

North Country HOME Consortium

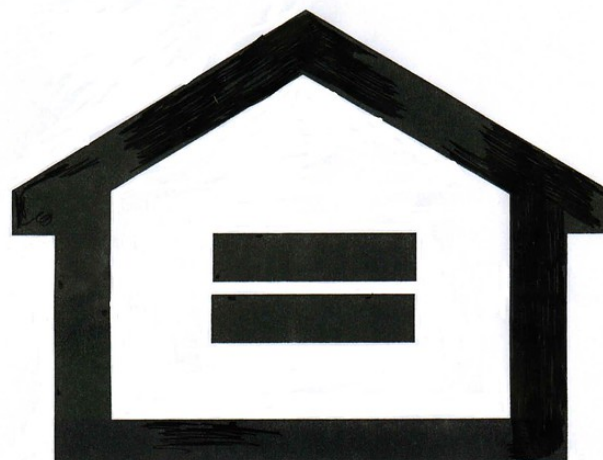
“DRAFT”

Consolidated Annual Performance Evaluation  
Report – CAPER

HUD HOME Program Year  
July 1, 2020-June 30, 2021

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 four different housing agencies in Jefferson and St. Lawrence Counties, completed the rehabilitation of 46 units of affordable housing in the 2020 HOME Program Year.

The Consortium expended \$1,267,095.16 in HOME funds along with \$43,353 in other funds for a total investment of \$1,310,448.16 in the area housing stock.

Per the 2020 IDIS HUD Unit Completion Report, Twenty Four (24) Units of Owner Occupied Rehabilitation were completed in projects scattered throughout Jefferson & St. Lawrence Counties as well as Twenty Two (22) Units of Rental Rehab; renovating an existing 18 unit rental rehab project in St. Lawrence County, and also renovating an existing Four (4) unit rental project in Lewis County. Please note that the total below shows 18 units as in the 22 units completed, there were and are 4 vacant units, thus the 18 number.

We have included a map with the project locations as an attachment to this CAPER.

### 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 Rehabilitation | Affordable Housing | HOME: \$        | Homeowner Housing Rehabilitated | Household Housing Unit | 80                        | 24                      | 30.00%           | 15                      | 24                    | 160.00%          |
| Homeownership opportunities       | Affordable Housing | HOME: \$        | Homeowner Housing Added         | Household Housing Unit | 20                        | 0                       | 0.00%            |                         |                       |                  |

|                             |                    |          |   |                        |    |    |        |   |    |       |
|-----------------------------|--------------------|----------|---|------------------------|----|----|--------|---|----|-------|
| Homeownership opportunities | Affordable Housing | HOME: \$ | Direct Financial Assistance to Homebuyers | Households Assisted    | 0  | 0  |        | 8 | 0  | 0.00% |
| Rental Rehabilitation       | Affordable Housing | HOME: \$ | Rental units rehabilitated                | Household Housing Unit | 22 | 18 | 81.82% | 0 | 18 |       |

**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                                     | 46        |
| Black or African American                 | 1         |
| Asian                                     | 0         |
| American Indian or American Native        | 33        |
| Native Hawaiian or Other Pacific Islander | 0         |
| <b>Total</b>                              | <b>80</b> |
| Hispanic                                  | 0         |
| Not Hispanic                              | 80        |

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 | 818,635                  | \$1,267,095.16                      |

Table 3 - Resources Made Available

### Narrative

In addition to the 24 units of Owner Occupied Rehab completed by area housing agencies ( 20 units in Jefferson County & 4 units in Lewis County), the Consortium working through its housing agencies also completed an 18 rental rehab project in St. Lawrence County as well as a 4 unit rental rehab project in Lewis County during the 2020 Program Year.

