

**U.S Department of Housing & Urban Development
Buffalo, New York Office**



Annual Community Assessment

for

Jefferson County, New York

Home Investment Partnerships Program

**Program Year(s) of
July 1, 2024 – June 30, 2025**

Introduction

As a recipient of grant funds provided by the Department of Housing and Urban Development, each jurisdiction that has an approved Consolidated Plan shall annually review and report to HUD on the progress it has made in carrying out its Consolidated Plan and Annual Action Plan goals.

The annual performance report is submitted to HUD in the form of the Consolidated Annual Performance and Evaluation Report (CAPER).

The Annual Community Assessment (ACA) provides feedback on your community's performance in delivering HUD's Community Development Programs. This report is presented in four sections:

- **Section I:** CPD Program Progress Summary and Accomplishments
- **Section II:** Summary of Program Deadlines and Baseline Requirements
- **Section III:** Summary of Open CPD Monitoring or OIG Audit Findings
- **Section IV:** Recommendations

Section I: CPD Program Progress Summary and Accomplishments

This section summarizes Jefferson County's (North Country HOME Consortium) program progress during the assessment period July 1, 2024 – June 30, 2025, with special focus on compliance with and progress towards expenditure requirements for CPD programs.

Grant Allocations	Grant Year	Year Funding Amounts	Total Available Balance
HOME	2025	\$938,996.80	\$893,996.80
HOME	2024	\$752,115.30	\$660,986.30
HOME	2023	\$903,345.00	\$242,941.93
HOME	2022	\$911,802.00	\$300.00

Accomplishments

The North Country HOME Consortium expended \$932,471.68 in HOME funds along with \$373,226.25 in other funds for a total investment of \$1,305,697.93 in the area housing stock.

Twenty-nine (29) units of affordable housing were completed in Jefferson, Lewis and St. Lawrence counties

Five (5) units of HOME funded rental housing are under construction and expected to be completed around February 2026.

Section II: Summary of Program Deadlines and Baseline Requirements

Program	Requirement	Progress
HOME	Compliance with <i>last</i> September 30 th Treasury cancelling funds deadline	Last Deadline: 9/30/2025 Balance of undisbursed funds: \$0.00
	Progress towards <i>next</i> September 30 th Treasury cancelling funds deadline	Next Deadline: 9/30/2026 Balance of undisbursed funds: \$0.00

Section III: Summary of Open CPD Monitoring or OIG Audit Findings

This section summarizes any CPD Monitoring or Office of Inspector General Audit (OIG) findings. HUD acknowledges that Jefferson County has no open findings and commends Jefferson County for this accomplishment.

Year Last Monitored	Program(s)	# of Open Findings	Status (open/closed)
2023	HOME	1	closed

Section IV: Recommendations

Jefferson County's current HOME performance has been satisfactory. There are a few recommendations:

- To encourage increased citizen participation, it is recommended that the County consider extending the public hearing meeting times.
- Please ensure that program income recorded in the SF-425 form is receipted in IDIS in a timely manner.
- Please continue to monitor IDIS reports at least quarterly, to ensure that activities that are completed, but not yet closed and activities that have been listed as in final draw status for more than 120 days, are reviewed and appropriate action is taken.
- To continue to strengthen its improved institutional structure, Jefferson County is encouraged to take advantage of the ongoing training and technical assistance opportunities that will be offered by HUD.

This report was prepared by: **Jennifer Beltre, Senior CPD Representative**
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HUD is providing you with the opportunity to review this assessment and comment. Based on the information available at the time of this review, HUD has determined that at this time, Jefferson County has the continuing capacity to carry out HUD programs identified in this report.

