

North Country HOME Consortium
Consolidated Annual Performance Evaluation
Report – CAPER

2025 HUD HOME Program Year
July 1, 2025-June 30, 2026

Submitted by: Jefferson County, NY



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 three (3) different housing agencies, completed fifteen (15) units of affordable housing in Jefferson County during the last program year. The projects completed included nine (9) units of owner-occupied rehabilitation, 5 new rental units, and 1 first-time homebuyer-assisted unit. The Consortium disbursed \$1,024,074.70 in HOME funds plus \$14,157 in HOME program income, along with \$209,341.69 in other funds for a total investment of \$1,244,654.18 in the area's housing stock.

Table 1 below lists the accomplishments for this program year. Per our Annual Action Plan, the Consortium intended to complete seventeen (17) units of owner-occupied rehab, of which our housing agencies completed nine (9) units. An additional 8 units were under contract for improvements. Additionally, five (5) new units of HOME funded rental housing was completed in June 2026. The project, located on Main Ave in the City of Watertown, also received \$1 million in HOME-ARP funds to create 6 units of housing for qualified populations. The HOME-ARP units were not completed in PY 2026. Finally, 10 units of new rental housing for qualifying populations using HOME-ARP funds were completed in St. Lawrence County.

In Program Year 2025, the Consortium disbursed \$1,035,658.05 in HOME-ARP funds. Ten (10) new rental units were completed in St. Lawrence County for qualifying populations. Additionally, 6 HOME-ARP funded units are under construction in the City of Watertown. Forty (40) qualifying households were assisted with supportive services funded through HOME-ARP.

A 24-unit HOME-rental project was expected to be rehabilitated in PY 2025, however, the project was set-up in IDIS but not completed. The project should be completed in PY 2026.

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	120	150.00%	17	9	52.94%
Affordable Housing - Construction Rental Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	5	5	100.00%	0	5	
Affordable Housing - Construction Rental Housing	Affordable Housing	HOME: \$	Housing for Homeless added	Household Housing Unit	0	10		0	10	
Affordable Housing - Construction Rental Housing	Affordable Housing	HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Affordable Housing - Homeownership Opportunities	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	15	75.00%			
Affordable Housing - Rental Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	22	0	0.00%	24	0	0.00%
Affordable Housing - TBRA	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	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 Consortium received HOME-ARP funds in 2021. 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, construction of new rental units and rental rehabilitation. The City also uses a portion 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	9
Black or African American	1
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	10
Hispanic	0
Not Hispanic	10

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

Narrative

Fifteen (15) units were completed of which 5 units were vacant upon completion. The 5 units were new rental units. They are in the process of being rented. Based upon the income ranges, the white population has a disproportionately greater need than the jurisdiction as a whole. However, the white population comprises 90.8% 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 an estimated 2025 Census population of 23,517. Seventy-nine percent (79%) of the City's population is 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.

For the same time period, 40 households received supportive services through the HOME-ARP program. Thirty-eight (38) of the families were White, 1 was Black/African American, and 1 was Hispanic/Latino. This is consistent with the explanation provided above.

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	938,997	1,024,075

Table 3 - Resources Made Available

Narrative

\$1,024,074.70 in HOME funds from multiple program years was disbursed to assist 15 units of eligible housing. An additional \$14,157 in program income was used. Under Other Sources In PY 2025, \$1,035,658.05 was disbursed in HOME-ARP funds.

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	68	100	
Participating Jurisdictions in Lewis County	32	0	
Participating Jurisdictions in St. Lawrence County			

Table 4 – Identify the geographic distribution and location of investments

Narrative

All of the units assisted during the past program year were located in Jefferson County. HOME-ARP funds assisted a 10-unit rental property for qualified populations in St. Lawrence County. Supportive Services funded with HOME-ARP dollars were provided in Jefferson and Lewis Counties.

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 \$209,341.69 in other funds during PY 2025, which included \$84,841.69 in New York State Affordable Housing Corporation funding as a “Match” amount.

