation. The City also uses a portion of of their CDBG funding for the same priorities.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	HOME
White	31
Black or African American	1
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>32</b>
Hispanic	0
Not Hispanic	32

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

Based upon the income ranges, the white population has a disproportionately greater need than the jurisdiction as a whole. However, the white population comprises 95% of the total population within the Consortium as a whole. The Consortium is predominantly rural with the largest population center being the City of Watertown with a 2010 Census population of 27,303. Eighty-six (86%) of the City's population in 2010 was comprised of the white population. Therefore, the disproportionately greater need by the white population with housing problems in the Consortium is consistent with its overall racial composition.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
HOME	public - federal	874,999	942,580.30

Table 3 - Resources Made Available

### Narrative

\$ 942,580.30 in HOME \$ ( from multiple program years) was expended during this PY, which completed 32 units of affordable housing in the 3 County Area, to include 27 units of Owner Occupied Rehab as well as 5 units of Home Buyer Assistance.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Participating Jurisdictions in Jefferson County	100	64%	See Below
Participating Jurisdictions in Lewis County		14%	See Below
Participating Jurisdictions in St. Lawrence County		22%	See Below

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The geographic distribution for the 2021 PY for the completed units was \$ 131,961.24 expended in Lewis County or 14 % of the total HOME expenditure, \$603,251.39 in Jefferson County or 64% of the total HOME expenditure as well as \$ 207,367.67 in St. Lawrence County or 22% of the total HOME Expenditure.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The Consortium funding leveraged and matched \$356,800 in other funds during the 2021 PY, which included New York State Affordable Housing Corporation funding as a “Match” amount of \$ 54,500 as well as \$ 302,300 in Bank/Mortgage and other Grant funds.

The Consortium is carrying forward over \$4.5 million in excess match from non federal sources accumulated over its 28 year history to meet the match requirements.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$ 4,713,812.89
2. Match contributed during current Federal fiscal year	\$ 54,500.00
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 4,768,312.89
4. Match liability for current Federal fiscal year	\$ 224,995.57
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 4,543,317.32

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1948	9/8/2021	\$ 22,250						\$ 22,250
1948	1/27/2022	\$ 22,250						\$ 22,250
1926	2/22/2022	\$ 10,000						\$ 10,000

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$50,556	\$10,216			\$ 60,772

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number	32					32
Dollar Amount	\$942,580					\$942,580
<b>Sub-Contracts</b>						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number	32		32			
Dollar Amount	\$942,580		\$942,580			
<b>Sub-Contracts</b>						
Number						
Dollar Amount						

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Dollar Amount	0					

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	28	32
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>28</b>	<b>32</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	22	27
Number of households supported through Acquisition of Existing Units	6	5
<b>Total</b>	<b>28</b>	<b>32</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The Consortium's Goal for 2021 was to complete 28 units of affordable housing that included 22 units of Owner Occupied Rehab as well as 6 units of Homebuyer Assistance, all in Jefferson County. The 32 units completed last year were from previous program year's funded programs. which is typical for the program delivery by the housing agencies in our 3 County Region.

**Discuss how these outcomes will impact future annual action plans.**

We feel these outcomes are somewhat normal and the same 5 year production goals will be set for future program years.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	19
Low-income	0	6
Moderate-income	0	7
<b>Total</b>	<b>0</b>	<b>32</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The Consortium will continue to effectively implement the federal HOME program in Northern New York State to meet the housing needs of Extremely Low, Low and Moderate Income individuals and families.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Points North Housing Coalition has taken the lead in identifying the unmet needs of the homeless populations and identifying strategies to overcome these needs. The CoC works to reduce the number of households who become homeless for the first time by collaborating with mainstream providers; such as the DSS to identify those at risk of homelessness and to document why. The CoC coordinates with prevention assistance providers, such as the Mental Health Association of Jefferson County, Watertown Urban Mission and the Transitional Living Center and others to determine reasons why households need assistance. This is a very effective coalition and has been able to secure millions in federal funding to address homelessness in the region. Also CoC member agencies and others recently have completed a new program utilizing \$ 1 Million ESPRI funding secured by the City of Watertown.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Continuum of Care continues to work with area service providers to address the emergency shelter and transitional housing needs of homeless persons.