### 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    | 73                               | 43%                             | See Below             |
| Participating Jurisdictions in Lewis County        | 27                               | 21%                             | See Below             |
| Participating Jurisdictions in St. Lawrence County |                                  | 36%                             | See Below             |

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The actual geographic distribution of 2020 funding was 43% for Jefferson County for completion of 8 units of OOR and 36% for St. Lawrence County for completing 1 – 18 units Rental Rehab Project, also 21% of the actual allocation in Lewis County by completing 1 – 4 unit Rental rehab Project as well as 4 units of Owner Occupied Rehab. The projects completed and being reported in this 2020 CAPER were from pre 2020 funding year/s. The 2020 funded programs are in progress and will be starting to complete units in future program year/s. This is somewhat typical for the program delivery for housing agencies here in the North Country.

## 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 leveraged \$ 43,353 in other funds during this program year, none of it is match eligible. The Consortium is carrying forward over \$5 million in excess match from non-federal sources accumulated over its 27 year history to meet the Match requirements.

| <b>Fiscal Year Summary – HOME Match</b>  |              |
|--|--------------|
| 1. Excess match from prior Federal fiscal year                                 | \$ 5,006,473 |
| 2. Match contributed during current Federal fiscal year                        | \$ 43,353    |
| 3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)  | \$ 5,049,826 |
| 4. Match liability for current Federal fiscal year                             | \$ 24,633    |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | \$ 5,074,459 |

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

| <b>Match Contribution for the Federal Fiscal Year</b> |                             |                                   |                                      |                                     |                                |  |                       |                    |
|---|-----------------------------|-----------------------------------|--------------------------------------|-------------------------------------|--------------------------------|--|-----------------------|--------------------|
| <b>Project No. or Other ID</b>                        | <b>Date of Contribution</b> | <b>Cash (non-Federal sources)</b> | <b>Foregone Taxes, Fees, Charges</b> | <b>Appraised Land/Real Property</b> | <b>Required Infrastructure</b> | <b>Site Preparation, Construction Materials, Donated labor</b> | <b>Bond Financing</b> | <b>Total Match</b> |
| IDIS # 1833   | 9/29/2021                   | \$5,958                           |                                      |                                     |                                |  |                       | \$5,958            |
| IDIS # 1932   | 5/14/2021                   | \$37,395                          |                                      |                                     |                                |  |                       | \$37,395           |

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

| <b>Program Income – Enter the program amounts for the reporting period</b> |   |   |  |  |
|--|---|---|--|--|
| <b>Balance on hand at begin-ning of reporting period<br/>\$</b>            | <b>Amount received during reporting period<br/>\$</b> | <b>Total amount expended during reporting period<br/>\$</b> | <b>Amount expended for TBRA<br/>\$</b> | <b>Balance on hand at end of reporting period<br/>\$</b> |
| <b>\$0</b>   | <b>\$50,556</b>                                       | <b>\$0</b>  | <b>\$0</b>                             | <b>\$50,556</b>  |

**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  | 26          | 0                                 | 0                         | 0                  | 0        | 26                 |
| Dollar Amount   | \$1,267,095 | 0                                 | 0                         | 0                  | 0        | \$1,267,095        |
| <b>Sub-Contracts</b>  |             |                                   |                           |                    |          |                    |
| Number  | 0           | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount   | 0           | 0                                 | 0                         | 0                  | 0        | 0                  |
|   | Total       | Women Business Enterprises        | Male                      |                    |          |                    |
| <b>Contracts</b>  |             |                                   |                           |                    |          |                    |
| Number  | 26          | 0                                 | 26                        |                    |          |                    |
| Dollar Amount   | \$1,267,095 | 0                                 | \$1,267,095               |                    |          |                    |
| <b>Sub-Contracts</b>  |             |                                   |                           |                    |          |                    |
| Number  | 0           | 0                                 | 0                         |                    |          |                    |
| Dollar Amount   | 0           | 0                                 | 0                         |                    |          |                    |

**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     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount  | 0     | 0                                 | 0                         | 0                  | 0        | 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  | 23            | 0        |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0        |
| <b>Total</b>   | <b>23</b>     | <b>0</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       | 15            | 46       |
| Number of households supported through Acquisition of Existing Units | 8             | 0        |
| <b>Total</b>   | <b>23</b>     | <b>0</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 2020 was to complete 23 units of affordable housing that included 8 units of Owner Occupied Rehab as well as 8 units of Homebuyer Assistance in Jefferson County as well as 7 units of Owner Occupied Rehab in Lewis County. The 46 units completed last year were from previous program years 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                  | 21                 |
| Low-income                         | 0                  | 15                 |
| Moderate-income                    | 0                  | 6                  |
| <b>Total</b>                       | <b>0</b>           | <b>42</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.