The Consortium is carrying forward over \$4.4 million + in excess match from non-federal sources accumulated over its 30-year history to meet the match requirements.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	4,667,675
2. Match contributed during current Federal fiscal year	84,842
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,752,517
4. Match liability for current Federal fiscal year	295,297
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,457,220

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
2035	06/11/2026	28,793	0	0	0	0	0	28,793
2054	10/23/2025	40,000	0	0	0	0	0	40,000
2060	03/02/2026	16,048	0	0	0	0	0	16,048

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 \$
14,157	8,016	14,157	0	8,016

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	10	0	0	0	0	10
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	1,244,654	0	0	0	0	1,244,654
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	1,244,654	0	1,244,654			
Number	10	0	10			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	0	0	1
Dollar Amount	720,000	0	0	0	0	720,000

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

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	41	15
Number of Special-Needs households to be provided affordable housing units	0	0
Total	41	15

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	24	0
Number of households supported through The Production of New Units	0	5
Number of households supported through Rehab of Existing Units	17	9
Number of households supported through Acquisition of Existing Units	0	1
Total	41	15

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 PY 2025 was to complete 41 units of affordable housing, of which 17 units were to be the rehabilitation of existing units and 24 units were to be rental rehabilitation. It appears that these 24 units of rental rehabilitation were identified as rental assistance in the one-year plan. These should be completed in program year (PY) 2026. Fifteen (15) units were actually completed in PY 2025, however eight (8) projects are open and under contract including 1 rental rehabilitation project with 24 units. The Consortium rehabilitated 9 existing units, created 5 rental units, and assisted with 1

homebuyer acquisition in the City of Watertown. Because of timing issues with the completion of the rental project, the 5 new production units were not identified in the PY 2025 one-year goal, however were identified in the 2024 CAPER one-year goal and noted as not completed in PY 2024, but scheduled for completion in PY 2025.

Discuss how these outcomes will impact future annual action plans.

The 24 units of rental rehabilitation will likely be completed in PY 2026 meaning that these units will increase the total of households supported in 2026. Looking forward, as noted in the Consolidated Plan, the Consortium will look to fund more rental rehabilitation projects in the future. This will also increase the rehabilitation of existing units.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	1
Low-income	0	8
Moderate-income	0	1
Total	0	10

Table 13 – Number of Households Served

Narrative Information

Of the 15 units completed, 10 were occupied at the end of the program year. The 5 unoccupied units were the new rental units. Additionally, the 1 first-time homebuyer was low-income. The HOME funds assist those with the lowest incomes with quality, affordable housing.

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 (CoC) 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 3-county's DSS to identify those at-risk of homelessness. The CoC coordinates with prevention assistance providers, such as the Mental Health Association of Jefferson County, Watertown Urban Mission, and THRIVE, among 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. There are a number of new initiatives under way to address the homeless housing needs in the region, to include three new affordable housing developments. Construction was completed in mid-2026 of the new 63-unit permanent supportive housing development by Neighbors of Watertown in the City of Watertown that includes programs and services through New York State's ESSHI program. HOME ARP and traditional HOME funds are part of the funding stack for the \$30 million project. A 10-unit permanent supportive housing project funded with HOME-ARP funds was completed in the town of Oswegatchie in St. Lawrence County. S.T.E.P. By S.T.E.P. owns the property and will be providing supportive services through a NYS ESSHI program grant. Depaul is in the process of completing its 120-unit permanent supportive housing project for veterans, seniors, and those at-risk of homelessness in the City of Watertown. This project is also utilizing HOME-ARP funds for 6 units.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium is an entitlement for HOME funds only. While it received HOME-ARP funds in 2021, the rental projects funded were for permanent supportive housing. The Continuum of Care continues to work with area service providers to address the emergency shelter and transitional housing needs of homeless persons. New year-round emergency shelter options are now available in Jefferson, Lewis and St. Lawrence Counties. In the winters, emergency shelter options are available using the state's Code Blue program.

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. Two agencies-Watertown Urban Mission in Jefferson County and Snow Belt Housing in Lewis County-received HOME-ARP funds for supportive services. Snow Belt utilized its funds primarily for financial assistance, short-term and medium-term financial assistance for rent, outreach services and case management for qualifying populations. The Watertown Urban Mission used its funds for financial assistance, and short-term and medium-term financial assistance for rent for qualifying populations.

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. The Watertown Urban Mission operates the CARES Center; 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 consultation to eliminate the need for the household to go to multiple locations, which can be challenging. "Low Barrier" warming centers are available in the winters in Jefferson, Lewis and St. Lawrence Counties. HOME-ARP funded initiatives include: Step by Step's 10 units of permanent supportive housing; Neighbors of Watertown's 63-unit affordable housing development to include 6 HOME-ARP units and 5 HOME units; and De Paul's 120-unit affordable housing project (Pine Camp Apartments) to include 3 HOME-ARP units.

