

North Country HOME Consortium

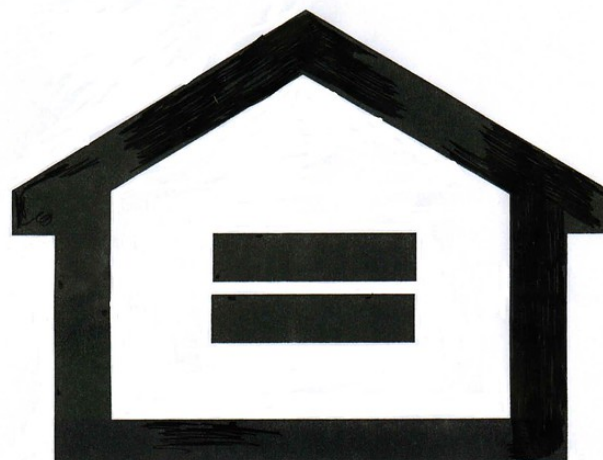
“DRAFT”

Consolidated Annual Performance Evaluation
Report – CAPER

HUD HOME Program Year
July 1, 2019-June 30, 2020

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 15 units of affordable housing in the 2019 HOME Program Year.

The Consortium expended \$409,332.60 in HOME funds along with \$28,000 in other funds for a total investment of \$437,332.60 in the housing stock.

Fifteen (15) Units of Owner Occupied Rehabilitation were completed in projects scattered throughout Jefferson & St. Lawrence Counties

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	71	89 %	12	15	68.18%

Homeownership opportunities	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	20	2	10.00%	10	0	0.00%
Rental Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	22	22	100.00%	0	0	0.00%

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	15
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	15
Hispanic	0
Not Hispanic	15

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	\$776,579.00	\$409,332.60

Table 3 - Resources Made Available

Narrative

The Consortium committed its 2016, 2017, 2018 & 2019 CHDO funds to a rental rehab project in St. Lawrence County which is now complete as of this date and the 18 units of rental housing will be counted in 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	50%	38%	11 of 15 scattered site OOR
Participating Jurisdictions in Lewis County	0	0%	0 of 15 scattered site OOR
Participating Jurisdictions in St. Lawrence County	50%	13.9 %	4 of 15 scattered site OOR

Table 4 – Identify the geographic distribution and location of investments

Narrative

The geographic distribution of 2019 funding was split 50% for Jefferson County for 12 units of OOR and 50% for St. Lawrence County for 10 units of HB. The projects completed and being reported in this 2019 CAPER were from pre 2019 funding year/s. The 2019 funded programs are in progress and will be starting to complete until in the 2020 program year. 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 \$ 28,000 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 26 year history to meet the Match requirements.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$5,030,720
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$5,030,720
4. Match liability for current Federal fiscal year	\$24,247
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$5,006,473

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

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 \$
0	0	0	0	0

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	\$ 409,332.60	0	0	0	0	409,332.60
Number	15	0	0	0	0	15
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	409,332.60	0	0	0	0	409,332.60
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	409,332.60	0	409,332.60			
Number	15	0	15			
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	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	15
Number of Special-Needs households to be provided affordable housing units	0	0
Total	22	15

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	22	15
Number of households supported through Acquisition of Existing Units	0	0
Total	22	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 2019 included 2 awards for multi year project & programs totaling 22 units, of which 12 units were for Owner Occupied Rehab in Jefferson County and 10 units of a Homebuyer Program in St. Lawrence County The 15 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. We feel that we will meet our Con Plan goals as the programs and projects continue to be completed by our housing

providers in the 3 County Region. The Consortium has met and or exceeded its goals in the past few years of HOME AP activities and feel that we will meet the planned 5 year goals outlined in the Con Plan.

Discuss how these outcomes will impact future annual action plans.

There might be a slight increase in performance in the next few years as HOME funding increased in recent years. However, there will still be a focus on the rehabilitation of existing units in the Consortium.

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	7
Low-income	0	5
Moderate-income	0	3
Total	0	15

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.

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 works to reduce the number of households who become homeless by collaborating with mainstream providers such as Jefferson, Lewis & St. Lawrence County Departments of Social Services, Mental Health Association of Jefferson County, Transitional Living Center, Watertown Urban Mission and others in the CoC community. This has been a very successful model with great collaboration among service providers.

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 for health and safety reasons. Remote Sessions are being scheduled in 2020 and may be the smart option for the time being until the ability to meet in person changes down the road. The Counties continue to update and receive public input on their fair housing plans. The Consortium is able to provide HOME grants to assist low income families obtain homeownership as well as to make improvements to their homes.

