

HOME-ARP Allocation Plan & HOME Con Plan Amended 9 2024 to provide 2020, 2021, 2022, 2023 & 2024 in HOME CHDO funding to fill funding gap to allow for the construction of a new 63 units Rental Housing facility here in the City of Watertown, of which 5 units will be HOME CHDO Rental Units. The \$ 250,000 in HOME CHDO \$ planned for HB will be reallocated to be used for Rental - New Construction. No Public Comments were received on the amended plan.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The North Country HOME Consortium (Consortium) is comprised of 103 out of 110 Towns and Villages that have entered into cooperative agreements to access and provide affordable housing assistance to low- and moderate-income households in Jefferson, Lewis & St. Lawrence Counties, located in Upstate New York. The Consortium was organized and received its first direct allocation of HUD HOME funds in 1994, and since that time (1994 – 2020) has received and allocated over \$31 million and assisted close to 1,914 households with either owner occupied rehabilitation, homebuyer, or rental rehabilitation assistance. Since its inception in 1994, the Consortium has submitted and had HUD approval of the required 5 Year Plans, Annual Plan/s as well as CAPER for Consortium endeavors.

Jefferson County is the Lead County for the three County North Country HOME Consortium. The County has entered into a Sub-recipient Agreement with the Development Authority of the North Country to provide program delivery and grant administration services. Authority staff works closely with Jefferson County Planning Office staff to ensure program compliance. The Program is overseen by the North Country HOME Consortium Administrative Board which is comprised of representation from each of the 3 Counties.

At the time of this report, the world is in the midst of the COVID-19 pandemic which started in the U.S. in March 2020. This resulted in businesses across the country being, both temporarily and permanently, closed and an increase in unemployment. Moratoriums were put on evictions from rental properties. On January 3, 2021, the American Rescue Plan was passed which included \$2,988,032 in funding to the North Country HOME Consortium. These funds must be used to benefit eligible populations including homeless, at-risk of homeless, fleeing/attempting to flee domestic violence, dating violence, sexual violence, stalking, or human trafficking, or other populations for whom supportive services or assistance would prevent the family's homelessness or serve those with the greatest risk of housing instability. We are still awaiting further guidance from HUD as to how the funds will be disbursed.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objective identified in this Plan is to continue to provide the available HOME resources to assist low- and moderate-income households in the Participating Jurisdiction with affordable housing rehabilitation assistance. Priority has been given to owner occupied rehabilitation programs, with Secondary Priorities given to programs that assist low and moderate households purchase a home as well as providing HOME assistance to existing rental projects that need updates or improvements.

Since 1994 the Consortium has provided assistance to 1,044 households with owner occupied rehabilitation assistance, 522 units of rental rehabilitation assistance and also assisted 348 households purchase a home.

This 5 year plan will continue to utilize the long standing objectives noted above and continued outcomes of providing affordable housing assistance to the many in need in our region.

3. Evaluation of past performance

The North Country HOME Consortium has received over \$31 million dollars since 1994, and assisted affordable housing programs in St. Lawrence County with a little over \$13 million dollars, Jefferson County with a little over \$12 million dollars, and Lewis County with over \$4 million dollars. The programs funded have assisted 1,044 units of owner-occupied rehab assistance, 522 units of rental rehabilitation assistance, and 348 units of homebuyer assistance. Based upon the long history and successes, we feel the Consortium has operated at a high level, and is always looking at ways to access more resources to meet the unmet housing needs in the three-county area as well as improve the delivery service to do so.

4. Summary of citizen participation process and consultation process

In accordance with Federal regulations (24 CFR Part 570.431), the North Country HOME Consortium utilizes the following Citizen Participation process to ensure that residents have ample opportunity to review and comment on the North Country HOME Consortium Program, the annual HOME funding rounds and applications, and the Consolidated Plan.

For the Draft 5 Year Consolidated Plan and Annual Plan, the public meeting was held in accordance with the U.S. Department of Housing and Urban Development's (HUD) waiver of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Allow for Virtual Public Hearings in the Preparation of FY 2021 Consolidated Plans and Annual Action Plans.

The Consortium will give timely and reasonable notice of, and access to, local meetings and hearings of publicly appointed bodies where North Country HOME Consortium matters are planned for discussion. This will be accomplished through local media notification and posting of meeting and hearing notices. Furthermore, records and information relating to North Country HOME Consortium plans and activities

are available to the public (as may be limited by confidential individual income statistics and New York State Freedom of Information Laws).

The three Counties, through their respective Planning Departments, will provide technical assistance to groups representing low to moderate-income individuals in developing supporting or alternative proposals for HOME programming. This assistance will be considered if requested and if staff resources are available. The level and type of assistance available will be at the Consortium's discretion.

Availability of such technical assistance shall be regularly evaluated and documented at Consortium meetings.

The Consortium will hold two annual public hearings at different stages of the annual HOME process. Exact scheduling will be dependent on HOME funding cycles. These hearings will address the Consortium's housing needs, development of proposed activities, and review of program performance. One hearing will also address the Consortium's annual Performance Assessment Report. Notice of the hearings will conform to County Law. Hearings will be centrally located within the three Counties comprising the Consortium. This is appropriate since all Consortium low to moderate-income residents are potential beneficiaries under North Country HOME Consortium programs. Materials will be provided, if requested, in formats suitable for the visually and hearing impaired.

Accommodations will be made available at public hearings to meet the needs of non-English speaking residents, though participation of such residents is not expected given the low percentage of non-English speaking residents within the Consortium.

All written citizen complaints regarding the North Country HOME Consortium's programs will be responded to within 15 working days of receiving such complaints.

To encourage participation by low- and moderate-income residents, minorities, and persons with disabilities, notices of hearings and HOME planning sessions will be provided to the non-profit housing agencies, human service organizations and the Department of Social Services in each of the three participating Counties.

These agencies are representative of groups that directly provide assistance to the Consortium's low and moderate-income population, as well as minority populations and persons with disabilities. Through this notification process, these agencies will be encouraged to notify beneficiaries of the HOME planning process and the opportunities for input through this Citizen Participation Plan.

5. Summary of public comments

Amended Plan - 9 2024 - A 30-Day Public Comment Period ran from September 3, 2024 to October 3, 2024, with a Public Hearing held Wednesday September 18th at 10:00 am in the Development

Authority Conference Room, 317 Washington Street Watertown, New York 13601. No Public Comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A - No Public Comments received.

7. Summary

Amended Plan - 9 2024 - A 30-Day Public Comment Period ran from September 3, 2024 to October 3, 2024, with a Public Hearing held Wednesday September 18th at 10:00 am in the Development Authority Conference Room, 317 Washington Street Watertown, New York 13601. No Public Comments were received.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
HOME Administrator	JEFFERSON COUNTY	Jefferson County Planning Department

Table 1 – Responsible Agencies

Narrative

The lead agency for the preparation of the Consolidated Plan, Annual Action Plan and CAPER is the Jefferson County Planning Department.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The North Country HOME Consortium works primarily with the affordable housing providers in the three county region. It also has an Advisory Committee which meets periodically to discuss program priorities and services. The Advisory Committee is comprised of representatives from the region's county government, municipal housing authorities, social service agencies and many others to provide input into the HOME funded programs and services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The staff that works on the administration of the Consortium is also active with the Continuum of Care for the same 3 county region. The CoC is the Points North Housing Coalition, Consortium staff works closely with members of the Coalition on the homeless housing efforts in the tri-county region. Staff members attend quarterly meetings and are also committee members which reinforce the vested interest in working together to meet housing needs across the Board.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The staff that works on the administration of the Consortium is also active with the Continuum of Care for the same 3 county region. The CoC is the Points North Housing Coalition, Consortium staff works closely with members of the Coalition on the homeless housing efforts in the tri-county region. Staff members attend quarterly meetings and are also committee members which reinforce the vested interest in working together to meet housing needs across the Board.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Watertown
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The North Country HOME Consortium works primarily with the affordable housing providers in the 3 County region, but also has an Advisory Committee which meets and communicates periodically to discuss program priorities and services. The Advisory Committee is comprised of representatives from the region's county government, municipal housing authorities, social service agencies and many others to provide input into the HOME funded programs and services
2	Agency/Group/Organization	Points North Housing Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email March 2021. Requested HMIS info and most recent Continuum of Care plan.
3	Agency/Group/Organization	Victims Assistance Center of Jefferson County, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mailed on March 25,2021. Consultation addressed information on domestic violence, dating violence, sexual assault and stalking in the North Country.

4	Agency/Group/Organization	Public Housing Authorities
	Agency/Group/Organization Type	Housing PHA Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact made via email March 2021 for various waitlist and other relevant data sets.
5	Agency/Group/Organization	City of Watertown Planning Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In January 2021, staff met with representatives of the City as well as other representatives of the North Country HOME Consortium. Coordination between the two entities discussed relative to the Citizen Participation Plan, the Consolidated Plan and the Annual Action Plan.
6	Agency/Group/Organization	Jefferson County DSS
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization was emailed March 2021 regarding special needs population and information regarding them.

7	Agency/Group/Organization	JEFFERSON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Website was reviewed for information March 2021 regarding market analysis and economic development strategies.
8	Agency/Group/Organization	PIVOT
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Utilized information from website documenting resources and services for persons with alcohol and substance abuse issues.
9	Agency/Group/Organization	New York State Department of Health
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Utilized information from website to document persons living with HIV/AIDS in three counties as well as in the prisons. Also documented information pertaining to mental health issues in the three county region.
10	Agency/Group/Organization	US Census Bureau
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Utilized information from the American Community Survey to document housing and population needs in the three county Consortium.
11	Agency/Group/Organization	LEWIS COUNTY OPPORTUNITIES, INC
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Initial contact was made to Lewis County Opportunities Inc. in April 2016 for information pertaining to the administration of the Section 8 vouchers program in Jefferson and Lewis Counties. They also provide services to victims of domestic violence in Lewis County.
12	Agency/Group/Organization	Neighbors of Watertown, Inc.
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted numerous times over February and March 2021 to get information on affordable housing market conditions, housing stock, and waitlist issues.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Federal, state and local governments each have roles in the implementation of the Consortium's Consolidated Plan. On the local level, Jefferson County is the lead county and is active in the implementation of the HOME Consolidated Plan and Program. Jefferson County enters into a Memorandum of Understanding with Lewis and St. Lawrence Counties in the establishment of the North Country HOME Consortium. The three counties work together to implement the Consortium Con Plan and the program implementation.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Consortium put the 2021-2025 HOME Consolidated Plan and first year Action Plan out for the 30-day public comment period on April 5, 2021. This was publicized in the Watertown Daily Times, a regional newspaper that has distribution across Jefferson, Lewis and St. Lawrence Counties. The 30-day comment period ended May 5, 2021. The public hearing was held April 14, 2021 at 10AM via Zoom. This meeting was held in accordance with the U.S. Department of Housing and Urban Development's (HUD) waiver of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Allow for Virtual Public Hearings in the Preparation of FY 2021 Consolidated Plans and Annual Action Plans due to the COVID-19 pandemic. The Plan was available at the three county planning offices and online. This provides for access to the draft plan for comment at central locations within the three counties as well as virtually. It was also shared with the CoC. Since the Consortium is an entitlement for HOME funds only, there is seldom any public comment on the use of the program funds. The Consortium targets homeownership, owner occupied rehabilitation and rental rehabilitation with its funding.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	no responses were received	no comments were received		
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	no responses were received	no one attended		
3	website	Minorities Persons with disabilities Non-targeted/broad community	no responses were received	no comments were received		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	There were no public comments.	There were no public comments.	There were no public comments.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The high poverty rate of the Consortium's region, coupled with older housing stock and high housing cost burden, means there is a large demand for safe and decent affordable housing especially for the very low income levels.

High poverty rate: The other component of the problem is that the residents of Consortium experience a higher level of poverty than the rest of the state and country. The average poverty rate national wide is 10.5% --- the average of the three counties is 15.1%. Across the three counties of the region, 41.5% of households had an income above the Federal Poverty Level but below the basic cost of living. In 2017, the City of Watertown had a 23.1% poverty rate, with 37.5% of children living in poverty.

Older housing stock: Safe, quality housing units, particularly single-family homes, are one major component of the problem. The U.S. Department of Housing and Urban Development (HUD)'s Comprehensive Housing Affordability Strategy (CHAS) August 2020 data shows significant housing issues. 88% percent of housing is over 40 years old, and the combination of high housing cost burdens and older homes means there is often deferred maintenance issues that compound into major structural issues. Add this to the region's brutally cold winters and hot, humid summers means that much of the region's housing stock is sorely lacking in weatherization improvements, which can very quickly become a health and safety concern for families with young children and the elderly.

13,193 households across the Consortium, or 15% of St. Lawrence County residents, 14% of Jefferson County residents, and 12% of Lewis County residents experience severe housing conditions. This means that they have one or more of the following housing problems: housing unit lacks complete kitchen facilities; housing unit lacks complete plumbing facilities; household is overcrowded; or household is severely cost burdened. There are 94,293 households in the Consortium.

Of the occupied housing units in the Consortium are 34% are occupied by renters. 39% of those renters have at least one housing condition.

High housing cost burden: 55% of all households in the Consortium's region experience at least 30% of their income going to housing costs.

Disproportionately Greater Need – The population data for the Consortium continues to generally be consistent. The region is 92% white, and therefore the population with the disproportionately greatest need continues to be people who ethnically identify as white.

Public Housing - The Consortium will continue to maintain its stock of public housing. All projects in the Consortium have waiting lists. There continues to be strong demand for quality affordable rental units with very low-income populations.

Homeless Needs Assessment -The Points North Housing Coalition is the Continuum of Care in the North Country. They coordinate programs and services for the homeless. They conduct the annual point in time survey and track the homeless needs within the Consortium.

Non-Homeless Needs Assessment - The Consortium is an entitlement for HOME funds only. However it does provide assistance to low to moderate income households focusing on owner occupied rehabilitation, homebuyer assistance and rental rehabilitation assistance. These programs directly assist non-homeless populations, especially the elderly and disabled.

Non-Housing Community Development Needs - The North Country HOME Consortium is an entitlement for federal HOME funds only. The City of Watertown is an entitlement for CDBG funds. Their Consolidated Plan is incorporated into the Consortium's Plan. The non-housing community development needs addressed in this plan are those identified by the City of Watertown. The primary need for public facilities is neighborhood parks. The need for public improvements includes water and sewer lines, streets, sidewalks, street trees, and bus shelters.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Across the Consortium as a whole, there continues to be a significant demand for safe and decent affordable housing especially for the very low-income levels.

Of the 83,800 households in the region, 68,634 households, or 81%, in the region are below 80% HUD Area Median Family Income (HAMFI). 23% of that are at or below 50% HAMFI. A significant number of these households include at least one elderly person, and many have children six years or younger.

Substandard housing issues, meaning the housing unit has one or more of the following housing problems: housing unit lacks complete kitchen facilities; housing unit lacks complete plumbing facilities; household is overcrowded; or household is severely cost burdened, are predictably worse among lower income households. For households with up to 30% HAMFI, 3,847 rented households and 2,223 owned households experienced more than two of those issues.

The primary housing issues for both renter and owner-occupied households were housing cost burden of greater than 30% of a household's income, and a severe cost burden over 50% of a household's income. 22% of the households in the region have a cost burden of 30% of their total income, and 12% have a cost burden higher than 50% of their total income. In both instances, renters were more affected.

In terms of owner-occupied units, the elderly typically had the greatest cost burdens. Outside of cost burden, the next housing issue for renters was overcrowding. For homeowners, the next housing issue was substandard units.

For renters, there was significant overcrowding for those with incomes between 0-30% AMI, with 784 rented households experiencing more than 1.5 people to per bedroom.

For homeowners, there are a significant number of substandard housing units for those with incomes between 0-30%. Additionally, elderly comprise 41% of households within this income range that pay over 30% of their incomes for housing. This means that there are a significant number of elderly that are potentially living in substandard housing. Since elderly are typically on fixed income they would have limited resources to fix their homes.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	225,950	
Households	0	83,800	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,052	9,577	14,688	9,208	40,318
Small Family Households	3,264	3,275	5,841	3,899	21,308
Large Family Households	667	596	1,103	819	3,085
Household contains at least one person 62-74 years of age	1,461	2,050	3,083	2,152	8,081
Household contains at least one person age 75 or older	1,055	2,076	2,266	1,009	2,563
Households with one or more children 6 years old or younger	2,204	1,842	3,326	1,938	5,303

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	185	75	66	4	330	224	119	122	41	506
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	62	8	4	10	84	16	4	18	4	42
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	200	58	286	114	658	51	93	101	102	347
Housing cost burden greater than 50% of income (and none of the above problems)	3,390	1,408	591	12	5,401	1,947	1,179	702	285	4,113

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	621	1,370	2,338	774	5,103	621	1,470	1,979	1,069	5,139
Zero/negative Income (and none of the above problems)	699	0	0	0	699	536	0	0	0	536

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,847	1,547	955	142	6,491	2,223	1,385	924	432	4,964
Having none of four housing problems	1,835	3,171	5,565	2,910	13,481	1,046	3,447	7,210	5,736	17,439
Household has negative income, but none of the other housing problems	699	0	0	0	699	536	0	0	0	536

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,710	1,351	1,775	4,836	910	891	1,098	2,899
Large Related	253	156	141	550	134	260	211	605
Elderly	646	565	361	1,572	1,029	1,314	1,073	3,416
Other	1,772	844	762	3,378	682	349	455	1,486
Total need by income	4,381	2,916	3,039	10,336	2,755	2,814	2,837	8,406

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,497	829	338	2,664	778	396	310	1,484
Large Related	228	97	45	370	126	99	40	265
Elderly	432	186	56	674	628	555	330	1,513
Other	1,567	380	170	2,117	513	168	78	759
Total need by income	3,724	1,492	609	5,825	2,045	1,218	758	4,021

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	243	70	315	124	752	150	81	113	67	411
Multiple, unrelated family households	8	0	0	0	8	4	29	20	48	101

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	30	4	0	0	34	0	8	0	0	8
Total need by income	281	74	315	124	794	154	118	133	115	520

Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

There are a standard amount of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the County DSS offices, virtually every household that comes before them for assessment/assistance has some type of disability using the broadest definition of disability.

During the 2019 calendar year, Jefferson County DSS worked with 227 households for emergency housing; 33 of these households reported a history of domestic violence or about 15%; of those 33—17 households were fleeing DV at the time of the emergency housing or about 8%.

In 2020, according to the local non-profit that assists with domestic violence issues, the Victim's Assistance Center (VAC), 80 adults and 62 children utilized their safe shelter because of domestic violence issues. One adult utilized the safe shelter because of sexual assault and two youth utilized the safe shelter because they were victims of sex trafficking.

What are the most common housing problems?

The most common housing problems in the Consortium are cost burdens for both renters and owner-occupied households. 26,039 households, or 31% of the total households in the region, experience cost burdens of some kind.

The numbers are consistently higher for renters, with 16,161 renting households, or 55% of renters experiencing some level of housing cost burden. This is an increase of 15% from 2016. 20% of renters have a severe cost burden of 50%. This is a significant cost burden for housing.

The cost burden for owned households was similar. 23% of all owner-occupied households experienced some level of cost burden, with the majority of households having a cost burden of 30%. The majority of the homes were elderly households.

This strongly points to the fact that there is a need for affordable housing for low to moderate income households in the Consortium. This also demonstrates a need for subsidized housing programs like Section 8 that can assist very low income households with housing.

Are any populations/household types more affected than others by these problems?

According to the non-profit housing providers in the region, the population with the greatest amount of need is for those families and individuals who are on the waitlist for a Housing Choice Voucher. The waitlist for Lewis County Opportunities, the provider for vouchers in the region, is roughly three years. This means that while they are eligible for a voucher, they must come up with alternative assistance while they wait until they receive a voucher. These individuals and families are often the most vulnerable during this time.

The second most vulnerable population are those individuals and families who are eligible for a voucher but are, for a variety of reasons, unable to stay on the waitlist. This may be due to mental health reasons, or frequent address changes/semi-homelessness.

In general, Baby Boomers are getting older. This natural aging of the population is increasing the number of seniors as more boomers pass age 65. New Yorkers over the age of 65 are expected to outnumber the under-18 age group by 2023, two years earlier than this is projected to occur across the country. Across rural New York, the White population is older than other racial/ethnic groups and will continue to account for an increasing share of the senior population. Second, having lived through a decade of financial challenges since the Great Recession, more New York seniors will become economically fragile. And third, seniors make up a larger portion of households in rural areas, where they will continue to face additional challenges in access to transportation, health care, and caregiving.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In speaking with local housing providers and the County DSS offices, it appears that households at risk of homelessness share some common characteristics, including a tendency to be unemployed or underemployed; untreated mental health often co-occurring with substance abuse and a noticeable lack of a stable support network friends/family/child care. Poor credit history and lack of positive references make it difficult for those at risk of homelessness to transition to more stable housing.

Regardless of income level most of these households are also rent burdened (housing cost +30% of income) as there is a lack of affordable housing in our area.

Across the region, those at risk of losing current housing are families struggling with their budget or single females couch surfing.

The Continuum of Care has implemented strategies to reduce the rate of households who return to homelessness. The Continuum of Care works with the City of Watertown and NYS Office of Temporary and Disability Assistance to utilize CDBG/ESG funding to identify and minimize the number of households that may return to homelessness. The Continuum of Care developed assistance programs, which include eviction prevention representation and case management. Additionally, the Continuum of Care runs quarterly reports from HMIS to monitor and record returns to homelessness. All PSH/RR/TH/rapid rehousing programs conduct follow up with clients to reduce the number of additional episodes of homelessness, which are recorded in HMIS. Additionally, the Rapid Re-Housing bed count increased from 157 in 2019 to 272 in 2020.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The high housing cost burden of the Consortium's region, with 55% of all households experiencing at least 30% of their income going to housing costs, is the primary driver of increased homelessness.

Discussion

The Consortium is ineligible to receive any entitlement assistance, other than HOME, in order to address the initiatives or programs for special need populations. However, on January 3, 2021, the American Rescue Plan was passed which included \$2,988,032 in funding to the North Country HOME

Consortium. These funds must be used to benefit eligible populations including homeless, at-risk of homeless, fleeing/attempting to flee domestic violence, dating violence, sexual violence, stalking, or human trafficking, or other populations for whom supportive services or assistance would prevent the family's homelessness or serve those with the greatest risk of housing instability. We are still awaiting further guidance from HUD as to how the funds will be disbursed. The Consortium will consult the Point North Housing Coalition as to how be to utilize these funds. The Points North Housing Coalition comprised of government and health and human service organization is the continuum of care for Jefferson, Lewis, and St. Lawrence Counties. This allows organizations within the three counties to apply competitively to HUD's Continuum of Care programs.

In discussions with County DSS offices, the allowances for public assistance do not provide enough financial support for most households to transition to appropriate housing; most of the subsidized units have a wait list; and the wait time for section 8 vouchers is over three years.

Almost as importantly is the fact that households can lose this assistance relatively easily, if they qualify in the first place. It can be very difficult for households to transition from emergency housing or couch surfing to stable housing, program compliance requirements along with lack of availability and engagement with supportive services means that households often start/stop the process of rehousing.

More supports for people struggling with mental health and substance abuse are needed; these are especially needed in a transitional setting without hard time limits. In addition to more housing choice vouchers, more quality affordable housing is needed in our area; the bulk of vouchers and affordable housing should come with the availability of supportive services to address the needs of formerly homeless.

Additionally, the Consortium population continues to age, and therefore there the need for safe and affordable homes for the elderly which will only increase over the next decade.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,312	1,657	1,235
White	6,608	1,571	982
Black / African American	146	4	55
Asian	50	0	52
American Indian, Alaska Native	66	4	14
Pacific Islander	0	0	0
Hispanic	264	58	8

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,729	3,770	0
White	5,111	3,535	0
Black / African American	126	124	0
Asian	54	4	0
American Indian, Alaska Native	98	27	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	270	54	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,183	8,517	0
White	5,346	7,835	0
Black / African American	209	223	0
Asian	128	113	0
American Indian, Alaska Native	4	31	0
Pacific Islander	0	0	0
Hispanic	390	236	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,405	6,839	0
White	2,117	6,475	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	142	98	0
Asian	8	59	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	35	0
Hispanic	101	126	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The population data for the Consortium continues to generally be consistent. The region is 92% white, and therefore the population with the disproportionately greatest need continues to be people who ethnically identify as white.

However, there is a small but growing Hispanic population in the region, possibly due to the number of large scale agricultural operations that require laborers. There will be specific outreach to this population through the affirmative action plans moving forward.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,070	2,881	1,235
White	5,496	2,665	982
Black / African American	96	49	55
Asian	50	0	52
American Indian, Alaska Native	58	12	14
Pacific Islander	0	0	0
Hispanic	254	68	8

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,932	6,618	0
White	2,541	6,147	0
Black / African American	122	128	0
Asian	4	54	0
American Indian, Alaska Native	60	65	0
Pacific Islander	0	0	0
Hispanic	168	156	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,879	12,775	0
White	1,640	11,452	0
Black / African American	69	364	0
Asian	49	197	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	128	499	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	574	8,646	0
White	472	8,108	0
Black / African American	69	172	0
Asian	0	67	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	35	0
Hispanic	36	191	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing cost burden for both renters and owners of households continues to be one of the main issues related to housing in the region. While housing cost burden impacts both owners and renters, it has a statistically higher impact on renters. This may be related to the fact that Fort Drum, a U.S. Army installation, is located in the region and inflates the rental market. This can be seen with the fact that Jefferson County (the county where Fort Drum is located) is 56% rental units.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	59,475	12,699	10,382	1,321
White	55,682	11,277	9,070	1,096
Black / African American	1,298	346	354	55
Asian	546	156	107	52
American Indian, Alaska Native	208	91	99	14
Pacific Islander	49	0	4	0
Hispanic	1,354	528	513	8

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

The population data for the Consortium continues to generally be consistent. The region is 92% white, and therefore the population with the disproportionately greatest need continues to be people who ethnically identify as white.

Housing cost burdens appear to also impact Black/African American populations at a higher level. This is consistent with the housing cost burdens across the region.

However, there is a small but growing Hispanic population in the region, possibly due to the number of large scale agricultural operations that require laborers. There will be specific outreach to this population through the affirmative action plans moving forward.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The Consortium's racial makeup is 92% white, and so it is unsurprising that households that have a disproportionately greater need are also white.

For those with incomes 0-30% AMI 75% of households are identified as having one or more of the four housing problems identified; however 92% of these households are comprised of the white population. The same holds true for those with incomes between 30-50% AMI where 62% of households are identified as having one or more of the four housing problems identified, and the white population comprises 96% of these households. The same statistics hold true at 50-80% AMI and 80-100% AMI where the white population far exceeds the jurisdiction as a whole when it comes to housing problems.

The same issue holds true for all income ranges with severe housing problems. There is a disproportionately greater need by the white population than the jurisdiction as a whole when it comes to severe housing problems.

If they have needs not identified above, what are those needs?

It would appear that there is a need for affordable, quality housing throughout the Consortium.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Consortium is predominantly rural with the largest population center being the City of Watertown with a 2019 ACS population estimate of just over 25,000. Therefore the largest cluster of need is within the city limits.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,558	42	0	42	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	9	0	0	0	0		0
# of Elderly Program Participants (>62)	0	0	667	3	0	3	0		0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	471	20	0	20	0	0
# of Families requesting accessibility features	0	0	1,558	42	0	42	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,501	40	0	40	0	0	0
Black/African American	0	0	46	2	0	2	0	0	0
Asian	0	0	2	0	0	0	0	0	0
American Indian/Alaska Native	0	0	8	0	0	0	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	40	0	0	0	0	0	0
Not Hispanic	0	0	1,518	42	0	42	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Consortium has seven PHAs, and all have a waitlist. As the population center for the region, the City of Watertown has the longest waitlist. Of the 238 households on the waitlist, 214 of the households are families, and 7 are elderly. The City also has the most with additional needs, with 21 households qualifying for 504.

The other PHAs all also have waitlists, with the majority of households on the waitlists being either families or elderly.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Consortium's Housing Assistance Program (HAP) is provided by Lewis County Opportunities, which operates in both Lewis County and Jefferson County, and St. Lawrence County Community Development Program in St. Lawrence County.

Jefferson County holds approximately 1,019 vouchers and Lewis County holds 320. Each voucher represents the ability to help a family with monthly rent. Jefferson has also partnered with the Watertown Veteran Center to provide an additional 40 housing choice vouchers for veterans who are VASH-eligible. The program provides rental assistance to homeless veterans.

St. Lawrence County has 855 total vouchers, with 503 being tenant-based, 265 project based vouchers, and 87 enhanced vouchers.

Consumer eligibility for the vouchers is based upon income and determined by the number of household members. Applications are accepted on a continual basis and extensive waiting lists of 12+ months are common (especially in Jefferson County). When a voucher becomes available, openings are filled on a first-come, first-served basis drawn from the waiting list. Because of this process, HAP is not considered an emergency service.

Every family attempting to enter the program must first have the unit evaluated and deemed affordable based on HUD's rule that a family cannot pay more than 40% of their adjusted income towards rent and utilities and have a Housing Quality Inspection completed before assistance can begin. The inspection assures the unit is safe, clean, free of lead based paint hazards, and has met other various HUD requirements. Beyond the initial inspection, an annual inspection and re-evaluation of the family's income and household status must be completed as long as the family remains in the unit. The landlord subsidy payments are determined by household size, income, type of unit, utilities, and bedroom size.

There are long waitlists for all public housing and Section 8 voucher assistance in the Consortium. As the main population center, the City of Watertown has the greatest need: there are 238 households on the wait list for the public housing and the bulk of the 1,019 housing choice vouchers are used by city dwellers. The need for more affordable housing in the Consortium is quite clear.

How do these needs compare to the housing needs of the population at large

The waiting lists for the public housing authorities demonstrate a demand for quality affordable housing for elderly and small related households with very low incomes. This is consistent with the data presented under the housing needs analysis whereby there is a shortage of quality, affordable rental housing in the Consortium for small related and other households with incomes between 0-50% AMI.

In addition to the public housing units, there is significant demand for section 8 vouchers. These provide low income families with the ability to affordable rental housing.

Discussion

There continues to be demand for quality affordable housing units for persons with incomes at or below 50% AMI. With 55% of all renter households paying greater than 30% of their incomes for housing, there is need for subsidized housing albeit public housing or Section 8 vouchers. These programs assist these income ranges and provide quality housing options.

In addition, public housing continues to be a good housing option for persons with disabilities. Public housing provides supportive services to assist persons with disabilities and provides safe, quality affordable housing.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The Continuum of Care (Continuum of Care) for Jefferson, Lewis and St. Lawrence Counties is under the direction of the Points North Housing Coalition. Points North Housing Coalition (PNHC) was formed in 2005 as an informal group of local providers for planning purposes and to respond to any new HUD Continuum of Care funding opportunity. PNHC conducts open solicitation for membership via the Points North Nominating Committee. Interested parties notify the chair of the Nomination Committee of their interest in serving. Nominations are presented at quarterly PNHC regional meetings, approval sought for appointment via majority vote. PNHC also has an executive, planning, evaluation, technology as well as the nominating committees.

