

North Country HOME Consortium

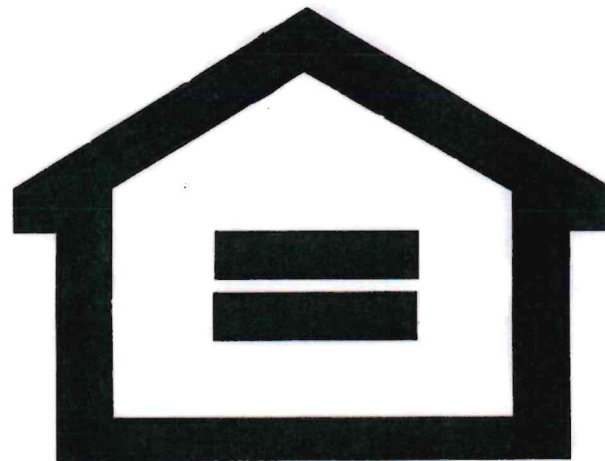
Consolidated Annual Performance Evaluation
Report – “DRAFT” CAPER

2023 HUD HOME Program Year

July 1, 2023-June 30, 2024

Development Authority of the North Country

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**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 six (6) different housing agencies completed twenty (21) units of affordable housing in Jefferson, Lewis and St. Lawrence Counties. The projects completed include: seventeen (17) units of owner occupied rehabilitation or OOR as well as provide homebuyer assistance (down payment assistance, closing costs & rehab) to four (4) households to purchase a home during the 2023 HOME Program Year. (July 1 2023 - June 30, 2024)

The Consortium expended \$603,681.47 in HOME funds along with \$93,232.00 in other funds for a total investment of \$696.913.47 in the area housing stock.

Per the PR-23 IDIS HUD Unit Completion Report, seventeen (17) Units of Owner Occupied Rehabilitation were completed in projects scattered throughout Jefferson & Lewis Counties as well as one (1) Households assisted with Homebuyer Assistance in Jefferson County, and three (3) units of Homebuyer Assistance in St. Lawrence county. A detailed listing and map of the completed locations is included as attachments to this CAPER.

Table 1 Below lists accomplishments for this program year, and in our Annual Action Plan we intended to complete twenty-two (22) units of Owner Occupied Rehab, which our housing agencies completed seventeen (17) units of OOR PLUS four (4) units of homebuyer assistance for the total of twenty (21) units completed.

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	65	81.25%	22	21	95.45%
Affordable Housing - Homeownership Opportunities	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	12	60.00%			
Affordable Housing - Rental Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	22	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 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 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	20
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	20
Hispanic	0
Not Hispanic	20

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

Narrative

21 units were completed of which 1 unit is currently unoccupied, thus the reporting of 20 families assisted. Based upon the income ranges, the white population has a disproportionately greater need than the jurisdiction as a whole. However, the white population comprises 87% 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 2020 Census population of 24,685. Eighty (80%) of the City's population in 2020 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	903,345	603,681

Table 3 - Resources Made Available

Narrative

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	63	See Below
Participating Jurisdictions in Lewis County		15	See Below
Participating Jurisdictions in St. Lawrence County		22	See Below

Table 4 – Identify the geographic distribution and location of investments

Narrative

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 \$360,512 in other funds during the 2023 PY, which included New York State Affordable Housing Corporation funding as a “Match” amount of \$93,232 as well as \$267,280 in Bank/Mortgage funds.

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	4,481,767
2. Match contributed during current Federal fiscal year	93,232
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,574,999
4. Match liability for current Federal fiscal year	128,263
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,446,736

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
1969	02/26/2024	25,000	0	0	0	0	0	25,000
1989	02/16/2024	23,292	0	0	0	0	0	23,292
1990	08/11/2023	19,300	0	0	0	0	0	19,300
1992	05/17/2024	25,000	0	0	0	0	0	25,000

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 beginning 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 \$
10,216	14,157	10,216	0	14,157

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	20	0	0	0	0	20
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	603,681	0	0	0	0	603,681
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	20	0	20			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	603,681	0	603,681			

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	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