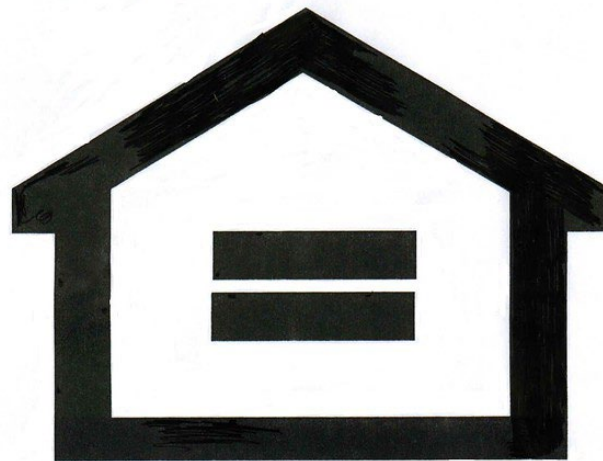
If you have any questions or would like to discuss the Assessment Report, please respond, in writing to HUD: BuffaloCPD@hud.gov, OR to: Director, Community Planning & Development, 300 Pearl Street, Suite 301, Buffalo, NY 14202. Your response should identify any areas of disagreement and corrections or any additional comments you would like HUD to consider.

North Country HOME Consortium

Consolidated Annual Performance Evaluation
Report – CAPER

2024 HUD HOME Program Year
July 1, 2024-June 30, 2025

Development Authority of the North Country
Matt Taylor – mtaylor@danc.org



**EQUAL HOUSING
OPPORTUNITY**

CR-05 - Goals and Outcomes

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

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

The North Country HOME Consortium, working with four (4) different housing agencies completed twenty (29) units of affordable housing in Jefferson, Lewis and St. Lawrence Counties. The projects completed include twenty nine (29) units of owner occupied rehabilitation or OOR (July 1, 2024 - June 30, 2025)

The Consortium expended \$932,471.68 in HOME funds along with \$373,226.25 in other funds for a total investment of \$1,305,697.93 in the area housing stock.

Per the PR-23 IDIS HUD Unit Completion Report, twenty five (25) Units of Owner Occupied Rehabilitation were completed in projects scattered throughout Jefferson County and four (4) Units of Owner Occupied Rehab were completed in Lewis County. A detailed listing and map of the completed locations are 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 (20) units of Owner Occupied Rehab, which our housing agencies completed twenty nine (29) units of OOR. The five (5) units of HOME funded rental housing is under construction which the project is expected to be completed in February 2026.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing - Homeowner Housing Rehab	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	80	111	138.75%	20	29	145.00%
Affordable Housing - Construction Rental Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	5	0	0.00%	5	0	0.00%
Affordable Housing - Homeownership Opportunities	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	15	75.00%			
Affordable Housing - Rental Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	22	0	0.00%			
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, construction of new rental units and rental rehabilitation. The City also uses a portion of their CDBG funding for the same priorities.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	HOME
White	28
Black or African American	1
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	29
Hispanic	0
Not Hispanic	29

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

Narrative

29 units were completed with 28 of the families assisted identified as White and 1 family identified as Black/African American. 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	766,272	932,471

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	80	See Below
Participating Jurisdictions in Lewis County		20	See Below
Participating Jurisdictions in St. Lawrence County	0	0	See Below

Table 4 – Identify the geographic distribution and location of investments

Narrative

\$ 932,471 in HOME funds (from multiple program years) was expended during this PY, which completed 29 units of affordable housing through Owner Occupied Rehab Programs in the three county area.

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 \$373,226.25 in other funds during the 2024 PY, which included New York State Affordable Housing Corporation funding as a “Match” amount.

The Consortium is carrying forward over \$4.6 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	4,446,736
2. Match contributed during current Federal fiscal year	373,226
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,819,962
4. Match liability for current Federal fiscal year	152,287
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,667,675

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
1991	12/17/2024	25,000	0	0	0	0	0	25,000
2002	04/11/2025	25,000	0	0	0	0	0	25,000
2006	02/27/2025	25,000	0	0	0	0	0	25,000
2009	07/19/2024	29,616	0	0	0	0	0	29,616
2012	09/26/2024	50,000	0	0	0	0	0	50,000
2015	08/14/2024	18,850	0	0	0	0	0	18,850
2016	10/09/2024	18,000	0	0	0	0	0	18,000
2022	02/21/2025	20,000	0	0	0	0	0	20,000
2028	05/09/2025	19,360	0	0	0	0	0	19,360
2036	05/09/2025	25,000	0	0	0	0	0	25,000
2037	05/21/2025	25,000	0	0	0	0	0	25,000
2038	06/30/2025	25,000	0	0	0	0	0	25,000
2047	05/09/2025	42,400	0	0	0	0	0	42,400