## **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.

### **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. No new emergency or transitional programs have opened through HUD recently as transitional housing is no longer a favored model by HUD.

With the planned receipt of \$ 2.9 Million in ARP funding, Community and CoC leadership has been evaluating the possible need for emergency shelter/s in the 3 County Region.

**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**

**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.

## **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 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)**



Development Authority staff was planning on assisting with the coordination and also attending Fair Housing sessions in the 3 Counties as time allowed. In person sessions had been planned and then due to the Covid-19 Pandemic cancelled again for the 2020 PY for health and safety reasons. A remote session was held on April 21, 2021 and promoted to all in the 3 County Region. The April 21, 2021 Fair Housing Roundtable was held with the Topic of Discussion being “ Changes in the Fair Housing Laws at the State and Federal Level” . Sally Santangelo of CNY Fair Housing was the presenter and over 30 people were in attendance for this session. The 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, Development Authority of the North Country, completed remote 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, at least one on-site visit is conducted to monitor them for compliance and review program administration. In addition we also monitored remotely required rental projects. Jefferson County and DANC meet annually to discuss the monitoring schedule to ensure that this important function is completed.

## **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 will be put of for the required 15 day public comment period beginning on Monday August 30, 2021 and run through Monday September 13, 2021. Due to Covid gathering restrictions, a Zoom Public Hearing is scheduled for Wednesday September 1, 2021.

The draft CAPER will also be posted on the Development Authority's website and also made available at the planning offices within 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.

The Citizen Participation Plan was updated in March of 2021, to include process of plan amendments, etc. Copy of March 2021 Update was included in the 2021 Con Plan & Annual Action Plan and also is attached to this CAPER.

## **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.

- ➔ Due to the Covid-19 Pandemic, and restrictions on face to face meetings during this years monitoring period, all monitoring was performed remotely. ( E Mail submissions of monitoring checklists and compliance spreadsheets, Desk reviews and Zoom meetings were all utilized) to accomplish the planned monitoring activities during these unusual times.

North Country Affordable Housing – 2018 OOR – No Findings

Clayton Improvement Association, LTR – 2020 HB – No Findings

Frontier Housing – 2018 OOR – No Findings

Snow Belt Housing – 2020 OOR – No Findings

North Country Housing Council – 2019 HB – No Findings

St. Lawrence County CDP – 2017 OOR – No Findings

Rental Projects

# 1792 – Lyons Falls – No Findings

# 1833 – Copenhagen – No Findings

# 1845 – Rooseveltown – No Findings

Please note – we have recently been informed of new monitoring checklists and processes as part of our being monitored by HUD and will be incorporating the new checklists and processed into our future monitoring activities.

**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 2020, which was receipted in IDIS and put into the pool for funding in the 2021 funding round.

**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 is pursuing grant funding for another phase to their project completed a few years ago, and Conifer recently completed renovations its USDA project in the village of Evans Mills. The Development Authority of the North Country is utilizing its housing funds to assist these projects, as well as working with communities to identify vacant, bank-foreclosed properties to acquire them and utilize state and federal funding sources to rehab them and sell or rent to affordable households.