With the receipt of \$ 2.98 Million in HOME ARP funding, Community and CoC leadership has been evaluating the possible need for emergency shelter/s and or additional funding for Rental Assistance in the 3 County Region. For the past year, Consortium Staff have been working on the HOME ARP initiatives including : Outreach & Consultation with Key Stakeholders in the 3 Counties ( CoC, PHA's, County Leadership & DSS's etc) to help with the Needs Assessment & Gap Analysis that has and will involve Citizen Participation to help us create the Spending Plan. It is our goal to compile all of the information and incorporate in the HOME ARP Allocation Plan to HUD early in 2023.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Continuum of Care provides a successful coordinated entry (CE) process that identifies, engages, and assists homeless individuals and families and ensures that homeless households are connected to proper housing services by including key stakeholders in the development and operation of the

system. The CE process ensures program participants are directed to appropriate housing/services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Continuum of Care provides a successful coordinated entry (CE) process that identifies, engages, and assists homeless individuals and families and ensures that homeless households are connected to proper housing services by including key stakeholders in the development and operation of the system. The CE process ensures program participants are directed to appropriate housing/services. An exciting new initiative in the CoC is the recent opening of what is called the CARES Center. The CARES Center being operated at the Watertown Urban Mission is a "one stop shop" for people in need of homeless housing and or other related types of assistance. Representatives from a number of service providers are at one location for walk up assistance and consult to eliminate the need for the household to go to multiple locations, which can be challenging and not always work. We may be looking to provide additional resources to this operation, possibly utilizing the new HOME ARP funding if it is an eligible HOME ARP pursuit. Also Affordable Housing Agencies and Community Service Providers in all 3 Counties are working on prospective HOME ARP projects. More to Come.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Consortium is an entitlement for HOME funds only. There are seven area public housing authorities; however HOME funds cannot be used to assist them.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The Consortium is an entitlement for HOME funds only. The seven area public housing authorities have their own plans for increasing resident involvement and to participate in homeownership.

### **Actions taken to provide assistance to troubled PHAs**

The Consortium is not aware of any of the seven area public housing authorities being listed as troubled

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

As mentioned in the Consortium's Consolidated Plan, we promote municipal shared services and dissolution/consolidation where possible to provide cost savings that can be passed on to taxpayers. Within the Consortium, 5 municipalities have dissolved-Edwards, Hermon, Herrings, Harrisville, and Morristown. Other villages continue to look at this option as a way to reduce taxes on its citizens. In addition, the state has provided several communities with funds to identify and track what are called 'zombie properties.' These are bank-foreclosed or vacant properties within communities. By identifying these homes, municipalities and housing organizations can apply to the State or use HOME funds to acquire and fix up these properties to provide quality housing to affordable families while improving the overall quality of the neighborhood. The City of Watertown was the recipient of a \$1 million grant from the State to identify strategies that would reduce poverty in the City. One strategy was improved housing and homeownership. As a result, \$300,000 was awarded to the Thousand Islands Habitat for Humanity working with Neighbors of Watertown, Development Authority of the North Country, Watertown Housing Authority, and the City to identify homes and make improvements to be able to provide quality housing to low income households. Matching these funds up with other funds for homeownership, that initiative assisted 7 families. Finally, the City of Ogdensburg has been awarded a Land Bank in order to fix up vacant and blighted buildings in the City for redevelopment and have been completing City Wide Land Bank activity. ( Acquisition, Demo if necessary & Rehab – if possible)

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The Consortium is an entitlement for HOME funds only. Therefore, it uses funds to provide grants to assist very low, low and moderate income households to make improvements to their homes and/or obtain homeownership. We work with municipal and not-for-profit partners to address obstacles that may exist for homeownership or in order to make home repairs. In addition, we target our resources to assist the elderly and frail elderly and seniors who are traditionally underserved populations

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The Consortium is an entitlement for HOME funds only, therefore its actions to address LBP hazards and increase access to housing without LBP hazards is directly related to its HOME program. Since the HOME program has strict requirements related to evaluating and reducing lead-based paint hazards in homes, these requirements are incorporated into the Consortium's agreements with housing providers that administer the HOME funds. The Consortium focuses its limited HOME funded resources on owner-occupied and rental rehabilitation as well as homebuyer assistance. Its program assures that lead-

based paint testing and any required work or abatement is completed with use of HOME funds

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Consortium provides HOME grants to assist with homeownership assistance. This makes homeownership a reality for some very low and low income families that might not otherwise be able to afford a home. The Consortium also works with economic development organizations to promote efforts for job creation and workforce training. The City of Watertown was the recipient of a \$1 million grant from the State to identify strategies that would reduce poverty in the City. One strategy was improved housing and homeownership. As a result, \$300,000 was awarded to the Thousand Islands Habitat for Humanity working with Neighbors of Watertown, Development Authority of the North Country, Watertown Housing Authority, and the City to identify homes and make improvements to be able to provide quality housing to low income households. Matching these funds up with CDBG and or other funds for homeownership, the initiative assisted 7 families and the balance of the funding went to assist additional near homeless households with financial assistance.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Consortium has a very effective institutional structure in place. Jefferson County is the lead agency. Policies for the Consortium are established by a 9-member administrative board. Jefferson County has entered into a subrecipient agreement with the Development Authority of the North Country to provide staffing and administer the program. This structure has been in place since 1994. We also work with the Points North Housing Coalition which is the continuum of care in the region.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Consortium solicits and receives feedback and comments on an on-going basis through meetings with the 3-county rural housing providers as well as the HOME administrative board and public hearings. We also participate in the Points North Housing Coalition which is the region's continuum of care. Within the City of Watertown, a committee has been established between the Development Authority of the North Country, City, Neighbors of Watertown, Watertown Housing Authority, and Habitat for Humanity to look at neighborhood redevelopment of homes in order to provide quality housing to affordable populations.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