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	22	21
Number of Special-Needs households to be provided affordable housing units	0	0
Total	22	21

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	4
Number of households supported through Rehab of Existing Units	22	17
Number of households supported through Acquisition of Existing Units	0	0
Total	22	21

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 2023 was to complete 22 units of affordable housing through 2 different Owner Occupied Rehab (OOR) programs in Jefferson County, North Country Affordable Housing - County Wide - 11 units and Neighbors of Watertown City of Watertown also Jefferson County. The 21 units completed last year included 17 units of Owner Occupied Rehab (4 -Lewis County & 14 in Jefferson County) 3 units of Homebuyer Assistance in St. Lawrence County and 1 unit of Homebuyer

Assistance in Jefferson County which we all from previous program year's funded programs, which is typical for the program delivery by the housing agencies in our three county region

Discuss how these outcomes will impact future annual action plans.

We feel these outcomes are somewhat normal and the same five 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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	3
Low-income	0	5
Moderate-income	0	12
Total	0	20

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 (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 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. There are a number of new initiatives under way to address the homeless housing needs in the region, to include two new affordable housing developments. Neighbors of Watertown in partnership with Transitional Living Center and Credo Foundation are in the final stages of a new 63 unit affordable housing development that will include programs and services through New York State's State's ESSHI program. HOME ARP & now traditional HOME \$ are planned to assist with the funding stack for the \$30 Million Dollar project to make that much needed project a reality. Depaul & Eagle Star are also planning to construct a new 100+ unit affordable housing development which will also provide housing options along with program and services for the low income along with homeless or at risk of homeless population/s here in the City of Watertown, Jefferson County.

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.

New Emergency Shelter Options during the cold weather months have been made available to those in need in Jefferson, Lewis & St. Lawrence Counties which has provided options to those in need.

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 three county region. For the past year, Consortium Staff have been working on the HOME ARP initiatives including : Outreach & Consultation with Key Stakeholders in the three counties (CoC, PHA's, County Leadership & DSS's etc) to help with the Needs Assessment & Gap Analysis that involved Extensive Outreach & Citizen Participation was used to create the HOME ARP Allocation Plan. The Allocation Plan was submitted and approved by HUD, applications for funding have been received and details are currently being worked out with HUD & HUD TA providers to assist with the

final funding spending plan utilizing the \$ 2.98 Million HOME ARP funding.

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. New " Low Barrier" warming centers were opened last year in both Jefferson & Lewis Counties. A new 20 Permanent Supportive Housing option in the City of Ogdensburg developed by Step by Step (CoC Member) opened last year with other initiatives being planned & developed in the three county region. A lot of hard work by multiple community agencies in Jefferson, Lewis & St. Lawrence Counties to meet the unmet needs our our region, and we all know that there is much more to do as the demands in this area continue to grow. HOME ARP funded initiatives which are in different stages of development at this time include: Step by Step Initiative - 10 units of Permanent Supportive Housing, Neighbors of Watertown - as part of the new 63 unit affordable housing development, 6 units of permanent supportive housing & 5 units of

affordable housing utilizing traditional HOME funding and the De Paul Affordable Housing Development will include 11 units of permanent supportive housing. These initiatives are in different levels of development at this time but if all goes as planned we look to have the first units with the Step by Step Initiative on line some time in 2025.

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, five 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 with other funds for homeownership assisted seven 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 with CDBG and/or other funds for homeownership, the initiative assisted seven 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 nine 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 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. 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)

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 CAPER was was put out for the required 15 day public comment period beginning on Monday August 19, 2024 and will run through Monday Spetember 2, 2024. A public hearing is scheduled for Wednesday August 21, 2024 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 Jefferson, Lewis & St. Lawrence Counties planning office/s who also posted on there respective websites for public review.

Con Plans, Annual Plans and CAPER are distributed to the Points North Housing Coalition (PNHC) which is the CoC for the three Counties. Representatives from the regions social service, health service and other agencies are members of the PNHC.

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 June 7, 2024 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 # 1792

The Project was inspected on June 7, 2024 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 May 17, 2024 and was in good shape and no health and safety items were identified during the site visit.