PNHC Continuum of Care has 501-3 (c) tax status. The North Country Behavioral Health Network (NCBHN) is the collaborative agency. North Country Behavioral Health Network is responsible for strengthening the continuum's infrastructure and expanding oversight and monitoring of HUD projects, and HMIS compliance. It reviews APR performance, conducts on-site agency monitoring, reviews HMIS data quality, and agency capacity to implement programs. NCBHN also helps in preparing applications for future HUD funding and coordinates with other social agencies to end area homelessness.

Indicate if the homeless population is: All Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	5	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	3	0	0	0	0	0
Persons in Households with Only Adults	16	32	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	4	2	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

The Department of Housing and Urban Development's definition of homelessness struggles to capture the nature of rural homelessness. Individuals and families who don't have permanent housing but who are couch-surfing or who live in their car or are in and out of motels is consistently a challenge to capture. In 2020 the numbers of individuals and families in either an emergency shelter or transitional housing increased, from 53 to 67, which would strongly indicate that rural homelessness across the region has also increased.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Each year, a nationwide Point-In-Time (PIT) homeless count is conducted by the U.S. Department of Housing and Urban Development (HUD) in emergency shelters and transitional housing programs to determine where individuals experiencing homelessness are on a specific night.

In 2020 the numbers of individuals and families in either an emergency shelter or transitional housing increased, from 53 to 67. It tracks with the overall trend of a high housing cost burden for both renters and home owners in the region, low education attainment, and most employment opportunities being hourly wage work. However, within the data there is a shift from people staying in emergency shelter to transitional housing. This is considered an improvement as transitional housing is more stable.

For the 2020 PIT, there was a increase of chronic homeless unsheltered persons. In 2020, 5 persons were reported compared to 0 persons in 2019.

The number of unsheltered persons with serious mental illness increased from 2 in 2019 to 11 in 2020. The number of unsheltered persons with substance use disorder increased from 1 in 2019 to 7 in 2020. The number of unsheltered persons with HIV/AIDS remained the same at 0 persons. It is important to note that special populations (e.g., persons living with HIV/AIDS) often do not disclose their status which may indicate a lower than actual total number reported.

The number of unsheltered persons noting DV increased from 0 in 2019 to 3 in 2020.

The number of chronically homeless unsheltered Vets remained the same at 0. This speaks to the fact that agencies have specific outreach teams designed to go to known veteran establishments or into remote/rural areas to identify, assess, refer or assist veterans. Known establishments would be Department of Social Services, community action agencies, state and local veteran service agencies, food pantries and various religious organizations. Once a veteran is found then they would be asked certain eligibility questions.

The number of chronically homeless unaccompanied youth increased from 0 in 2019 to 1 in 2020.

In 2020, there were five households that were unsheltered with a total of 16 people being unsheltered for either emergency or transitional reasons. All of the individuals were white/non-Hispanic. Of that 16, 10 were under 18. With the use of ESG funds, the Points North Housing Coalition is able to help prioritize clients more rapidly; therefore, keeping them from being homeless.

The number of unsheltered chronically homeless veterans remained at 0.

The number of unaccompanied homeless youth increased from 12 households (13 persons) to 18 households (20 persons.)

While the number of days that person's experience homelessness was not provided by the Continuum of Care, it did provide its plan to rapidly rehouse every family that becomes homeless within 30 days of becoming homeless on the street or entering shelter. The Continuum of Care works with ESG funded programs to ensure families that become homeless will be rehoused within 30 days. Steps to accomplish this include: focusing outreach to engage the hardest to serve, utilizing Coordinated Entry (CE) to ensure quick connection to permanent housing, working with NYS to prioritize ESG funding for Rapid Rehousing, and ensuring rapid rehousing/PSH providers do not screen out families based on factors that have no bearing on future housing success.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

The Points North Housing Coalition is the Continuum of Care in the North Country. It has done a very good job in improving its data collection for point in time counts which helps not only the Continuum of Care but service providers to target resources to homeless populations. The collection of information pertaining to homelessness in the Consortium has improved due to the efforts of the Continuum of Care. In addition, it has been able to access resources that assist populations at risk of homelessness as well as those that are homeless, and are working to keep people from becoming homeless again.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The Consortium is ineligible to receive any entitlement assistance, other than HOME, in order to address the initiatives or programs for special need populations. However, the Points North Housing Coalition comprised of government and health and human service organization from across Jefferson, Lewis, and St. Lawrence Counties has completed a continuum of care plan. This allows organizations within the three counties to apply competitively to HUD's Continuum of Care programs.

On January 3, 2021, the American Rescue Plan was passed which included \$2,988,032 in funding to the North Country HOME Consortium. These funds must be used to benefit eligible populations including homeless, at-risk of homeless, fleeing/attempting to flee domestic violence, dating violence, sexual violence, stalking, or human trafficking, or other populations for whom supportive services or assistance would prevent the family's homelessness or serve those with the greatest risk of housing instability. We are still awaiting further guidance from HUD as to how the funds will be disbursed.

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Credo Community Center is a leading substance abuse treatment provider in northern New York. Credo provides outpatient substance abuse treatment with two locations in the region. They also provide comprehensive chemical abuse and dependence services, a Women's Intensive Residential program, and Men's Community Residences, a Residential Rehabilitation Services for Youth program, and an outpatient Opioid Treatment Program. Because mental health and substance abuse often go hand in hand, Credo began an Outpatient Mental Health Clinic. The clinic is for ages 16 and up and there is no waiting list. PIVOT, formerly the Alcohol and Substance Abuse Council of Jefferson County, provides a wide variety of information, services and programs to work toward an addiction-free community.

ACR Health is a not-for-profit, community-based organization providing a range of support services to individuals with chronic diseases, including HIV/AIDS, substance use disorders, and serious mental illnesses. Furthermore, ACR Health provides a wide variety of targeted prevention and sexual health services to individuals, from youth through adulthood, as well as to community groups and organizations. With the incidence of AIDS currently being low, the focus of service delivery is directed toward education. The Northern Regional Center for Independent Living provides HIV/AIDS counseling within the corrections system in Jefferson County.

The ARC Jefferson-St. Lawrence, serves people with development disabilities who demonstrate a need

for residential services and supports. The ARC merged the Jefferson Rehabilitation Center in Jefferson County and the St. Lawrence NYSARC. The ARC operates one community residence, 3 Supportive IRAs, 26 Supervised Individual Residential Alternatives (IRAs) and three intermediate care facilities in Jefferson County. One of the IRA's has been renovated to meet the needs of our dementia population. In St. Lawrence County, The ARC operates a variety of residential opportunities for individuals with developmental disabilities. The Disabled Persons Action Organization (DPAO) in Jefferson County provides quality and effective individualized services to developmentally disabled children and adults in Jefferson and Lewis Counties.

Transitional Living Services of Northern New York provides residential services to adults with serious & persistent mental illness. TLS has an Apartment Program with 33 beds located in 22 apartments in Watertown and Carthage. TLS has Supported Housing services that are available to residents of Jefferson and Lewis Counties with a psychiatric illness. The Children's Home of Jefferson County, now known as CHJC, operates the Community Clinic of Jefferson County which is an Outpatient Mental Health Clinic. CHJC opened its doors in July 2019 to more than 800 individuals waiting for mental health services. Since that time, the Clinic has expanded and serves more than 1200 adults and children each year.

The Victim's Assistance Center of Jefferson County provides direct services to victims/survivors of violence and crime in Jefferson County. The VAC operates a residential home that provides emergency safe housing to individuals (and their dependent children) in crisis. The home is also a licensed shelter for the homeless females and their dependent children. The St. Lawrence Valley Renewal House provides a wide variety of services and provides safe housing which is emergency, temporary shelter for domestic violence victims. In Lewis County, Lewis County Opportunities provides a Victim Services program which provides confidential services to crime victims at no charge, with special emphasis on domestic violence and sexual violence. They also provide safe dwelling services which provide victims of domestic violence and their children with temporary, emergency shelter at a confidential location.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The North Country HOME Consortium is an entitlement for federal HOME funds only; therefore, there is no prioritization of community development projects for the purpose of CDBG funding for the Consortium. The City of Watertown is an entitlement for CDBG funds and their Consolidated Plan is incorporated into the Consortium's plan.

Within the City of Watertown, the primary need for public facilities is the lack of neighborhood parks and connectivity between parks. Additionally, improved accessibility for those with disabilities was identified as a need during the City's recent Comprehensive Plan public meetings. Other public improvement needs discussed were safe bike and pedestrian routes throughout the City, particularly within Public Square, and improved sidewalk and ADA ramps.

The City has been working on creating a coordinated strategy for infrastructure improvements. Staff from the Planning, Engineering, Department of Public Works and Water departments meet monthly to discuss upcoming capital projects and needs in order to coordinate and better serve the City's residents by replacing aging infrastructure.

How were these needs determined?

The City of Watertown completed a Comprehensive Plan in 2020. The Comprehensive Plan is the first such plan developed for the City. The Plan builds on public input and previous planning efforts to produce a shared vision for Watertown's future with a set of goals and recommended actions to achieve the vision. The Plan was developed in accordance with the process established via New York State General City Law §28-A. This process is an opportunity for the community to come together and make sure that the City's vision, goals, and recommendations reflect the collective desires of the residents of Watertown.

Describe the jurisdiction's need for Public Improvements:

One of the biggest public service needs identified during the recent City of Watertown Comprehensive Planning process was the need for an enhanced public transportation through expanding the Citibus system's hours and routes. Many City residents lack transportation to get to work, medical appointments and basic life needs, so an expansion of the current bus system could greatly increase the quality of life for them. The planning process also identified food insecurity as a needed public service, given the high poverty level throughout the City. The City's food pantries report high levels of usage, especially over the last year.

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Describe the jurisdiction's need for Public Services:

One of the biggest public service needs identified during the recent Comprehensive Planning process was the need for an enhanced public transportation through expanding the Citibus system's hours and routes. Many City residents lack transportation to get to work, medical appointments and basic life needs, so an expansion of the current bus system could greatly increase the quality of life for them. The planning process also identified food insecurity as a needed public service, given the high poverty level throughout the City. The City's food pantries report high levels of usage, especially over the last year

How were these needs determined?

The North Country HOME Consortium is an entitlement for federal HOME funds only; therefore there is no prioritization of community development projects for the purpose of CDBG funding for the Consortium. The City of Watertown is an entitlement for CDBG funds and their Consolidated Plan is incorporated into the Consortium's plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The North Country HOME Consortium is comprised of 103 of 110 municipalities within Jefferson, Lewis and St. Lawrence Counties in New York State. The area is primarily rural with the largest population center being the City of Watertown with a population of slightly over 25,000 (2019 ACS). The housing market around the Army installation at Fort Drum for the past 15 years was marked with high demand and low supply which led to an increase in rents and single-family home prices. Throughout the rest of the Consortium there is a need for owner occupied and rental rehabilitation of housing units. There is limited new construction of housing.

As this is a rural area, the majority of homes in the region are either single family or mobile homes. 65% of homes in the region are single family detached units, 13% are multiplexes up to four units, and 13% are mobile homes. The remaining 9% are apartment style buildings with five or more units.

A whopping 87% of homes (both owner occupied and renter occupied) in the region are built before 1980, putting the majority of the housing stock in the region at at least 40 years old. 38% of all homes in the region were built before 1950. This often means that the home has old, poorly functioning heating and cooling systems, leaving homeowners and renters paying for utilities that are inefficient and not cost effective. Weatherization assistance can be invaluable for low-income households in New York. The State's climate, with cold, snowy winters and hot, humid summers, generates a high demand for heating fuels and electricity. Many eligible households live in inefficient, often unsafe housing that was built when energy was cheap and plentiful and cannot afford the cost of weatherization work that will lower their utility bills.

Thirty percent (30%) of the occupied housing units in the region have one housing condition, which as defined by HUD is that it either lacks complete plumbing or kitchen facilities, there is more than one person per room, or the housing costs are greater than 30% of the household income. Looking at the associated breakdown of these issues, it is quite clear that the vast majority of households in the region are struggling with high housing cost burdens.

The Consortium is an entitlement for HOME funds only. As part of its program, the Consortium gives preference to projects that assist frail, elderly, and persons with disabilities. There are many community service organizations like Transitional Living Services, CREDO, The ARC, and others that provide transitional or supportive housing for special needs populations.

There are 1,621 public housing units in the three counties. There are none located in Lewis County. All public housing units are full and there are significant waiting lists. The Section 8 voucher programs are likewise fully subscribed with waiting lists.

The Points North Housing Coalition is the continuum of care for the region. It submits applications to HUD for funding working closely with service providers to address homelessness. The community offers supportive and transitional housing as well as emergency opportunities to assist homeless, including chronic, youth, veterans, and others.

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	73,150	65%
1-unit, attached structure	3,714	3%
2-4 units	11,737	10%
5-19 units	5,498	5%
20 or more units	3,682	3%
Mobile Home, boat, RV, van, etc	14,305	13%
Total	112,086	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	117	0%	504	2%
1 bedroom	1,785	3%	6,897	24%
2 bedrooms	11,187	21%	11,207	38%
3 or more bedrooms	41,420	76%	10,602	36%
Total	54,509	100%	29,210	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are 1,621 public housing units in the three counties. There are none located in Lewis County. There are 7 PHA's in Jefferson County including the Watertown PHA in the City of Watertown. There are 4 PHA's in St. Lawrence County. Outside of the Watertown PHA, all other PHA's are located in small, rural communities. The Consortium does not expect there to be any loss of public housing over the next five years.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

While this Plan includes an inventory and description of public housing units outlined below, it should be emphasized that no entitlement monies are available to the Consortium that would assist in the enhancement or improvement of public housing units. Further, no entitlement monies are available that would assist in public housing resident programs or services, drug elimination programs, or community improvement programs.

Does the availability of housing units meet the needs of the population?

There is a need for quality, affordable housing for the elderly and small related households in the Consortium. Those that do own their homes are most likely living in substandard housing and paying more than 30% of their incomes for housing costs. It appears those most impacted have incomes at or below 50% AMI and are prone to having substandard housing conditions. These households are typically small related and elderly. Therefore, there is a need for affordable single family or rental units with bedroom sizes that are adequate for small related households and the elderly. Affordable housing programs or section 8 vouchers could be used to assist these populations with affordability.

Describe the need for specific types of housing:

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

According to Zillow, the typical home value of homes in the Consortium is \$122,600 in 2020. Home values across the three counties have gone up 5% in the past year, and have been steadily rising for years. Jefferson County has seen the largest jump in housing sales, with today's housing prices 15% higher than they were five years ago. The HUD –set median family income for the Consortium is \$59,500. An affordable mortgage for homebuyers would be one for which monthly payments were no more than 30% of income, or \$1,487.50 a month.

A household buying a home in the City of Watertown at the average asking price in 2020 is \$150,734. With an interest rate of 4.5% and a 30-year term, the mortgage payment would be a monthly fee of \$763.75. Utilities would add at least \$200 to the monthly cost and the average real estate taxes in 2020 for the City were \$27/\$1000, or \$4,058 annually, or \$338 monthly. Insurance would be roughly \$50 a month. This would be the total monthly cost to \$1,351.75.

This means that the average household purchasing a home in the City of Watertown is barely under the 30% income threshold, and this razor thin margin does not account for any home improvements, financial crises, accidents, or unanticipated costs.

The average Fair Market Rent (FMR) for a two bedroom across the Consortium is \$928. 76.8% of the renters in the Consortium pay less than \$1,000 on rent.

The presence of Fort Drum has a significant impact on our rental housing market. The Army provides soldiers with a basic allowance for housing (BAH). The BAH varies by grade and whether the soldier is with or without dependents. In 2020, the lowest grade soldier with a dependent received a BAH \$1,248 monthly. While all single soldiers, E-1 to E-6, must live on post, soldiers with dependents can live on or off post. This data is public, so landlords target their rental prices to match this housing allowance, artificially driving the price of rental housing in the area up. This creates an affordability issue for low- and moderate-income renter households.

The cost burden on those who earn less than 80% of the median will continue to increase making it difficult to afford quality affordable rental or owner-occupied housing. While over 76% of the units have rents at or below \$999 per month, there are only 36.3% of the units available to households with incomes at or below 50% HAMFI. This shows that there is a need for additional units for those with incomes below 50% AMI with affordable rents.

In addition, the condition of the older rental units must be considered, since the units may be affordable, but they may not be suitable. Rental rehabilitation programs like one conducted by Neighbors of Watertown in the City of Watertown are necessary for the introduction of new, quality affordable units into the market. Of the total renter units constructed pre-1950 (10,551), 2,215 (21%)

were occupied by low/moderate income persons. This indicates a need for rehabilitation for those units due to their age and to assist the largely low-income occupants.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,602	36.2%
\$500-999	11,879	40.6%
\$1,000-1,499	5,287	18.1%
\$1,500-1,999	964	3.3%
\$2,000 or more	528	1.8%
Total	29,260	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,105	No Data
50% HAMFI	6,295	5,680
80% HAMFI	15,051	13,814
100% HAMFI	No Data	20,547
Total	23,451	40,041

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	568	632	723	1,011	1,147
High HOME Rent	568	632	723	1,011	1,147
Low HOME Rent	568	621	723	860	960

Table 32 – Monthly Rent

Is there sufficient housing for households at all income levels?

Twelve percent of all renter occupied households with incomes 0-30% AMI reported paying over 30% of their income for housing. Only 9% of the units are affordable to households with incomes 0-30% AMI. It would appear that there is a significant deficit in quality affordable rental housing units for people in this income range.

For all other income ranges, while there appears to be a sufficient number of units available there are still 5,986 households, or 17.5% of all renter occupied households, paying over 30% of their income for rental units. This leads to two assumptions: (1) the rental housing units are not located in a market where there is demand for the units; or (2) the unit bedroom mix is not sufficient for small related and other households that are paying over 30% of their incomes for housing.

There was no data provided for renter occupied households with incomes 0-30% to make a determination as to sufficient housing. However, it should be noted that 5% of all owner-occupied households in this income range were paying over 30% of their income for housing. This would demonstrate a need for affordable single-family homes in this income range. In regard to owner occupied households with incomes 30-50% AMI, 5.4% reported paying over 30% of their incomes for housing while 17.7% of the units are affordable to households within this range. There is a lack of quality, affordable owner-occupied housing units within this income range, especially for elderly and small related households.

In regard to owner occupied households with incomes 50-100% AMI, 8.7% reported paying over 30% of their incomes for housing while 82% of the units are affordable to households within this income range. Again, there appears to be a similar situation as with the rental market for this income range. While there appears to be a sufficient number of affordable units in this income range, there are still 8.7% of the households paying over 30% of their incomes. This leads to two assumptions: (1) the housing units are not located in a market where there is demand for the units; or (2) the unit bedroom mix is not sufficient for small related and elderly households that are paying over 30% of their incomes for housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

The presence of Fort Drum has a significant impact on our rental housing market especially since soldiers receive a basic allowance for housing (BAH). Over the past twenty years, while demand was stronger than supply landlords were able to charge rents at the BAH level with the hope of attracting military households that could pay the higher rents. As market rents reach these levels, it provides an affordability issue for low- and moderate-income renter households. As supply has exceeded demand,

landlords are slowly adjusting rents to meet what the market can afford rather than target the soldier's BAH.

In 1984, the U.S. Army garrisoned the new 10th Mountain Division at nearby Fort Drum, which caused a slight population rebound in the mid-to-late 1980s before the decline resumed in the 1990s. Another modest population rebound in the late 2000s coincided with recent U.S. Military campaigns in Afghanistan and Iraq, with the City's population reaching 27,023 at the time of the 2010 Decennial Census. During the peak of these campaigns, the military population increased to levels that stressed the local housing stock.

However, since then, troop reductions have had the opposite effect. In August of 2014, the 10th Mountain Division's 3rd Brigade Combat Team was inactivated as a part of the Base Relocation and Closure (BRAC) process, which resulted in the net reduction of 1,500 uniformed positions at Fort Drum. In total, troop levels at Fort Drum have fallen 22.1 percent from their peak a decade ago, when 19,447 soldiers were stationed on post. The last official count at Fort Drum was 15,154 soldiers, as identified in Fort Drum's Fiscal Year 2019 Economic Impact Statement, which also stated that 3,994 civilians worked on or near the post. Future troop levels are difficult to forecast, as it is uncertain whether the Base Relocation and Closure (BRAC) process will further affect Fort Drum over the five years covered by this Consolidated Plan.

While the community has built both market rate and affordable housing units around Fort Drum, the rents are still at the highest reaches of affordability.

In Jefferson County, there was an 87% increase in the value of single-family homes between 2015 and 2020. This figure has been steadily increasing, but in the past three years it has jumped significantly. While there are multiple reasons for this increase, the combination of a strong rental market related to Fort Drum, and the substantial rise of living costs in other parts of the country have increased the value of home prices. The metro Watertown area has historically been a more affordable market, but the combination of a strong rental market associated with Fort Drum and the growth around Fort Drum has stabilized and there is not likely to be any new additional significant single family or rental housing units. The Consortium will continue to focus its resources on maintaining affordable, quality housing for the elderly, small related and all other households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME rents/Fair Market Rent are consistent with the area median rent. In fact, 71% of households paid rents within the range of \$0-\$999. These rent levels are affordable to lower income populations that are struggling with cost burdens associated with housing options.

Based upon the needs and goals in the three-county area, the Consortium will target its HOME funds toward the rehabilitation of existing owner-occupied units, homebuyer assistance and rental rehabilitation prioritizing assistance for those households with incomes less than 50% of the median family income, as well as targeting elderly, small related and all other households. Any federal, state, and local funds that may be available to assist in the rehabilitation of owner-occupied housing will be leveraged to assist the greatest number possible.

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Essentially, a unit is considered substandard when one or more of the building components (i.e. foundation, structural framing, exterior walls, roof and ceiling framing, roofing and chimney, exterior windows and doors, interior walls and ceilings, floors, plumbing, heating, electrical system, etc.) are deteriorated requiring rehabilitation to meet current codes and ensure health and safety of the occupants. Repairs that are simply deferred maintenance generally do not cause a unit to be substandard.

Both definitions are compatible, however the one used for the Consolidated Plan estimates had to be based upon the data available for manipulation for conclusions to be drawn. The rationale is that if a unit possesses housing problems, was constructed pre-1950, and is occupied by a household with limited financial means, then it can be inferred that the housing unit is substandard. These housing units would be at least 60 years old, but in most cases the housing stock of the consortium is typified by large, two-story, wood-framed structures built over 75 years ago. By definition, it is already known that the housing units have housing problems, and their occupancy indicates a strong possibility of long-term deferred maintenance due to the low incomes of the residents that results in substandard units. What is omitted from this definition are those mobile homes constructed prior to 1976, which continue to serve as inadequate accommodations for low-income families due to their poor construction.

CDBG administrators within the Consortium continue to indicate that less than 5% of the units targeted for rehabilitation ultimately were not suitable for renovation. Not suitable for rehabilitation is defined as a unit with more than three structural components that have deteriorated to the point that total replacement of the components is necessitated; and that the unit is so dilapidated that the integrity of the structure is damaged to the point that repairs are not economically feasible. This figure of 5% was then used to determine the number of substandard renter households suitable for rehabilitation. Five percent (5%) was applied to the estimated 3,376 substandard renter units to arrive at an estimate of 3,207 renter households suitable for rehabilitation within the consortium.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

For housing rehabilitation projects, applicants must conduct a housing survey to determine the condition of the housing and classify it as standard, substandard or dilapidated. The following criteria must be used to classify the condition of all housing units to be rehabilitated with CDBG funding. In addition, these criteria should also be used when considering the replacement or rehabilitation of mobile or manufactured housing constructed post-1976. Pre-1976 mobile and manufactured homes should be replaced rather than rehabilitated.

Structural Components - Upon structure inspection various components should be categorized as primary, mechanical or secondary as follows:

1. Primary Components - Foundation, exterior wall structure, roof structures, floor structures, columns, joists, and partitions.
2. Mechanical Components - Windows and doors, plumbing, heating, electrical, wells and septic systems.
3. Secondary Components - Siding material, roofing material, porches and exterior stairs and railings, chimneys, flooring material, ceilings, lighting, ventilation, interior stairs and railings.
4. Degree of Deficiency - After structural components are classified as primary, mechanical or secondary, they shall be assessed for the degree of deficiency as follows:
5. Critical Defects - Component is badly deteriorated, sinking, leaning, non-operative or non- functional, out of plumb, or unsafe to an extent requiring complete replacement. For example, 1) a complete electrical rewiring, 2) a complete new roof, 3) a plumbing system which requires extensive repair or none exists, 4) major repair of exterior structural elements (e.g. walls, sills, floor joists, rafters, large porches), 5) major repair of unstable or deteriorated foundation walls, or 6) a non-existent or dysfunctional septic system, a well with a spring of poor quality or quantity.
6. Major Defects- Component is badly deteriorated and in need of major repair or replacement.
7. Minor Defects - Component is worn, loose, or cracked and in need have repair.
7. Sound - Component needs no more than normal maintenance.

Structural Conditions – After determining the degree of deficiency, the structural condition must be determined.

Standard – Housing units that are in standard condition, have no critical or major structural defects, have adequate plumbing facilities and their appearance does not create a blighting influence. This condition requires no more than observable, normal maintenance; dwelling units which have no deficiencies, or only slight observable deficiencies.

Substandard - Housing units that have one or more major and/or critical structural defects but can still be repaired for a reasonable amount. The degree of substandard is either moderate or severe according to the number of defects and the degree of deficiency.

1. Moderately Substandard - Housing units that have less than three major defects and can be restored to standard condition for a reasonable cost.
2. Severely Substandard - Housing units that have three or more major defects or at least one critical defect and can be restored to a standard condition for a reasonable cost.

Dilapidated - Units that are determined to be substandard to a degree requiring clearance, or buildings which have three or more critical deficiencies that cannot be repaired to a standard condition for less than reasonable amount.

In these instances, a local determination must be made concerning the economic feasibility and the public benefit of such projects.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	11,856	22%	11,361	39%
With two selected Conditions	390	1%	581	2%
With three selected Conditions	219	0%	117	0%
With four selected Conditions	8	0%	10	0%
No selected Conditions	42,064	77%	17,143	59%
Total	54,537	100%	29,212	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,730	12%	4,065	14%
1980-1999	12,446	23%	7,165	24%
1950-1979	13,452	25%	7,464	26%
Before 1950	21,913	40%	10,512	36%
Total	54,541	100%	29,206	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	35,365	65%	17,976	62%
Housing Units build before 1980 with children present	6,129	11%	2,571	9%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

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PLAN_SECTION_ID=[1313801000]>

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

65% of owner-occupied units and 62% of rented units in the region were built before 1980, a risk factor for lead-based paint hazards. A lesser number of homes had children living there, but that does not preclude the fact that children could easily visit family members or friends in homes with higher risks of lead-based paint.

Discussion

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The Consortium is an entitlement for HOME funds only. Funds cannot be used for public housing.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			1,621	50			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are 1,621 Public Housing Units in the Consortium's region.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

While this Plan includes an inventory and description of public housing units outlined below, it should be emphasized that no entitlement monies are available to the Consortium that would assist in the enhancement or improvement of public housing units. Further, no entitlement monies are available that would assist in public housing resident programs or services, drug elimination programs, or community improvement programs.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

While this Plan includes an inventory and description of public housing units outlined below, it should be emphasized that no entitlement monies are available to the Consortium that would assist in the enhancement or improvement of public housing units. Further, no entitlement monies are available that would assist in public housing resident programs or services, drug elimination programs, or community improvement programs.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	6	0	4	331	20
Households with Only Adults	6	25	12	124	0
Chronically Homeless Households	0	0	0	22	0
Veterans	9	0	0	36	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Please note - The DSS Departments in the 3 Counties all have available Emergency Housing (hotel/motel) vouchers as needed. The number varies based upon the season - winter approximately 45 and summer approximately 10. We plugged in an average # of 25 above in the HH with Adults.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Continuum of Care works with mainstream employment organizations to aid homeless households in increasing their income. The primary mainstream employment organizations the Continuum of Care works with are ACCES-VR and the local Department of Labor One Stop Career Center. The Mental Health Association of Jefferson County participants have access to the ACCES-VR program as well. ACCES-VR provides adult literacy programs, distance learning, on the job training and vocational counseling to aid households grow their income. They have also partnered with the local One Stop Career Center. They provide computer skills workshops, resume writing workshops, transportation to job fairs, clothing for interviews, and career development workshops to help grow income. One hundred (100) percent of the Continuum of Care funded projects regularly connect participants to these organizations.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Continuum of Care works to reduce the number of households who become homeless for the first time by collaborating with mainstream providers; such as the Department of Social Services to identify those at risk of homelessness and to document why. The Continuum of Care coordinates with prevention assistance providers such as the Mental Health Association of Jefferson County and Catholic Charities to determine reasons why households need assistance. The Continuum of Care includes working with the prevention assistance providers to utilize ESG funds to divert and prevent homelessness. In order to identify risk factors for becoming homeless for the first time, communication between providers at Continuum of Care meetings are encouraged and scheduled. Active communication between providers is key to prevention.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

According to the 2011-2015 CHAS data, 33% of households with incomes below 50% AMI have at least one elderly person living in the home. These elderly households are not currently homeless, but may require support in the form of housing subsidies for home repairs and rental assistance. The low-income frail elderly have an even more difficult situation than just affordable housing. Many elderly (62+) persons also have form of impairment, work disability, limited or no mobility, and or self-care limitations. This indicates a strong need for support services in the area of activities of daily living such as bathing, dressing, and eating. It is also necessary that these homes are barrier free and home modifications and retrofitting is often required. Rental assistance and affordable housing alternatives are also needed.

The 2019 ACS reports that 14.5% of the population has a physical disability in the Consortium. At this point in time, there are no strong indications that there is a need for large-scale facility development in the area of persons with disabilities. There is a need to develop smaller scale projects for persons with physical disabilities through adaptive re-use and renovation to existing, appropriate housing stock.

Alterations to single family units to provide handicapped accessibility is needed and can be accomplished on an individual, case-by case basis.

Those individuals with mental illness and in need of affordable housing have been difficult to document numerically. However, group homes and transitional housing are options for those individuals who have been released from institutions and/or need additional long-term treatment in a supportive setting. The supportive housing and service needs of this population should be designed to allow the individual to reside in the community in the least restrictive setting possible with close monitoring by mental health case workers. The intensity of staff contact would be determined on an individual basis and the appropriate housing choice would also be designed to fit the particular condition of the client. These accommodations can range from 24-hour supervision in a group home, to adult foster care, to scattered site units.

Persons with alcohol and drug addictions require support services such as access to mental health services, health care service, case management, and on-going follow-up. This population is at-risk for homelessness if transitional housing and on-going services are not provided. The current heroin and opioid addiction is hitting the North Country and resources are being targeted to treat this population through an Opioid Treatment Program.

There are no residential or institutional care facilities in the area specifically for persons diagnosed with HIV/AIDS and related diseases. There is however a higher concentration of those with HIV/AIDS that are incarcerated in the many prisons within the Consortium. With the incidence of AIDS currently being low, the focus of service delivery is directed toward education.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Consortium is ineligible to receive any entitlement assistance, other than HOME, in order to address the initiatives or programs for special need populations. However, the Points North Housing Coalition comprised of government and health and human service organization from across Jefferson, Lewis, and St. Lawrence Counties has completed a continuum of care plan. This allows organizations within the three counties to apply competitively to HUD's Continuum of Care programs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Consortium is ineligible to receive any entitlement assistance, other than HOME, in order to address the initiatives or programs for special need populations. However, the Points North Housing Coalition comprised of government and health and human service organization from across Jefferson, Lewis, and St. Lawrence Counties has completed a continuum of care plan. This allows organizations within the three counties to apply competitively to HUD's Continuum of Care programs.