A Fair Housing Roundtable was held on April 20, 2022 via Zoom. Sally Santangelo, Executive Director of the Central New York Fair Housing Office facilitated the session. The topic being "Analysis of Impediments of Fair Housing" and over 40 people were in attendance for this remote session. The Three Counties continue to update and receive public input on their fair housing plans.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Jefferson County and its subrecipient, the Development Authority of the North Country, completed in person monitoring of recipients with open HOME grants. Annually, all programs are reviewed to ensure compliance with HOME rules and regulations. Typically, over the course of each program, a monitoring is conducted for compliance and review program administration. Jefferson County and DANC meet annually to discuss the monitoring schedule to ensure that this important function is completed.

Also this past year, HUD Monitored the Consortium, noted some findings and improvement areas needed, that have been incorporated into the North Country HOME Consortium Administration Manual and HOME Program oversight.

The Consortium Staff also hosted a HOME Info Sharing & TA Session on May 25, 2022 with the Housing Agencies we work with on HOME Programs and Projects.

Topics Covered included:

1. New Owner Occupied Rehab Policy & Procedure
2. Shared the New Standard Grant Agreement for the Owner Occupied Rehab Program
3. Reviewed Key Items of the Building HOME Manual ( Chapter 2 & Chapter 4)
4. Reviewed the New HUD Monitoring Checklist.

Feedback was positive from the TA Session, and we will look to have one annually in May of each year.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The CAPER was put out for the required 15 day public comment period beginning on Monday August 29, 2022 and will run through through Monday September 12, 2022. A public hearing is also scheduled for Wednesday September 7, 2022 at 9:00 in the Development Authority's Conference Room.

The draft CAPER was also posted on the Development Authority's website and also made available at the planning offices and on the 3 County Planning Department website's - Jefferson, Lewis & St. Lawrence Counties for public review.

Con Plans, Annual Plans and CAPER are distributed to the Points North Housing Coalition ( PNHC) which is the 3 County CoC which are held throughout the year.. Representatives from the regions social service, health service and other agencies are members of the PNHC.

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Consortium Staff performed Monitoring & On Site Inspections of the three (3) Open HOME Assisted Rental Projects.

#### Snow Belt Housing Rental Project in Copehagen # 1833

The Project ws in good shape and no health and safety items were identified during the site visit.

One finding was identified and noted during this visit, the agency was aksing for 4 weeks of income documentation, versus the 8 week HOME Program requires. Snow Belt will update the local policies and will secure 8 weeks of Pay Stubs, etc for any new applicants. \* Please note that very few of the tenants have jobs, thus this issue was not identified in all client files.

#### Snow Belt Housing Rental project in Lyons Falls # 1792

The Project ws in good shape and no health and safety items were identified during the site visit.

One finding was identified and noted during this visit, the agency was aksing for 4 weeks of income documentation, versus the 8 week HOME Program requires. Snow Belt will update the local policies and will secure 8 weeks of Pay Stubs, etc for any new applicants. \* Please note that very few of the tenants have jobs, thus this issue was not identified in all client files.

#### Mohawk Indian Housing Corporation Rental Project in Rooseveltown ( Iroquois Village) # 1845

The Project ws in good shape and no health and safety items were identified during the site visit.

- The Iroquois Village Project is a “Project Based Section 8 Rental Assistance Project”, which means that all tenants have to be eligible for the Section 8 Program with Incomes of less than 50% of the Area median income to be eligible. The Section 8 Provider verifies that info when they apply for the Section 8 Assistance. When we funded the

project, it was detailed in the Project Agreement as well as in multiple planning meetings prior to entering into the Project Agreement that the project would have to secure and have in their own tenant files all the Source Documentation documenting HOME eligibility.