Tenant Files reviewed were in much better shape than last year, to include signed and dated applications, source documentation of income as well as tenant lease/s.

The project has a new property manager, which of course requires time and learning curve to get up to speed on program rules and regulations. The new Property Manager has prior property management experience as the Director of the Akwesasne Housing Authority.

The Tenant Selection Plan 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.

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

Program Income was detailed previously in the CAPER, at year end the Consortium has \$14,157.03 in PI.

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. Recently, Cambray Housing in Gouverneur has secured funding for Phase II to their project completed a few years ago. The Development Authority along with New York State HFA is providing funding for the renovations to two 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 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 fo 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	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

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

North Country HOME Consortium
7/1/2023 - 06/30/2024 - Completion Activity

IDIS	Agency	Completion Date	HOME \$	NYS AHC \$	Other	TPC	Other \$ Source	# units	Program Year	AMI	Race
1989	Clayton Improvement Association	2/16/2024	\$ 51,268.00	\$ 23,932.00	\$ 90,720.00	\$ -	Private Funds/Owner Contribution	1	2020 HB	60-80	White
						\$ -					
						\$ -					
						\$ -					
						\$ -					
1977	St. Lawrence County Housing Council	8/11/2023	\$ 40,195.23		\$ 56,060.00	\$ 96,255.23	Private Bank Loan	1	2019 Home Buyer	50-60	White
1975	St. Lawrence County Housing Council	8/16/2023	\$ 36,229.79		\$ 60,000.00	\$ 96,229.79	Private Bank Loan	1	2019 Home Buyer	30-50	White
1985	St. Lawrence County Housing Council	4/1/2024	\$ 50,096.20	\$ -	\$ 60,500.00	\$ 110,596.20	Private Bank Loan	1	2019 Home Buyer	60-80	White
						\$ -					
						\$ -					
1990	North Country Affordable Housing	8/11/2023	\$ 37,050.00	\$ 19,300.00	\$ -	\$ 56,350.00	NYS AHC	1	2021 OOR	60-80	White
1993	North Country Affordable Housing	11/8/2023	\$ 37,171.00	\$ -	\$ -	\$ 37,171.00	None	1	2021 OOR	30-50	White
2003	North Country Affordable Housing	4/24/2024	\$ 38,251.25	\$ -	\$ -	\$ 38,251.25	None	1	2022 OOR	30-50	White
						\$ -					
						\$ -					
1971	Neighbors of Watertown	8/11/2023	\$ 28,980.00	\$ -	\$ -	\$ 28,980.00	None	1	2019 OOR	50-60	White
1994	Neighbors of Watertown	10/25/2023	\$ 27,090.00	\$ -	\$ -	\$ 27,090.00	None	1	2019/2022 OOR Split	0-30	White
1969	Neighbors of Watertown	3/26/2024	\$ 10,175.00	\$ 25,000.00	\$ -	\$ 35,175.00	NYS AHC	1	2019/OOR	0-30	White
1984	Neighbors of Watertown	4/10/2024	\$ 12,150.00	\$ -	\$ -	\$ 12,150.00	None	2	2019 OOR	0-30	White
1992	Neighbors of Watertown	5/17/2024	\$ 27,150.00	\$ 25,000.00	\$ -	\$ 52,150.00	NYS AHC	1	2022 OOR	30-50	White
						\$ -					
						\$ -					
1988	Frontier Housing Corporation	11/8/2023	\$ 29,575.00	\$ -	\$ -	\$ 29,575.00	None	1	2021 OOR	60-80	White
1978	Frontier Housing Corporation	11/8/2023	\$ 35,500.00	\$ -	\$ -	\$ 35,500.00	None	1	2021 OOR	60-80	White
2010	Frontier Housing Corporation	6/28/2024	\$ 27,150.00	\$ -	\$ -	\$ 27,150.00	None	1	2021 OOR	60-80	White
2011	Frontier Housing Corporation	6/28/2024	\$ 23,200.00	\$ -	\$ -	\$ 23,200.00	None	1	2021 OOR	60-80	White
						\$ -					
						\$ -					
1996	Snowbelt Housing Corporation	5/16/2024	\$ 28,900.00	\$ -	\$ -	\$ 28,900.00	None	1	2022 OOR	60-80	White
1997	Snowbelt Housing Corporation	5/16/2024	\$ 39,400.00	\$ -	\$ -	\$ 39,400.00	None	1	2022 OOR	30-50	White
1995	Snowbelt Housing Corporation	5/16/2024	\$ 10,650.00	\$ -	\$ -	\$ 10,650.00	None	1	2022 OOR	50-60	White
2005	Snowbelt Housing Corporation	5/23/2024	\$ 13,500.00	\$ -	\$ -	\$ 13,500.00	None	1	2022 OOR	0-30	White