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 six (6) 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 six (6) 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 six (6) 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)

In New York State, the Governor created the Pro-Housing Community Program. This program was created to achieve true equity of opportunity between housing supply and affordability, and to erase the gaps in access to health, education, and wealth-building. The goal is to accomplish this by providing people with a choice as to where they live and raise their families. The Governor understands that much of the housing progress in the state is dependent on the support of local municipalities who are on the front lines of helping families identify housing that meets their needs. The program requires municipalities to pass a resolution becoming a Pro-Housing Community, and by doing so, allows them to apply for multiple state funding opportunities. The community commits to supporting the development of housing in a fair and equitable manner which may include proper zoning and land use requirements to support housing. Additionally, many communities are examining their comprehensive plans to include land use planning and zoning to address the development of housing in their communities. Organizations like the Development Authority of the North Country, Tug Hill Commission, and county planning offices provide support to municipalities to update these materials.

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. Additionally, the United Way of Northern New York supports two programs-Bridges out of Poverty and Getting Ahead in the Workplace-to build stability for workers who are asset limited, income constrained, employed (ALICE).

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 nine member administrative board. Jefferson County entered into a subrecipient agreement with the Development Authority of the North Country to provide staffing and administer the program. DANC provided these services in PY 2025. The structure will change in PY 2026 when Jefferson County assumes staffing and administration of the program on October 1, 2026. The 9-member administrative board will remain. The Consortium also works 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 three 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.

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

Area Fair Housing Sessions were held in the 3 County Region during the month of April last HOME Program year.

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.

Summary Table of last years monitoring activities included as an attachment to this CAPER.

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 Program Year 2025 CAPER was available for public comment from September 1-September 15, 2026. A public hearing was held on September 9, 2026 at 10:00 AM at the Development Authority of the North Country's conference room, 317 Washington Street, 4th Floor, Watertown, NY 13601. The public notice was published in the Watertown Daily Times which covers all three counties-Jefferson, Lewis, and St. Lawrence. The CAPER was also available for review at the 3-county planning offices and was posted on the Authority's website at www.danc.org. No comments were received from the public hearing or the public comment period.

CR-50 - HOME 24 CFR 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 24 CFR §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 was inspected on April 22, 2026 and was in good shape and no health and safety items were identified during the site visit.

Snow Belt Housing Rental project in Lyons Falls #1833

The Project was inspected on April 22, 2026 and was in good shape and no health & safety concerns were identified during the site visit.

Mohawk Indian Housing Corporation Rental Project in Rooseveltown # 1845

The Project was inspected on April 13, 2026 and was in good shape and no health and safety items were identified during the site visit.

The Tenant Selection Plan, or TSP, is still being worked on by the Mohawk Indian Housing Corporation as well as the Section 8 Project Based Subsidy Provider - St. Lawrence County CDP. The goal is to have the new TSP in place before the end of 2026.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

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

\$8016 of Program Income was received during program year 2025 and was included in the 2026 Funding Pool to be utilized when the 2026 HOME funding is accessed. All previous program income has been expended by the Consortium, therefore the balance remaining of program income is \$8016.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)
(STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 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 three county region and using multiple funding sources, have been able to fix up these projects. All three counties are recipients of NYS CDBG and AHC funding to further the rehabilitation of owner-occupied housing in the region for eligible homeowners. 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 three (3) county service area.

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	2	0	0	0
Total Labor Hours		0			
Total Section 3 Worker Hours		543			
Total Targeted Section 3 Worker Hours		0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name JEFFERSON COUNTY
Organizational DUNS Number 077308039
UEI T199R7ZPSW79
EIN/TIN Number 156000457
Identify the Field Office BUFFALO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension

Fax Number
Email Address

ESG Secondary Contact

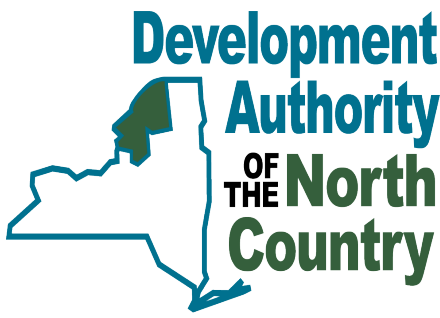
Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount