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
14,157	0	0	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	29	0	0	0	0	29
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	932,471	0	0	0	0	932,471
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
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	25	29
Number of Special-Needs households to be provided affordable housing units	0	0
Total	25	29

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	5	0
Number of households supported through Rehab of Existing Units	20	29
Number of households supported through Acquisition of Existing Units	0	0
Total	25	29

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 2024 was to complete twenty five (25) units of affordable housing, twenty (20) units of Owner Occupied Rehab and the Production of five (5) new Rental Units. The affordable housing agencies that the Consortium works with on the programs produced twenty nine (29) units of Owner Occupied Rehab. The five (5) units of new rental housing is under construction and will be completed during the next program year. (February 2026)

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	6
Low-income	0	10
Moderate-income	0	13
Total	0	29

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. Construction is well underway if the new 63 unit affordable housing development by Neighbors of Watertown that will include programs and services through New York State's State's ESSHI program. HOME ARP & now traditional HOME \$ are a part of the funding stack for the \$30 Million Dollar project to make that much needed project a reality. Depaul & Eagle Star's 120 unit project to provide housing to veterans, seniors and at risk of homelessness is under construction and is currently in the site work stage 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 Year Round Emergency Shelter Options are now currently available in Jefferson, Lewis & St. Lawrence Counties.

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 are now open in Jefferson, Lewis & St. Lawrence Counties. A new 42 Unit Permanent Supportive Housing option is being constructed in the City of Ogdensburg developed by Step by Step (CoC Member). 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 contune 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 (Pine Camp Apartments) will include 3 units of HOME ARP funded permanent supportive housing.

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

Actions taken to address the needs of public housing

The Consortium is an entitlement for HOME funds only. There are six (6) area public housing authorities; however HOME funds cannot be used to assist them.

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

The Consortium is an entitlement for HOME funds only. The six (6) area public housing authorities have their own plans for increasing resident involvement and to participate in homeownership.

Actions taken to provide assistance to troubled PHAs

The Consortium is not aware of any of the six (6) area public housing authorities being listed as troubled

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

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

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. Neighbors of Watertown was the recipient of a \$5 million grant from the State to rehab substandard owner occupied housing here in the City of Watertown. Neighbors and the City are currently pursuing additional resources from the State to assist with improvements to rental housing also here in the City.

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.

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.

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 put out for the required 15 day public comment period beginning on Tuesday September 2, 2025 and ran through Tuesday Spetember 16, 2025. A public hearing was held on Wednesday September 10, 2025, at 9:00 am in the Development Authority's Conference Room. No Public attended, no public comments were received from the Public Hearing.

The draft CAPER was 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.

No Public Comments were received from outreach efforts.

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 23, 2025 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 23, 2025 and was in good shape and no health & safety concerns were identified during the site visit.

Mohawk Indian Housing Corporation Rental Project in Rooseveltown # 1845

The Project was inspected on April 14, 2025 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 another new property manager, which of course requires time and learning curve to get up to speed on program rules and regulations.

The Tenant Selection Plan or TSP is still being worked on by the Mohawk Indian Housing Corporation as well as the Section 8 Project Based Subsidy Provider - St. Lawrence County CDP. The goal is to have the new TSP in place before the end of 2025.

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

\$ 14,157.03 of Program Income was received during the last program year and was included in the 2024 Funding Pool and will be utilized when the 2024 HOME funding is accessed. No Program Income has been received during the 2024 PY, thus the current balance of PI is \$ \$14,157.03.

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		0			
Total Section 3 Worker Hours		0			
Total Targeted Section 3 Worker Hours		0			

Table 14 – Total Labor Hours

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

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

Narrative

N/A

Attachment
Cover Page

North Country HOME Consortium

Consolidated Annual Performance Evaluation
Report – CAPER

2024 HUD HOME Program Year
July 1, 2024-June 30, 2025

Development Authority of the North Country

Matt Taylor – mtaylor@danc.org



Public Comment Info



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

WATER QUALITY DIVISION Warneck Pump Station 23557 NYS Route 37 Watertown, New York 13601 Telephone (315) 661-3210 Emergency Telephone (315) 786-4000	TELECOMMUNICATIONS DIVISION Dulles State Office Building 317 Washington Street, Suite 406 Watertown, New York 13601 Telephone (315) 661-3200 Emergency Telephone (866) 669-3262	MATERIALS MANAGEMENT DIVISION Solid Waste Management Facility 23400 NYS Route 177 Rodman, New York 13682 Telephone (315) 661-3230	ENGINEERING DIVISION Warneck Pump Station 23557 NYS Route 37 Watertown, New York 13601 Telephone (315) 661-3210
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NORTH COUNTRY HOME CONSORTIUM Citizen Participation Comments 2024 CAPER