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

DATE: 08-02-21  
TIME: 13:03  
PAGE: 1

Program Year: 2020  
Start Date 01-Jul-2020 - End Date 30-Jun-2021  
JEFFERSON COUNTY CONSORTIUM  
Home Disbursements and Unit Completions

| <b>Activity Type</b>             | <b>Disbursed Amount</b> | <b>Units Completed</b> | <b>Units Occupied</b> |
|----------------------------------|-------------------------|------------------------|-----------------------|
| Rentals                          | \$611,725.90            | 22                     | 18                    |
| Existing Homeowners              | \$655,369.26            | 24                     | 24                    |
| Total, Rentals and TBRA          | \$611,725.90            | 22                     | 18                    |
| Total, Homebuyers and Homeowners | \$655,369.26            | 24                     | 24                    |
| <b>Grand Total</b>               | <b>\$1,267,095.16</b>   | <b>46</b>              | <b>42</b>             |



Program Year: 2020  
 Start Date 01-Jul-2020 - End Date 30-Jun-2021  
 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%  |  |
| Rentals                          | 15       | 3         | 0         | 0         | 18             | 18              |  |
| Existing Homeowners              | 6        | 8         | 4         | 6         | 18             | 24              |  |
| Total, Rentals and TBRA          | 15       | 3         | 0         | 0         | 18             | 18              |  |
| Total, Homebuyers and Homeowners | 6        | 8         | 4         | 6         | 18             | 24              |  |
| Grand Total                      | 21       | 11        | 4         | 6         | 36             | 42              |  |

Home Unit Reported As Vacant

| Activity Type                    | Reported as Vacant |
|----------------------------------|--------------------|
| Rentals                          | 4                  |
| Existing Homeowners              | 0                  |
| Total, Rentals and TBRA          | 4                  |
| Total, Homebuyers and Homeowners | 0                  |
| Grand Total                      | 4                  |



Program Year: 2020  
 Start Date 01-Jul-2020 - End Date 30-Jun-2021  
 JEFFERSON COUNTY CONSORTIUM

Home Unit Completions by Racial / Ethnic Category

|                                | Rentals         |                             | Existing Homeowners |                             | Grand Total |          |
|--------------------------------|-----------------|-----------------------------|---------------------|-----------------------------|-------------|----------|
|                                | Units Completed | Units Completed - Hispanics | Units Completed     | Units Completed - Hispanics |             |          |
| White                          | 1               | 0                           | 24                  | 0                           | 25          | 0        |
| Black/African American         | 1               | 0                           | 0                   | 0                           | 1           | 0        |
| American Indian/Alaskan Native | 16              | 0                           | 0                   | 0                           | 16          | 0        |
| <b>Total</b>                   | <b>18</b>       | <b>0</b>                    | <b>24</b>           | <b>0</b>                    | <b>42</b>   | <b>0</b> |