ADMINISTRATION and REGIONAL DEVELOPMENT DIVISION

Dulles State Office Building • 317 Washington Street, Suite 414 • Watertown, New York 13601 • Telephone (315) 661-3200 • TDD (800) 662-1220

WATER QUALITY DIVISION

Warneck Pump Station
23557 NYS Route 37
Watertown, New York 13601

Telephone (315) 661-3210
Emergency Telephone (315) 786-4000

TELECOMMUNICATIONS DIVISION

Dulles State Office Building
317 Washington Street, Suite 406
Watertown, New York 13601

Telephone (315) 661-3200
Emergency Telephone (866) 669-3262

MATERIALS MANAGEMENT DIVISION

Solid Waste Management Facility
23400 NYS Route 177
Rodman, New York 13682

Telephone (315) 661-3230

ENGINEERING DIVISION

Warneck Pump Station
23557 NYS Route 37
Watertown, New York 13601

Telephone (315) 661-3210

**NORTH COUNTRY HOME CONSORTIUM
Citizen Participation Comments
2025 CAPER**

A public comment period began on September 1, 2026 and ended on September 15, 2026 to hear comments on the 2025 North Country HOME Consortium CAPER. The CAPER was available at the three county planning offices in Jefferson, Lewis and St. Lawrence Counties, and on the Development Authority's website, www.danc.org. No public comments were received.

A public hearing was held at the offices of the Development Authority of the North Country, Dulles State Office Building, 4th Floor, Watertown, New York 13601 on Wednesday September 9, 2026. The meeting was open to the public. The meeting opened at 9:00 AM and closed at 9:05 AM. There was no one in attendance from the public. No comments were received.

AFFIDAVIT OF PUBLICATION

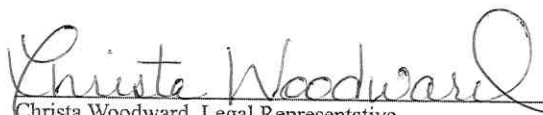
STATE OF NEW YORK
JEFFERSON COUNTY

WATERTOWN DAILY TIMES

DEVELOPMENT AUTHORITY OF NC
317 WASHINGTON ST
WATERTOWN, NY 13601
UNITED STATES

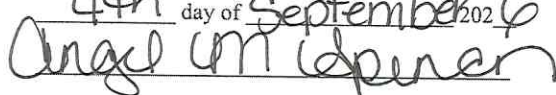
REFERENCE
ACCOUNT: 105784
ORDER: CAMPAIGN 25396 / LINE 44443 — 2025 CAPER

Christa Woodward, being duly sworn, affirms that s/he is a legal representative of the Johnson Newspaper Corporation, a corporation duly organized and existing under the laws of the state of New York, and having its principal place of business in the city of Watertown and that said corporation is the publisher of Watertown Daily Times, a newspaper published in the city of Watertown, Jefferson County and state of New York, and that a notice, of which the annexed is a printed copy, has been published regularly in said newspaper.


Christa Woodward, Legal Representative

Published on: 9/1/2026

FILED ON: 9/1/2026

Sworn to and subscribed before me this
4th day of September 2026




**NORTH COUNTRY HOME CONSORTIUM
2025 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT (CAPER)
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 2025 CAPER for the July 1, 2025-June 30, 2026 Program Year available for public review and comment beginning Tuesday, September 1, 2026 through Wednesday, September 15, 2026. The CAPER analyzes the Consortium's progress in implementing its HUD-approved Annual Action Plan for the 2025/2026 period. The draft CAPER will be available for review during the public comment period by contacting Michelle Capone at mcapone@danc.org or by calling 315-661-3200, or by contacting Jefferson County Planning; St. Lawrence County Planning, or Lewis County Planning. The "draft" CAPER will be posted at www.danc.org. In addition, a public hearing is scheduled to receive public comment on the draft CAPER on Wednesday, September 9, 2026 at 9:00 AM in the conference room of the Development Authority of the North Country, Dulles State Office Building, 317 Washington Street, 4th Floor, Watertown, NY 13601.