A public comment period began on September 2, 2025 and ended on September 16, 2025 to hear comments on the 2024 North Country HOME Consortium CAPER. The CAPER was available at the three county planning offices in Jefferson, Lewis and St. Lawrence Counties, and on the Development Authority’s website, www.danc.org. No public comments were received.

A public hearing was held at the offices of the Development Authority of the North Country, Dulles State Office Building, 4th Floor, Watertown, New York 13601 on Wednesday September 10, 2025. The meeting was open to the public. The meeting opened at 9:00 AM and closed at 9:05 AM. There was no one in attendance from the public. No comments were received.

We are an equal opportunity provider and employer. Complaints of discrimination should be sent to: USDA, Director, Office of Civil Rights, 1400 Independence Ave., S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 795-6382 (TDD)

WWW.DANC.ORG INFO@DANC.ORG

Client:	105784	DEVELOPMENT AUTHORITY OF NC	Phone:	
Address:	317 WASHINGTON ST WATERTOWN, NY 13601			
		Tel: 315 661-3200		
Ad #:	18155			
Sales Rep.:	W171	Dillon Everard	Phone:	315-661-2347
			Fax:	(315) 661-2521
Class.:	ANNOUNCEMENTS --> Announcements			
Publications:	Watertown Daily Times			
Class.:				
Publications:	Watertown Daily Times			
Start Date:	8/30/2025		End Date:	8/30/2025
P.O. #:	031871			
Paid Amount:				
Total Price:	\$ 161.08			

PREVIEW

**NORTH COUNTRY HOME CONSORTIUM 2024
CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER)**

Notice of Public Comment Period & Public Hearing

In accordance with the provisions of the National Affordable Housing Act, the North Country HOME Consortium is making a draft of its 2024 CAPER for the July 1, 2024 - June 30, 2025 Program Year available for public review and comment. The CAPER analyzes the Consortium's progress in implementing its HUD-approved Annual Action Plan for the 2024/2025 period. The draft CAPER will be available during the public comment period to review or by contacting Matt Taylor at mtaylor@dncc.org or by calling 315-661-3200. You can also access a copy of the CAPER, by contacting: Jefferson County Planning; St. Lawrence County Planning; Lewis County Planning; or Development Authority of the North Country. The "Draft" CAPER will be posted on the Development Authority's website at www.dncc.org. In addition, a public hearing will be held to receive public comment on the CAPER on Wednesday, September 10, 2025 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 Tuesday September 2, 2025 and run through Tuesday September 16, 2025.

**NORTH COUNTRY HOME CONSORTIUM 2024 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT (CAPER)**

Notice of Public Comment Period & Public Hearing

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PR - 23 Summary of Accomplishments



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

DATE: 07-01-25
 TIME: 7:06
 PAGE: 1

Program Year: 2024
 Start Date 01-Jul-2024 - End Date 30-Jun-2025
JEFFERSON COUNTY CONSORTIUM
 Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
Existing Homeowners	\$932,471.68	29	29
Total, Homebuyers and Homeowners	\$932,471.68	29	29
Grand Total	\$932,471.68	29	29

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%	
Existing Homeowners	6	10	4	9	20	29	
Total, Homebuyers and Homeowners	6	10	4	9	20	29	
Grand Total	6	10	4	9	20	29	

Home Unit Reported As Vacant

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



Program Year: 2024
 Start Date 01-Jul-2024 - End Date 30-Jun-2025
JEFFERSON COUNTY CONSORTIUM

Home Unit Completions by Racial / Ethnic Category

	Existing Homeowners		Grand Total	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	28	0	28	0
Black/African American	1	0	1	0
Total	29	0	29	0

Map of HOME Projects Completed

HOME Program Project Locations Completed between 7/1/2024 and 6/30/2025