Many of the at-risk populations for homelessness are some of these special needs populations such as migrant workers, victims of domestic violence, and persons with alcohol and drug addictions. The Points North Housing Coalition has opened up the possibilities to obtain financing to assist these populations in seeking decent, safe housing.

In addition, through the Continuum of Care the PNHC has expanded the region's homeless management information system (HMIS). The HMIS in Jefferson, Lewis, and St. Lawrence Counties has expanded the existing Capital Region HMIS from four counties of Albany, Saratoga, Schenectady, and Rensselaer Counties to a seven county HMIS. This results in greater cost-effectiveness and efficiency, and also gives providers the opportunity to share information in a meaningful way as consumers move across county lines to access services. HMIS allows the three counties to better track homeless persons

served, their demographics, the services provided to them, and their progress toward performance measure outcomes.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The minimum building code is NYS Uniform Building Code. Code enforcement is a function of local government. Most municipalities within the consortium do not have housing codes or more restrictive building standards than those provided by the State of New York. With code enforcement the responsibility of local government, there is the issue of varying interpretations of code resulting in an uneven level of enforcement.

High taxes in some jurisdictions may cause new housing developments to shift elsewhere. Those settled areas, like towns and villages, might not experience the smaller, single unit housing development, since it is often located outside, or adjacent to these communities. It is usually an attempt to avoid the community taxes by not residing in the community, but still having access to its amenities. Tax payments are also a cost of homeownership, and as such, relatively high tax rates can contribute to the costs that act as a barrier to homeownership. Also, for the elderly on fixed incomes it becomes more difficult to afford the real estate tax burden of the homestead.

Much of the land within the consortium is tax exempt, as much of this value is in state forests and wildlife management areas, New York Power Authority lands connected with hydroelectric production, and the campuses of eight colleges and universities. In other areas of the consortium the tax-exempt property involves major employment centers or other businesses important to the local economy. Given the high level of tax exemption, the tax burden shifts to a smaller base of taxpayers that may discourage housing investment.

Not all communities within the consortium have public water and sewer systems, which dramatically impact the development of housing as well as its location. Locating appropriate soils for proper on-site sewage disposal also limits where housing can be developed.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The North Country HOME Consortium is an entitlement for federal HOME funds only; therefore, there is no prioritization of community development projects for the purpose of CDBG funding for the Consortium. The City of Watertown is an entitlement for CDBG funds and their Consolidated Plan is incorporated into the Consortium's plan. The information below is for the City of Watertown. Although military employment is not recorded in the tables below, the jobs that Fort Drum generates in the area are evident in local employment data. The full relationship between Fort Drum and the local economy is examined in detail in the Major Employment Sectors and Discussion sections below. While Watertown's economy is not entirely dependent on the military, increasing the diversity of the economic base should be a goal moving forward.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	0	0	0	0	0
Construction	0	0	0	0	0
Education and Health Care Services	0	0	0	0	0
Finance, Insurance, and Real Estate	0	0	0	0	0
Information	0	0	0	0	0
Manufacturing	0	0	0	0	0
Other Services	0	0	0	0	0
Professional, Scientific, Management Services	0	0	0	0	0
Public Administration	0	0	0	0	0
Retail Trade	0	0	0	0	0
Transportation and Warehousing	0	0	0	0	0
Wholesale Trade	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	0	0	--	--	--

Table 40 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

Table 41 - Labor Force

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	0
Farming, fisheries and forestry occupations	0
Service	0
Sales and office	0
Construction, extraction, maintenance and repair	0
Production, transportation and material moving	0

Table 42 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

Table 43 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0
High school graduate (includes equivalency)	0	0	0

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

Table 44 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 45 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest industry in the region is government, employing almost 40% of the workforce. This is largely due to the presence of Fort Drum. Fort Drum's positive direct economic impact on its surrounding community exceeded \$1.8 billion for Fiscal Year 2020. The military brings much diversity and better

education to the area along with an increase in the retail, service, and hospitality sectors of employment.

In terms of number of jobs, Health Care is the largest employment sector in the City of Watertown, and Samaritan Medical Center is the City's largest employer. This is not surprising due to Samaritan's unique relationship with Fort Drum.

Fort Drum is the only military installation of its size and type in the nation that does not have its own inpatient hospital on post. Samaritan fills this role for all soldiers stationed at Fort Drum and for their family members living on post. This provides a major boost to the local health care sector, but also reveals one of the local economy's several underlying dependencies on the military.

Education (which the table lumps in with Health Care) as well as Retail Trade and Arts, Entertainment, Accommodations are also all large sectors in the City in terms of numbers of jobs. Some of the latter can be attributed to tourism in the summer. Fort Drum-related visits also drive the hotel industry in the area.

Some limitations to the Business Activity table however, are that it considers only employment within the City Boundaries, aggregates some sectors together, such as health care and education, and only measures raw employment without looking at Location Quotient. A more detailed analysis with additional data helps to create a more complete picture of the Watertown economy and provide a clearer understanding of the area's economic base.

Describe the workforce and infrastructure needs of the business community:

A 2018 overview of the labor status of outside of the New York City region, of New York State's working-age adults (people age 16 and over) shows that 62% of adults were in the labor force, yet more than half were workers who were paid hourly. Hourly paid jobs tend to have lower wages, fewer benefits, and less stability. In addition, 39% of adults were outside the labor force, either because they were retired or because they had stopped looking for work.

The most obvious missing link for local workforce development is the lack of a nearby four-year higher educational institution. SUNY Jefferson is an excellent two-year institution, which also offers some Bachelors and Masters Degrees at the Jefferson Higher Education Center, which is located on the SUNY Jefferson campus, via cooperative agreements with other schools.

However, the nearest four-year colleges are at least 50 miles away. One particular disadvantage of this for local employers is the absence of a source of interns. Any business in Watertown seeking to hire an intern that is still enrolled in school must compete with businesses in Syracuse, Potsdam and Canton, which all have local universities.

Watertown is served by a CSX freight rail track as well as Interstate 81, which provide strong highway

and freight connectivity. However, the City's bus system has limited operating hours, and in many cases requires a potential rider to leave work prior to 5:00 p.m. if they use the bus as a means of commuting. The City of Watertown has no passenger rail and the nearest Amtrak station is in Syracuse.

Watertown International Airport serves the City and surrounding areas. However, ticket prices can be high in comparison to nearby alternatives (Syracuse, Toronto, Montreal), and in many cases, the Canadian airports offer direct flights to longer-range destinations for a lower airfare. By comparison, Watertown is served by a single airline, so not only is there no price competition locally, but only one hub airport (Philadelphia) is accessible from Watertown.

Internet access is widely available within the City. Businesses typically have multiple options for enterprise-scale cable, DSL or fiber. Many residential areas are limited to cable.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The most significant possible change is the looming threat of sequestration. If BRAC were to produce deep cuts at Fort Drum, then employment in many of the industries identified above as basic would also decline as a result. Impacts of a dramatic troop reduction at Fort Drum would likely include, but not be limited to, the following.

- The health care industry would lose jobs locally due to decreased demand for inpatient care.
- Demand for new construction on post would likely cease and would be severely curtailed off post.
- There would be a decreased demand for retail goods in the area, putting local retailers at risk.
- There would be a decreased demand for commercial air travel to and from the region.
- Hotels would still see healthy business during the summer tourism season, but the year-round demand would likely drop.
- Enrollment in local school districts would plummet, necessitating the consolidation of some schools and the elimination of teacher positions. The Watertown City School District would feel this impact less than Indian River and Carthage, but it would not be insignificant.

Finally, the employment losses across all these basic sectors and the subsequent population loss that would result would only further decrease discretionary spending in the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Watertown is the employment hub of the region, and according to the Educational Attainment by Employment Status table, 35% of individuals 25 years or older have no further education than their high school diploma.

Retail trade positions typically do not require a Bachelor's degree and on-the-job training is the best qualifier. Jobs in the Accommodation and Food Services sector, with the exception of management also do not typically require a Bachelor's degree.

Where the dearth in qualified workers is felt most acutely is in the Health Care and Social Assistance sector. Licensed Practical Nurses may be trained locally, but for the most part health care providers must attract employees from elsewhere, particularly for Medical Doctors and Physician Assistants.

Local health care providers report difficulty in attracting qualified professionals to Watertown. Particular challenges that were cited included difficulty in finding a job for the candidate's spouse and a desire to live in a bigger city with more amenities than Watertown. In recent years, the Health Care and Social Service sectors have been attempting to overcome this challenge with the help of the Jefferson Higher Education Center (JHEC) at SUNY Jefferson.

Competition with larger cities is not limited to the health care field. Local media outlets experience frequent turnover as their employees leave for positions in bigger markets. Local business leaders across several professional fields report that it is difficult to attract young professionals to Watertown unless they already have a personal connection to the area.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

SUNY Jefferson offers a limited number of Bachelors and Masters Degrees at its Jefferson Higher Education Center, which opened in 2010 on the SUNY Jefferson Campus. JHEC currently offers Combined, these institutions offer six program-specific bachelor's degrees, eight program-specific master's degrees, two program-specific advanced certificates, along with individualized bachelor's & master's degree program opportunities from SUNY Empire State College.

The degrees offered at JHEC include both Nursing and Social work degrees at the B.S. and M.S. levels, as well as a Family Nurse Practitioner (M.S.) program and a Family Psychiatric Mental Health Nurse Practitioner (M.S.) program. This has helped the Health Care and Social Work sectors to create a local talent pipeline rather than having to recruit from outside, and has made a significant difference in the last six years.

Local health care providers must still typically recruit Medical Doctors from outside the area. To aid in this endeavor, if a medical student does a clinical rotation in Watertown, the Fort Drum Regional Health Planning Organization will pay for their housing and travel during their rotation.

In addition, BOCES collaborates with local High Schools to provide occupational training for juniors and seniors. Classrooms are set up to resemble typical workplaces in their respective industries and students spend much of their time performing the same work that they would be expected to perform on the job.

BOCES reports that many local employers in blue-collar industries will approach them directly when they are seeking to hire entry-level positions.

Finally, the Workforce Investment board for Jefferson and Lewis Counties oversees a career center called the WorkPlace, with an office in the City of Watertown. The WorkPlace offers a variety of employment counseling services, including:

- Job-seeker training and application assistance
- Career fairs
- Youth employment program
- Recruitment and screening
- Testing

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Consortium is primarily rural; therefore any concentration of households with multiple housing problems will be in the population centers like villages and cities (Watertown and Ogdensburg). Concentration is defined as an increase in the density of households with multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Within the Consortium there is a concentration of American Indian residents that live on the Akwesasne Mohawk Reservation in northern St. Lawrence County. There is also a concentration of racial and ethnic minorities concentrated around the Army installation at Fort Drum. These families typically live within a 20 mile radius of Fort Drum. There really is not a concentration of low-income families since the Consortium is primarily rural. You would most likely see a concentration of low-income families in the villages and cities (Ogdensburg and Watertown). Concentration is defined as an increase in the density of racial or ethnic minorities or low-income families.

What are the characteristics of the market in these areas/neighborhoods?

The smaller villages within the Consortium are characterized somewhat as 'bedroom communities.' Families tend to make these communities home because of the quality of life and sense of community that they offer including access to quality education for children and potentially public infrastructure. In the larger villages and cities, you have colleges and universities, major employers, public infrastructure, goods and services, and quality K-12 educational systems. However, taxes in these larger population centers might be higher as there are greater public services. Within the larger population centers you may have pockets of substandard housing or areas of crime within neighborhoods.

Are there any community assets in these areas/neighborhoods?

Community assets include quality K-12 education systems, public infrastructure, public services like refuse, fire, police, and libraries, parks, and healthcare facilities. Within the Consortium there are many not-for-profit service organizations providing services to households like the elderly/frail elderly, those with a substance abuse, those with HIV/AIDS, those with a disability, or victims of violence.

Are there other strategic opportunities in any of these areas?

There are strategic opportunities to target neighborhoods that have pockets of low-income or households with multiple housing problems since these typically go hand in hand. 55% of all households in the Consortium region experience some form of housing cost burden, with the burden being consistently higher for renters of all ages. Community service organizations can work with communities to focus programs and resources on these neighborhoods. In addition, communities can focus affordable housing resources to assist homeowners and renters in these concentrated areas or neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Almost immediately as the COVID-19 pandemic began, the need for high-speed internet access was made abundantly clear. People are working from home, children attending school virtually and people using telemedicine services. School districts across the region struggled to meet the needs of students without broadband, and it was clear that who did not have access to high speed internet needed to be better understood. The Development Authority of the North Country is working to better understand who and where households in the Consortium are not being served when it comes to high-speed internet.

In an effort to improve broadband access across the tri-county region, the Authority has partnered with Lewis, Jefferson and St. Lawrence counties individually to determine the geographic areas in each county that are unserved or underserved by broadband. The goal is to understand and determine who has access to broadband, what kind of access they have, and what people are paying or are willing to pay for the service.

The data collected will be visible in a multi-layered map, giving the counties and the Authority a clear picture of where the unserved and underserved areas are. The Authority will work with the counties to collectively develop county by county action plans to address those needs.

The Development Authority of the North Country has partnered with both Jefferson, Lewis and St. Lawrence counties to map out the infrastructure of broadband internet. This will provide an overview of which areas of these counties have good access and which ones do not. Once that effort is completed in mid-2021, it will pinpoint where services need to be improved.

The North Country HOME Consortium did not consult with broadband internet service providers because the IDIS application structure did not provide that question at the time of drafting the plan. It was not intentionally omitted. It will be included in future Consolidated Plans.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to a report from the U.S. Federal Communications Commission, in New York, around 98.4% of the population has access to broadband. In rural areas, only 87% of the population has access while 99.9% of the population in urban areas have access. The Federal Communications Commission uses census blocking to see who does and does not have broadband, which often makes it appear that a company serves more people than they do.

As this is a rural region, some areas of the Consortium struggle to have even one broadband internet service provider. This is a known challenge, and in 2015, New York State created the New NY Broadband Program. The goal of the program was to have 99 percent of state residents with access to high-speed internet. The initiative launched with a \$500 million investment.

Accomplishing this in a rural areas has been challenging. In some particularly rural areas, the service that is currently provided under this initiative is inconsistent and it has been a struggle to understand even what households have internet access and those that do not. The Development Authority of the North Country has partnered with both Jefferson, Lewis and St. Lawrence counties to map out the infrastructure of broadband internet. This will provide an overview of which areas of these counties have good access and which ones do not. Once that effort is completed in mid-2021, it will pinpoint where services need to be improved.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Two of the three counties that are part of the Consortium abut major waterways. St. Lawrence County has the St. Lawrence River, and Jefferson County borders both the St. Lawrence River and Lake Ontario.

Climate change will exacerbate a range of risks to the Great Lakes, including changes in the range and distribution of some species, increases in invasive species and harmful blooms of algae, and declines in beach health. Waterfront communities are becoming more vulnerable to climate change impacts such as flooding, drought, and increases in urban heat islands.

Both Lake Ontario and the St. Lawrence River are subject to international water level management, and mitigating climate change is a major priority. The International Joint Commission reviews and assesses the progress of the governments of Canada and the United States in implementing strategies and approaches for preventing and resolving complex challenges facing the Great Lakes and the St. Lawrence River, and providing advice on the role of relevant jurisdictions to implement these strategies and approaches.

In 2019, there was significant flooding along the shores of Lake Ontario and the St. Lawrence River, and New York State created the Resiliency & Economic Development Initiative (REDI) to increase the resilience of shoreline communities and bolster economic development in the region. The initiative established to identify local priorities, at-risk infrastructure and other assets, and public safety concerns.

Across seven counties, the REDI Commission allocated \$20 million for homeowner assistance, \$30 million to improve the resiliency of businesses, and \$15 million toward a regional dredging effort that will benefit each of the eight counties in the REDI regions. The remaining \$235 million has been allocated towards local and regional projects that advance and exemplify the REDI mission. Communities within Jefferson and St. Lawrence Counties received significant investment to create more climate resilient infrastructure and homes.

Additionally, the federal government created the Great Lakes Restoration Initiative, is a federal initiative to protect, restore and enhance habitat in the Great Lakes basin. Under the second phase of this initiative, GLRI Action Plan II, federal agencies and their partners will implement protection, restoration and enhancement projects focused on open water, nearshore, connecting channels, coastal wetland and other habitats in the Great Lakes basin.

The North Country HOME Consortium did not consult with agencies whose primary responsibility includes the management of flood prone areas because the IDIS application structure did not provide that question at the time of drafting the plan. It was not intentionally omitted. It will be included in future Consolidated Plans.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

While there are certainly some low and moderate income homes along the waterfront, the majority of the waterfront in the region of the Consortium is considered highly desirable residential areas, and therefore much of the areas most at-risk for seasonal flooding are higher income residential areas. This is evidenced by the fact that when New York State pledged up to \$20 million to assist homeowners directly impacted by historic Lake Ontario flooding in 2019, there was no income qualification required to be able to receive up to \$50,000 in state funding to help offset damages to their primary residence.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consortium is comprised of 103 of 110 municipalities in Jefferson, Lewis and St. Lawrence Counties, Northern New York State. The Consortium undertakes a competitive process to identify awardees and the primary projects are owner-occupied rehabilitation, homebuyer assistance and rental rehabilitation in that order. Priority is typically given to those serving the elderly and disabled populations and very low income.

The Points North Housing Coalition is the Continuum of Care for the North Country. It serves to coordinate the institutional delivery service for those that are homeless or at-risk of becoming homeless. Many of these same organizations provide services to people with special needs including those with substance or alcohol abuse, HIV/AIDS, disabilities, or victims of domestic violence. The North Country has a good system of service providers that work with County governments to provide services to these populations including supportive housing when required. Their plan addresses the homelessness strategy for our region. They are tasked with implementing this plan.

The North Country is home to 7 public housing authorities comprising over 1700 units of affordable housing. With a significant number of renters paying over 30% of their income for housing, these units are key to housing the very low income households in the region. This is evidenced by their full occupancy and long waiting lists.

Taxes and lack of public infrastructure are the most likely barriers to affordable housing. Intermunicipal service agreements are encouraged to reduce costs and essentially the tax burden on the residents.

Based upon the 2012 ACS, 67% of owner-occupied units and 65% of renter occupied units were constructed prior to 1979. Assuming that any home built prior to 1978 has a presence of lead-based paint, there are over 56,000 owner-occupied or renter-occupied housing units with the potential for a lead-based paint hazard. 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.

The consortium has 15.8% of its population below the poverty level. Through the three Departments of Social Services, the Section 8 Administrators and Family Self-Sufficiency Programs, and the local job training programs, the consortium will continue the concerted efforts of these agencies to help residents overcome poverty and attain economic independence.

The lead county, Jefferson, has a sub recipient agreement with the Development Authority of the North Country to oversee the daily operations of the Consortium as defined in the agreement. Annually,

Jefferson County monitors the performance of DANC through an on-site inspection of records, reports, and interviews with staff. DANC annually enters into contracts with individual awardees to deliver the HOME-funded programs and annually, DANC and Jefferson County perform on-site inspections to review files, records, and interview staff for compliance with the program requirements.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Participating Jurisdictions in Jefferson County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Participating Jurisdictions in Lewis County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Participating Jurisdictions in St. Lawrence County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Increase supply of affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County
	Associated Goals	Affordable Housing - Homeowner Housing Rehab Affordable Housing - TBRA Affordable Housing - Construction Rental Housing
	Description	Increasing the supply of standard, affordable housing through the acquisition of rehabilitation of existing housing units. In particular, of the implementation of scattered site, owner-occupied rehabilitation program was seen as important in meeting the strategic objective.
	Basis for Relative Priority	The public meetings, strategy sessions and analysis of impediments to Fair Housing meetings.
2	Priority Need Name	Homeownership opportunities
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Persons with Physical Disabilities

	Geographic Areas Affected	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County
	Associated Goals	Affordable Housing - Homeownership Opportunities
	Description	
	Basis for Relative Priority	Public meetings, strategy sessions and analysis of impediments to Fair Housing.
3	Priority Need Name	Addressing special needs populations
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County

	Associated Goals	Affordable Housing - TBRA
	Description	The Consortium is an entitlement for HOME funds only, and works closely with Points North homeless housing coalition in addressing housing needs for special needs populations.
	Basis for Relative Priority	
4	Priority Need Name	Rental Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County
	Associated Goals	Affordable Housing - Rental Rehabilitation Affordable Housing - TBRA
	Description	Increasing the ability of residents to afford decent rental housing, as well as the availability of safe and affordable rental properties.
	Basis for Relative Priority	Public meetings, strategy sessions and analysis of impediments to Fair Housing.

Narrative (Optional)

The Analysis of Impediments for the Consortium was scheduled to be completed via a series of public forums in April 2020. This process was canceled due to Covid. The Consortium is currently working on an update to the Analysis of Impediments.

In view of the housing needs analysis as presented, general market conditions, public meetings, strategy sessions, and Analysis of Impediments meetings held in the three Counties in the past 10 years, the following significant housing needs were identified:

- Increasing the supply of standard, affordable housing through the acquisition or rehabilitation of existing housing units, and if appropriate, the construction of new units. In particular the implementation of a scattered-site, owner-occupied rehabilitation program was seen as important in meeting this strategic objective.
- Promoting homeownership opportunities. This can be accomplished through the continuation of programs that offers assistance in the purchase of existing standard housing. The production of new affordable units in areas affected and not affected by the Fort Drum expansion would be beneficial. In general, expanding homeownership opportunities for very low, low, and moderate-income families are the major objective of this overall statement.
- Addressing the shelter, housing and service needs of those with special needs and those at risk of homelessness.
- Increasing the ability of residents to afford decent rental housing.

Cost Burden and or Severe Cost Burden of low and moderate income households in market rental options, as well as the large number of people and the length of time they have to wait for Section 8 rental assistance are 2 substantial need area's in the 3 County Consortium. Region

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Federal, state and local governments each have roles in the development of housing opportunities. The Consortium is an entitlement for HOME funds only. The Consortium also has a 'bank' of match that it utilizes to administer its HOME program. Much of this match is from other New York State housing program.

New York State is an active participant in the development of publicly assisted housing through direct and indirect financing. The New York State Homes and Community Renewal (HCR) manage numerous programs involving rental assistance, homeownership assistance, rehabilitation and construction. HCR also manages the state's allocation of CDBG, HOME and Low Income Housing Tax Credit allocations. These are utilized by housing providers throughout the jurisdiction. The State of New York Mortgage Agency (SONYMA), through the state's Housing Finance Agency, also guarantees housing loans. These agencies will be used as primary funding sources to implement the Consolidated Plan and to provide assistance and support to the consortium.

The private financial institutions also play an important part in the consortium's activities as they have the financial capacity to provide interim and construction financing when necessary. Financial institutions offer programs for First-time Homebuyers through the Federal Home Loan Bank to provide an incentive through down payment assistance for low and moderate-income households to purchase homes.

The Points North Housing Coalition, the Continuum of Care, in the region applies for federal funding to combat homelessness in the region. The City of Watertown is the only entitlement community in the region and receives a CDBG allocation only. There are several community-based, social service agencies, as well as government sponsored agencies like Departments of Social Services, County Mental Health, Public Health and Aging Departments, etc., that provide crucial support services to many of the populations served by housing programs. These agencies receive a variety of local, federal and state funding

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	824,443	50,556	0	874,999	3,301,772	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Consortium is an entitlement for HOME funds only. The Consortium has a 'bank' of match that has accumulated over 27 years. The primary source of these funds is from the New York State Affordable Housing Corporation.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

Discussion

The Consortium is an entitlement for HOME funds only. The Consortium has accumulated a 'bank' of match primarily through matching funding from other New York State affordable housing programs.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
JEFFERSON COUNTY		Planning	Jurisdiction
Development Authority of the North Country		Planning	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The service delivery system of the Consortium is well established. Over the past 27 years, the Consortium has established a program that is responsive to the needs of its communities. The Advisory Board, comprised of members from RPC's, NPC's, public service organizations, and non-profit agencies provides feedback to the Consortium's administrative board annually on the housing issues and the issues of the low income populations within the Consortium. The 9-member administrative board is comprised of planning representatives from three counties, and two representatives from each county appointed by their county legislature. This group sets policy and awards HOME funds through a competitive application process. It gives guidance and oversight to the program.

The rural and neighborhood preservation companies are assets to delivering affordable housing programs within our rural communities. Few municipalities have funded housing positions. All other affordable housing programs within the Consortium are delivered by these non-profit housing agencies as well as the Development Authority of the North Country. Their expertise in program delivery and grant writing leverage millions of dollars in affordable housing funds to the region and assist thousands of low and moderate income families.

The Points North Housing Coalition is the Continuum of Care for the region and coordinates service providers to prevent homelessness. There is also a strong network of social agencies that works together to provide services to the elderly, those with substance and alcohol abuse, disabled, and victims of domestic violence.

Predictable funding is a major weakness overall when analyzing service delivery and institutional structures. The Consortium does not directly control the vast majority of funds it needs to successfully carry out the housing strategy. The City of Watertown is the only locality within the Consortium that receives a direct allocation of CDBG funds or other formula grants or entitlements. Most other housing assistance is gained through competitive applications. It is difficult to adequately plan for affordable housing when there is a lack of secure and regular funding.

While the delivery system works diligently to meet the needs of the low-income residents, the system struggles with limited financial resources to adequately address the full complement of services a family

may need. For the Consortium the delivery system does not suffer as much from service gaps, as it does from scarce financial resources.

Another gap in the service delivery system is a result of the lead based paint regulations. There is a need for quality contractors with the appropriate lead based paint certifications to complete rehabilitation work. As a region, we work with the state to offer free training to build the pool of quality, qualified contractors to complete the required work.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Consortium is an entitlement for HOME funds only. The Points North Housing Coalition will take the lead on coordinating services targeted to homeless persons.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The North Country HOME Consortium is an entitlement for HOME funds only and does not receive funding for the service delivery system for special needs populations and persons experiencing homelessness. The Points North Housing Coalition is the Continuum of Care in the region and works with the providers that do provide services for these populations. The Consortium works closely with the CoC to make sure services are available to the special needs populations including the homeless.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The current CoC plan to end homelessness. It was developed from the context of the immediate problem at hand – increasing rates of homelessness due to elevated rental rates. The results of the survey validated the concerns of the social service community. The CoC has identified 48 sheltered and 19 unsheltered homeless individuals in the tri-county area the night of January 25, 2020. 7 of the 67 or (10%) were considered chronically homeless according to HUD’s definition and the most vulnerable component were young males who suffered from severe mental illness, substance abuse or both. These results confirmed the anecdotal perceptions that there is a serious problem with homelessness in the tri-county area.

Because homelessness is perceived as increasing in the tri-county region, the first component of the CoC plan is to continue to gather information and assess any trends in rates of homelessness. This component includes continued upgrades of the continuum-wide HMIS system as well as completing additional point-in-time surveys as necessary. Future survey’s will be revised to improve the technique for enumerating unsheltered homeless and will examine methods to gauge numbers of homeless individuals who do not use mainstream social service support.

Improving outreach to the chronically homeless is needed in order to direct people in need to various support services. The planned approach is to conduct a focus group(s) with people who are or have been chronically homeless and have them assess current outreach efforts and recommend ways to improve it in the future. Because many social service professionals were unaware of the total array of services provided by all agencies, developing a comprehensive directory of human services was considered an important way to better connect chronically homeless people to mainstream resources. Two approaches for instituting a directory of human services will be examined, one based on the “Dial 211” model (now in two pilot programs in New York) and the other as a component of the HMIS system.

With forty seven organizations represented in the Points North Coalition it soon became obvious that coordination amongst various governmental agencies, non-profits and faith-based organizations could

help provide better service to the homeless. Working within the PNHC in itself has improved coordination and communication. Continued Planning activities include surveying coalition member hardware and software needs, using web-based communication services, and working to improve participation, particularly those agencies from Lewis and St. Lawrence Counties.

Improving bed capacity, quickly, was an important and necessary component of the plan, particularly for permanent/ supportive housing. Several alternative steps were outlined, the Social Security Building project working with Neighbors of Watertown with funding through the New York State HHAP program.

Continuing the planning process was also identified as an important element of this short-term plan. A longer term, 10-year plan is being developed to better understand trends in the future housing market and to better direct future housing development. This will be accomplished by utilizing long-term housing forecasts provided by the Jefferson County Planning Department to support PNHC's coordinating committee planning efforts. Throughout the course of the planning process, the outreach committee will continue to report CoC successes, accomplishments and plans to the community. The coalition recognizes that a crucial factor governing the ultimate success of the CoC plan is the support of the tri-county community. Without it the CoC plan flounders, but with community support the PNHC should be successful.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing - Homeowner Housing Rehab	2021	2025	Affordable Housing	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County	Increase supply of affordable housing	HOME: \$2,311,240	Homeowner Housing Rehabilitated: 80 Household Housing Unit
2	Affordable Housing - Homeownership Opportunities	2021	2025	Affordable Housing	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County	Homeownership opportunities	HOME: \$1,150,000	Direct Financial Assistance to Homebuyers: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing - Rental Rehabilitation	2021	2025	Affordable Housing	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County	Rental Rehabilitation	HOME: \$665,975	Rental units rehabilitated: 22 Household Housing Unit
4	Affordable Housing - TBRA	2021	2025	Affordable Housing	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County	Increase supply of affordable housing Addressing special needs populations Rental Rehabilitation	HOME: \$0	Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted
5	Affordable Housing - Construction Rental Housing	2024	2026	Affordable Housing	Participating Jurisdictions in Jefferson County	Increase supply of affordable housing	HOME: \$720,000	Rental units constructed: 5 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing - Homeowner Housing Rehab
	Goal Description	Housing units occupied by low and moderate-income owner will be rehabilitated to eliminate health and safety issues including lead based paint and also other substandard conditions to make the home more safe and affordable.
2	Goal Name	Affordable Housing - Homeownership Opportunities
	Goal Description	Provide quality, affordable homeownership opportunities to low and moderate-income households.
3	Goal Name	Affordable Housing - Rental Rehabilitation
	Goal Description	Provide quality rental housing to extremely low, low and moderate-income households.
4	Goal Name	Affordable Housing - TBRA
	Goal Description	TBRA Programs are being considered for future program years. Provide financial assistance to residents of rental housing who are extremely low, low and moderate-income households. Reduce Cost Burden of low and moderate income households
5	Goal Name	Affordable Housing - Construction Rental Housing
	Goal Description	Amended Con Plan - 9 2024 The North Country HOME Consortium will provide \$ 720,000 to Neighbors of Watertown (CHDO) to co fund the construction of a new 63 unit affordable rental housing project here in the City of Watertown. HOME CHDO funding will come from 2020, 2021, 2022, 2023 & 2024 HOME CHDO set aside. 5 units of the 63 units rental project will be HOME CHDO funded.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Year 1 Goal based upon applications awarded is to complete 28 units. The goal of the 5 Year Con Plan is to complete a total of 122 units. 80 units of owner occupied rehab, 20 units of Homebuyer assistance, and 22 units of rental assistance. Upon our previous 5 year Con Plan Model which we are continuing for this 5 year plans 22 units of owner occupied rehab and 6 homebuyer units. We estimate over the 5 year period to assist 22

extremely low-income households, 50 low-income households; and 50 moderate-income households. TBRA Programs are being evaluated at this time and may be added into future Annual Plans, pending outcomes of the TBRA Program evaluation.