\$ 603,681.47

21

Total Match \$ 93,232.00



Program Year: 2023
 Start Date 01-Jul-2023 - End Date 30-Jun-2024
JEFFERSON COUNTY CONSORTIUM
Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
First Time Homebuyers	\$177,789.22	4	4
Existing Homeowners	\$425,567.25	17	16
Total, Homebuyers and Homeowners	\$603,356.47	21	20
Grand Total	\$603,356.47	21	20

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	2	1	3	4
Existing Homeowners	3	4	2	7	9	16
Total, Homebuyers and Homeowners	3	5	4	8	12	20
Grand Total	3	5	4	8	12	20



Program Year: 2023

Start Date 01-Jul-2023 - End Date 30-Jun-2024

JEFFERSON COUNTY CONSORTIUM

Home Unit Reported As Vacant

Activity Type	Reported as Vacant
First Time Homebuyers	0
Existing Homeowners	1
Total, Homebuyers and Homeowners	1
Grand Total	1



Program Year: 2023

Start Date 01-Jul-2023 - End Date 30-Jun-2024

JEFFERSON COUNTY CONSORTIUM

Home Unit Completions by Racial / Ethnic Category

	First Time Homebuyers		Existing Homeowners	
	Units		Units	
	Units Completed	Completed - Hispanics	Completed	Completed - Hispanics
White	4	0	16	0
Total	4	0	16	0

	Total, Homebuyers and Homeowners			Grand Total
	Units			Units
	Units Completed	Completed - Hispanics	Completed	Completed - Hispanics
White	20	0	20	0
Total	20	0	20	0

**NORTH COUNTRY HOME CONSORTIUM 2023 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 2023 Consolidated Annual Performance and Evaluation Report (CAPER) for the July 1, 2023-June 30, 2024 Program Year available for public comment. The CAPER analyzes the Consortium's progress in implementing its HUD-approved Annual Action Plan for the 2023/2024 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 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. In addition, a public hearing will be held to receive public comment on the CAPER on Wednesday, August 21, 2024 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. **The public comment period will begin Monday August 19, 2024 and run through Monday September 2, 2024.**

North Country HOME Consortium
2024 Monitoring

<u>Agency</u>	<u>Staff Assigned</u>	<u>Program & Year</u>	<u>Monitoring Date</u>	<u>Findings</u>
North Country Affordable Housing	Matt Siver	2021 OOR	June 4 2024	No Findings
Frontier Housing	Matt Siver	2021 OOR	June 27 2024	No Findings
Snowbelt Housing Company, Inc.	Matt Siver	2022 OOR	June 20 2024	1 Finding - Cleared
Rental Project Monitoring Plan & Schedule				
<u>Project & Location</u>	<u>Staff Assigned</u>	<u>Program & IDIS</u>	<u>Monitoring Date</u>	<u>Findings</u>
Center Street Apartments - Lyons Falls	Matt Taylor	Snow Belt 14 & 15 CHDO RR # 1833	June 7 2024	No Findings
Pine Crest Manor - Copenhagen	Matt Taylor	Snow Belt 14 & 15 CHDO RR # 1833	June 7 2024	1 Finding - Cleared
Iroquois Village - Rooseveltown	Matt Taylor	Mohawk 16 -19 CHDO RR # 1845	May 17 2024	1 Open Finding Progress

August 14 2024