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 on-site monitoring of selected recipients with open HOME grants. Annually, all programs are reviewed to ensure compliance with HOME rules and regulations. 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 monitored 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 was put out for the required 15 day public comment period beginning on Monday August 24, 2020 through Monday September 7, 2020. Due to Covid gathering restrictions, A Zoom public hearing is scheduled for Tuesday September 1, 2020 at 10:00 AM. All can join the Zoom Meeting by clicking the link <https://zoom.us/j/95756052525>, or by phone at +1-646-876-9923 with the meeting ID # 957 5605 2525#

The draft CAPER was also posted on the Development Authority of the North Country website and also made available at the planning offices within Jefferson, Lewis and St. Lawrence Counties for public review.

The 2019 CAPER and 2020 Annual Plan will be shared at the next Quarterly Meeting of the Points North Housing Coalition (PNHC) which is the 3 County CoC which are held throughout the year.. Representatives from the regions social service, health service and other agencies are members of the PNHC.

CR-50 - HOME 91.520(d)

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

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

- ➔ 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.

Programs Monitored

Neighbors of Watertown – 2016 & 2019 OOR – June 11, 2020 - No Findings

North Country Affordable Housing – 2018 OOR – June 11, 2020 – no findings

Clayton Improvement Association - 2017 OOR – June 9, 2020 – No Findings

Frontier Housing – 2018 OOR – May 27, 2020 - 1 Concern – Remedied.

Snow Belt Housing - 2016 OOR - June 4, 2020 - no issues found

North Country Housing Council – 2019 HB – June 2, 2020 - no issues found

St. Lawrence County CDP – 2017 OOR – 1 Concern – Remedied

Rental Projects – (Desk reviews of Compliance Worksheets)

Snow Belt Housing # 1281 & # 1792 – No Findings

Dekalb HDFC - # 1682 – No Findings

Frontier Housing - # 1432, # 1508, # 1563 & #1720 – No Findings

Rental projects in progress and inspected included the following:

IDIS #1833 – 2969 Cataract Street Copenhagen – is nearing completion and a final inspection will occur in September 2020. The 4 units project will be included in the next program year’s CAPER.

IDIS# 1845 – Iroquois Village, Town of Massena Project - 18 unit rental rehab project was completed and a final inspection performed on Friday July 10, 2020 and the balance of the multi year awards being draw down at this time. The 18 units will be included in next years CAPER. – No Issues

**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

No program income was received during the July 1, 2019 to June 30, 2020 program year.