Amended Con Plan Goal/s - September 2024 - 80 units of Owner Occupied Rehab, 12 units of Homebuyer Assistance, 5 units of new construction of rental housing and 22 units of rental assistance to assist 22 extremely low-income households, 50 low income households and 50 moderate income households. TBRA programs are still being evaluated and may be considered for future Annual Plans depending on community needs. Year 1 Annual Plan Goals will remain the same. (22 OOR & 5 HB)

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Consortium has no need to increase the number of accessible units since we are not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The seven area public housing authorities have their own plans to increase resident involvement.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The minimum building code is NYS Uniform Building Code. Code enforcement is a function of local government. Most municipalities within the consortium do not have housing codes or more restrictive building standards than those provided by the State of New York. With code enforcement the responsibility of local government, there is the issue of varying interpretations of code resulting in an uneven level of enforcement.

High taxes in some jurisdictions may cause new housing developments to shift elsewhere. Those settled areas, like towns and villages, might not experience the smaller, single unit housing development, since it is often located outside, or adjacent to these communities. It is usually an attempt to avoid the community taxes by not residing in the community, but still having access to its amenities. Tax payments are also a cost of homeownership, and as such, relatively high tax rates can contribute to the costs that act as a barrier to homeownership. Also, for the elderly on fixed incomes it becomes more difficult to afford the real estate tax burden of the homestead.

Much of the land within the consortium is tax exempt, as much of this value is in state forests and wildlife management areas, New York Power Authority lands connected with hydroelectric production, and the campuses of eight colleges and universities. In other areas of the consortium the tax-exempt property involves major employment centers or other businesses important to the local economy. Given the high level of tax exemption, the tax burden shifts to a smaller base of taxpayers that may discourage housing investment.

Not all communities within the consortium have public water and sewer systems, which dramatically impact the development of housing as well as its location. Locating appropriate soils for proper on-site sewage disposal also limits where housing can be developed.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Consortium promotes inter-municipal services with municipalities when possible. In fact, the Development Authority of the North Country provides contract operation and maintenance services for many municipal customers for water and sewer services. This reduces municipal costs and ensures quality maintenance of equipment.

We also encourage smaller communities to consider dissolution into their town. There are funds available through New York State to assist communities with these studies. Villages and towns often provide duplicative services like plowing, courts, clerks, fire protection, etc. By consolidating, there may be cost savings to the taxpayers of the community being dissolved as well as operating efficiencies. The Consortium lost a participating jurisdiction, Edwards, due to dissolution.

The Authority also works with communities to structure water and sewer infrastructure when requested. Water and sewer systems may not be feasible for every community; however, the Authority provides qualified staff to assist with the assessment and funding package if deemed feasible.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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 MHAJC and Catholic Charities to determine reasons why households need assistance. The CoC includes working with the prevention assistance providers to utilize ESG funds to divert and prevent homelessness. In order to identify risk factors for becoming homeless for the first time, communication between providers at CoC meetings are encouraged and scheduled. Active communication between providers is key to prevention.

Addressing the emergency and transitional housing needs of homeless persons

HUD Continuum of Care provided local CoC agencies with over \$ 1.3 Million dollars in HUD funding to assist with a wide variety of homeless housing assistance programs and services to include: Shelter Plus Care – Chronic, Shelter Plus Care – Transitional, Peer Run – Housing First Program, Scattered Site Gateway Housing and others. St. Lawrence County has had OMH- and OASAS-funded transitional housing units for several years.

Over the next 10 years, the Steering Committee will solicit new applications for HUD, HHAP and CBDG for both transitional and permanent housing projects. These projects will use braided funding methods to create supportive transitional housing units, permanent housing units, and provide intensive case management to assist an individual's transition to permanent housing.

STEP by STEP, Inc. has recently received HHAP OTDA & ESHI funding for a \$ 5.2 million dollar PSH project to renovate a former school in the City of Ogdensburg into 20 permanent supportive housing units. The program will also provide support services such as assistance and education on daily living skills, case management and resource linkage, budgeting, vocational opportunities, daily self-help groups, meals and transportation.

The unmet need for dedicated Shelter Type and or Transitional Housing in Jefferson, Lewis & St. Lawrence Counties is a current need area and current focus of workgroups within the CoC. Projects and or funding are being reviewed and hope to be planned in the next few years. Currently a majority of the only short-term – shelter type housing available in the 3 County Region is in the form of motels, which typically are not the best option for people in need of both shelter as well as support services. Challenge in this regard is that it is our understanding that OTDA & or HUD are not prioritizing Shelter

type and or Transitional projects as much as they are in support of Permanent Supportive Housing. The needs are there in both TH & PSH from the local CoC's perspective.

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 Points North CoCs coordinated entry (CE) process identifies, engages, and assists homeless individuals and families and ensures that homeless households are connected to proper housing services by including key stakeholders in the development and operation of the system. The CE process ensures program participants are directed to appropriate housing/services. The system prioritizes community services based on homeless household need as identified with client input. The system uses an assessment tool that prioritizes individuals by severity of need. Individuals receive a prioritized score and are entered into the prioritization list for all homeless agencies to see. Priority is given to certain populations such as chronic homelessness, victims of domestic violence, youth and veterans. The CoC's planning process to reduce the length of time of homelessness includes effectively utilizing state ESG prevention funding to help families at risk of homelessness and to focus Rapid Rehousing funding to get families who have to enter homelessness out quickly; implementing a Housing First approach.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC works to reduce the number of households who become homeless by collaborating with mainstream providers; such as the Department of Social Services to identify those at risk of homelessness and to document why. The CoC coordinates with prevention assistance providers, such as MHAJC and Catholic Charities to determine reasons why households need assistance. The CoC includes working with prevention assistance providers to utilize ESD funds to divert and prevent homelessness, communication between providers at CoC meetings are encouraged and scheduled. Active communication between providers is key to prevention.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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 the housing providers that administer the HOME funds. Sixty-seven percent of owner-occupied units and 65% of renter occupied units were constructed prior to 1979. Assuming that any home built prior to 1978 has a presence of lead-based paint, there are over 56,000 owner-occupied or renter-occupied housing units with the potential for a lead-based paint hazard. 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Based upon the 2012 ACS, 67% of owner-occupied units and 65% of renter occupied units were constructed prior to 1979. Assuming that any home built prior to 1978 has a presence of lead-based paint, there are over 56,000 owner-occupied or renter-occupied housing units with the potential for a lead-based paint hazard. 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.

How are the actions listed above integrated into housing policies and procedures?

The Consortium is an entitlement for HOME funds only and since the HOME program has strict requirements related to evaluating and reducing or eliminating lead-based paint hazards in homes, these requirements are incorporated into the Consortium's agreements with the housing providers that administer the HOME funds. The Consortium works closely with rural and neighborhood preservation companies and municipal housing departments to deliver programs in communities. These housing providers typically presume that any home built prior to 1978 has a presence of lead-based paint. Regularly the Consortium works with housing agencies to identify training for contractors and notifies housing agencies of training across the state for certified lead-based paint inspectors and to certify contractors.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The consortium has 15.8% of its population below the poverty level. Through the three Departments of Social Services, the Section 8 Administrators and Family Self-Sufficiency Programs, and the local job training programs, the consortium will continue the concerted efforts of these agencies to help residents overcome poverty and attain economic independence. The North Country Alliance is a multi-county group that includes the three consortium counties, and its mission is to locate industry and create job opportunities in the area. DANC plays a major role in this endeavor. Through its critical participation in the consortium and in its capacity with the North Country Alliance, DANC can assist in the anti-poverty philosophy of the consortium.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

It must be remembered, that by providing affordable housing alternatives to those in poverty, less of their income is required for housing expenses, making it possible to enhance their living environment. Once housing costs are stabilized, there is the potential to reduce poverty.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The lead county, Jefferson, has a sub-recipient agreement with the Development Authority of the North Country to oversee the daily operations of the Consortium as defined in the agreement. Annually, Jefferson County monitors the performance of DANC through an on-site inspection of records, reports, and interviews with staff.

DANC annually enters into contracts with individual awardees to deliver the HOME-funded programs. Annually, DANC and the lead county, Jefferson, perform on-site inspections to review files, records, and interview staff for compliance with the program requirements. (Due to the Covid Pandemic, annual monitoring has and will be performed remotely. The Authority and County staff worked with the housing agencies on a remote system utilizing the HUS Program and Project Checklists to perform the annual task while maintaining health and safety protocols. This remote practice will stay in effect until it is deemed safe to meet on site, and meet in person.)

Jefferson County and DANC utilize monitoring standards established by HUD. Staff regularly utilizes materials posted on the HUD website for reference.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Federal, state and local governments each have roles in the development of housing opportunities. The Consortium is an entitlement for HOME funds only. The Consortium also has a 'bank' of match that it utilizes to administer its HOME program. Much of this match is from other New York State housing program.

New York State is an active participant in the development of publicly assisted housing through direct and indirect financing. The New York State Homes and Community Renewal (HCR) manage numerous programs involving rental assistance, homeownership assistance, rehabilitation and construction. HCR also manages the state's allocation of CDBG, HOME and Low Income Housing Tax Credit allocations. These are utilized by housing providers throughout the jurisdiction. The State of New York Mortgage Agency (SONYMA), through the state's Housing Finance Agency, also guarantees housing loans. These agencies will be used as primary funding sources to implement the Consolidated Plan and to provide assistance and support to the consortium.

The private financial institutions also play an important part in the consortium's activities as they have the financial capacity to provide interim and construction financing when necessary. Financial institutions offer programs for First-time Homebuyers through the Federal Home Loan Bank to provide an incentive through down payment assistance for low and moderate-income households to purchase homes.

The Points North Housing Coalition, the Continuum of Care, in the region applies for federal funding to combat homelessness in the region. The City of Watertown is the only entitlement community in the region and receives a CDBG allocation only. There are several community-based, social service agencies, as well as government sponsored agencies like Departments of Social Services, County Mental Health, Public Health and Aging Departments, etc., that provide crucial support services to many of the populations served by housing programs. These agencies receive a

variety of local, federal and state funding

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	824,443.00	50,556.00	0.00	874,999.00	3,301,772.00	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Consortium is an entitlement for HOME funds only. The Consortium has a ‘bank’ of match that has accumulated over 27 years. The primary source of these funds is from the New York State Affordable Housing Corporation.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

Discussion

The Consortium is an entitlement for HOME funds only. The Consortium has accumulated a 'bank' of match primarily through matching funding from other New York State affordable housing programs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing - Homeowner Housing Rehab	2021	2025	Affordable Housing	Participating Jurisdictions in Jefferson County	Increase supply of affordable housing	HOME: \$580,999.00	Homeowner Housing Rehabilitated: 22 Household Housing Unit
2	Affordable Housing - Homeownership Opportunities	2021	2025	Affordable Housing	Participating Jurisdictions in Jefferson County	Increase supply of affordable housing Homeownership opportunities	HOME: \$.00	
3	Affordable Housing - Construction Rental Housing	2024	2026	Affordable Housing	Participating Jurisdictions in Jefferson County		HOME: \$250,000.00	Rental units constructed: 5 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing - Homeowner Housing Rehab
	Goal Description	Housing units occupied by low and moderate-income owners will be rehabilitated to eliminate health and safety issues including lead based paint and other substandard conditions to make the home more safe and affordable.

2	Goal Name	Affordable Housing - Homeownership Opportunities
	Goal Description	Provide quality, affordable homeownership opportunities to extremely low, low and moderate income households
3	Goal Name	Affordable Housing - Construction Rental Housing
	Goal Description	Neighbors of Watertown (CHDO) is constructing a new 63 unit affordable rental project in Jefferson County here in the City of Watertown. Multi year HOME CHDO will be used to co fund the project. 5 new units of HOME CHDO funded rental housing will be constructed.

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name
1	2021 North Country Affordable Housing - OOR
2	2021 Frontier Housing
3	2021 Neighbors of Watertown CHDO - Rental Housing
4	2021 Admin
5	STEP By STEP Affordable Housing
6	HOME-ARP Supportive Services
7	Neighbors of Watertown Affordable Housing

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The North Country HOME Consortium's Administrative Board has over time identified Owner Occupied Rehab as the HOME Program's funding priority, with homebuyer assistance and the rehabilitation of existing rental properties also as a primary priority but behind owner occupied rehab projects.

CHDO Projects are also a primary priority, as 15 % of the annual allocation has to be reserved for CHDO projects.

AP-38 Project Summary
Project Summary Information

1	Project Name	2021 North Country Affordable Housing - OOR
	Target Area	Participating Jurisdictions in Jefferson County
	Goals Supported	Affordable Housing - Homeowner Housing Rehab
	Needs Addressed	Increase supply of affordable housing
	Funding	HOME: \$296,386.00
	Description	NCAH proposes to complete 10 owner occupied units during PY 2021.
	Target Date	7/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	NCAH proposes to assist 10 units and all units assisted will be for households 80% LMI.
	Location Description	Jefferson County
	Planned Activities	10 units of OOR assistance.
2	Project Name	2021 Frontier Housing
	Target Area	Participating Jurisdictions in Jefferson County
	Goals Supported	Affordable Housing - Homeowner Housing Rehab
	Needs Addressed	Increase supply of affordable housing
	Funding	HOME: \$242,113.00
	Description	Frontier Housing proposes to complete 12 units of Owner Occupied Rehab assistance.
	Target Date	7/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Frontier proposes to assist 12 units and all units assisted will be for households 80% LMI.
	Location Description	Jefferson County
	Planned Activities	12 units of OOR.
3	Project Name	2021 Neighbors of Watertown CHDO - Rental Housing
	Target Area	Participating Jurisdictions in Jefferson County
	Goals Supported	

	Needs Addressed	Increase supply of affordable housing
	Funding	HOME: \$250,000.00
	Description	\$ 250,000 in 2021 HOME CHDO \$ will be used along with 2020, 2022, 2023 & 2024 HOME CHDO funding totaling \$ 720,000 to fund the construction of 5 HOME Assisted Rental Units in the new 63 unit Affordable Rental Project here in the City of Watertown Jefferson County.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	5 units of low income households will benefit from the new rental housing being built.
	Location Description	City of Watertown
	Planned Activities	Neighbors of Watertown proposes to assist 6 households to purchase a home. Amended Plan 9 /2024 - \$ 250,000 in 2021 HOME CHDO \$ will be used along with 2020, 2022, 2023 & 2024 HOME CHDO funding totaling \$ 720,000 to fund the construction of 5 HOME Assisted Rental Units in the new 63 unit Affordable Rental Project here in the City of Watertown Jefferson County.
4	Project Name	2021 Admin
	Target Area	Participating Jurisdictions in Jefferson County
	Goals Supported	Affordable Housing - Homeowner Housing Rehab Affordable Housing - Homeownership Opportunities
	Needs Addressed	Increase supply of affordable housing Homeownership opportunities
	Funding	HOME: \$87,500.00
	Description	10% of annual allocation available for administrative support.
	Target Date	7/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A

	Location Description	N/A
	Planned Activities	10% of annual allocation available for administrative support.
5	Project Name	STEP By STEP Affordable Housing
	Target Area	Participating Jurisdictions in St. Lawrence County
	Goals Supported	Affordable Housing - Construction Rental Housing
	Needs Addressed	Increase supply of affordable housing
	Funding	HOME: \$900,000.00
	Description	10 unit of permanent supportive housing in Oswegatchie, NY in St. Lawrence County.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Per HOME-ARP qualifying populations will benefit from the proposed activities.
	Location Description	
	Planned Activities	
	Project Name	HOME-ARP Supportive Services
	Target Area	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County
6	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$302,944.00
	Description	Funding provided by HOME-ARP for supportive services.
	Target Date	9/30/2030
	Estimate the number and type of families that will benefit from the proposed activities	Qualifying populations consistent with CPD-21-10.
	Location Description	Scattered throughout Jefferson, Lewis, and St. Lawrence Counties.

	Planned Activities	Short and medium term rental assistances. Financial assistance, outreach services, landlord tenant liaison, case management, food, and educational services.
7	Project Name	Neighbors of Watertown Affordable Housing
	Target Area	Participating Jurisdictions in Jefferson County
	Goals Supported	Affordable Housing - Construction Rental Housing
	Needs Addressed	Increase supply of affordable housing Homeownership opportunities
	Funding	HOME: \$1,000,000.00
	Description	This is a project in the City of Watertown for 63 total units of affordable housing of which 6 units are from HOME-ARP funding.
	Target Date	9/1/2026
	Estimate the number and type of families that will benefit from the proposed activities	HOME-ARP Units will serve qualifying populations per CPD-21-10.
	Location Description	In the City of Watertown located in Jefferson County, NY.
	Planned Activities	63 total units of affordable housing of which 6 units are from HOME-ARP funding.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
Participating Jurisdictions in Jefferson County	100
Participating Jurisdictions in Lewis County	
Participating Jurisdictions in St. Lawrence County	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Over the past 27 years, the North Country HOME Consortium has formalized a process to evaluate potential housing projects, in order to maximize the use of the HOME funds within the Consortium. The nine-member administrative board includes three representatives from each of the three participating counties. The administrative board is responsible for establishing policy and guidelines for the Consortium. In addition, this board is charged with selecting and awarding HOME funds to applicants from the annual competitive process.

A formal rating and ranking process based on a 115-point system is used to select and award HOME funds. Each specific housing activity proposed: rental, first-time homebuyer and owner occupied rehab, is evaluated based on scoring sheets developed to emphasize the housing priorities established with the Consolidated Plan. The majority of the units assisted with HOME funds in the Consortium since its inception in 1994 have been for owner-occupied rehabilitation projects. Of the approximately 1,914 total units assisted with HOME funds in the Consortium over the past 27 years, 1,044 units were owner-occupied rehabilitation, 522 units were rental rehabilitation, and 348 units were homebuyer assistance projects. All activities were set forth in the previous years' plans as top priorities within the Consortium. The majority of the funds set-aside for CHDO activities has been for rental rehabilitation projects and for homebuyer assistance programs.

Based on the units assisted in the 27 year history of the Consortium 55% of the units completed (1,044/1,914) have been owner-occupied rehabilitation projects, 18% of the units completed (348/1914) have provided homebuyer assistance and 27% (522/1914) have been for rental rehabilitation the next 5 year funding will likely maintain a similar balance. The chart below estimates project type and counts for

2021-2025.

Also based on the 27-year history of the Consortium, we have completed an average of 71 projects per year (1914/27). However, due to the continued increase in per unit costs from new program requirements, the number of units completed annually will likely be less. The 2021 Annual Plan proposes to complete 28 units in for the program year. The production model for the 2021 – 2025 Con Plan is based upon the same production model of affordable units and by program type, we planned to be complete in the last 5 Year Con Plan. The total unit count that will be completed when we hit the June 30 timeframe will be very close to our projection/s.

This works out to approximately 122 units completed over the next 5 years, which equates to roughly 80 owner occupied units, 20 homebuyer units, and 22 rental rehabilitation units. Of course, this estimate depends on the ever-changing needs within the three county region and the applications received for funding consideration.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	25
Special-Needs	0
Total	25

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	25

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The Programs that the 2021 HOME funding has been identified for will continue to provide Owner Occupied Rehab & Down Payment & Closing Cost Assistance to eligible Low and Moderate Income families in the 3 County Region

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

This entire section is not applicable as the use of HUD HOME housing funds cannot be used on Public Housing Authorities.

Actions planned during the next year to address the needs to public housing

N/A

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

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The North Country HOME Consortium collaborates with the Points North Housing Council and its partner agencies to provide services to the homeless and related populations that it serves. The Points North Housing Council is a HUD funded Continuum of Care (CoC) which submits its own Action Plan. Members of the staff from the Development Authority and Jefferson County Planning Office who administer the HOME program are also active members of the PNHC.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The CoC will collaborate with mainstream providers like the Department of Social Services to reach out to homeless persons and assess their individual needs. The CoC coordinates with prevention assistance providers such as the Mental Health Association of Jefferson County and Catholic Charities to determine reasons why households need assistance. The CoC includes working with the prevention assistance providers to utilize ESG funds to divert and prevent homelessness. In order to identify risk factors for becoming homeless for the first time, communication between providers at CoC meetings are encouraged and scheduled. Active communication between providers is key to prevention. The Watertown Urban Mission and Jefferson County DSS are partnering on a “Prevention Services” facility, which will provide resources and referrals to try to keep “at risk” of being homeless people to becoming homeless. With the current Eviction Moratorium soon to expire, we feel that the needs in this area will grow and these agencies are working to try to assist as many families as possible.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium will continue to work closely with the CoC and its partner organizations. There are several local agencies that provide emergency shelter and transitional housing needs of homeless persons. The CoC works regularly with DSS and other social agencies to identify these persons and connect them with much needed social services. It is the Consortium’s goal that through this connection with the CoC and other social agencies that we will be able to address the emergency shelter and transitional housing needs of homeless persons.

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 CoC is currently evaluating a 3 County Strategy to create Shelter type options in Jefferson, Lewis & St. Lawrence Counties, The need for short term accommodations, with support services has been an unmet need area and with the availability of new and added \$ resources from the recent and pending stimulus packages a workgroup has been meeting to try to further this effort and actually get something established. It has been noted that the approach should try to have options in each of the 3 Counties, as if only available in 1 or 2 of the Counties people will just cross County lines and may not be the best solution. The CoC also works with rural preservation corporation and neighborhood preservation corporations to identify affordable housing projects that might provide housing options for chronically homeless or homeless individuals or families. Communication among service providers is critical in addressing housing options for homeless persons in the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The HOME Consortium helps in addressing the area's homeless housing needs by continuing to work with the CoC. Communication is key among homeless housing service providers in the region and many of the service providers have programs that transition people from publicly funded institutions and systems of care to housing in the community. Transitional Living Services provides supportive housing for persons with psychiatric illnesses while CREDO provides supportive housing for persons with alcohol and substance abuses. The Consortium will promote community programs and services to help low-income individuals and families avoid becoming homeless.

Discussion

The Consortium is an entitlement for HOME funds only. It works closely with the Points North Housing Coalition, which is the continuum of care in the region. The Consortium focuses its housing resources to assist the very low and low-income populations with quality, affordable housing options.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

As detailed in the Consolidated Plan, many of the economic and public policy barriers to affordable housing take effect at a regional level. The Consortium has very little power to ameliorate the effects of these issues.

Actions it planned 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

The Consortium's Affordable housing efforts are focused on increasing the availability of quality affordable housing in the 3 County Region.

Discussion

The main barrier to affordable housing that was identified in the Jefferson & St. Lawrence Counties most recent Analysis of Impediments in of Fair Housing was the lack of quality affordable housing, as one main barrier. Another Barrier that has been identified over time in the 3 Counties assessments is the lack of highly available public transit. The City of Watertown as a newly designated CDBG Entitlement Community has formed Metropolitan Planning Organization that has been formed and is working on improvements in this area. Due to the size and breadth of the 3 County region other transportation improvements are limited at best due to the population base we are serving, the cost of improvements to the transportation system based upon the size and configuration of the region

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The North County HOME Consortium funded Owner Occupied Rehab & Homebuyer Assistance (Down Payment & Closing Costs) Programs will help improve the quality of the housing stock in the 3 County region and meet a very small portion of the area's housing needs. But we feel that meeting some needs with the resources that are available and always looking for other and additional resources and funding to assist in the needs area is the primary focus of the North Country HOME Consortium and its partner agencies.

Actions planned to foster and maintain affordable housing

All program efforts utilizing HOME funding is an effort to foster and maintain affordable housing working with its member agencies who are the front line providers of programs and services to those in need. The Owner Occupied Programs funded this year is a continued effort to maintain and preserve the housing stock of the 3 County region. The City of Watertown which has the largest pool of Rental Housing is looking at methods to upgrade the rental housing stock in the City. The City implemented a rental registration program, however with little to no enforcement or penalty there is not much participation. This could be a mechanism to require properties that are substandard to be improved which would bolster the affordable housing stock in the largest rental market in our Region.

Actions planned to reduce lead-based paint hazards

All projects assisted with HUD HOME funding must follow the Federal Lead Based Paint Rules and HOME Requirements 24 CFR Part 35. Any homes or rental projects built before 1978 must have a Lead Risk Assessment performed by a Licensed Risk Assessing Agency or person and if any Lead Hazards are identified, those hazards must be incorporated into the scope of work and remediated by a certified lead contractor. Lead Clearance must be attained prior to requesting final payment

Actions planned to reduce the number of poverty-level families

The housing rehab activities may not reduce the number of poverty-level households in our area but will greatly improve the quality of life along with the safety and habitability of the substandard housing that

poverty level families may reside in due to the lack of income.

Actions planned to develop institutional structure

Jefferson County is the lead agency for the North Country HOME Consortium. Policies for the Consortium are established by a nine-member administrative board. This board is comprised of representatives from each of the three county planning offices, and two representatives appointed by their respective county boards from each of the three counties. The Administrative Board also makes awards of HOME funds from the Consortium's competitive application process to eligible communities.

Jefferson County has entered into a sub-recipient agreement with the Development Authority of the North Country to provide staffing for administration of the program. DANC is a three-county public benefit corporation established by New York State legislature in 1985. One of its goals is to further quality housing for affordable populations. The administrative responsibilities of both Jefferson County and DANC are clearly defined in the sub-recipient agreement, dated August 2020.

The North Country HOME Consortium working with the above mentioned structure has been providing resources to housing agencies and municipalities since 1994 that has assisted close to 1900 households with HOME eligible programs and services in the Consortium's 3 County Region.

Actions planned to enhance coordination between public and private housing and social service agencies

In order to elicit comments from the broadest audience regarding the Consolidated Plan, the Consortium collected feedback and comments on an on-going basis through meetings of the Consortium's Advisory Board, Administrative Board and through public hearings. In order to ensure that the process is fair and open to the public, the Consortium meets periodically as necessary with its Advisory Board. The Advisory Board is comprised of RPCs, NPCs, municipalities, and front-line public service organizations that work primarily with affordable populations. It is through these relationships that the Consortium has been so successful in delivering HOME funds to eligible communities across the region. Please see the attachment for a list of the HOME Advisory Board Members.

Discussion

The North Country HOME Consortium has been providing HOME programs (Owner Occupied rehab, Homebuyer Assistance and rental Rehab) working with the not for profit housing agencies and some municipalities for low to moderate income households since 1994. Since 1994 the Consortium has received over \$ 31 million dollars in HUD HOME funding and provided assistance to close to 1914 eligible families.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Consortium does not intend to use any forms of investment other than those described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Consortium shall require that all properties assisted with HOME funding for Homebuyer Programs shall be subject to the HUD Approved Recapture, Declining Balance, Net Proceeds Model.

The Consortium has created a Note & Mortgage that must be used by all program recipients offering Consortium HOME Homebuyer Assistance that our HUD Field Office assisted with and approved for our use. In the event of a sale to another non affordable household (over 80% AMI) the Recapture, Declining Balance, Net Proceeds Model will be used with the Declining Balance for a 5 year affordability period is a simple reduction of 20% per year and for the 10 year affordability period a 10% reduction per year and fifteen the applicable percentage (approx. 6.6%) The Net Proceeds of a sale are the sales price minus the superior loan repayments (other than the HOME) and any closing costs. In addition, if the obligor used his or her own funds for down payment, made improvements of up to \$2,000 (with receipts to support) and or incurs any brokers commissions, legal fee's incurred by seller and or any transfer taxes or recording fees as part of the transaction may be retained as detailed in the Rider/s in the HUD Approved Grant Enforcement Note & Mortgage.

Also in the Consortium Homebuyer Program Guidelines and also detailed in the Note & Mortgage is the Assumption option. If the assisted property is sold to another affordable household and no additional HOME funds are invested the new owner can assume the terms and conditions of the original assisted household, and no repayment of HOME funding is necessary if those requirements are met.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Consortium shall require that all properties assisted with HOME funding for Homebuyer Programs shall be subject to the HUD Approved Recapture, Declining Balance, Net Proceeds Model.

The Consortium has created a Note & Mortgage that must be used by all program recipients offering Consortium HOME Homebuyer Assistance that our HUD Field Office assisted with and approved for our use. In the event of a sale to another non affordable household (over 80% AMI) the Recapture, Declining Balance, Net Proceeds Model will be used with the Declining Balance for a 5 year affordability period is a simple reduction of 20% per year and for the 10 year affordability period a 10% reduction per year and fifteen the applicable percentage (approx. 6.6%) The Net Proceeds of a sale are the sales price minus the superior loan repayments (other than the HOME) and any closing costs. In addition, if the obligor used his or her own funds for down payment, made improvements of up to \$2,000 (with receipts to support) and or incurs any brokers commissions, legal fee's incurred by seller and or any transfer taxes or recording fees as part of the transaction may be retained as detailed in the Rider/s in the HUD Approved Grant Enforcement Note & Mortgage.

Also in the Consortium Homebuyer Program Guidelines and also detailed in the Note & Mortgage is the Assumption option. If the assisted property is sold to another affordable household and no additional HOME funds are invested the new owner can assume the terms and conditions of the original assisted household, and no repayment of HOME funding is necessary if those requirements are met.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium will not use HOME funds to refinance existing debt secured by multifamily housing that has been rehabilitated with Consortium HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Attachments

Citizen Participation Comments



ADMINISTRATION and REGIONAL DEVELOPMENT DIVISION

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

WATER QUALITY DIVISION

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

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

TELECOMMUNICATIONS DIVISION

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

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

MATERIALS MANAGEMENT DIVISION

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

Telephone (315) 661-3230

ENGINEERING DIVISION

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

Telephone (315) 661-3210

NORTH COUNTRY HOME CONSORTIUM Citizen Participation Comments 2019, 2020, 2021 & 2024 Annual Plan/s

A public comment period began on September 3, 2024 and ended on October 3, 2024 to hear comments on the Amended 2019, 2020, 2021 & 2024 North Country HOME Consortium Annual Plan/s. The plan/s were 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 18, 2024. 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) 702-6382 (TDD).

WWW.DANC.ORG INFO@DANC.ORG

1f58cfff

mcapone@danc.org

AFFIDAVIT OF PUBLICATION
Watertown Daily Times

State of New York,
County of, Jefferson County,

The undersigned is the authorized designee of Watertown Daily Times, a Daily Newspaper published in Jefferson County, New York. I certify that the public notice, a printed copy of which is attached hereto, was printed and published in this newspaper on the following dates:

09/03/2024

This newspaper has been designated by the County Clerk of Jefferson County, as a newspaper of record in this county, and as such, is eligible to publish such notices.

Christina Henke Rea

Signature

Christina Henke Rea

Printed Name

Subscribed and sworn to before me,

This 07 day of September 2024



**JEFFERSON COUNTY
NOTICE OF PUBLIC
HEARING
AMENDED NORTH
COUNTRY HOME
CONSORTIUM HOME
PLAN/S-
SUBSTANTIAL
AMENDMENT TO 2019,
2020, 2021 & 2024
ANNUAL ACTION PLANS.**

The Development Authority of the North Country, on behalf of the North Country HOME Consortium, will hold a public hearing on Wednesday, September 18, 2024 at 10:00 AM at 317 Washington Street, Suite 414, Watertown, NY 13601, conference room. Written comments shall be received by 4:00 PM, Wednesday, September 25, 2024 to Development Authority of the North Country, Attn. Matthew Taylor, 317 Washington Street, 4th Floor, Watertown, New York 13601 or mtaylor@danc.org.