North Country HOME Consortium  
7/1/2020-6/30/2021 - Completion Activity

| IDIS | Agency                 | Completion Date | HOME \$       | NYS AHC \$   | Other        | TPC           | Other \$ Source   | # units | Program Year      | AMI   | Race                |
|------|------------------------|-----------------|---------------|--------------|--------------|---------------|-------------------|---------|-------------------|-------|---------------------|
| 1897 | NOW                    | 9/10/2020       | \$ 29,250.00  | \$ -         | \$ -         | \$ 29,250.00  | None              | 1       | 2016 OOR          | 30-50 | White               |
| 1881 | NOW                    | 9/17/2020       | \$ 27,045.00  | \$ -         | \$ -         | \$ 27,045.00  | None              | 1       | 2016 OOR          | 0-30  | White               |
| 1893 | NOW                    | 12/2/2020       | \$ 26,565.00  | \$ -         | \$ -         | \$ 26,565.00  | None              | 1       | 2016 OOR          | 30-50 | White               |
| 1905 | NOW                    | 2/24/2021       | \$ 27,425.00  | \$ -         | \$ -         | \$ 27,425.00  | None              | 1       | 2019 OOR          | 30-50 | White               |
| 1887 | NOW                    | 2/2/2021        | \$ 28,395.00  | \$ -         | \$ -         | \$ 28,395.00  | None              | 1       | 2016 OOR          | 30-50 | White               |
| 1932 | NOW                    | 5/14/2021       | \$ 25,000.00  | \$ 37,395.00 | \$ -         | \$ 62,395.00  | NYS AHC           | 1       | 2019 OOR          | 60-80 | White               |
| 1933 | NOW                    | 5/14/2021       | \$ 27,180.00  | \$ -         | \$ -         | \$ 27,180.00  | None              | 1       | 2019 OOR          | 30-50 | White               |
| 1906 | NOW                    | 6/3/2021        | \$ 29,050.00  |              | \$ 22,400.00 | \$ 51,450.00  | CDBG              | 1       | 2016 OOR          | 30-50 | White               |
| 1929 | NOW                    | 6/14/2021       | \$ 24,597.26  | \$ -         | \$ -         | \$ 24,597.26  | None              | 1       | 2016 OOR          | 60-80 | White               |
| 1877 | NCAH                   | 12/14/2020      | \$ 27,275.00  | \$ -         | \$ -         | \$ 27,275.00  | None              | 1       | 2018 OOR          | 0-30  | White               |
| 1923 | NCAH                   | 3/5/2021        | \$ 21,270.00  | \$ -         | \$ -         | \$ 21,270.00  | None              | 1       | 2018 OOR          | 0-30  | White               |
| 1902 | NCAH                   | 2/2/2021        | \$ 32,675.00  |              |              | \$ 32,675.00  | None              | 1       | 2018 OOR          | 0-30  | White               |
| 1901 | Frontier               | 8/6/2020        | \$ 27,275.00  | \$ -         | \$ -         | \$ 27,275.00  | None              | 1       | 2018 OOR          | 50-60 | White               |
| 1908 | Frontier               | 12/14/2020      | \$ 30,525.00  | \$ -         | \$ -         | \$ 30,525.00  | None              | 1       | 2018 OOR          | 60-80 | White               |
| 1904 | Frontier               | 1/25/2021       | \$ 26,595.00  | \$ -         | \$ -         | \$ 26,595.00  | None              | 1       | 2018 OOR          | 60-80 | White               |
| 1896 | Frontier               | 3/18/2020       | \$ 27,075.00  | \$ -         | \$ -         | \$ 27,075.00  | None              | 1       | 2018 OOR          | 50-60 | White               |
| 1888 | Frontier               | 8/6/2020        | \$ 27,325.00  |              |              | \$ 27,325.00  | None              | 1       | 2018 OOR          | 60-80 | White               |
| 1918 | Frontier               | 4/1/2021        | \$22,375.00   | \$ -         | \$ -         | \$22,375.00   | None              | 1       | 2018 OOR          | 60-80 | White               |
| 1833 | Snow Belt Housing      | 9/29/2020       | \$ 153,413.00 | \$ -         | \$ 5,958.00  | \$ 159,371.00 | Owner Cash/Equity | 4       | 2014-2015 CHDO RR | 0-30  | One Black/One White |
| 1879 | Snow Belt Housing      | 10/6/2020       | \$ 28,610.00  |              |              | \$ 28,610.00  | None              | 1       | 2016 OOR          | 30-50 | White               |
| 1900 | Snow Belt Housing      | 10/30/2020      | \$ 37,300.00  | \$ -         | \$ -         | \$ 37,300.00  | None              | 1       | 2016 OOR          | 30-50 | White               |
| 1876 | Snow Belt Housing      | 8/6/2020        | \$ 20,760.00  |              |              | \$ 20,760.00  | None              | 1       | 2016 OOR          | 50-60 | White               |
| 1922 | Snow Belt Housing      | 4/30/2021       | \$ 30,325.00  | \$ -         | \$ -         | \$ 30,325.00  | None              | 1       | 2016 OOR          | 50-80 | White               |
| 1884 | CIA                    | 12/14/2020      | \$ 25,127.00  | \$ -         | \$ -         | \$ 25,127.00  | None              | 1       | 2017 OOR          | 60-80 | White               |
| 1872 | CIA                    | 6/6/2020        | \$ 26,350.00  |              |              | \$ 23,350.00  | None              | 1       | 2017 OOR          | 0-30  | White               |
| 1845 | Mohawk Housing Council | 9/11/2020       | \$ 458,312.90 | \$ -         | \$ 86,250.03 | \$ 544,562.93 | None              | 18      | 2016-2019 CHDO RR | 0-30  | American Indian     |

Year to Year Completion Adjustment

\$ 1,267,095.16

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Total Match \$ 43,353.00