**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)**

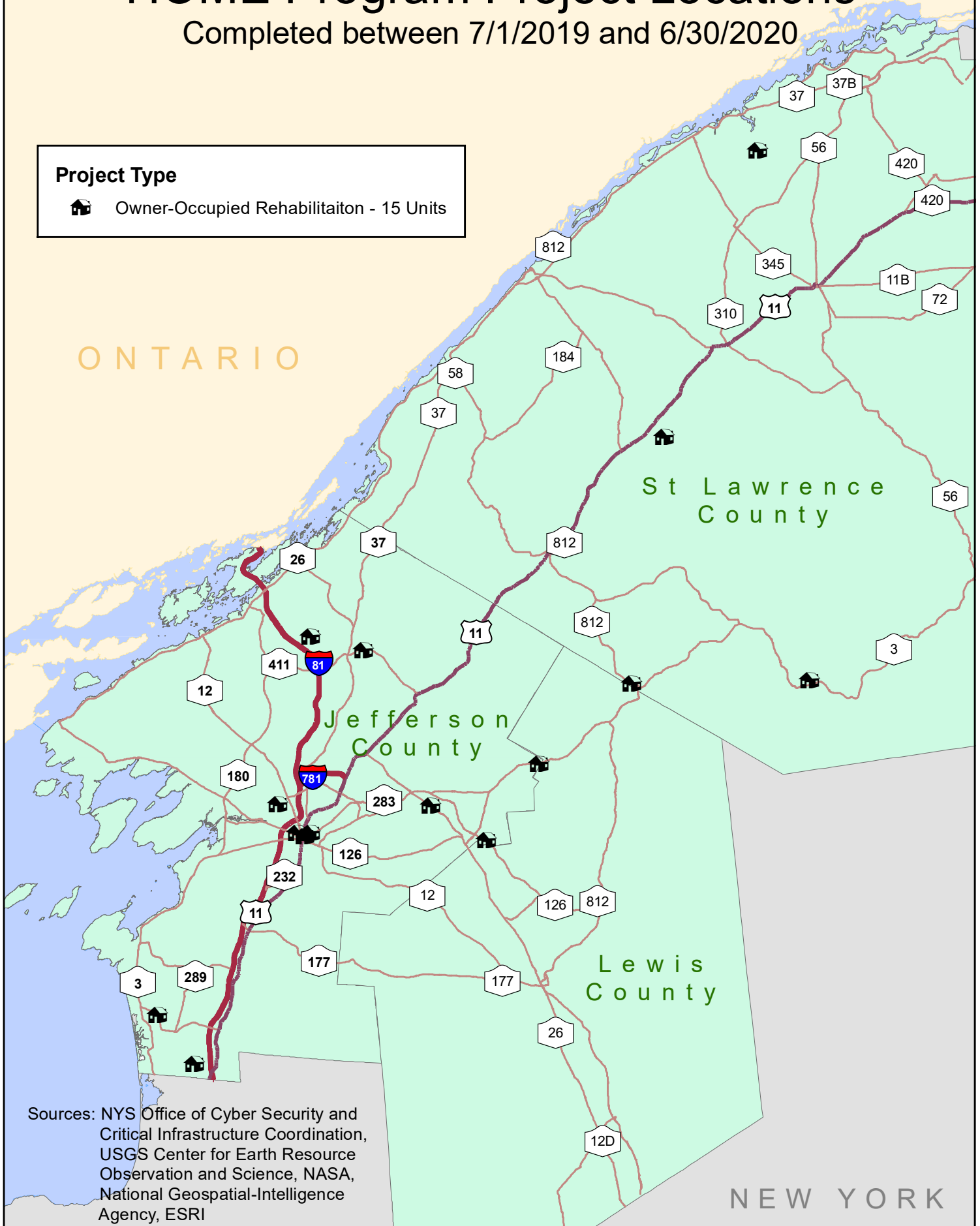
The Consortium works with local, state and federal entities to maintain affordable housing. Several private developers have acquired affordable housing projects throughout the 3-county region and using multiple funding sources, have been able to fix up these projects. Recently, Cambray Housing in Gouverneur is oursuing 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.

HOME Program Project Locations

Completed between 7/1/2019 and 6/30/2020

Project Type

 Owner-Occupied Rehabilitation - 15 Units



Sources: NYS Office of Cyber Security and Critical Infrastructure Coordination, USGS Center for Earth Resource Observation and Science, NASA, National Geospatial-Intelligence Agency, ESRI

NEW YORK

North Country HOME Consortium
2019 2020 Monitoring

Housing Agency	Staff Assigned	Program & Year	Monitor Date	Findings
Neighbors of Watertown	Matt Siver	2016 & 2019 OOR	June 7 2020	No Findings
North Country Affordable Housing	Matt Siver	2018 OOR	June 7 2020	No Findings
Clayton Improvement Association	Matt Siver	2017 OOR	June 9 2020	No Findings
Frontier Housing	Matt Siver	2018 OOR	May 27 2020	No Findings - 1 Concern - Remedied
Snow Belt Housing Company, Inc	Matt Taylor	2016 OOR	June 4 2020	No Findings
North Country Housing Council	Matt Taylor	2019 HB	June 2 2020	No Findings
St. Lawrence County CDP	Matt Taylor	2017 OOR	June 18 2020	No Findings - 1 Concern - Remedied

Rental Projecr Monitoring Plan					
Project & Location	Staff Assigned	Progrm & IDIS	Monitoring Date	Findings	Affordability Period
Snow Belt Housing	Matt Taylor	# 1281 - 7618 Easton St, Lowville	March 13 2020	No Findings	6/1/2020
Snow Belt Housing	Matt Taylor	# 1792 - 4107 Center St. Lyons Falls	March 13 2020	No Findings	5/1/2020
United Helpers - De Kalb HDFC	Matt Taylor	# 1682 - 26 Josephine St. De Kalb	March 13 2020	No Findings	2/21/2021
Frontier Housing - Memorial Apts.	Matt Taylor	#1432 - 373 E. Kirby St. Dexter	May 19 2020	No Findings	12/8/2020
Frontier Housing - Brennon	Matt Taylor	# 1508 - 110 E Main St. Brownville	June 1 2020	No Findings	1/24/2021
Frontier Housing - Warner	Matt Taylor	#1563 - 109 W. Main St. Brownville	May 6 2020	No Findings	2/22/2021
Frontier Housing - Smith Hills	Matt Taylor	#1720 - 200 W Grove St. Dexter	May 19 2020	No Findings	5/13/2020

Terming Out May June 2020