The purpose of the hearing is to receive public comment regarding amendments to the 2019, 2020, 2021 & 2024 HOME Annual Plans.

The Use of HOME funding section of the HOME plans were **amended** to reflect the following: \$52,560 in 2019 HOME funding planned for homebuyer assistance in St. Lawrence County reallocated for owner occupied rehab in Jefferson County; \$120,000 in 2024 HOME funding planned for owner occupied rehab in St. Lawrence County reallocated for owner occupied rehab in Jefferson County; and \$312,225 of 2020 and 2021 CHDO set-aside planned for homebuyer assistance in Jefferson County and \$407,775 in 2022, 2023 and 2024 CHDO set-aside, totaling \$720,000, reallocated for development of affordable rental housing in Jefferson County.

The amended North Country HOME Consortium Annual Plans are subject to a 30-day public comment period, commencing on September 3, 2024 and ending October 3, 2024. The draft plans will be available for review and comment at any of the three County Planning, Social Service

WATERTOWN

139

exp. 09/30/2021)



ADMINISTRATION and REGIONAL DEVELOPMENT DIVISION

Dalles 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

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

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

MATERIALS MANAGEMENT DIVISION

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

Telephone (315) 661-3230

ENGINEERING DIVISION

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

Telephone (315) 661-3210

NORTH COUNTRY HOME CONSORTIUM Citizen Participation Comments 2021 - 2025 Consolidated Plan & 2021 Annual Action Plan

A public comment period was held commencing on April 5, 2021 and ending on May 5, 2021 to hear comments on the North Country HOME Consortium 2021 – 2025 Consolidated Plan & 2021 Annual Action Plan. The plan 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.

Due to Covid 19, the public hearing was held at via Zoom on April 14, 2021. 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) 702-6362 (TDD).

WWW.DANC.ORG INFO@DANC.ORG

1f58cfff

mcapone@danc.org

AFFIDAVIT OF PUBLICATION
Watertown Daily Times

State of New York,
County of, Jefferson County,

The undersigned is the authorized designee of Watertown Daily Times, a Daily Newspaper published in Jefferson County, New York. I certify that the public notice, a printed copy of which is attached hereto, was printed and published in this newspaper on the following dates:

09/03/2024

This newspaper has been designated by the County Clerk of Jefferson County, as a newspaper of record in this county, and as such, is eligible to publish such notices.

Christina Henke Rea

Signature

Christina Henke Rea

Printed Name

Subscribed and sworn to before me,

This 07 day of September 2024



**JEFFERSON COUNTY
NOTICE OF PUBLIC
HEARING
AMENDED NORTH
COUNTRY HOME
CONSORTIUM HOME
PLAN/S-
SUBSTANTIAL
AMENDMENT TO 2019,
2020, 2021 & 2024
ANNUAL ACTION PLANS.**

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WATERTOWN

142

exp. 09/30/2021)

North Country HOME Consortium

Citizen Participation Plan - 2021 Update

Introduction

In accordance with the Federal regulations (24 CFR Part 570.431) , the North Country HOME Consortium (Consortium) will utilize the following Citizen Participation process to ensure that residents have ample opportunity to review and comment on the North Country HOME Consortium Program, the annual HOME funding rounds and applications, the Consolidated Plan, and Annual Action Plan. This Citizen Participation Plan, or any amended version thereof, shall be included as permanent Appendix to the Consortium's Consolidated Plan required under 24 CFR Part 91.

Policies and Procedures for Citizen Participation

All residents of municipalities within Jefferson, Lewis and St. Lawrence Counties, which are participating in the Consortium, are encouraged to participate and comment on proposed and actual uses of HOME funds. The following policies and procedures are designed to reasonably encourage and accommodate such participation.

1. Meetings, Information and Records

The Consortium will give timely and reasonable notice of and access to North Country HOME Consortium meetings and public hearings. Notices of meetings and public hearings will be published in the Watertown Daily Times and posted on the webpages of the three county planning departments and social services departments. Furthermore, records and information relating to Consortium plans and activities will be available to the public as allowed under New York State Freedom of Information Laws.

Specific issues and topics that will be regularly discussed and documented through the above procedures include:

- The amount of HOME funds expected to be available for the coming year, including the grant and anticipated program income.
- The range of activities that may be undertake with HOME funds.
- The estimated amount of funds proposed for activities that will benefit low and moderate-income persons.
- Any displacement that may occur as a result of HOME activities and the Consortium's plans, consistent with policies developed under Section 570.606 (b), for minimizing displacement of persons as a result of proposed activities.

- The types and levels of assistance the Consortium/sub-recipients plan to make available to persons displaced by North Country HOME Consortium funded activities, even if the Consortium expects no displacement to occur.

2. Technical Assistance

The three Counties through their respective Planning Departments will provide technical assistance to groups representing low to moderate-income individuals in developing supporting or alternative proposals for HOME programming. This assistance will be considered, if requested and if staff resources are available. The level and type of assistance available will be at the Consortium's discretion, nor does such assistance include the provision of funds to such groups. Availability of such technical assistance shall be considered and documented at North County HOME Consortium meetings.

3. Public Hearings

The North Country HOME Consortium will hold two annual public hearings at different stages of the Annual HOME Process. Exact scheduling will be dependent on HOME funding cycles. These hearings will address the North Country HOME Consortium's housing needs, development of proposed activities and review of program performance. One hearing will address the Consortium's Consolidated Plan (CP) and Annual Action Plan (AAP) and another hearing will cover the Consortium's Annual Performance Assessment Report (CAPER). Public hearings will be noticed ten (10) days in advance of the hearing in the Watertown Daily Times and online on the webpages of Jefferson, St. Lawrence, and Lewis Counties and DANC. Hearings are planned to be held at the Development Authority's Office located in the State Office Building, 317 Washington Street, Watertown, New York 13624. In the case of offices being closed due to a public health emergency where in-person meeting is not possible for health and safety purposes, public hearings, administrative, planning and coordination meetings will be held remotely via Phone, Zoom or Comparable Remote Platform. Materials will be provided, if requested, in formats suitable for the visually and hearing impaired.

The public meeting for the FYE 2021-2025 Con Plan was held in accordance with the U.S. Department of Housing and Urban Development's (HUD) waiver of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Allow for Virtual Public Hearings in the Preparation of FY 2021 Consolidated Plans and Annual Action Plans.

4. Special Language Accommodations

Accommodations will be made available at public hearings to meet the needs of non-English speaking residents, though participation of such residents is not expected given the low percentage of non-English speaking residents within the Consortium.

5. Citizen Complaints

All written citizen complaints regarding the North Country HOME Consortium's programs will be responded to within 15 working days of receiving such complaints.

6. Citizen Participation by Low to Moderate Income Residents

To encourage participation by low and moderate-income residents, notices of hearings and HOME planning sessions will be published in the three County Region's Newspaper (Watertown Daily Times) provided to the Community Action Planning Council, the three County Continuum of Care (Points North Homeless Housing Council) as well as Jefferson, Lewis & St. Lawrence County's Departments of Social Services (DSS) and Planning . These agencies are representative of groups that directly assist the Consortium's low and moderate-income population. Through this notification process, these agencies will be encouraged to notify beneficiaries of the HOME planning process and the opportunity to input through this Citizen Participation Plan.

Publication of the Consolidated & Annual Action Plan/s

The Consortium will publish a summary of any proposed Consolidated Plan or Annual Action Plan in one or more of the three Counties 'officially designated newspapers. Such summary will briefly describe the contents of the Consolidated Plan, the proposed activities to be undertaken and their relationship to local community objectives. The summary will inform the public that full versions of the Consolidated and or Annual Actions Plan/s are available for review at the Consortiums respective Planning & Social Service Departments.

The public will have the opportunity to examine the Plan's contents and submit comments on the Plan and the performance of the applicant. The Con Plan, Annual Action Plan & CAPER will be posted on the webpages of the three county's planning departments as well as the Development Authority of the North Country website www.danc.org.

Preparation of Final Consolidated Plan

The final Consolidated Plan and Annual Action Plan will include consideration, if deemed appropriate by the Home Administrative Board & Staff of comments and views received during the comment period for the proposed Consolidated Plan and Annual Action Plan. As with all requests for Federal assistance, the final HUD Approved Plans will be available for public review on the three counties websites and the Development Authority of the North Country website.

Amendments to the Final HUD Approved Consolidated & or Annual Action Plan's

The need may arise during implementation to modify the approved Consolidated Plan or the Annual Action Plan. The Consortium will amend its plans whenever it makes one of the following decisions:

- To make a change in its allocation priorities or the method of distributing funds;
- To carry out an activity using funds from any program covered by the Consolidated Plan (including program income) not previously described in the action plan; or

- To change the purpose, scope, location and or beneficiaries of the activity.

The Consortium will use the following criteria to determine what changes in planned or on-going activities constitute a substantial amendment to the Consolidated Plan or Annual Action Plan: Substantial change is when the cumulative effect of any activity's original budget allocation is increased or decreased by more than fifteen percent (15%), or when interim financing such as float loans are provided. Substantial change is not rolling over funds from unencumbered project balances from one year to subsequent years for similar activities within the same target area. Nor is it executing transfers within the same HUD-eligible activities.

The Consortium will conduct a public hearing to provide citizens an opportunity to comment on substantial amendments. The Consortium will notify the public via publication in the Watertown Daily Times ten (10) days prior to the date of the hearing and posting on the three counties webpages. The public hearing notice will include information on where the amendment is available for the public's review. The Consortium will also make the amendments available on the Jefferson County and Development Authority website. The public notice will also include information on the start and end of the 30-day public comment period.

The Consortium will consider any comments or views of citizens received in writing, or orally at public hearings. If any, in preparing a substantial amendment of the Consolidated Plan or Annual Action Plan. The Consortium will attach to the Plan a summary of these comments or views, and a summary of any comments not accepted and the reasons therefore. Written comments will be responded to within a reasonable timeframe, within 15 working days whenever practicable.

Amendments to the Citizen Participation Plan

Should the need arise to amend the Citizen Participation Plan; the Consortium will conduct a Public Hearing to provide citizens an opportunity to comment on the proposed amendment.

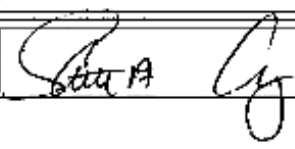
The Consortium will publish a notice ten (10) days in advance of the public hearing in the Watertown Daily Times and post on the three counties webpages.

Amendments will be made available during the 30 day public comment period at the three Counties' Planning & Social Services Departments offices and also on the webpages of the three counties as the Development Authority of the North Country website www.danc.org.

Grantee SF-424's and Certification(s)

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision
		* 3. Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: North Country EDWE Consortium		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>		* c. Organizational ISUNS: <input type="text"/>
d. Address:		
* Street1: 175 Arsenal Street		
* Street2:		
* City: Watertown		
* County/Parish:		
* State: NY: New York		
* Province:		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 13601-2567		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>		* First Name: Michael
Middle Name: <input type="text"/>		
* Last Name: Bourcy		
Suffix: <input type="text"/>		
Title: Director, Department of Planning		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: (315) 785-3144		Fax Number: <input type="text"/>
* Email: mbourcy@co.jefferson.ny.us		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="3: County Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="US Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text"/>	
CFDA Title: <input type="text"/>	
* 12. Funding Opportunity Number: <input type="text"/>	
* Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="2021 Project includes: NCAR CUB 10 units - \$279,260
 Frontier Housing DOR 12 units - \$227,163
 NCM CHDO HB 6 units - \$233,565
 2021 Admin - \$82,465"/>	
Attach supporting documents as specified in agency instructions. <input type="text"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: 21	* b. Program/Project: 21
Attach an additional list of Program/Project Congressional Districts if needed.	
17. Proposed Project:	
* a. Start Date: 11/31/2021	* b. End Date: 11/31/2026
18. Estimated Funding (\$):	
* a. Federal	824,443.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	824,443.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____ <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach _____	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: Scott
Middle Name: A.	
* Last Name: Gray	
Suffix:	
* Title: Chairmen, Board of Legislators	
* Telephone Number: 315-765-3075	* Fax Number:
* Email: scottgray@jefferson.ny.us	
* Signature of Authorized Representative: 	* Date Signed: 04/27/2021

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:


1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 930, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A 102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276e-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§489a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Chair, Board of Legislators
APPLICANT ORGANIZATION Jefferson County, North Country RMC Association	DATE SUBMITTED 05/10/2021

SF-424D (Rev. 7-97) Back


Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.


Signature of Authorized Official

4/27/21
Date

Chairman, Board of Legislators

Title

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

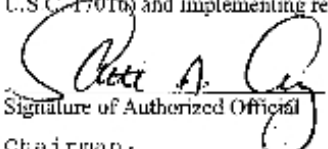
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-111, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701b) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official


Date

Chairman,
Jefferson County Board of Legislators
Title

HOME-ARP

North Country HOME Consortium

HOME-American Rescue Plan Program (ARP)
Allocation Plan

*Substantial Amendment to the North Country HOME Consortium
FY 2021 Annual Action Plan
Amended August 27, 2024*

Describe the consultation process including methods used and dates of consultation:

Jefferson County staff, with assistance from Development Authority of the North Country staff, as the subrecipient, began the consultation process in March 2022. Over the course of the next 10 months, on-going outreach continued with service providers across the three-county North Country HOME Consortium. The following outlines the methods and dates of consultation.

List the organizations consulted:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Points North Housing Coalition	CoC	Phone Call Presentation at Meeting	Mentioned the need for warming centers and temporary housing. Provided HMIS/HIC data. Utilized HIC and HMIS data collected by CoC. DANC staff presented to PNHC regarding HOME ARP funds. Each of the three counties are working outside of the PNHC forming their own subcommittees to identify homeless issues in their counties. They were interviewed as part of this plan.
CARES of NY, Inc.	Staff support to CoC	Phone Call	Provided feedback on CE process. Noted that based on their discussions with CoC they thought there was a need for temporary shelters and warming centers.
Transitional Living Services	Behavioral Health, Supportive Services, Residential Services	Zoom meeting	Rehabbing existing building creating 18 rooms for homeless in Watertown as temporary transitional housing/SRO. Need for ongoing operational funds.
Neighbors of Watertown	Rural Preservation Corporation; affordable rental housing	Zoom meeting	Working with Transitional Living Services and CREDO to look at 30 unit permanent supportive housing and 30 low income housing units in Watertown. There has been a decline in emergency and low barrier housing. This has taken a lot of low-income, affordable housing units off-line.
CREDO	Substance abuse, mental health	Zoom meeting	Working with Transitional Living Services and Neighbors of Watertown to develop 30 unit permanent supportive housing and 30 low income units in Watertown.

Jefferson County: Dept. of Community Services	County Government	Zoom meeting	Participates on Jefferson County Homeless Project Steering Committee, No comments
Urban Mission	Supportive services and advocacy for those struggling with generational poverty, substance abuse, domestic violence, mental health, homelessness.	Zoom meeting	Participates on Jefferson County Homeless Project Steering committee. Gathering information on homeless needs/issues in Jefferson County and working with group to identify strategies. Supports Bridge Program, CARE Center, critical support, food pantry, Getting Ahead program, housing assistance, Impossible Dream store, and Meals on Wheels; conducts 'point in time' survey for CoC. Could use additional funding for above referenced programs.
Jefferson County: Dept. of Social Services	County Government	Zoom Meeting/Call	Appears to be a need for rapid-rehousing funds in Jefferson County. County lost its STEHP funding and will reapply in 2024. Also noted that there is a need for supportive services and housing counseling.
S.T.E.P. by S.T.E.P. Inc.	Homeless housing	Call/Email	Noted a need for emergency housing and supportive needs as there is a long list for the Housing Choice Voucher Program.
Massena Housing Authority	Public housing	Email	During Covid, our waiting list numbers were at an all-time low. After the eviction moratorium was lifted, we began receiving a dramatic increase in calls for "emergency" housing and applications. Sadly, many of the applications have very poor landlord references because although income remained steady (or increased) during Covid, tenants chose not to pay rent because there was no recourse. Once that restriction was lifted and ERAP funds dried up, landlords (including the MHA) began the process of evicting tenants who did not pay. You may be aware, in NYS, public housing authorities were not eligible to receive ERAP funding, although we were still bound by the eviction moratorium (even though our rent is based on income and thus would decrease in the event of a loss

			or decrease in income.) We did experience a significant number of tenants who declined to pay rent during the moratorium. I am honestly not sure if the lack of affordable housing is the problem in the community of Massena, but landlords who suffered severe economic losses during Covid are now being particularly selective in their screening process, and tenants who were led to believe they could choose not to pay rent are now unprepared to deal with the consequences of their actions because no one told them what would happen if they didn't pay.
Lewis County Opportunities	Section 8 voucher administrator	Telephone	Need for additional emergency food and shelter funds, permanent supportive housing, and counseling for life skills.
Renewal House	Domestic Violence Services	Telephone	Need for additional short term rental assistance/security deposit funding
Veteran's Outreach Center	Programs and Services for Veterans	Telephone	Need for financial and housing counseling for soldiers coming out of the Army; new affordable housing would be helpful
Victim's Assistance Center	Domestic Violence Victims/Survivors	Telephone	No need for additional beds at this time. Seeing requests for referrals from other counties for beds. Funding needed for case management and child advocacy.
St. Lawrence County Planning Dept.	County government, affordable housing	Telephone	Need for additional affordable housing in County. Rents increasing as well as the purchase price for housing. Affordability an issue in county. Anecdotal stories about couch-surfing and unsheltered homelessness.
United Way	Community Services Organization	Telephone	Executive Director is lead for the Jefferson County Homeless Housing Task Force. Provided information on data collected by the committee to be used in the report. Identified need for supportive services, affordable housing, and warming center.
Northern Regional Center for Independent Living	Advocacy for persons with disabilities; fair housing advocate	Zoom and Email	Recognize housing as a key component for family stability. As their mission is to help build a

			community where everyone can live well, they are interested in how to encourage affordable housing development.
Lewis County Planning Office	County Government, Fair Housing, HOME Administrative Board	Zoom, telephone, email	No comments regarding Fair Housing. The Director of Planning is the County Fair Housing Officer.
St. Lawrence County Planning	County Government, Fair Housing, HOME Administrative Board	Zoom, telephone, email	No comments regarding Fair Housing. The Director of Planning is the Fair Housing Officer.
Jefferson County Planning	County Government, Fair Housing, HOME Administrative Board	Zoom, telephone, email	No comments regarding Fair Housing.
Snow Belt Housing	Rural Preservation Corporation, Fair Housing, affordable housing	Zoom, telephone, email	Need for ESSHI funding in Lewis County. Looking at several homeless housing options in the County. No comments on Fair Housing. Scheduling fair housing event in spring.

Summarize feedback received and results of upfront consultation with these entities:

The Points North Housing Coalition, the Continuum of Care, and CARES of NY, Inc, the contract organization that provides staffing for the CoC, were interviewed throughout the Plan process. The HIC and HMIS data came from the CoC and CARES staff assisted with compiling the data. Reports were given to the CoC on the HOME ARP funding on multiple occasions. Each of the three counties formed separate county-level working groups on homeless housing. These groups were interviewed in March 2022. CARES was interviewed on several occasions and assisted with feedback on the coordinated entry process. They also thought based on what they were hearing, that there was a need for temporary shelters and warming centers in the region.

In regard to consultation for fair housing and civil rights, all of the organizations consulted serve community members from protected classes. All of the fair housing agencies consulted provide advocacy services for all of the protected classes. They have attorney's that can provide consultation, or if necessary, referral to the Legal Aid Society of Mid-New York, Inc. There were no concerns expressed about Fair Housing or Civil Rights during the consultation process.

On March 31, 2022 representatives from Jefferson County, as Lead Entity, and Development Authority of the North Country, as Subrecipient, held a Zoom meeting with social service agencies providing services in Lewis and St. Lawrence Counties to discuss the HOME ARP funding. Two meetings were held: one with St. Lawrence County service providers and another one immediately after with Lewis County reps. The St. Lawrence County Planning Office, Step by Step, Massena Independent Living, North Country Housing Council, and United Helpers participated during the St. Lawrence County meeting. Snowbelt Housing, Lewis County Planning Office, Transitional Living Services, and Lewis County Dept. of Social Services

participated in the Lewis County meeting. Both counties had similar comments and concerns. St. Lawrence County saw a need for emergency, temporary housing with supportive services, and additional Housing Choice Vouchers. Lewis County also saw a need for a warming shelter and emergency, temporary shelters. Lewis County noted that they needed better affordable housing stock and landlords willing to work with service providers. They also see a need for supportive, non-congregate housing units or SRO's. All felt that there needs to be supportive services to address the issues that are affecting many of the homeless individuals.

On May 5, 2022, representatives from Jefferson County, as Lead Entity, and Development Authority, as Subrecipient, held a Zoom meeting with social service agencies providing services in Jefferson County to discuss the HOME ARP funding. The Jefferson County Planning Office, CREDO, Transitional Living Services, Jefferson County Dept. of Social Services, Watertown Urban Mission, Neighbors of Watertown, North Country Family Health, CHJC, City of Watertown Planning Office, and Northern Regional Center for Independent Living participated in the meeting. Jefferson County has seen an increase in homelessness over the last two years. Several properties (ie motels) that rented to very low income through DSS either closed or burned down reducing the availability of temporary shelter. In addition, several private rental housing properties were condemned. This forced many people out of their shelter. There are no readily available solutions for temporary housing. The Jefferson County Homeless Project Steering Committee comprised of human services providers and government officials was started to address these concerns. A plan from the committee is due in early 2023 with recommendations. A temporary shelter/SRO was proposed to open in December by Transitional Living Services, however is likely to open in late Winter/Spring 2023. Neighbors of Watertown/TLS/Credo are proposing a permanent supportive housing project in Watertown. Jefferson County lost its STEHP funding.

July 13, 2022, representative from Development Authority of the North Country met with public housing authorities to discuss HOME ARP funding. The Watertown, Canton, Ogdensburg, Potsdam, Town of Wilna and West Carthage Housing Authorities participated in the meeting. The PHA's all shared that they took serious financial hits with the loss of rental income during the eviction moratorium and that the Landlord Relief funds that were made available to private landlords were not made available to PHA's. The Watertown Housing Authority noted that they lost about \$500,000 in rental income. Also, they have not been able to turn these units.

November 8, 2022, representative from the Development Authority met with Maureen Cean, Executive Director of Transitional Living Services of NNY, and discussed how the community lost several properties that filled a gap providing shelter for the most vulnerable populations. Several were motels that either closed, burned down, or were condemned. Others were private properties condemned for violations. Discussed the need for supportive services and permanent supportive housing for all qualifying populations. Ms. Cean will work with DANC to fact check the HMIS/HIC data as well.

December 12, 2022, representatives from the Development Authority met with the Lewis County Planning Director and the Executive Director for Snow Belt Housing, a Rural Preservation Corporation. Snow Belt Housing facilitates the state's Housing Choice Vouchers for Lewis County. Currently, Lewis County does not have any ESSHI funding, however is applying for ESSHI for a proposed permanent supportive housing project in Lowville. They mentioned that there is not a waiting list for vouchers. They feel that there is a need for funding for supportive services and training to provide such services.

December 19, 2022, representative from the Development Authority spoke with Anne Kalamas with the Jefferson County Department of Social Services. Jefferson County DSS oversees the Coordinated Entry process for the Points North Continuum of Care. She noted that of great concern is those that are rent overburdened. Rapid Re-housing funding or funds that can be used for that purpose are needed. She also stated that there is a need in Jefferson County for non-profit capacity building to train staff to be able to provide supportive services.

December 22, 2022, representative from the Development Authority spoke with Scott Mathys with Lewis County Opportunities. LCO administers the Section 8 voucher program for Jefferson and Lewis Counties, as well as several other programs in Lewis County. He noted that the greatest need is for emergency food and shelter funds and permanent supportive housing. He said that there are several projects under development. He felt that preferences should be given for homeless, at-risk of homeless, those fleeing domestic violence, and the other populations.

January 9, 2023, representative from the Development Authority spoke with Shari Fawcett with Renewal House. Renewal House provides services for victims of domestic violence in St. Lawrence County. It operates a 9-bed safe house. During COVID, their beds were full and they had to refer clients to other housing providers, sometimes out of the county. She noted that rents have increased in the county. They have a need for short term rental assistance and funds for security deposits to help victims/survivors afford safe, affordable housing. They receive Family Violence Prevention & Services Act funds and were able to use them for short term rental assistance during COVID. They no longer have that ability. They do not have any plans to add beds at this time.

January 17, 2023, representative from Development Authority spoke with Lilly Ruiz from the CNY Veteran's Outreach Center. She has seen younger soldier's coming out of the Army struggle with finding affordable housing, jobs and managing their finances. Some of this is due to the fact that the Army provides certain structure and housing that when they leave, are not prepared to apply for a job or budget for housing. They find themselves in arrears on rent and 'couch surfing' among friends because they cannot afford the housing. Additional affordable housing would benefit the veteran community in the area, especially for younger soldiers coming out of the Army.

January 18, 2023, representatives from Jefferson County and Development Authority attended the Jefferson County homeless housing summit. The summit provided statistics and

demographics for homeless in the County and presented recommendations for addressing issues. Recommendations included: a warming center (opened in December 2022); an Emergency Response Program with ancillary materials/equipment; Pallet Community Center; development of affordable housing and supportive housing units; and legislation to support homeless housing initiatives. Participants noted a need for additional tenant based rental assistance, short-term rental assistance, and assistance with arrears and utilities. There continues to be a labor shortage for certain positions in supportive services programs/providers.

January 20, 2023-representative from Development Authority spoke with the Jill Parker, Executive Director of the Victim's Assistance Center in Watertown. The VAC provides services to victims and survivors of domestic violence. They have a child advocacy program in Jefferson, Lewis and St. Lawrence Counties. She noted that there needs to be a plan to change the life circumstances for victims of domestic violence. Funding is needed for case management.

January 23, 2023-representative from Development Authority spoke with John Tenbusch with the St. Lawrence County Planning Office. He also sits on a homeless housing task force in St. Lawrence County. He noted that the task force has met several times. Their current focus is on the need for warming centers especially in Massena and Ogdensburg. Anecdotal stories about unsheltered homeless throughout the County and couch-surfing. Hard to accurately count the figures for homeless or at-risk of homeless in the County. There is a need for additional affordable housing. The County ended its Homebuyer Assistance Program as it was difficult to identify homes in a price range that low-income households could afford even with funding assistance. Rents are also increasing making renting unattainable for many. There are also not a lot of good places to place individuals with vouchers.

Public Participation

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for "reasonable notice and an opportunity to comment" for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and

providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

Template:

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice: 2/11/2023***
- ***Public comment period: start date - 2/13/2023 end date - 2/27/2023***
- ***Date(s) of public hearing: 2/22/2023***

Describe the public participation process:

Public notice published in the Watertown Daily Times on February 13, 2023. The public notice addressed the public hearing date set for Wednesday, February 22, 2023 as well as the public comment period from February 13, 2023-February 27, 2023. The public notice explained the funding source and proposed allocation of HOME-ARP funds. The draft HOME-ARP allocation plan was available for the public to review at the three-county Planning Offices and Departments of Social Services, as well as on the Development Authority of the North Country's website.

The Allocation Plan was amended in June 2024. A public notice was published in the Watertown Daily Times on June 13, 2024. The public notice addressed the public hearing date set for Wednesday, June 26, 2024 as well as the public comment period from June 13, 2024-July 12, 2024. The public notice explained the changes to the funding allocation plan. The draft HOME-ARP allocation plan was available for the public to review at the three-county Planning Offices and Departments of Social Services, as well as on the Development Authority of the North Country's website.

The Allocation Plan was subsequently amended in August 2024. A public notice was published in the Watertown Daily times on September 3, 2024. The public notice addressed the public hearing date set for Wednesday, September 18, 2024 as well as the public comment period from September 3, 2024-October 3, 2024. The public notice explained the changes to the funding allocation plan. The draft HOME-ARP allocation plan was available for the public to review at the three-county Planning Offices and Departments of Social Services, as well as the Development Authority of the North Country.

Describe efforts to broaden public participation:

An email with the draft plan and date/time of the public hearing was sent on 2/10/2023 to the following organizations in order to expand public participation among the network of social service organizations: Transitional Living Services, United Way of Northern New York, Neighbors of Watertown, Lewis County CDP, CARES of NY, Snow Belt Housing, Victims Assistance Center, Renewal House, Step By Step Inc., Massena Independent Living Center,

CNY Veterans Outreach Center, Points North Housing Coalition, and reps with the Lewis County Homeless Housing Committee, St. Lawrence County Homeless Housing Committee, and the Jefferson County Homeless Housing Committee.

The same efforts as described above were used to promote the revisions to the Allocation Plan in June 2024.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

The public hearing was held on Wednesday, February 22, 2023 at 10:00 AM at the Development Authority of the North Country conference room, Dulles State Office Building, 317 Washington Street, Suite 400, Watertown, NY 13601. The meeting opened at 10:00 AM. There was no one from the public in attendance and no comments were received. The meeting closed at 10:30 AM.

The public hearing for the revised Allocation Plan was held on Wednesday, June 26, 2024 at 10:00 AM at the Development Authority of the North Country conference room, Dulles State Office Building, 317 Washington Street, Suite 400, Watertown, NY 13601. The meeting opened at 10:00 AM. There was no one from the public in attendance and no comments were received. The meeting closed at 10:30 AM.

The public hearing for the second revisions to the Allocation Plan was held on Wednesday, September 18, 2024 at 10:30 AM at the Development Authority of the North Country conference room, Dulles State Office Building, 317 Washington Street, Suite 400, Watertown, NY 13601. The meeting opened at 10:30 AM. There was no one from the public in attendance and no comments were received. The meeting closed at 10:45 AM.

Summarize any comments or recommendations not accepted and state the reasons why:

Not applicable as no comments were received during the public comment period or public hearing.

Not applicable as no comments were received during the public comment period or public hearing for the amendment to the HOME ARP allocation plan.

Not applicable as no comments were received during the public comment period or public hearing in September for the subsequent amendment to the HOME-ARP allocation plan.

Needs Assessment and Gaps Analysis

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

The North Country HOME Consortium is comprised of participating municipalities in Jefferson, Lewis, and St. Lawrence Counties, NY. The combined population of the three counties based on the 2020 Census was 251,808. The region is relatively rural with 48.21 persons per square mile in 2020. The largest population centers are the cities of Watertown and Ogdensburg. 7.5% of the population is comprised of veterans. The poverty rate in the three counties (Jefferson, 12.4%, Lewis, 12.6%, and St. Lawrence, 15%) is slightly higher than the U.S. rate of 11.6%. The median household income per the 2021 ACS was \$60,049 for Lewis, \$54,351 for St. Lawrence, and \$58,271 for Jefferson County which is less than the US MHI of \$69,021. On average, 10.7% of the population under the age of 65 has a disability. This is higher than the US average of 8.7%.

On average, 92.6% of the population in the Consortium is characterized as White alone. Only 3.3% is characterized as Black or African American alone, 1.13% as Asian alone, and .7% as American Indian and Alaska Native only. 89.7% of the population is characterized as White Alone, not Hispanic or Latino.