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

DATE: 08-27-26
TIME: 13:56
PAGE: 1

Program Year: 2025
Start Date 01-Jul-2025 - End Date 30-Jun-2026
JEFFERSON COUNTY CONSORTIUM
Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
Rentals			
	\$720,000.00	5	0
First Time Homebuyers			
	\$30,137.00	1	1
Existing Homeowners			
	\$273,937.70	9	9
Total, Rentals and TBRA			
	\$720,000.00	5	0
Total, Homebuyers and Homeowners			
	\$304,074.70	10	10
Grand Total	\$1,024,074.70	15	10



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HOME Summary of Accomplishments

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Program Year: 2025

Start Date 01-Jul-2025 - End Date 30-Jun-2026

JEFFERSON COUNTY CONSORTIUM

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	1	0	0	1	1	
Existing Homeowners	1	5	2	1	8	9	
Total, Homebuyers and Homeowners	1	6	2	1	9	10	
Grand Total	1	6	2	1	9	10	

Home Unit Reported As Vacant

Activity Type	Reported as Vacant
Rentals	5
First Time Homebuyers	0
Existing Homeowners	0
Total, Rentals and TBRA	5
Total, Homebuyers and Homeowners	0
Grand Total	5



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HOME Summary of Accomplishments

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Program Year: 2025

Start Date 01-Jul-2025 - End Date 30-Jun-2026

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	1	0	8	0
Black/African American	0	0	1	0
Total	1	0	9	0

	Total, Homebuyers and Homeowners		Grand Total	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	9	0	9	0
Black/African American	1	0	1	0
Total	10	0	10	0



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Integrated Disbursement and Information System
HOME-ARP Summary of Accomplishments

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SUMMARY

Program Year: 2025

HOME-ARP Disbursements, Units Completed, and Households Assisted

Activity Type	Disbursed Amount	Units Completed	Units Occupied	Units Receiving Rental Operating	HH Assisted
Non-Congregate Shelter	\$0.00	0	N/A	N/A	N/A
Rental	\$987,900.00	10	0	N/A	N/A
Rental Operating	\$0.00	N/A	N/A	0	N/A
Supportive Services	\$47,758.05	N/A	N/A	N/A	356
Tenant-Based Rental Assistance (TBRA)	\$0.00	N/A	N/A	N/A	0
Total	\$1,035,658.05	10	0	0	356

HOME-ARP Unit Completions and Households Assisted by Qualifying Population and Percent of Area Median Income

Activity Type	Homeless	At-risk of Homeless	Other QP	Low Income HH	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0% - 80%
NCS Converted to AH	0	0	0	0	0	0	0	0	0
Rental	0	0	0	0	0	0	0	0	0
Tenant-Based Rental Assistance (TBRA)	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A
Total	0	0	0	0	0	0	0	0	0

HOME-ARP Unit Reported As Vacant

Activity Type	Total	Reported as Vacant	Percentage
Non-Congregate Shelter	N/A	0	N/A
Rental	10	10	100.00%

HOME-ARP Veteran Status

Activity Type	Veteran Homeless	Veteran At-risk of Homeless	Veteran Other QP	Veteran Low Income
NCS Converted to AH	0	0	0	0
Rental	0	0	0	0
Tenant-Based Rental Assistance (TBRA)	0	0	0	N/A
Total	0	0	0	0



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HOME-ARP Summary of Accomplishments

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HOME-ARP Homeless Status

Activity Type	Total Homeless	Veteran Homeless	Total Non Homeless	Veteran Non Homeless
Supportive Services	34	0	6	0
Total	34	0	6	0

HOME-ARP Unit Completions and Households Assisted by Racial / Ethnic Category

	Rental				NCS Converted to AH			
	Total Units	Percentage	Hispanic	Percentage	Total Units	Percentage	Hispanic	Percentage
White	0		0		0		0	
Black/African American	0		0		0		0	
Asian	0		0		0		0	
American Indian/Alaskan Native	0		0		0		0	
Native Hawaiian/Other Pacific Islander	0		0		0		0	
American Indian/Alaskan Native & White	0		0		0		0	
Asian & White	0		0		0		0	
Black/African American & White	0		0		0		0	
Amer. Indian/Alaskan Native & Black/African Amer.	0		0		0		0	
Other multi-racial	0		0		0		0	
Total	0		0		0		0	

	Tenant-Based Rental Assistance (TBRA)			
	Total HH	Percentage	Hispanic	Percentage
White	0		0	
Black/African American	0		0	
Asian	0		0	
American Indian/Alaskan Native	0		0	
Native Hawaiian/Other Pacific Islander	0		0	
American Indian/Alaskan Native & White	0		0	
Asian & White	0		0	



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	Tenant-Based Rental Assistance (TBRA)			
	Total HH	Percentage	Hispanic	Percentage
Black/African American & White	0		0	
Amer. Indian/Alaskan Native & Black/African Amer.	0		0	
Other multi-racial	0		0	
Total	0		0	