- When we performed the monitoring in June, the project files did not include all the “source documentation “ needed and non-compliance findings were identified.
- We will continue to work with the project to reinforce the information needed for HOME Compliance as well as to help clear the findings.
- We also shared this unusual activity with our HUD HOME Representative during a recent Teams Meeting , so she was aware, and that we were on the right path for working with the Agency to clear current findings and avoid future findings.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The Consortium works with its awardees to further its commitment to nondiscriminatory practices and equal opportunity. The Consortium has effectively established procedures to affirmatively market the HOME program and units rehabilitated with HOME funds

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

As noted on the Program Income Report in this CAPER we received \$ 50,556 in Program Income during PY 2020 and also received \$ 10,216 in 2021 PY which was receipted in IDIS and put into the pool for funding in the 2021 ( \$ 50,556) & the 2022 ( \$ 10, 216) funding round/s.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The Consortium works with local, state and federal entities to maintain affordable housing. Several private developers have acquired affordable housing projects throughout the 3-county region and using multiple funding sources, have been able to fix up these projects. Recently, Cambray Housing in Gouverneur has secured funding for phase to their project completed a few years ago. The Development Authority along with New York State HFA is providing funding for the renovations to 2 existing rental projects in need of renovations which include the ( Bateman Apartments - 24 units in Lowville along with 90 units in Gouverneur - Woodcreek Village utilizing both NYS and DANC affordable housing funds to assist these projects. The Development Authority is providing Development Authority

in Grant/Loan funding to a local USDA RD 515 project in Carthage for necessary updates and improvements. The Development Authority and the North Country HOME Consortium continue to work with owners & managers to improve the quality of the housing stock in our 3 County Service Area.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 HOME Summary of Accomplishments

DATE: 08-22-22  
 TIME: 7:47  
 PAGE: 1

Program Year: 2021  
 Start Date 01-Jul-2021 - End Date 30-Jun-2022  
 JEFFERSON COUNTY CONSORTIUM  
 Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
First Time Homebuyers	\$112,690.66	5	5
Existing Homeowners	\$829,889.64	27	27
Total, Homebuyers and Homeowners	\$942,580.30	32	32
<b>Grand Total</b>	<b>\$942,580.30</b>	<b>32</b>	<b>32</b>

Home Unit Completions by Percent of Area Median Income

Activity Type	Units Completed					
	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0% - 60%	Total 0% - 80%
First Time Homebuyers	0	2	0	3	2	5
Existing Homeowners	7	10	6	4	23	27
Total, Homebuyers and Homeowners	7	12	6	7	25	32
Grand Total	7	12	6	7	25	32



Program Year: 2021

Start Date 01-Jul-2021 - End Date 30-Jun-2022

JEFFERSON COUNTY CONSORTIUM

Home Unit Reported As Vacant

<u>Activity Type</u>	<u>Reported as Vacant</u>
First Time Homebuyers	0
Existing Homeowners	0
Total, Homebuyers and Homeowners	0
Grand Total	0



Program Year: 2021

Start Date 01-Jul-2021 - End Date 30-Jun-2022

JEFFERSON COUNTY CONSORTIUM

Home Unit Completions by Racial / Ethnic Category

	First Time Homebuyers		Existing Homeowners	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	5	0	26	0
Black/African American	0	0	1	0
<b>Total</b>	<b>5</b>	<b>0</b>	<b>27</b>	<b>0</b>

	Total, Homebuyers and Homeowners		Grand Total	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	31	0	31	0
Black/African American	1	0	1	0
<b>Total</b>	<b>32</b>	<b>0</b>	<b>32</b>	<b>0</b>

## **NORTH COUNTRY HOME CONSORTIUM CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

### **Notice of Public Comment Period & Public Hearing**

In accordance with the provisions of the National Affordable Housing Act, the North Country HOME Consortium is making a draft of its Consolidated Annual Performance and Evaluation Report (CAPER) for the July 1, 2021-June 30, 2022 Program Year available for public comment. The CAPER analyzes the Consortium's progress in implementing its HUD-approved Annual Action Plan for the 2021/2022 period. **The public is invited to review the draft CAPER and to offer comments on the document.** The draft CAPER, as published for public comment, will be available during the public comment period to review or by contacting Matt Taylor at [mtaylor@danc.org](mailto:mtaylor@danc.org) or by calling 315-661-3200. To access a copy of the CAPER, please contact any of the following offices: Jefferson County Planning Department (315) 785-3144; St. Lawrence County Planning Office (315) 379-2292; Lewis County Planning Department (315) 376-5422; or Development Authority of the North Country (315) 661-3200. A copy of the CAPER will be posted on the Development Authority's website at [www.danc.org](http://www.danc.org). In addition, a public hearing will be held to receive public comment on the CAPER on Wednesday, September 7, 2022 at 9:00 AM in the conference room of the Development Authority of the North Country, Dulles State Office Building, 317 Washington Street, 4<sup>th</sup> Floor, Watertown, NY 13601. **The public comment period will begin Monday August 29, 2022 and run through Monday September 12, 2022.**

# Johnson Newspaper Corporation

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Page 1 of 1

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