The most recent one-day homeless count that we have data for was conducted in January 2022. The Consortium used PIT, HIC, HMIS, CHAS, ACS, and local data to determine where the needs in the community were, and also used interviews and the consulting meeting to gather input. The most recent HMIS report completed by the Continuum of Care was for 10/1/2020-9/30/2021. The Continuum of Care has the same geographic area as the Consortium-Jefferson, Lewis and St. Lawrence Counties, NY.

Homeless as defined in 24 CFR 91.5

The most recent one-day homeless count identified 1 family household with at least 1 child as sheltered homeless, and 108 adult households with no children as sheltered homeless. There were 3 veterans and 6 victims of domestic violence identified in sheltered housing. The greatest need was for adult households with no children as 15 were identified as unsheltered homeless. There were 4 victims of domestic violence counted as unsheltered homeless.

Of the 108 adult households with no children identified as sheltered homeless, 102 were persons in emergency shelters and 6 were in transitional shelters. Ten were between the ages of 18-24. Of the 15 unsheltered, 2 were between the ages of 18-24.

Based on the latest HMIS data for 10/1/2020-9/30/2021, 616 households experienced homelessness or rapid re-housing during the report period. 540 were households with adults only, and 76 were households with adults and children. 74% experienced homelessness for the first time and this was highest with adults only at 76%. 7% of households did return to homelessness during the reporting period after having a previous permanent housing placement, and 15% of the households have been continuously homeless since a prior reporting period. This was highest for adults with children at 32%, or 24 households. 4% of the total, or 22 households, re-engaged in the homeless system after a previous temporary or unknown destination.

Fifty-nine (59) households identified their prior living situation as homeless for those households with adults and children.

In November 2022, the City of Watertown had approximately 10 homeless individuals sheltering at a pavilion in downtown Watertown. A snow storm hit the City November 18 with almost 5 feet of snow. A temporary shelter was identified by Jefferson County to relocate the individuals. By November 24 there were 20 individuals located at the temporary shelter, and by early December 30 individuals. A Watertown Daily Times article on December 8 quoted the County administrator as stating that 'the county Department of Social Services and local non-profits were working together to identify other housing options as the County is closing the temporary shelter when the warming shelter opens.' A warming shelter opened in late December 2022 at the Salvation Army in Watertown. It has 20 beds and provides shelter from 8PM to 8AM during cold weather events when the temperatures are below 32 degrees F. The article went on to note that some of the individuals currently at the temporary shelter had other housing options but were staying there as there was food and running water/facilities.

A Housing Needs and Market Analysis completed for Lewis County by LeBella Associates noted that the 2021 data completed for the County by the Continuum of Care, CARES of NY Inc., identified 74 households and 100 persons who experienced some level of homelessness for that year. 89% of the population was white and 58% of the population was male. In 2021, 37 individuals (17 females/20 males) utilized Code Blue vouchers through the Lewis County Department of Social Services while 66 individuals (16 females/37 males/13 children) utilized Temporary Housing Assistance.

St. Lawrence County has formed a homeless solutions committee comprised of housing providers and supportive services providers from across the County to address homelessness in the County. Their current focus is on establishing warming centers in Ogdensburg and Massena. The Ogdensburg City Police Department noted in September 2022 that homeless individuals had been staying in condemned buildings that are being torn down and they don't have other shelter. The Ogdensburg City Police were letting homeless sleep in their lobby, however as of January 1, the lobby doors would lock by 11PM and they would no longer be able to allow homeless a place to get warm.

The HMIS Annual Report 10/1/20-9/30/21, identified 1 chronically homeless household with children that was assisted and 81 chronically homeless households with adults only assisted.

At Risk of Homelessness as defined in 24 CFR 91.5

There is a total of 31,900 renter households in the three counties per the 2015-2019 CHAS. Of this amount, 5,975, or 18.7%, have household incomes less than or equal to 30% HAMFI with a cost burden greater than 30%. Alternatively, 4,760, or 14.9%, have household incomes less than or equal to 30% HAMFI with a cost burden greater than 50%. Subsequently, 7,640 households, or 23.9%, have at least 1 of 4 Severe Housing Problems. Almost 15% of households in the three

counties have a severe cost burden in regard to their rents and likely many are also located in properties with Severe Housing Problems.

Based on the 2015-2019 CHAS, for the three counties there were 1,900 renter households/units with incomes less than or equal to 30% HRFI living in rentals where there were none of 4 housing problems or a cost burden. This demonstrates that this was affordable housing. However, looking at the CHAS data there are far more households living in housing where there was at least 1 of 4 housing problems and cost overburden. This is substantiated by a housing market analysis completed for the Fort Drum/Watertown market.

A recent housing market analysis around the greater Watertown-Fort Drum area (30 mile radius around Fort Drum) was conducted in September 2022. It noted as a key finding that homelessness and those at risk of homelessness is a leading concern in the targeted area. This is driven not only by displaced locals, but those from outside of the region that have relocated to the area. Delinquency created from job loss or failure to pay rent during the pandemic has had a significant impact on the rental housing market, as has addiction and mental health issues. The lack of available housing in the local market offering supportive services and oversight, coupled with the funding gaps experienced at many local agencies that have created a reduction in available beds (either through closing of properties that formerly housed residents or discontinued referral programs.)

Finally, the HMIS report for 9/30/2021 compiled by the CoC, showed that for households with adults only, 3 households came from group/assisted care institutions, 108 from incarceration, and 42 from medical institutions. They were housed in either EST, RRH, or PSH during this time. Two hundred and six (206) individuals had been staying with family or friends.

We know from interviews that anecdotally, whether they are counted or not, there are many stories of 'couch-surfing.' In Jefferson County, the CNY Veteran's Outreach Center noted that they see many young veterans just out of the Army unable to obtain affordable housing and sleeping on a friends couch until they get a job or find affordable housing. The same is true in St. Lawrence County with stories of 'couch-surfing.'

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The most recent HMIS report for the Continuum of Care was for 10/1/2020-9/30/2021. When looking at head of household and adults, it identified 5 victims/survivors of domestic violence currently fleeing in EST (Emergency Shelter/Safe Haven/Transitional Housing); 10 in Rapid Re-Housing; and 21 in Permanent Supportive Housing. It also identified 4 domestic violence/survivors not currently fleeing located in EST; 5 in Rapid Re-Housing; and 16 in Permanent Supportive Housing. Finally it identified 1 domestic violence victim/survivor and missing current fleeing status located in Permanent Supportive Housing. In regard to female domestic violence survivors, there were 25 domestic violence victims/survivors who were currently fleeing in EST; 8 in RRH; and 11 in PSH. For domestic violence victims/survivors

who were not currently fleeing there were 31 in EST; 18 in RRH; and 18 in PSH. For households with children there were no domestic violence victims/survivors identified.

The Victim's Assistance Center is a comprehensive victims' services agency to assist and provide direct services to victims/survivors of violence and crime in Jefferson, Lewis and St. Lawrence Counties. It noted a 4-year average from 2018-2021 of 57 homeless adults, 16 homeless children, and 592 homeless bed nights. They had an average of 1,183 hotline calls.

Renewal House provides services for domestic violence victims and survivors in St. Lawrence County. During COVID they saw an increase in clients. They operate a 9 bed safe house, however often they needed to use referrals for other housing options either in the County or in adjacent Counties.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

In addition, there is need within the subpopulations of adults with **serious mental illness and adults with a substance use disorder**. Based on the 2021 CoC point in time report, there were 13 sheltered households and 10 unsheltered households comprised of adults with a serious mental illness. There were 3 sheltered and 12 unsheltered households defined as adults with a substance abuse disorder.

Updated HMIS information for 2022 showed 1,017 people reporting having a mental health disorder of which 289 reported their disorder as a disability. In addition, 418 people reported having a substance abuse disorder. Of this number, 74 reported having alcohol abuse, 234 reported drug abuse, and 110 reported both drug and alcohol abuse. 102 people reported their substance abuse disorder as a disability.

The needs within the SMI and SUD populations are for both housing and supportive services. While there are a plethora of service providers, their resources are stretched thin.

There also continues to be a need for our **Veteran** population for both affordable housing and supportive services. The HMIS report for 10/1/2020-9/30/2021 noted that 6%, or 53, households assisted were households with Veterans. Most were households with an adult and no children. Only 9 households were adults with children. Of these 9, 3 were placed in EST, 2 in RRH, and 4 in PSH. For Veterans, the Veterans Outreach Center notes that there is a need for not only affordable housing but housing, job seeking and financial counseling services.

There is also a need for **quality, affordable low-moderate income housing** for those with income **below 60% AMI**. Based on the 2015-2019 CHAS, for the three counties there were 2,060 renter households/units with incomes greater than 30% HMF and less than 50% HMF living in rentals where there were none of 4 housing problems or a cost burden. This demonstrates that this was affordable housing. However, looking at the CHAS data there are far

more households living in housing where there was at least 1 of 4 housing problems and cost overburden. This is substantiated by a housing market analysis completed for the Fort Drum/Watertown market.

The Housing Market Analysis provided a breakdown that included a need for about 463 additional apartments/ LIHTC units at or below 60% AMI with low-end income threshold set at the 30% AMI maximum (technically renters earning from \$18,000 to \$46,000).

All three counties are seeing issues with increasing rents that are making it unaffordable for lower income households to obtain quality housing options. In the greater Watertown/Fort Drum market, the Soldier's basic allowance for housing drives some landlords to charge higher rents. In addition, looking at the HUD data for 2023, the fair market rent for a 2-bedroom in Jefferson County is \$1,221 up 3% over 2022. It is \$899 in Lewis County up 7% over 2022, and \$909 in St. Lawrence County up 10% over 2022. For example, a two person household in Jefferson County at 30% AMI earns \$18,400. A two-bedroom apartment at FMR, or \$1,221, would equate to 80% of their income! More affordable, low income housing options are needed to protect households from the risk of homelessness.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

The CoC reports the following 2022 Point in Time results below.

Point in Time Overview					
	Emergency Shelter	Transitional Housing	Total Sheltered	Unsheltered	Total
2022	106	9	115	15	130
2021	61	16	77	8	85
Difference	+45	-7	+37	+7	+45

Funding is available throughout the region for housing vouchers and tenant based rental assistance. Programs include STEHP (Solutions to End Homelessness Program), ESSHI, CARES-Emergency Housing Voucher Program, and Section 8.

Credo Community Center is a leading substance abuse treatment provider in northern New York. Credo provides outpatient substance abuse treatment with two locations in the region. They also provide comprehensive chemical abuse and dependence services, a Women's Intensive Residential program, and Men's Community Residences, a Residential Rehabilitation Services for Youth program, and an out-patient Opioid Treatment Program. Because mental health and substance abuse often go hand in hand, Credo began an Outpatient Mental Health Clinic. The clinic is for ages 16 and up and there is no waiting list. PIVOT, formerly the Alcohol and Substance Abuse Council of Jefferson County, provides a wide variety of information, services and programs to work toward an addiction-free community.

ACR Health is a not-for-profit, community-based organization providing a range of support services to individuals with chronic diseases, including HIV/AIDS, substance use disorders, and serious mental illnesses. Furthermore ACR Health provides a wide variety of targeted prevention and sexual health services to individuals, from youth through adulthood, as well as to community groups and organizations. With the incidence of AIDS currently being low, the focus of service delivery is directed toward education.

The Northern Regional Center for Independent Living, NRCIL, is a professional peer-run organization working with people with disabilities while partnering with communities to create accessibility and inclusion. They provide independent living programs, family peer support, home and community based services, and a long-term care ombudsman program.

The ARC Jefferson-St. Lawrence, serves people with development disabilities who demonstrate a need for residential services and supports in Jefferson and St. Lawrence Counties. The ARC operates one community residence, 3 Supportive IRAs, 26 Supervised Individual Residential Alternatives (IRAs) and three intermediate care facilities in Jefferson County. One of the IRA's has been renovated to meet the needs of our dementia population. In St. Lawrence County, The ARC operates a variety of residential opportunities for individuals with developmental disabilities. The Disabled Persons Action Organization (DPAO) in Jefferson County provides quality and effective individualized services to developmentally disabled children and adults in Jefferson and Lewis Counties.

Transitional Living Services of Northern New York (TLS) provides residential services to adults with serious & persistent mental illness. TLS has an Apartment Program with 33 beds in multiple apartment locations in Watertown and Clayton. TLS has Supportive Housing services that are available to residents of Jefferson, St. Lawrence, and Lewis Counties with a psychiatric illness. TLS also has homeless housing/rental assistance available to residents of Jefferson, Lewis and St. Lawrence Counties that are homeless. The services are grant funded by HUD through the Points North Housing Continuum of Care. In St. Lawrence County, TLS offers a Community Housing Assistance Program. This provides temporary and transitional housing assistance for homeless families and single men and women over the age of 18. It operates 4 low income housing properties serving the homeless and general population of St. Lawrence County. TLS's SRO program has 3 properties designed not only to shelter homeless single men and women over the age of 18 that meet eligibility requirements, but also to provide assistance and access to many of the services available in St. Lawrence County. Their Gaslight Village consists of 16 single family duplex-styled homes with two, three and four bedroom units. Several of the units are handicapped accessible. This provides transitional housing for homeless single men and women over the age of 18 and permanent supportive housing for homeless families.

The Children's Home of Jefferson County, now known as CHJC, operates the Community Clinic of Jefferson County which is an Outpatient Mental Health Clinic. The Community Clinic opened in its current location in July 2019 to more than 800 individuals waiting for mental health services. Since that time, the Clinic has expanded and serves more than 1200 adults and children

each year.

The Victim's Assistance Center of Jefferson County provides direct services to victims/survivors of violence and crime in Jefferson, Lewis and St. Lawrence Counties. The VAC operates a residential home that provides emergency safe housing to individuals (and their dependent children) in crisis, as well as a child advocacy center. The home is also a licensed shelter for the homeless females and their dependent children. The St. Lawrence Valley Renewal House provides a wide variety of services and provides safe housing which is emergency, temporary shelter for domestic violence victims. In Lewis County, Lewis County Opportunities provides a Victim Services program which provides confidential services to crime victims at no charge, with special emphasis on domestic violence and sexual violence. They also provide safe dwelling services which provide victims of domestic violence and their children with temporary, emergency shelter at a confidential location.

Snowbelt Housing received NYS ESG-CV ES funding to provide vouchers in Lewis County. They were assisting 8 with overflow beds associated with their voucher program. They manage several affordable housing properties in Lewis County.

S.T.E.P. by S.T.E.P., Inc.'s mission is to provide people with mental health issues with support as they move back to the larger community. They have drop-in center hours in Ogdensburg and they recently opened a 20-unit permanent supportive housing project in Ogdensburg targeting those with serious mental health issues.

Citizen Advocates employs 750 health professionals and support staff providing services in developmental disability, mental health and substance abuse prevention, treatment and recovery services throughout Franklin, Clinton, Essex, Hamilton, St. Lawrence and Jefferson Counties.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

The following inventory is from the HUD 2021 Continuum of Care Homeless Assistance Programs Point in Time Report

	Family Units	Family Beds	Adults-Only Beds	Child-Only Beds	Total Yr-Round	Seasonal	Overflow/Voucher	Subset of Total Bed Inventory		
								Chronic Beds	Veteran Beds	Youth Beds
Emergency, Safe Haven and Transitional Housing	6	19	18	0	37	0	42	n/a	4	0
Emergency Shelter	5	15	6	0	21	0	42	n/a	3	0
Transitional Housing	1	4	12	0	16	n/a	n/a	n/a	1	0

Permanent Housing	88	287	254	0	541	n/a	n/a	28	58	0
Permanent Supportive Housing	75	250	205	0	455	n/a	n/a	28	58	0
Rapid Re-housing	13	37	49	0	86	n/a	n/a	n/a	0	0
Grand Total	94	306	272	0	578	0	42	28	62	0

During the Point-In-Time count, there was 100% utilization rate for emergency shelter programs with the exception of the Victims Assistance Center which saw a 75% utilization rate. Victims Assistance Center provides housing for victims of domestic violence. At the time of the count, 6 of 8 units were occupied. There was 100% utilization rate for the Rapid Rehousing programs, 100% utilization for the temporary housing programs, and 91.2% utilization rate for permanent supportive housing.

A temporary transitional homeless shelter/SRO is slated to open in early 2023 and will be operated by TLS in Watertown. It will have 18 beds supporting men. A warming shelter was opened in Lowville, Lewis County, in November 2022 and is operated by the Lewis County Department of Social Services. The Watertown Salvation Army is operating a 20-cot warming shelter at its facility in Watertown. St. Lawrence County is in the process of identifying hosts/locations for warming centers in Massena and Ogdensburg.

In respect to permanent supportive housing, a 20-unit permanent supportive housing project opened in Ogdensburg by S.T.E.P. By S.T.E.P. Inc. in October 2022. There are several permanent supportive housing projects proposed in the region. If all move forward they have the potential to add 158 beds. S.T.E.P. By S.T.E.P. is proposing a 6-unit permanent supportive housing project in Oswegatchie, St. Lawrence County, to support adults with substance use disorder and serious mental illness, re-entry, and chronically homeless. TLS, CREDO, and Neighbors of Watertown are proposing 30 beds of permanent supportive housing and 30 beds of low income housing in Watertown. Fifteen of the beds would target those with serious mental illness. DePaul Community Services is proposing a 40 bed facility in Watertown with 30 beds targeting adults with serious mental illness and 10 beds targeting frail elderly/seniors. Eagle Star Housing is proposing 30 beds in Watertown targeting veterans with a disability. TLS and Snow Belt Housing are considering 16 beds in Lowville targeting 4 beds for those with serious mental illness, 4 beds for those with substance use disorders, and 8 beds for young adults 18-25.

In fact, a market analysis completed for the DePaul/Eagle Star projects identified a 4.26% weighted capture rate for 100 units in the Watertown market, indicative of strong overall support for the projects.

There is additional need for funding for supportive services. Through interviews we know that there continues to be funding needs for: housing search and counseling services, life skills training, mental health services, outreach services, substance abuse treatment services, case management, services for special populations, financial assistance costs, and short-term and

medium-term financial assistance for rent. While these services are available within the community, there is an issue with capacity for two reasons: (1) staffing and (2) geographic nature. With a low unemployment rate there is significant demand for certified/licensed professionals across all supportive service providers. Second, the three counties are relatively rural and service providers must travel distances from offices to clients to provide services. As it is a rural area, there is not a very good public transportation system. Lewis and St. Lawrence Counties offer some bus routes. Jefferson County is working to establish a bus route. The City of Watertown does have public transportation. Matching up clients with services can be a challenge.

At Risk of Homelessness as defined in 24 CFR 91.5

There has been a lack of new housing options. With stabilization of occupancy, troop strength and stagnant population growth, there is less turnover or availability of housing on a monthly or annual basis. Rents are currently unaffordable to a vast majority of the population as demand is high and supply is stagnant. COVID also played a significant part in the issues in the regional housing market. The inability for landlords to evict, coupled with tenants not paying their rents, sent many landlords into financial instability causing them to make the decision to no longer rent their properties to low income households. Several DSS and not for profit agencies noted that it is harder to find landlords willing to work with them when they are placing clients because many left the program.

A Comprehensive Market Study of the greater Watertown/Fort Drum housing market identified the need for more permanent supportive housing. There was a total need for 268 additional apartments with Supportive/Deep Subsidy (ESSHI, Section 8, OMH) targeting households earning below 30% AMI thresholds (technically renters earning from \$0 to \$23,000). In Jefferson County, a committee was formed to address homeless housing issues in the County.

In Jefferson County, families spend an average of 17 months on a waitlist for subsidized housing, showing the high demand for affordable housing. There were 1,019 Section 8 Housing Choice Vouchers in Jefferson County with 92 vacancies and a waitlist of about 1,000. For comparison, St. Lawrence County had 795 vouchers with about 8 vacancies and a wait list of about 300. About 42.5% of Jefferson County voucher holders live outside of the City. In Lewis County, there are 320 vouchers with 90% occupancy/lease up and 100 households on a waiting list.

Lewis County Opportunities, who administers the Section 8 voucher program for both Jefferson and Lewis Counties, also noted that they administer Lewis County's Emergency Food and Shelter Fund through the Emergency Food and Shelter Program. Lewis County receives around \$9,000 annually while St. Lawrence and Jefferson Counties receive more funds, as they have larger populations. It was stated that these funds move very quickly and that additional funding could be used to assist eligible households.

Several not for profits provide programs and services to help the homeless and those in poverty work toward improvements in their quality of life. One such example is the Watertown Urban Mission. The Watertown Urban Mission provides several programs to help those in poverty. These include housing, the Bridge Program, food pantry, Meals on Wheels, and a Getting Ahead/Staying Ahead program. The Bridge Program is an alternative to incarceration and offers those in trouble with the law for substance use related crimes an opportunity to get their lives back by providing intensive support services to include case management, coordination of treatment options, advocacy and participation in peer groups and volunteer activities. The Getting Ahead/Staying Ahead program is a 16-week workshop series encouraging individuals to 'investigate' poverty in their own lives and in their community providing them with the tools and strategies for building resources and working toward a better quality of life. Funding is needed to ensure the continued success of programs such as these and others.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

In reviewing the data and speaking with service providers, there does not appear a need for new housing units dedicated specifically to those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. In St. Lawrence County, Renewal House noted that an increase in affordable housing options in the county would be helpful to place families but a new facility dedicated to this population is not needed. The Victim's Assistance Center noted that it would be helpful for funding for case management and services in its Child Advocacy Center.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

The housing study completed for the Watertown/Fort Drum market demonstrated a need for 463 additional apartments for those with incomes at or **below 60% AMI** with a low-end income threshold at 30% AMI. These units are needed as there is an affordability issue within the rental market. It is important to note that these totals are based on existing residents in the market area that are rent overburdened (paying over 40% of income for rent) or living in substandard housing). For purposes of this study, an additional 475 housing units are needed in the 60% AMI-30% AMI range which will help alleviate those at risk of homelessness by providing safe, affordable housing options.

As demonstrated above, the Consortium continues to see a need for permanent supportive housing especially for those with serious mental health and substance use disorders. Additional affordable housing options for veterans is needed if they are truly 'couch-surfacing' and housing, financial and job seeking counseling would certainly help this population, especially the younger soldiers/veterans who just left military service.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The current service delivery method works. The Continuum of Care works with ESG funded programs to ensure families that become homeless will be rehoused within 30 days. Steps to accomplish this include: focusing outreach to engage the hardest to serve; utilizing Coordinated Entry (CE) to ensure quick connection to permanent housing; working with NYS to prioritize ESG funding for Rapid Rehousing; and ensuring rapid rehousing/PSH providers do not screen out families based on factors that have no bearing on future housing success.

From the HMIS report for 10/1/2020-9/30/2021 completed by the CoC, 76%, or 403, of those households that exited the system during this time from a temporary situation went to a permanent housing destination. 83% were adult households with children. Of the 255 households served in Permanent Supportive Housing during the report period, 68%, or 174, were already housed in PSH at the beginning of the report period and 24%, or 62, moved into PSH during this time. This demonstrated that the CoC and HMIS are working to place those in the most need into appropriate housing situations and working to move them to permanent supportive housing and affordable housing options.

There is a significant need for affordable housing in the three county region. A gap exists for rental housing in the less than 60% AMI and less than 30% AMI households. The less than 30%AMI households would likely need some type of rental assistance to afford the current rents.

The biggest gap in the delivery system seems to be capacity. There is difficulty in the system of integrating supportive services within low income housing. While funding sources exist, the move to supportive services being integrated within low income housing is a relatively new model. There is a need for qualified, and in some cases licensed/certified staff, to provide these services. The current labor market is extremely tight with around 3% unemployment rate in the three counties. The cost to provide the services are increasing as wages are increasing to bring on qualified staff. In addition, this is an extremely rural area. Many of the agencies that provide supportive services are regional which means there is a significant amount of driving between agencies/clients/projects which takes up a significant amount of time. These all add to the costs of providing supportive services in rural areas. There is continued funding need for supportive services even if the HOME-ARP funds are a one-time infusion of capital. There is a need for operating capital for temporary transitional shelters/SROs even though operating capital is not an allowed use for HOME ARP funds (unless rehab occurs).

While there is a continued need for permanent supportive housing units, there is a significant amount of public capital available for construction projects with the most popular being HHAP (Homeless Housing Assistance Program) and Low Income Housing Tax Credits.

Code Blue is a NYS funded program that reimburses for essential, additional costs that are directly related to the requirements of the Code Blue regulation to provide shelter when temperatures drop below 32 degrees F.

In regard to rental assistance, there are several programs available in the region including Points North Housing Coalition (the Continuum of Care), ESSHI, STEHP, and Section 8. However, Jefferson County did not receive STEHP funding in 2019. STEHP provides funding to help New Yorkers avoid eviction, secure permanent housing, and receive services that can help them on the path to stability. Massena Independent Living Center received \$400,000 for rapid rehousing and prevention in St. Lawrence County, and Snowbelt Housing received \$121,730 for rapid rehousing and prevention in Lewis County. The next opportunity for the County to apply is in 2024. There continues to be need for short-term and long-term tenant-based rental assistance in all three counties as most housing is unaffordable to many.

While there are a number of rental assistance programs as identified above, there continues to be a need for tenant-based rental assistance. As described above, many renters are cost-overburdened. Tenant-based rental assistance is needed to provide access to housing opportunities that might not otherwise be affordable. The TBRA provides some stability to the tenant and will help meet affordable housing needs until new affordable housing options become available.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Not applicable

Identify priority needs for qualifying populations:

The qualifying populations including homeless; at-risk of homelessness; those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; and other populations such as those with incomes at or below 60% AMI, veterans, and those with substance use disorders and serious mental health issues need additional permanent supportive housing, affordable rental housing, tenant-based rental assistance, and supportive services. It is more likely than not that these individuals have some serious mental health issue or substance use disorder, often both.

A study of the greater Watertown area identified a need for at least 731 affordable apartments at or below 60% AMI. Of this total, 268 permanent supportive housing units under 30% AMI were needed. This could be rounded up to 300 to include the entire 3 county region. The biggest gap in the delivery system seems to be capacity.

There is difficulty in the system of integrating supportive services within low income housing. While funding sources exist, the move to supportive services being integrated within low income housing is a relatively new model. There is a need for qualified, and in some cases licensed/certified staff, to provide these services. The current labor market is extremely tight

with around 3% unemployment rate in the three counties. The cost to provide the services are increasing as wages are increasing to bring on qualified staff. In addition, this is an extremely rural area. Many of the agencies that provide supportive services are regional. This means there is a significant amount of driving between agencies/clients/projects which takes up a significant amount of time, and there is minimal public transportation in rural areas, if any. These all add to the costs of providing supportive services in rural areas. Through interviews we know that there continues to be funding needs for: housing search and counseling services, life skills training, mental health services, outreach services, substance abuse treatment services, case management, services for special populations, financial assistance costs, and short-term and medium-term financial assistance for rent.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The level of need and gaps in the PJ's shelter and housing inventory and service delivery systems was determined based on comprehensive discussions with service providers throughout the three counties as well as verified by several housing market analysis completed for the Watertown/Fort Drum market and Lewis County. Upon reviewing the HMIS, CHAS and HIC, as well as through correspondence with service providers, the PJ was able to determine the level of need and gaps in the system.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

A Request for Proposals process will be utilized for funding and/or selecting developers and service providers. Once the plan is approved, a RFP will be distributed throughout the three county region giving responders 60 days to submit plans based upon the funding strategies identified in the plan. Scoring will look at experience, implementation plan, leverage, and timeline to implement the projects.

The Subrecipient has already been identified. The Development Authority of the North Country has been a subrecipient to Jefferson County for the North Country HOME Consortium since its inception in 1992. It was engaged to provide grant administration and program delivery for the ARP funds.

Describe whether the PJ will administer eligible activities directly:

The PJ will enter into a Subrecipient Agreement with Development Authority of the North Country to assist with grant administration and program delivery activities defined in greater detail below. Once developers/not for profits have been identified to implement the programs and services identified in the RFP, the Subrecipient will enter into an agreement with them to ensure compliance with the regulations set forth for the HOME-ARP funding.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Jefferson County has entered into a Subrecipient Agreement with Development Authority of the North Country (DANC) to administer the PJ's entire HOME-ARP grant. DANC has been the subrecipient responsible for administering and delivering the North Country HOME Consortium for Jefferson County since the HOME Program's inception. DANC shall complete the following:

- Develop the HOME-ARP Allocation Plan (Plan) with Jefferson County through a consultation process to include outreach to stakeholders providing services to HOME-ARP eligible at-risk populations in the three counties. The Plan will be completed in accordance with CPD-21-10.
- Complete annual reports to HUD including Annual Plan Update and CAPER.
- Assist County with RFP process to identify eligible projects per the approved Plan and CP-21-10.
- Enter into contracts with subrecipients/contractors to deliver program funds. Manage project paperwork/files, program compliance, and monitoring.
- Coordinate with County for payment for work completed.
- Complete audit requirements as necessary, and adhere to CPD-21-10 establishing the requirements for funds appropriated under Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

The County will:

- Submit the completed plan to HUD for acceptance.
- Maintain all bank accounts and IDIS.
- Complete required environmental reviews as necessary.
- Ensure all necessary HOME Agreement resolutions are annually administered through the County legislatures.
- Conduct annual monitoring of DANC.

While no funds have been disbursed to the Subrecipient as of the date of this plan, costs have been incurred by the Subrecipient and PJ to complete the Plan. These costs are being tracked.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

Original Funding Plan:

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$420,305.92		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$200,000		
Development of Affordable Rental Housing	\$ 1,800,000		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 119,521.28	4 %	5%
Administration and Planning	\$ 448,204.80	15 %	15%
Total HOME ARP Allocation	\$ 2988032		

Amended Funding Plan:

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$302,944		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$0		
Development of Affordable Rental Housing	\$ 2,236,882		
Non-Profit Operating	\$ 100,000	3.3 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 348,206	11.6 %	15%
Total HOME ARP Allocation	\$ 2988032		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

A Request for Proposals process will be utilized for funding and/or selecting developers and service providers. Once the plan is approved, a RFP will be distributed throughout the three county region giving responders 60 days to submit plans based upon the funding strategies identified in the plan. Scoring will look at experience, implementation plan, leverage, and timeline to implement the projects. We will then enter into agreements between DANC and the service provider to implement the programs and follow all HUD/ARP guidelines/regulations. The RFP will reference the requirements set forth in CPD-21-10 for each eligible use of HOME-ARP funds.

\$2,236,882 in funding is set-aside for HOME-ARP Rental Housing. As demonstrated under the Needs Assessment, projects, especially permanent supportive housing, are needed to address homelessness, at-risk of homelessness, those fleeing domestic violence, and other populations in the Consortium. For the HOME-ARP Rental Housing, the PJ will identify within the RFP its criteria for underwriting and review of subsidy layering. The PJ's project underwriting will include an in-depth review of underlying project assumptions, development sources and uses, and projected operating income and expenses, and the project's long-term financial viability to determine the project's need for HOME-ARP assistance while preventing over-subsidization of the project. For HOME-ARP units for qualifying households, a market assessment is not

required. For projects containing units restricted for occupancy by low-income households or market-rate households, the PJ must conduct a market assessment in accordance with 24 CFR 92.250(b)(2). A third-party market assessment completed by the developer or another funder meets this requirement, but the PJ will review the assessment and provide a written, dated acknowledgement that it accepts the assessment's findings and conclusions.