	Supportive Services	
	Total HH	Percentage
White	38	97.44%
Black/African American	1	2.56%
Asian	0	0.00%
American Indian/Alaskan Native	0	0.00%
Native Hawaiian/Other Pacific Islander	0	0.00%
Other multi-racial	0	0.00%
Total	39	100.00%
Hispanic/Latino	1	



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HOME-ARP Summary of Accomplishments

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JEFFERSON COUNTY CONSORTIUM

Program Year: 2025

Start Date 01-Jul-2025 - End Date 30-Jun-2026

HOME-ARP Disbursements, Units Completed, and Households Assisted

Activity Type	Disbursed Amount	Units Completed	Units Occupied	Units Receiving Rental Operating	HH Assisted
Non-Congregate Shelter			N/A	N/A	N/A
Rental	\$987,900.00	10	0	N/A	N/A
Rental Operating		N/A	N/A		N/A
Supportive Services	\$47,758.05	N/A	N/A	N/A	356
Tenant-Based Rental Assistance (TBRA)		N/A	N/A	N/A	
Total	\$1,035,658.05	10	0	0	356

HOME-ARP Unit Completions and Households Assisted by Qualifying Population and Percent of Area Median Income

Activity Type	Homeless	At-risk of Homeless	Other QP	Low Income HH	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0% - 80%
NCS Converted to AH									
Rental									
Tenant-Based Rental Assistance (TBRA)				N/A	N/A	N/A	N/A	N/A	N/A
Total	0	0	0	0	0	0	0	0	0

HOME-ARP Unit Reported As Vacant

Activity Type	Total	Reported as Vacant	Percentage
Non-Congregate Shelter	N/A	0	N/A
Rental	10	10	100.00%

HOME-ARP Veteran Status

Activity Type	Veteran Homeless	Veteran At-risk of Homeless	Veteran Other QP	Veteran Low Income
NCS Converted to AH				
Rental				
Tenant-Based Rental Assistance (TBRA)				N/A
Total	0	0	0	0



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HOME-ARP Summary of Accomplishments

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HOME-ARP Homeless Status

Activity Type	Total Homeless	Veteran Homeless	Total Non Homeless	Veteran Non Homeless
Supportive Services	34	0	6	0
Total	34	0	6	0

HOME-ARP Unit Completions and Households Assisted by Racial / Ethnic Category

	JEFFERSON COUNTY CONSORTIUM				JEFFERSON COUNTY CONSORTIUM			
	Rental				NCS Converted to AH			
	Total Units	Percentage	Hispanic	Percentage	Total Units	Percentage	Hispanic	Percentage
White	0		0		0		0	
Black/African American	0		0		0		0	
Asian	0		0		0		0	
American Indian/Alaskan Native	0		0		0		0	
Native Hawaiian/Other Pacific Islander	0		0		0		0	
American Indian/Alaskan Native & White	0		0		0		0	
Asian & White	0		0		0		0	
Black/African American & White	0		0		0		0	
Amer. Indian/Alaskan Native & Black/African Amer.	0		0		0		0	
Other multi-racial	0		0		0		0	
Total	0		0		0		0	

	JEFFERSON COUNTY CONSORTIUM			
	Tenant-Based Rental Assistance (TBRA)			
	Total HH	Percentage	Hispanic	Percentage
White	0		0	
Black/African American	0		0	
Asian	0		0	
American Indian/Alaskan Native	0		0	
Native Hawaiian/Other Pacific Islander	0		0	



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	JEFFERSON COUNTY CONSORTIUM			
	Tenant-Based Rental Assistance (TBRA)			
	Total HH	Percentage	Hispanic	Percentage
American Indian/Alaskan Native & White	0		0	
Asian & White	0		0	
Black/African American & White	0		0	
Amer. Indian/Alaskan Native & Black/African Amer.	0		0	
Other multi-racial	0		0	
Total	0		0	

	JEFFERSON COUNTY CONSORTIUM	
	Supportive Services	
	Total HH	Percentage
White	38	97.44%
Black/African American	1	2.56%
Asian	0	0.00%
American Indian/Alaskan Native	0	0.00%
Native Hawaiian/Other Pacific Islander	0	0.00%
Other multi-racial	0	0.00%
Total	39	100.00%
Hispanic/Latino	1	