\$302,944 is set-aside for Supportive Services. There is an overwhelming need for continued funding of Supportive Services in the three-county region. The eligible Supportive Services will need to fall under one of the following three categories to be eligible: McKinney-Vento Supportive Services, Homelessness Prevention Services, or Housing Counseling Services. Based upon public outreach, the PJ expects interest from applicants for housing search and counseling services, life skills training, mental health services, outreach services, substance abuse treatment services, case management, services for special populations, financial assistance costs, and short-term and medium-term financial assistance for rent. If a person is homeless, then the person will be eligible to be provided the supportive services as McKinney-Vento supportive services for the costs allowable in Section VI.D.4.c of CPD-21-10. If a person is housed and the supportive services are intended to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing to achieve stability in that housing then the person is eligible for homelessness prevention services for the costs allowable in Section VI.D.4.c.i of CPD-21-10. Housing Counseling services may be provided regardless of whether a person is homeless or currently housed. The PJ will document in its files which types of supportive services it will offer program participants, and will document in its written agreements with supportive service providers whether they are authorizing McKinney-Vento supportive services, homelessness prevention services, Housing Counseling services or some combination of the three.

The PJ is setting-aside \$100,000 for nonprofit operating funding. There is identified need in the Consortium by some nonprofit organizations for general operating costs. The PJ will ensure that in any fiscal year, non-profit operating assistance provided to a nonprofit organization may not exceed the greater of 50 percent of the general operating expenses of the organization for that fiscal year or \$50,000.

The PJ reserves the full 11.6% for administration and planning. These funds will be utilized by Jefferson County for administration of the grant as well as the Subrecipient for administration and program delivery. The balance of funds will be available to not for profits to be able to administer the grants that they receive.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The rationale for the funding plan is to provide \$2.1 million of assistance for rental housing assistance. This will likely be in the form of permanent supportive housing, but does not have to

be. A market study of the greater Watertown/Fort Drum market alone demonstrated a need for 268 units under 30% AMI that provided some form of supportive service and/or tenant rental assistance. The number increases by 463 units when you add in the number of units needed below 60%AMI and with a low-end income threshold of 30% AMI. Potential applicants include permanent supportive housing projects that are being planned but are not currently 100% funded, and those not proposed but may be in the future.

The PJ is setting aside \$402,944 for supportive services. Extensive public outreach demonstrated interest from potential applicants for: housing search and counseling services, life skills training, mental health services, outreach services, substance abuse treatment services, case management, services for special populations, financial assistance costs, and short-term and medium-term financial assistance for rent.

The data and studies make it clear that there is a need for permanent supportive housing to support qualified populations. It was also clear that those qualifying populations in the area tend to have SMH and/or SUD, or are veterans. The PJ's funding goals are consistent with the data.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Assuming that the Consortium would set a target of \$50,000 per unit in funding through the HOME-ARP Rental Housing Program, then approximately 40 units would be created/rehabilitated for use by the qualifying populations.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

As mentioned earlier in the Plan, through public consultation and the completion of several studies, there is documented need for deep-subsidy, permanent supportive housing, and low-income housing (under 60% AMI) in the three-counties. Several projects are proposed already but not funded. The approximately 40 units proposed above would help the PJ meet the needs of creating new units to support the qualifying populations.

Preferences

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except

that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan. For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular**

qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ's HOME-ARP allocation plan. Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

All qualifying populations are eligible for the supportive services and TBRA. For rental housing, all qualifying populations are eligible with preference given to those with serious mental health issues and/or substance use disorders, and veterans.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

As noted, there is need within the subpopulations of adults with **serious mental illness and/or adults with a substance use disorder**. Based on the 2021 CoC point in time report, there were 13 sheltered households and 10 unsheltered households comprised of adults with a serious mental illness. There were 3 sheltered and 12 unsheltered households defined as adults with a substance abuse disorder.

Updated HMIS information for 2022 showed 1,017 people reporting having a mental health disorder of which 289 reported their disorder as a disability. In addition, 418 people reported having a substance abuse disorder. Of this number, 74 reported having alcohol abuse, 234 reported drug abuse, and 110 reported both drug and alcohol abuse. 102 people reported their substance abuse disorder as a disability.

There also continues to be a need for our **Veteran** population for both affordable housing and supportive services. The HMIS report for 10/1/2020-9/30/2021 noted that 6%, or 53, households assisted were households with Veterans. Most were households with an adult and no children. Only 9 households were adults with children. Of these 9, 3 were placed in EST, 2 in RRH, and 4 in PSH. For Veterans, the Veterans Outreach Center notes that there is a need for not only affordable housing but housing, job seeking and financial counseling services.

The preferences identified for rental housing help to meet the needs identified above.

Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

Affordable Rental Housing:

A centralized CE intake and parallel vulnerability index form capturing the priority needs will be completed in HMIS by all providers referring qualifying populations to HOME-ARP affordable rental housing projects. For those projects, all qualifying populations will be able to fill out a CE intake/application at entities that currently process CE intakes (i.e. homeless shelters, social service providers, eviction prevention providers, hospitals, jails, etc.) – as well as agencies that will be implementing HOME-ARP affordable rental housing projects. Data from each client's CE intake and the Vulnerability Index for each type of eligible activity (affordable rental housing) will be utilized to populate a waitlist by CE staff. The waitlist will have tiers of priorities based on the preferences described earlier. Agencies implementing affordable rental housing funded through HOME-ARP will reach out to clients based on the populated waitlist when openings arise. All participating providers will complete a training specific to data entry and assessing for eligible referrals.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

All qualifying populations will be eligible to fill out a CE intake/application for affordable rental housing funded through HOME-ARP. The CoC's existing CE intake will be edited to ensure clients are identified by qualifying population as defined in the HOME-ARP program, and are not turned away for not being homeless.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

As mentioned above, for affordable rental housing all qualifying populations will be eligible to apply with preference given to those with serious mental health and/or substance use disorders, and veterans. The CoC's existing CE intake will be edited to ensure clients are identified by qualifying population and prioritization for rental housing occurs as defined in the HOME-ARP program, and are not turned away for not being homeless.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Not applicable

Limitations in a HOME-ARP rental housing or NCS project

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.

- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The Consortium does not intend to limit eligibility for a HOME-ARP rental housing project to a particular qualifying population or specific subpopulation.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not applicable

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

Not applicable

- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*

Not applicable

- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

Not applicable

- *Specify the required compliance period, whether it is the minimum 15 years or longer.*

Not applicable

- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

Not applicable

- *Other requirements in the PJ's guidelines, if applicable:*

Not applicable

AFFIDAVIT OF PUBLICATION
Watertown Daily Times

State of New York,
County of, Jefferson County,

The undersigned is the authorized designee of Watertown Daily Times, a Daily Newspaper published in Jefferson County, New York. I certify that the public notice, a printed copy of which is attached hereto, was printed and published in this newspaper on the following dates:

06/13/2024

This newspaper has been designated by the County Clerk of Jefferson County, as a newspaper of record in this county, and as such, is eligible to publish such notices.

Christina Henke Rea

Signature

Christina Henke Rea

Printed Name

Subscribed and sworn to before me,

This 17 day of June 2024



**JEFFERSON COUNTY
NOTICE OF PUBLIC HEARING
AMENDED NORTH COUNTRY HOME CONSORTIUM
HOME-ARP ALLOCATION PLAN-
SUBSTANTIAL AMENDMENT TO 2021 ANNUAL ACTION
PLAN**

The Development Authority of the North Country, on behalf of the North Country HOME Consortium, will hold a public hearing on Wednesday, June 26, 2024 at 10:00 AM at 317 Washington Street, Suite 414, Watertown, NY 13601, conference room. Written comments shall be received by 4:00 PM, July 12, 2024 to Development Authority of the North Country, Attn. Michelle Capone, 317 Washington Street, 4th Floor, Watertown, New York 13601 or mcapone@danc.org.

The purpose of the hearing is to receive public comment regarding an amendment to the HOME-American Rescue Plan (HOME-ARP) Allocation Plan. The HOME-ARP funds were appropriated to the North Country HOME Consortium under section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) for the HOME Investment Partnerships Program to provide homelessness assistance and supportive services. The Allocation Plan is a substantial amendment to the North Country HOME Consortium's 2021 HOME Program Annual Action Plan.

The Use of HOME-ARP Funding section originally reflected the following uses of funds defined by HUD Notice CPD-21-10: \$1,800,000 for development of affordable rental housing; \$420,305.92 for supportive services; \$200,000 for tenant based rental assistance; \$119,521.28 for non-profit capacity building; and \$448,204.80 for administration and planning.

The Use of HOME-ARP Funding section of the HOME-ARP plan was **amended** to reflect the following uses of funds defined by HUD Notice CPD-21-10: \$2,136,882 for development of affordable rental housing; \$402,944 for supportive services; \$100,000 for non-profit operating capacity; and \$348,206 for administration and planning.

The amended North Country HOME Consortium HOME-ARP Allocation Plan and the amendment to the 2021 HOME Annual Action Plan is subject to a 30-day public comment period, commencing on June 13, 2024 and ending July 12, 2024. The draft plan will be available for review and comment during that time at any of the three County Planning, Social Service Departments, and at www.danc.org.

If you have any questions, please contact Michelle Capone at the Development Authority of the North Country (315) 661-3200 or mcapone@danc.org, or Michael Bourcy at the Jefferson County Department of Planning (315) 785-3144 or mbourcy@co.jefferson.ny.us.

AFFIDAVIT OF PUBLICATION
Watertown Daily Times

State of New York,
County of, St. Lawrence County,

The undersigned is the authorized designee of Watertown Daily Times, a Daily Newspaper published in St. Lawrence County, New York. I certify that the public notice, a printed copy of which is attached hereto, was printed and published in this newspaper on the following dates:

07/23/2024

This newspaper has been designated by the County Clerk of St. Lawrence County, as a newspaper of record in this county, and as such, is eligible to publish such notices.

Christina Henke Rea

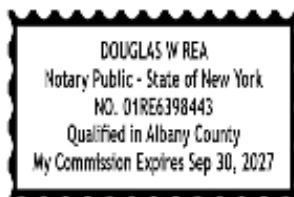
Signature

Christina Henke Rea

Printed Name

Subscribed and sworn to before me,

This 25 day of July 2024



**SAINT LAWRENCE
COUNTY
ADVERTISEMENT FOR
BID**

The Development Authority of the North Country, Subrecipient for the Town of Gouverneur Owner-Occupied Rehabilitation Program, is accepting bids on behalf of the homeowners for six (6) CDBG-funded, owner-occupied rehabilitation projects in the town of Gouverneur, St. Lawrence County. Section 3 and MWBE firms are encouraged to apply. Bid information can be obtained by going to <https://municipal/bids.danc.org/bids>. For questions please contact Matt Siver at 315-861-3200 or at msiver@danc.org. Deadline for bids is August 2, 2024.

AFFIDAVIT OF PUBLICATION
Watertown Daily Times

State of New York,
County of, Jefferson County,

The undersigned is the authorized designee of Watertown Daily Times, a Daily Newspaper published in Jefferson County, New York. I certify that the public notice, a printed copy of which is attached hereto, was printed and published in this newspaper on the following dates:

09/03/2024

This newspaper has been designated by the County Clerk of Jefferson County, as a newspaper of record in this county, and as such, is eligible to publish such notices.

Christina Henke Rea

Signature

Christina Henke Rea

Printed Name

Subscribed and sworn to before me,

This 05 day of September 2024



**JEFFERSON COUNTY
NOTICE OF PUBLIC
HEARING
AMENDED NORTH
COUNTRY HOME
CONSORTIUM HOME-
ARP ALLOCATION PLAN-
SUBSTANTIAL
AMENDMENT TO 2021
ANNUAL ACTION PLAN**

The Development Authority of the North Country, on behalf of the North Country HOME Consortium, will hold a public hearing on Wednesday, September 18, 2024 at 10:30 AM at 317 Washington Street, Suite 414, Watertown, NY 13601, conference room. Written comments shall be received by 4:00 PM, October 3, 2024 to Development Authority of the North Country, Attn. Michelle Capone, 317 Washington Street, 4th Floor, Watertown, New York 13601 or mcapone@danc.org.

The purpose of the hearing is to receive public comment regarding an amendment to the HOME-American Rescue Plan (HOME-ARP) Allocation Plan. The HOME-ARP funds were appropriated to the North Country HOME Consortium under section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) for the HOME Investment Partnerships Program to provide homelessness assistance and supportive services. The Allocation Plan is a substantial amendment to the North Country HOME Consortium's 2021 HOME Program Annual Action Plan.

The Use of HOME-ARP Funding section, as amended, reflected \$2,136,882 for development of affordable rental housing, and \$402,944 for supportive services. The Use of HOME-ARP Funding section of the HOME-ARP plan is being further **amended** to reflect the following uses of funds defined by HUD Notice CPD-21-10: \$2,236,882 for development of affordable rental housing; and \$302,944 for supportive services.

The amended North Country HOME Consortium HOME-ARP Allocation Plan and the amendment to the 2021 HOME Annual Action Plan is subject to a 30-day

exp. 09/30/2021)

Appendix - Alternate/Local Data Sources

1	Data Source Name N/A
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?

Community Development Block Grant– Entitlement Communities Program

Consolidated Plan

Program Years 2021-2025



Prepared by the City of Watertown Planning Department
245 Washington Street
Watertown, NY 13601

DRAFT March 26, 2021

The purpose of this amendment is to change the budget for projects that came in under and over the original budgets. Two projects were added with the reallocated funding.

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

This document represents the City of Watertown's Consolidated Plan for the Community Development Block Grant (CDBG) Program for Program Years 2021-2025. It also includes the City's Annual Action Plan for Program Year 2021. The City became an Entitlement Community under the CDBG Program for the first time in 2014 and developed a two-year Consolidated Plan followed by a five-year plan covering Program Years 2016-2020. The City wrote this Consolidated Plan in conjunction with the North Country Home Consortium's Consolidated Plan. The NCHC represents a three-county area consisting of Jefferson, Lewis and St. Lawrence counties and receives annual funding from the HOME Investment Partnership program.

The City's first two Consolidated Plans focused on neighborhood stabilization and revitalization, affordable housing rehabilitation, homeownership, job support and creation, fair housing education, homeless assistance, and support of public services. The City's 2021-2025 Consolidated Plan also includes these same goals but modified slightly to reflect current needs more accurately. The plan includes an additional goal focused on the environment and quality of life. The plan has been developed through extensive public outreach and citizen participation that included numerous public meetings which were conducted over the last two years as the City developed its first ever Comprehensive Plan as well as a set of Strategic Goals and Objectives to help guide operations. A public hearing was also held in addition to outreach to numerous partner agencies identified in our Citizen Participation Plan and a City Council work session dedicated to the development of this plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As is noted above, the City developed its 2021-2025 Consolidated Plan following an extensive citizen participation and community outreach process that has enabled the City to develop a wide-ranging plan

to address the community development needs of our City. The plan identifies several high-priority needs, including provisions for decent affordable housing, homeownership, public infrastructure improvements, blight elimination, environmental and quality of life enhancements, economic development, fair housing education, targeted public services, and homeless prevention.

The Strategic Plan includes several goals to address these needs including neighborhood stabilization and revitalization, affordable housing rehabilitation, increasing homeownership opportunities, environment and quality of life enrichment, job support and creation, fair housing education, supporting public services and homeless assistance.

Our Annual Action Plans will support these goals with specific projects such as improvements to public infrastructure, environmental initiatives, owner-occupied housing rehabilitation, homebuyer assistance, fair housing education initiatives, homeless assistance and projects that support the social needs identified by the community through our public outreach process.

3. Evaluation of past performance

The City has participated in the CDBG Entitlement Program for the last seven years, successfully completing numerous projects that implemented the goals and objectives identified in our first two Consolidated Plans. The City focused most of its resources on addressing the primary goals of neighborhood stabilization and revitalization, affordable housing rehabilitation and increasing homeownership opportunities. Our success in implementing the neighborhood stabilization and revitalization goal over the last seven years has included the construction of multiple sidewalk replacement projects in our target areas including the multi-year Huntington Street sidewalk project, and projects on Gaffney Drive and Rutland Street North. It has also included several demolition projects that resulted in the removal of seven dilapidated residential structures. To date, the City has also replaced 70 substandard ADA ramps throughout the City that helped to improve accessibility and replaced four bus shelters at various locations. The City's neighborhood stabilization and revitalization efforts also included several tree planting projects and the replacement of two playground structures in target areas that improved recreational opportunities in their service areas.

To address our affordable housing rehabilitation goal, the City has implemented several owner-occupied housing rehabilitation and rental housing rehabilitation programs in the last several years. Since becoming an entitlement community, the City has assisted in rehabilitating 41 owner-occupied homes consisting of 49 total units and 6 rental properties consisting of 14 total units.

To increase homeownership opportunities within the community, the City has included four homebuyer assistance projects in the last five years that, to date, has resulted in 11 families becoming homeowners.

The City also partnered with developer Evergreen Partners on two large scale rental rehabilitation projects, the Maple Court Apartments Project and the Black River Apartments Project, by providing funding for a portion of the architectural and engineering design fees associated with the projects. This funding helped to leverage millions of dollars in financing including funding from the State of New York, Federal low-income housing tax credits and private funds. The Maple Court Project resulted in the rehabilitation of 92 units that make up the complex. The Black River Apartments project was comprised of seven buildings at six different locations in and around downtown Watertown. Within the seven buildings, 115 residential units were rehabilitated.

In addition, prior to becoming an Entitlement Community, the City participated in the Small Cities program, first administered by HUD and then New York State, for over 35 years. The City operated housing rehabilitation programs for most of those years. Public infrastructure projects were funded to a lesser extent and implemented a couple of economic development projects.

4. Summary of citizen participation process and consultation process

The development of the City's Consolidated Plan and Annual Action Plan included extensive outreach to several different organizations and individuals throughout the community. The City began by contacting numerous public and private agencies that provide assisted housing, health and social services, homeless services, child welfare services and other agencies that serve the low to moderate income population in the City. The City also contacted adjacent units of local government and local economic development agencies to obtain input on non-housing community development needs and priorities. In addition, the City met with representatives from the North Country HOME Consortium to discuss needs and priorities for both organizations.

During the development of our last Consolidated Plan, the City held two neighborhood meetings to obtain input from residents. While the Coronavirus pandemic did not allow for the City to hold similar meetings during the development of this plan, the City was fortunate that we had just adopted two important documents: the City's first ever Comprehensive Plan and a Strategic Goals and Objectives Plan. The citizen participation processes for these plans were extensive and included multiple public meetings and public hearings to obtain input and feedback from the community. The planning process for both documents began in late 2018 and the City Council adopted them in December 2019, just prior to the start of the pandemic. The Comprehensive Plan was funded in part with CDBG funds with the idea that the input obtained from the public during the development of the plan, along with the visions, goals and recommendations would directly tie to our 2021-2025 Consolidated Plan.

Staff also participated in meetings and conference calls to continue to seek input and discuss the needs of the community related to housing, homelessness, public facilities, infrastructure improvements, public services, economic development, and planning.

The City Council held a public hearing on March 1, 2021 to obtain input from citizens, involved agencies and interested persons on activities to be included in the Consolidated Plan and Annual Action Plan. To provide for the widest possible range of public participation, the public hearing had a virtual option in addition to the in-person public hearing held during the Council meeting.

After seeking this input, a draft Consolidated Plan and Annual Action plan was published and a 30-Day public comment period was held in order to gather additional input from citizens. The 30-Day public comment period lasted from March 27, 2021 to April 26, 2021.

The citizen participation process was extremely beneficial as it identified several community needs that were previously unknown and allowed the City to develop its Consolidated Plan and Annual Action Plan accordingly.

5. Summary of public comments

Throughout the development of the Consolidated Plan and Annual Action Plan, as well as during our public outreach process for the Comprehensive Plan and Strategic Goals and Objectives, the City received many valuable comments and suggestions from the public. The suggestions ranged from ideas for general goals and objectives to project specific ideas for particular neighborhoods or geographic areas.

Goals included strengthening community building efforts, investing in neighborhoods, creating and improving public spaces, capitalizing on the Black River, making Watertown more attractive to developers, investors and businesses to promote economic development, ensuring the City's infrastructure is modern, safe and well maintained, taking pride in the City's appearance and preserving and enhancing the City's natural, cultural and scenic resources.

More specific project ideas included promoting a variety of housing types, forms and affordability levels, improving housing conditions by supporting city-wide and long-term housing reinvestment, improving ADA accessibility along streets, expanding and enhancing the City's park and trail system, eliminating blight and improving facilities and infrastructure.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments that were received during the citizen participation process for the Comprehensive Plan, the Strategic Goals and Objectives, the Consolidated Plan and Annual Action Plan were considered in the preparation of the draft plans. The suggestions were reviewed for common and recurring themes to help establish priorities and goals.

There were not any ideas, comments and suggestions that were not accepted. Most of the comments and suggestions received were considered and most project specific ideas could be implemented under one or more of the City goals and/or strategies, however, the City will have to prioritize those ideas to address our greatest needs.

While no public comments were received at the public hearing held on March 1, 2021 or during the 30-day public comment period, the City received valuable input during many public meetings as previously described.

7. Summary

The City of Watertown developed its Consolidated Plan for Program Years 2021-2025 with an extensive citizen participation and community outreach process that has enabled the City to develop a comprehensive plan that addresses the community development needs of our City. The plan focuses on neighborhood stabilization and revitalization, affordable housing rehabilitation, homeownership, environmental enrichment, job support and creation, fair housing education, support of public services and homeless assistance.

Our 2021 Annual Action Plan includes several housing initiatives including an owner-occupied rehabilitation program, a homebuyer program and a fair housing education program. Public infrastructure improvements include sidewalk reconstruction, ADA sidewalk ramp replacement, playground improvements and tree planting. We will be expanding our efforts to address homelessness in the community and have also placed a strong emphasis on other social needs of the City by including programs to address food insecurity and hunger in the schools.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WATERTOWN	Planning and Community Development Department

Table 60– Responsible Agencies

Narrative

The lead agency for the preparation of this Consolidated Plan was the City of Watertown through its Planning and Community Development Department.

Consolidated Plan Public Contact Information

Michael A. Lumbis, Planning and Community Development Director

City of Watertown

245 Washington St.

Watertown, NY 13601

mlumbis@watertown-ny.gov

Tel: (315) 785-7741

Fax: (315) 785-7829

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Watertown's consultation efforts included outreach to organizations and individuals throughout the community, including citizens, municipal officials, the public housing authority, governmental agencies, non-profit agencies, economic development officials and the Continuum of Care. The City made initial contact via email with over twenty-five organizations and solicited feedback with newspaper advertisements and through a public hearing prior to developing the plan. Following the initial email outreach, City Staff participated in several follow up meetings and conference calls with interested agencies and individuals to continue to seek input and discuss the needs of the community related to housing, homelessness, public facilities, infrastructure improvements, public services, economic development, and planning.

From the winter of 2018 through winter of 2019, staff representing all City departments worked with City Council, City Manager, local stakeholders, and members of the public to create a Strategic Goals and Objectives document with the intent of improving City operations over the next decade. Elected officials and City staff invited all members of the public to attend multiple public outreach meetings in addition to a final public hearing to share thoughts and discuss strategies for improved communication, customer service, beautification, public safety and more. Through these efforts, the City's 2020 Strategic Goals and Objective Plan was produced.

As with the Strategic Goals and Objective Plan, staff worked with a wide range of individuals including City Council, City Manager, local stakeholders, and members of the public to create the City's Comprehensive Plan. Groundwork for public input began in March of 2019 through December 2019, which included robust public information planning, outreach, and neighborhood research to gain insight on how the City currently functions at the neighborhood level. Citizen input was the compass used to help set a course for the City's future.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Watertown Housing Authority (WHA) is the only public housing authority in the City of Watertown. The City consulted the WHA while developing this plan and provided data on tenant characteristics, waiting lists, notable deficiencies, and unmet needs, which the City incorporated into the plan. Lewis County Opportunities administers the Housing Choice Voucher (HCV) Program in the City and was also consulted and provided important information regarding the HCV program, number of households

assisted, waiting lists and shortfalls in capacity. Much of this information was integrated into the City's Analysis of Impediments to Fair Housing.

The City also sought input from private and governmental health, mental health, and human service agencies. In addition, the City obtained input from the Points North Housing Coalition (PNHC), which serves as the Continuum of Care for the City and Jefferson County. PNHC is comprised of a broad range of members including representatives from housing and health providers and mental health and service agencies. Staff attends quarterly meetings and has participated in committee meetings of the PNHC and has gained valuable input for incorporation into the plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

In the City of Watertown, the Continuum of Care is known as the Points North Housing Coalition (PNHC). PNHC serves the City and Jefferson County, along with Lewis and St. Lawrence Counties. PNHC is comprised of a wide range of members from many varying backgrounds such as businesses, faith-based organizations, hospitals and medical service providers, veteran services, other non-profits, and previously homeless individuals. The City of Watertown participates in PNHC quarterly meetings, conference calls and committee meetings. This coordination and the input the City received, particularly regarding homelessness needs, was extremely valuable as the City developed the Consolidated Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

This section is not applicable as the City of Watertown does not receive ESG funds and is not responsible for the administration of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 61– Agencies, groups, organizations who participated

1	Agency/Group/Organization	ACR Health
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
2	Agency/Group/Organization	Association for the Blind and Visually Impaired
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
3	Agency/Group/Organization	Advantage Watertown
	Agency/Group/Organization Type	Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Citizens Advisory Board is a group of business and community leaders that serves in an advisory role to the City on several different issue and topics including community development, housing, and economic development. Initial contact was made to members of Advantage Watertown via email on February 10, 2021. The email asked members to consider what they felt the City needed to improve in the areas of housing, public facilities, public services, and economic development. Planning Staff then met with the Advantage Watertown Committee on February 11, 2021. Members felt that neighborhood specific projects that would have a high impact should be the focus of the City's CDBG plan. Some of the topics discussed at this meeting included economic development, accessibility, improvements to technology such as public internet access.</p>
4	Agency/Group/Organization	Catholic Charities - Diocese of Ogdensburg
	Agency/Group/Organization Type	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment</p>
	What section of the Plan was addressed by Consultation?	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Contact was made via email on February 19, 2021.</p>

5	Agency/Group/Organization	Community Action Planning Council of Jefferson County
	Agency/Group/Organization Type	Housing Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	Development Authority of the North Country
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
7	Agency/Group/Organization	JEFFERSON COUNTY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
9	Agency/Group/Organization	Jefferson County Department of Social Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
10	Agency/Group/Organization	Jefferson County Office for the Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.

11	Agency/Group/Organization	Lewis County Opportunities, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
12	Agency/Group/Organization	Jefferson County Planning Department
	Agency/Group/Organization Type	Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021. In addition, Staff participated in a conference call on February 26, 2021 with County Planning representatives as well as representatives from the Development Authority of the North Country to discuss our Consolidated Plan efforts, including scheduling and priorities for the two plans.
13	Agency/Group/Organization	Neighbors of Watertown, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021. In addition, Staff is regularly in contact with NOW Staff to discuss ongoing programs and long-range program goals.

14	Agency/Group/Organization	North Country Affordable Housing, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
15	Agency/Group/Organization	North Country Family Health Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
16	Agency/Group/Organization	Northern New York Community Foundation
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
17	Agency/Group/Organization	Northern Regional Center for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
18	Agency/Group/Organization	Town of Pamela
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
19	Agency/Group/Organization	Transitional Living Services of Northern NY
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
20	Agency/Group/Organization	Watertown Housing Authority
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.

21	Agency/Group/Organization	Watertown Local Development Corporation
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
22	Agency/Group/Organization	Watertown Urban Mission
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
23	Agency/Group/Organization	Fort Drum Regional Health Planning Organization
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
24	Agency/Group/Organization	Town of LeRay
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
25	Agency/Group/Organization	Credo Community Center for the Treatment of Addiction
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
26	Agency/Group/Organization	Disabled Persons Action Organization
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
27	Agency/Group/Organization	Points North Housing Coalition
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
29	Agency/Group/Organization	Town of Watertown
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
30	Agency/Group/Organization	The WorkPlace
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.

31	Agency/Group/Organization	Victims Assistance Center of Jefferson County, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Regional organization Services - abuse response and counseling
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.
32	Agency/Group/Organization	Jefferson County Public Health
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contact was made via email on February 19, 2021.

Identify any Agency Types not consulted and provide rationale for not consulting

The City compiled an extensive outreach list and contacted all agencies on the list via email. A public hearing was also advertised and held providing the opportunity for the agencies, citizens and other interested parties to comment on the plan. All parties were invited to submit information directly to the City for inclusion in the plan. No organizations or individuals were deliberately omitted from the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Points North Housing Coalition	The City's Strategic Plan includes a priority that would assist with increasing services to homeless persons, which is certainly a goal of the Points North Housing Coalition.

Table 62– Other local / regional / federal planning efforts**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

As part of our consultation and outreach efforts, the City contacted three adjacent units of local government via email to solicit input on the plan: the Town of Watertown, the Town of Pamela and the Town of LeRay. The City also consulted several departments within the Jefferson County government, such as the Department of Social Services, Planning Department, the Office for the Aging, and the Public Health Department, and received valuable input which proved to be very important in developing the plan.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process for the City of Watertown Community Development Block Grant Program included extensive outreach to several different organizations and individuals throughout the community. Through an email sent on February 19, 2021, the City contacted numerous public and private agencies that provide assisted housing, health and social services, homeless services, child welfare services and other agencies that serve the low to moderate income population in the City. The City also contacted adjacent units of local government and local economic development agencies to obtain input on non-housing community development needs and priorities.

The City Council held a public hearing on March 1, 2021 to obtain input from citizens, involved agencies and interested persons on activities to be included in the Consolidated Plan and Annual Action Plan.

Along with the initial outreach and the public hearing, the City participated in several meetings and conference calls to continue to seek input and discuss the needs of the community related to housing, homelessness, public facilities, infrastructure improvements, public services, economic development, and planning. After seeking this input, a draft Consolidated Plan and Annual Action Plan were published, and a 30-Day public comment period was held.

The citizen participation process was extremely beneficial as it identified several community needs that were previously unknown and allowed the City to develop its Consolidated Plan and Annual Action Plan accordingly.

From the early winter of 2018 through December of 2019, staff representing all City departments worked with City Council, City Manager, local stakeholders, and members of the public to create a Strategic Goals and Objectives document with the intent of improving City operations over the next decade. Elected officials and City staff invited all members of the public to attend multiple public outreach meetings in addition to a final public hearing to share thoughts and discuss strategies for improved communication, customer service, beautification, public safety and more. Through these efforts, the City's 2020 Strategic Goals and Objective Plan was produced.

In addition to the Strategic Goals and Objective Plan, City staff, with the help a contracted planning firm, worked with a wide range of individuals including City Council, City Manager, local stakeholders, and members of the public to create the City first ever Comprehensive Plan. Groundwork and implementation of the City public outreach efforts began in January 2019 and carried through December 2019. These efforts included robust public information planning, outreach, and neighborhood research to gain a better understanding of how the City currently functions at the neighborhood level. Citizen input was used as essential information to help set a course for the City's future.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community Neighborhood level	On June 11, 2019 - Watertown City Mayor, City Council and City Staff held a public meeting at Community Action Planning Council located at 518 Davidson Street in Watertown.	Citizens provided input on the Goals and Objectives that the City Council has created to set a plan of action for the City for the next 5-10 years. Goals for comment included: Communication, Customer Service, Economic Development, Fiscal Sustainability, Infrastructure, Partnership, Pride in City Appearance, Public Safety.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-targeted/broad community Neighborhood level	On June 11, 2019 - Watertown City Mayor, City Council and City Staff held a public meeting at Northern New York Philanthropy Center located at 131 Washington Street in Watertown.	Citizens provided input on the Goals and Objectives that the City Council has created to set a plan of action for the City for the next 5-10 years. Goals for comment included: Communication, Customer Service, Economic Development, Fiscal Sustainability, Infrastructure, Partnership, Pride in City Appearance, Public Safety.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Non-targeted/broad community Neighborhood level	On June 12, 2019 Watertown City Mayor, City Council and City Staff held a public meeting at Cornell Cooperative Extension located at 203 Hamilton Street N in Watertown.	Citizens provided input on the Goals and Objectives that the City Council has created to set a plan of action for the City for the next 5-10 years. Goals for comment included: Communication, Customer Service, Economic Development, Fiscal Sustainability, Infrastructure, Partnership, Pride in City Appearance, Public Safety.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Meeting	Non-targeted/broad community Neighborhood level	On June 12, 2019 Watertown City Mayor, City Council and City Staff held a public meeting North Elementary School located at 171 Hoard Street in Watertown.	Citizens provided input on the Goals and Objectives that the City Council has created to set a plan of action for the City for the next 5-10 years. Goals for comment included: Communication, Customer Service, Economic Development, Fiscal Sustainability, Infrastructure, Partnership, Pride in City Appearance, Public Safety.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Meeting	Non-targeted/broad community Neighborhood level	On June 13, 2019 Watertown City Mayor, City Council and City Staff held a public meeting Watertown Municipal Arena located at 600 William T. Field Drive in Watertown.	Citizens provided input on the Goals and Objectives that the City Council has created to set a plan of action for the City for the next 5-10 years. Goals for comment included: Communication, Customer Service, Economic Development, Fiscal Sustainability, Infrastructure, Partnership, Pride in City Appearance, Public Safety.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Meeting	Non-targeted/broad community Neighborhood level	On June 13, 2019 Watertown City Mayor, City Council and City Staff held a public meeting at Sherman Elementary School located at 836 Sherman Street in Watertown.	Citizens provided input on the Goals and Objectives that the City Council has created to set a plan of action for the City for the next 5-10 years. Goals for comment included: Communication, Customer Service, Economic Development, Fiscal Sustainability, Infrastructure, Partnership, Pride in City Appearance, Public Safety.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Public Hearing	Non-targeted/broad community Neighborhood level	On October 28, 2019 - Watertown City Mayor, City Council and City Staff held a public meeting at Watertown High School located at 1335 Washington Street in Watertown.	Citizens provided input on the Goals and Objectives that the City Council has created to set a plan of action for the City for the next 5-10 years. Goals for comment included: Communication, Customer Service, Economic Development, Fiscal Sustainability, Infrastructure, Partnership, Pride in City Appearance, Public Safety.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Non-targeted/broad community Neighborhood level	On January 29, 2019 Watertown City Mayor, City Council and City Staff held a public meeting at Watertown Municipal Arena located at 600 William T. Field Drive in Watertown.	Citizens provided insight to the current condition of their neighborhood/community, anticipated needs, and what they would like to their community to be in the future. Citizens also included thoughts on how to accomplish and sustain their vision.	None.	
9	Public Meeting	Non-targeted/broad community Neighborhood level	On January 29, 2019 Watertown City Mayor, City Council and City Staff held a public meeting at Immaculate Heart Central located 1316 Ives Street, Watertown, NY	Citizens provided insight to the current condition of their neighborhood/community, anticipated needs, and what they would like to their community to be in the future. Citizens also included thoughts on how to accomplish and sustain their vision.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Meeting	Non-targeted/broad community Neighborhood level	On January 30, 2019 Watertown City Mayor, City Council and City Staff held a public meeting at Community Action Planning Council located at 518 Davidson Street in Watertown.	Citizens provided insight to the current condition of their neighborhood/community, anticipated needs, and what they would like to their community to be in the future. Citizens also included thoughts on how to accomplish and sustain their vision.	None.	
11	Public Meeting	Non-targeted/broad community Neighborhood level	On February 26, 2019 City Staff held a public meeting at Ohio Street School located at 1537 Ohio Street in Watertown.	Citizens provided insight to the current condition of their neighborhood/community, anticipated needs, and what they would like to their community to be in the future. Citizens also included thoughts on how to accomplish and sustain their vision.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
12	Public Meeting	Non-targeted/broad community Neighborhood level	On February 28, 2019 City Staff held a public meeting at Watertown Urban Mission located at 247 Factory Street in Watertown.	Citizens provided insight to the current condition of their neighborhood/community, anticipated needs, and what they would like to their community to be in the future. Citizens also included thoughts on how to accomplish and sustain their vision.	None.	
13	Public Meeting	Non-targeted/broad community Neighborhood level	On February 28, 2019 Watertown City Mayor, City Council and City Staff held a public meeting at Watertown High School located at 1335 Washington Street in Watertown.	Citizens provided insight to the current condition of their neighborhood/community, anticipated needs, and what they would like to their community to be in the future. Citizens also included thoughts on how to accomplish and sustain their vision.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Meeting	Non-targeted/broad community Neighborhood level	On September 24, 2019 City Staff held a public meeting at Northern New York Community Foundation located at 131 Washington Street in Watertown.	Citizens provided reactions and comments on the draft plan.	None.	
15	Public Meeting	Non-targeted/broad community Neighborhood level	On September 25, 2019 City Staff held a public meeting at the Italian American Club located at 192 Bellevue Avenue in Watertown.	Citizens provided reactions and comments on the draft plan.	None.	
16	Public Hearing	Non-targeted/broad community Neighborhood level	On December 2, 2019 City Staff held a public hearing at the Watertown City Hall located at 245 Washington Street in Watertown	One member of the public questioned if the plan would be used to expand Citibus service and/or allow digital billboards in the downtown district.	None.	

Table 63– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing

Cost burden is a prevalent housing problem. The City's housing stock is split between affordable (means tested) and too expensive. The presence of Fort Drum, the nearby military base, has driven up property values and made much of the housing options too expensive for many residents in the area. The majority of new housing stock within the City that has been created or rehabilitated within the last 20 years has been for the low to median income population, leaving many of those above median income with a high housing cost burden.

A rising number of owners have abandoned their properties because they cannot afford the high costs of the mortgage and maintenance. To combat this issue, the City has been working on a program to identify these at-risk properties and connect the owners with housing counseling and pre-foreclosure programs.

Additionally, a majority of the City's housing stock was built prior to 1939 and is in need of maintenance, which many owners cannot afford. It is known from the many years of experience with rehabilitation programs that quality improvement of the housing stock is a great need.

Homeless

When it conducted the most recent Point In Time count, the Points North Housing Coalition estimated that the City's homeless population was about 60 persons. The City works in conjunction with the Coalition to combat the homeless problem and create programs to help those in need. While the City's homeless are not traditional on-the-street homeless, there are a rising number of people that do not have permanent housing, attributable in large part to the high cost of housing options within the City.

Non-housing Community Development

The primary need for public facilities is the lack of neighborhood parks and connectivity between parks. Additionally, improved accessibility for those with disabilities was identified as a need during the City's recent Comprehensive Plan public meetings. Other public improvement needs discussed were safe bike and pedestrian routes throughout the City, particularly within Public Square, and improved sidewalk and ADA ramps.

The City has been working on creating a coordinated strategy for infrastructure improvements. Staff from the Planning, Engineering, Department of Public Works and Water departments meet monthly to discuss upcoming capital projects and needs in order to coordinate and better serve the City's residents by replacing aging infrastructure.

Public Services

One of the biggest public service needs identified during the recent Comprehensive Planning process was the need for an enhanced public transportation through expanding the Citibus system's hours and routes. Many City residents lack transportation to get to work, medical appointments and basic life needs, so an expansion of the current bus system could greatly increase the quality of life for them. The planning process also identified food insecurity as a needed public service, given the high poverty level throughout the City. The City's food pantries report high levels of usage, especially over the last year.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The primary objective of the City's non-housing community development activities related to public facilities is to ensure that adequate facilities are available for residents in all low to moderate income neighborhoods. This includes streets, sidewalks, ADA ramps, adequate sewer and water service, as well as park improvements and elimination of slums and blight. The City's Water, DPW, Engineering and Planning Departments have implemented a capital projects monthly planning session to work together to create complete infrastructure improvement projects that will enhance neighborhoods most in need. The intention of these capital project meetings is to share capital project plans between departments and create a plan moving forward to pair projects together in each area, to maximize available funding sources and complete projects that involve all department's infrastructure in each area. The map below shows the City's infrastructure priorities overlaid on the CDBG Target Areas. The City used data from the recent ADA Transition Plan surveys, as well as a pavement condition index study done in 2010 to set priorities in the areas most in need of repair. The map will be used to create a long-range capital projects plan.

LMI block groups in the City have only 7.2% of the total parkland area, or approximately 36.3 acres out of the total of 506 acres of parkland in the City. To address this current unmet need, one of our primary public facility priorities will include developing and supporting park, playground, and recreational facility projects in LMI areas. Additional efforts will be made to connect LMI areas that are isolated from public facilities via the addition of recreational trails and sidewalks, with specific emphasis placed on projects that support the Local Waterfront Revitalization Program for the Black River. Creating new or improving existing park and recreational areas, as well as providing connections to these recreational areas through both pedestrian and public transportation, will provide relief from the urban setting for residents, will improve the aesthetic quality of neighborhoods and will provide much needed recreational opportunities in LMI areas. Many of the City's LMI areas are underserved or completely lacking in park and recreation amenities and this funding will give the City the opportunity to address this issue.

How were these needs determined?

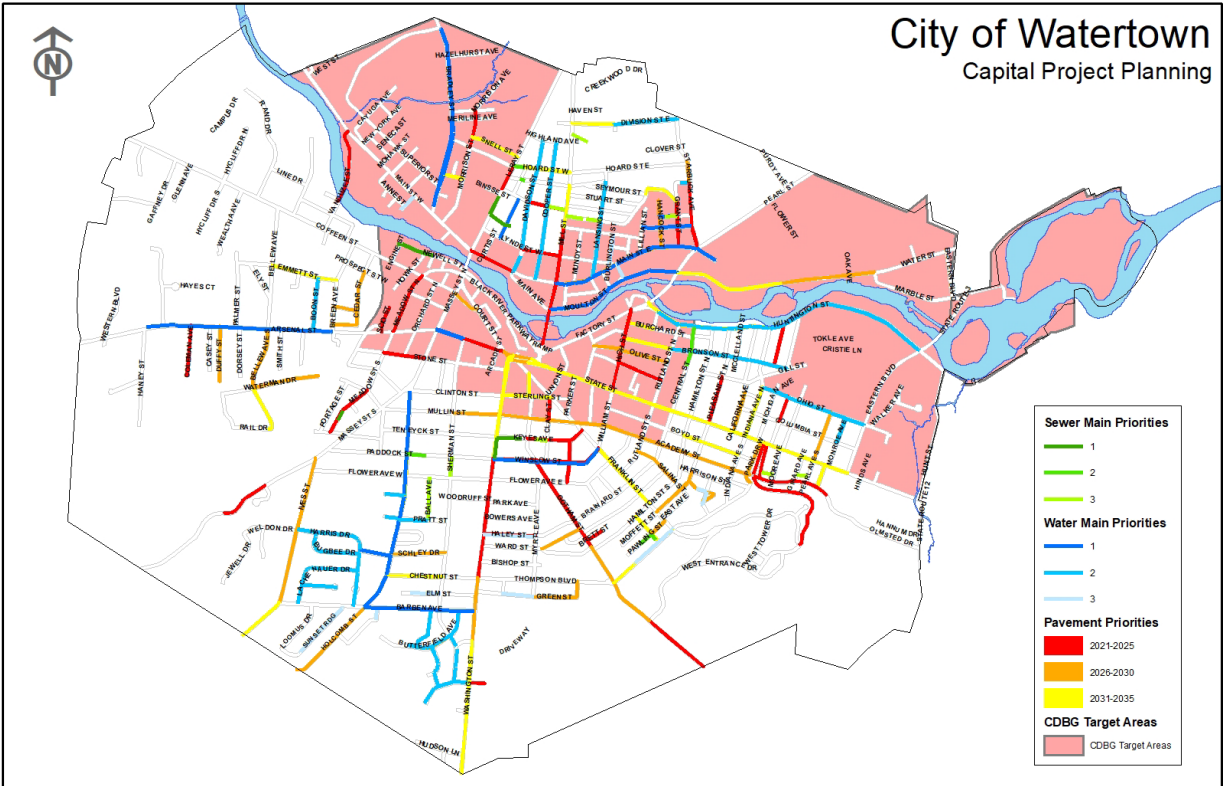
The priorities identified above were developed with input from the public and municipal officials as well as extensive public participation during the development of the City's Comprehensive Plan and Strategic Goals and Objectives Plan. While the Coronavirus did not allow for the City to hold public meetings during the development of this plan, staff was able to use input collected during the two recent planning processes, both of which included numerous public meetings. An in-person and virtual public hearing was also held in addition to outreach to numerous partner agencies identified in our Citizen Participation Plan and as well as a City Council work session dedicated to the development of this plan.

Staff participated in meetings and conference calls to continue to seek input and discuss the needs of the community related to housing, homelessness, public facilities, infrastructure improvements, public services, economic development, and planning.

Additionally, Planning Staff also used input from the City's draft LWRP and Sewall's Island and Factory Square Revitalization and Redevelopment Plan, which both focus primarily on the Black River corridor in the City. Both plans aim at revitalizing and redeveloping the Black River for recreational uses as well as a tool for economic revitalization. The riverfront corridor lies almost entirely within LMI areas, based on block group data, and therefore most riverfront improvements will benefit LMI residents. Major goals of the plans include creating a diverse and continuous waterfront experience composed of a mix of uses including recreation options and appropriate commercial opportunities. As the Black River transitions from its roots as a source of industrial power to a recreational resource, a major component will include increasing public access and recreational use of the riverfront by transforming the corridor into a connection of riverfront parks, trails and recreational opportunity areas.

These priorities were also confirmed through the recommendations identified in the City's public meetings that were held as a part of the planning process for the Comprehensive Plan. Since the City funded the Plan in part with CDBG funds, Citizens received an overview of the CDBG program during the public meetings, discussing what activities were eligible and ineligible for CDBG funding. City Staff facilitated discussion and encouraged members of the public to share their own ideas and help identify priorities. The City's public meetings showed that the one of the largest challenges impeding community development within the City of Watertown, in relation to public facilities and amenities, are trail systems. Park trails were also a popular project idea.

The need for additional parkland and recreational space in the City's LMI areas is further demonstrated by comparing the location of our existing parks to the City's LMI neighborhoods. As shown on the attached map, a majority of the City's parkland is located outside of the LMI block group areas. The map and data show that of the 506 acres of parkland located in the City, only 36.3 acres, or 7.2%, are located within LMI neighborhoods. Creating new (or improving existing) park and recreational areas, as well as connecting those which already exist, will greatly enhance the City by improving the aesthetic quality of neighborhoods and providing much needed recreational opportunities.



Capital Projects map

Describe the jurisdiction's need for Public Improvements:

As an established community with over 200 years of history, the City has a vast need for infrastructure improvements, which are important for public safety and for improving the quality of life in the City. Infrastructure improvements are needed to replace aging water mains, to eliminate leaks, to separate storm water from sewer flows, to improve accessibility, ensure pedestrian safety and improve the overall aesthetic quality of the community. The primary objectives of the City's non-housing community development activities related to public improvements include the following:

- Ensure that adequate infrastructure is in place throughout all of our LMI neighborhoods and finance enhancements to proposed capital program infrastructure projects that will improve the visual character or add to the value or desirability of LMI neighborhoods.
- Ensure pedestrian safety by assisting with the reconstruction of sidewalks and the construction of sidewalks where there are gaps in the system, provide for the safe movement of the elderly and disabled by installing ADA accessible curb ramps and fund projects that improve accessibility or remove architectural barriers in public spaces.
- Reduce the cost of mandatory improvements to the homes or properties of LMI persons which are triggered by local legislation or regulation such as the City sidewalk program or proposed capital program infrastructure improvements.

- Support programs that facilitate access to the public transportation system.

Enhancing the City's infrastructure through public improvements will enhance the aesthetic quality and visual character of neighborhoods, will increase public health and safety and will improve access and provide for the safe movement of the elderly and disabled. Many of the City's LMI areas are among the oldest in the City, and therefore have the most pressing needs to replace broken, deteriorated or damaged infrastructure. By implementing this plan, the City will be able to provide a suitable living environment throughout its LMI areas and improve the overall aesthetic quality of the community.

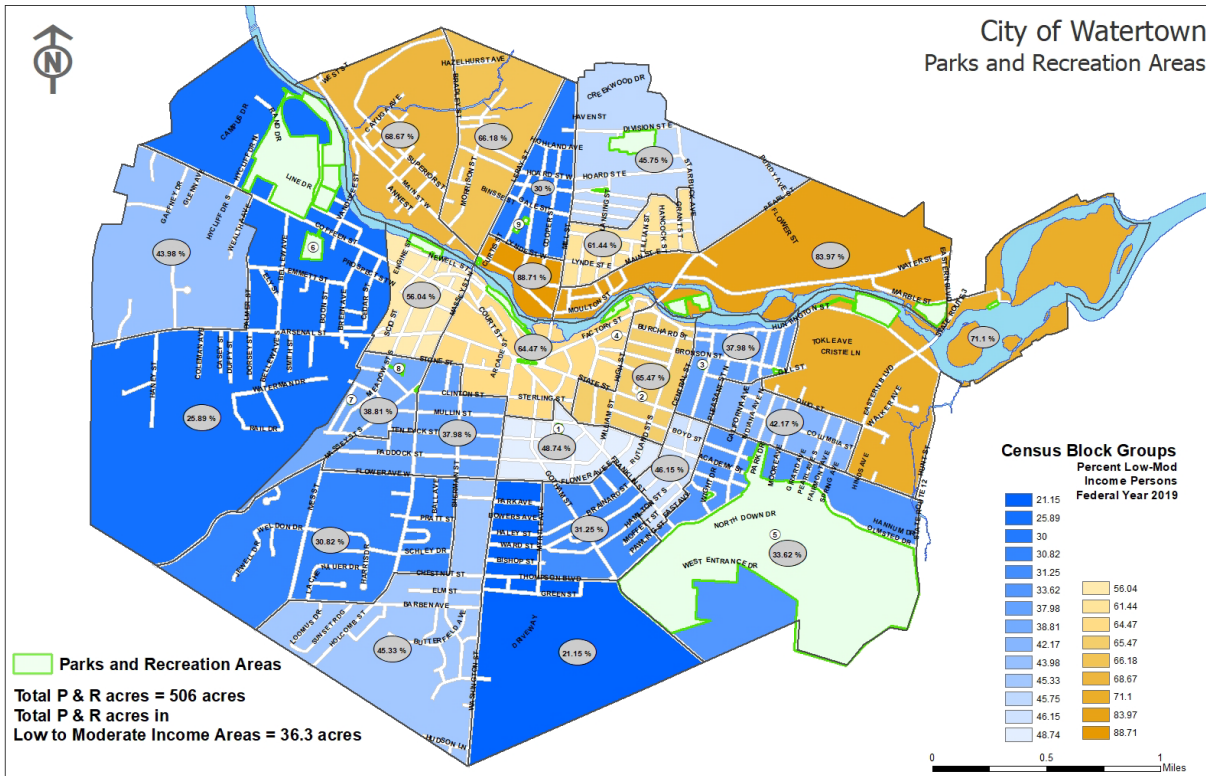
How were these needs determined?

The priorities identified above were developed with input from the public, feedback obtained during meetings with local advisory boards and discussion with municipal officials and public meetings held during the Comprehensive Plan and Strategic Plan processes. The City also reviewed and analyzed the existing conditions of various public infrastructure assets.

One of the data sets analyzed was a pavement condition survey, which the City completed in 2010 by analyzing thousands of digital images of City streets and assigning a pavement condition index to each of the streets throughout the City. The survey analyzed existing conditions such as pavement cracking, patching and potholes. Using the condition assessment, each street received a numeric value describing its condition. The pavement condition survey revealed that many of the streets in the City's LMI areas are in extremely poor condition and in need of repair.

During public meetings held as part of the Comprehensive Planning process, an increase in City sidewalks was heavily mentioned as a needed public improvement.

City Staff constantly analyzes the City's 5-Year Capital Improvement Plan to determine the feasibility of financing enhancements to proposed capital program infrastructure improvements. The plan identifies some of the most pressing infrastructure needs within the City. Efforts to improve and enhance the visual character of the streetscapes and add to the value or desirability of LMI neighborhoods will be a key strategy in our public improvement plan.



Recreational Facilities

Describe the jurisdiction's need for Public Services:

Enhanced public transportation, food insecurity, crime prevention, and fair housing education were identified as a needed public services.

How were these needs determined?

Improved bus routes were one of the most popular and recurring project ideas identified during public meetings held for the Comprehensive Plan and the Strategic Goals and Objectives. It has also been consistently identified as part of the planning process for past Consolidated Plans and Annual Action Plans. Food insecurity, crime prevention and fair housing education needs were determined through outreach and subsequent feedback from our partners as well as through feedback from the City Council.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Watertown, like many other Rust Belt communities, has experienced a decades-long trend of population loss mirroring the decline of the manufacturing sector. The City's estimated population is 25,622 according to 2019 American Community Survey (ACS) five-year estimates. This represents a 25.4 percent decline since 1950, when the City's population was 34,350.

In 1984, the U.S. Army garrisoned the new 10th Mountain Division at nearby Fort Drum, which caused a slight population rebound in the mid-to-late 1980s before the decline resumed in the 1990s. Another modest population rebound in the late 2000s coincided with recent U.S. Military campaigns in Afghanistan and Iraq, with the City's population reaching 27,023 at the time of the 2010 Decennial Census. During the peak of these campaigns, the military population increased to levels that stressed the local housing stock.

However, since then, troop reductions have had the opposite effect. In August of 2014, the 10th Mountain Division's 3rd Brigade Combat Team was inactivated as a part of the Base Relocation and Closure (BRAC) process, which resulted in the net reduction of 1,500 uniformed positions at Fort Drum.

In total, troop levels at Fort Drum have fallen 22.1 percent from their peak a decade ago, when 19,447 soldiers were stationed on post. The last official count at Fort Drum was 15,154 soldiers, as identified in Fort Drum's Fiscal Year 2019 Economic Impact Statement, which also stated that 3,994 civilians worked on or near the post. Future troop levels are difficult to forecast, as it is uncertain whether the Base Relocation and Closure (BRAC) process will further affect Fort Drum over the five years covered by this Consolidated Plan.

In 2005, the Fort Drum Regional Liaison Organization (now named Advocate Drum) and the Development Authority of the North Country created the Community Rental Housing Program, which pooled \$9 million in subsidies to create about 594 new units in the Fort Drum market.

In addition, private developers have also constructed six major apartment complexes in the Greater Watertown-Fort Drum area during the period from 2005 to 2015 in response to the troop surge and subsequent need for housing stock at the time, all of them either at the edge of the City or outside the City boundaries.

This led to a surplus of available housing units in the late 2010s once the troop levels began dropping and a housing market in which supply exceeded demand. The 2019 five-year ACS estimates that there are 2,319 vacant housing units out of an estimated total of 13,186 housing units in the City of

Watertown, a vacancy rate of 17.6 percent. While this vacancy rate may be partially attributed to a reduction of troop levels, it is also likely due to the age and condition of the City's housing stock.

Breaking down the above data into more detail, the ACS estimates that the 2,319 vacant units break down as follows:

- For rent: 835
- Rented, not occupied: 244
- For sale only: 233
- Sold, not occupied: 202
- For seasonal, recreational, or occasional use: 108
- For migrant workers: 0
- Other vacant: 697

While the ACS by its nature has a high margin of error, these are still high numbers, particularly the rental vacancy number, which pushes up the mean vacancy rate significantly given that Watertown is a majority-renter community. Of the estimated 10,867 occupied housing units in the City of Watertown, the ASC 2019 five-year ACS estimates that 6,163 of them, or 56.7 percent, are renter-occupied. This type of tenure ratio is not uncommon among military communities across the nation.

See added text for "MA-05 Continued."

MA-05 Continued

Varying troop levels that cause fluctuations in the demand for housing are one way that Fort Drum influences the Watertown housing market. Another is the U.S. Army's Basic Allowance for Housing (BAH), a stipend that military personnel receive in addition to their regular paycheck.

The BAH is a lurking variable that influences the market price of real estate even if supply exceeds demand at any given moment. Given that there are more renter-occupied households in the City of Watertown than owner-occupied households, the BAH will always hold some sway over the area's housing market.

Another challenge that Watertown has faced in recent years is the proliferation of houses that are both foreclosed and abandoned, colloquially called "zombie" houses, which can become financial burdens on a municipality.

Finally, the 2020 Analysis of Impediments to Fair Housing Choice (AI) also discussed a dichotomy in Watertown's housing market between houses that are move-in ready and those that need significant work. The AI observed that houses that are move-in ready may sell quickly and for a high price, while houses that need work may sit on the market longer, creating the perception of a slow housing market.

While the above has generally been true over the last five years, the market in Watertown has gotten significantly hotter over the last 6-to-12 months. Houses are now selling quickly in all segments of the market, with only a few exceptions where a house might need too much work to be a worthwhile investment opportunity. A hot market likely creates its own barrier to homeownership, as not all prospective homebuyers are able to react with the necessary speed when inventory moves so quickly or have the means to participate in bidding wars.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Although military employment is not recorded in the tables below, the jobs that Fort Drum generates in the area are evident in local employment data. The full relationship between Fort Drum and the local economy is examined in detail in the Major Employment Sectors and Discussion sections below. While Watertown's economy is not entirely dependent on the military, increasing the diversity of the economic base should be a goal moving forward.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	44	2	1	0	-1
Arts, Entertainment, Accommodations	1,146	1,825	16	15	-1
Construction	217	219	3	2	-1
Education and Health Care Services	1,954	4,662	28	38	10
Finance, Insurance, and Real Estate	320	584	5	5	0
Information	172	457	2	4	2
Manufacturing	633	1,118	9	9	0
Other Services	373	714	5	6	1
Professional, Scientific, Management Services	381	610	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	1,350	1,422	19	12	-7
Transportation and Warehousing	205	145	3	1	-2
Wholesale Trade	268	361	4	3	-1
Total	7,063	12,119	--	--	--

Table 64 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	12,485
Civilian Employed Population 16 years and over	11,175
Unemployment Rate	10.59
Unemployment Rate for Ages 16-24	36.62
Unemployment Rate for Ages 25-65	6.60

Table 65 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	2,070	
Farming, fisheries and forestry occupations	480	
Service	1,595	
Sales and office	2,830	
Construction, extraction, maintenance and repair	850	
Production, transportation and material moving	705	

Table 66 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,715	90%

Travel Time	Number	Percentage
30-59 Minutes	955	8%
60 or More Minutes	295	2%
Total	11,965	100%

Table 67 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	410	200	745
High school graduate (includes equivalency)	2,090	315	1,330
Some college or Associate's degree	3,610	315	980
Bachelor's degree or higher	2,330	70	365

Table 68 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	12	100	20	180	230
9th to 12th grade, no diploma	405	300	215	540	345
High school graduate, GED, or alternative	1,375	1,245	905	1,770	1,430
Some college, no degree	1,335	1,605	730	1,200	615
Associate's degree	315	500	495	865	200
Bachelor's degree	225	835	400	560	335

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	35	420	260	530	235

Table 69 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,045
High school graduate (includes equivalency)	22,424
Some college or Associate's degree	30,391
Bachelor's degree	45,511
Graduate or professional degree	52,554

Table 70 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Rank	NAICS Code - Industry	Location Quotient
1	44-45 - Retail Trade	1.85
2	22 - Utilities	1.46
3	62- Health Care and Social Assistance	1.37
4	72 - Accommodation and Food Services	1.23
5	53 - Real Estate Rental and Leasing	1.18
Source: County Business Patterns Data (2018)		

Table 71 - Table 12 - Watertown-Fort Drum MSA - Top Five Basic Industries (NAICS Code Two-digit level data)

Rank	NAICS Code - Industry	Employees
1	44-45 - Retail Trade	6,522
2	62 - Health Care and Social Assistance	6,322
3	72 - Accommodation and Food Services	3,989

4	31-33 - Manufacturing	2,290
5	23 - Construction	1,686
Source: County Business Patterns (2018)		

Table 72 - Table 13 - Watertown-Fort Drum MSA - Top Five Largest Industries (NAICS Code Two-digit level data)

NAICS Code - Industry	Location Quotient
447 - Gasoline Stations	3.00
322 - Paper Manufacturing	2.98
444 - Building Material and Garden Equipment and Supplies Dealers	2.70
488 - Support Activities for Transportation	2.52
485 - Transit and Ground Passenger Transportation	2.38
452 - General Merchandise Stores	2.15
Source: County Business Patterns Data (2018)	

Table 73 - Table 14 - Watertown-Fort Drum MSA - Noteworthy Basic Industries (NAICS Code Three-digit level data)

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

In terms of number of jobs, Health Care is the largest employment sector in the City, and Samaritan Medical Center is the City's largest employer. This is not surprising due to Samaritan's unique relationship with Fort Drum.

Fort Drum is the only military installation of its size and type in the nation that does not have its own inpatient hospital on post. Samaritan fills this role for all soldiers and their families stationed at Fort Drum. This provides a major boost to the local health care sector, but also reveals one of the local economy's several underlying dependencies on the military.

Education (which the table lumps in with Health Care) as well as Retail Trade, Manufacturing and Arts, Entertainment, Accommodations are also all large sectors in the City in terms of numbers of jobs. Some of the latter can be attributed to tourism in the summer. Fort Drum-related visits also drive the hotel industry in the area. Additionally, Watertown acts as a retail center serving an expansive surrounding rural area that conservatively encompasses a 30-mile radius and likely extends farther than that to the east.

Some limitations to the Business Activity table, however, are that it considers only employment with the City Boundaries, aggregates some sectors together, such as health care and education, and only measures raw employment without looking at Location Quotient. A more detailed

analysis with additional data helps to create a more complete picture of the Watertown economy and provide a clearer understanding of the area's economic base.

See added text for "Location Quotient Analysis at the MSA Level."

Describe the workforce and infrastructure needs of the business community:

The most obvious missing link for local workforce development is the lack of a nearby four-year higher educational institution. SUNY Jefferson is an excellent two-year institution, which also offers some Bachelor's and Master's Degrees at the Jefferson Higher Education Center, located on the SUNY Jefferson campus, via cooperative agreements with other schools.

However, the nearest four-year colleges are at least 50 miles away. A disadvantage of this for local employers is the absence of a source of interns and more importantly, a lack of Bachelor's or Master's level educated professionals ready to enter the workforce in higher level positions. Any business in Watertown seeking to hire an intern or graduates for positions requiring advanced degrees may have to compete with businesses from other communities that have local four-year universities.

Interstate 81 has three exits that provide immediate access to the City of Watertown, providing strong highway connectivity north to Canada and south to Syracuse where I-81 connects to the New York State Thruway. The CitiBus system, operated by the City's Department of Public Works provides transit service within the City and some destinations just outside the City limits. However, CitiBus has limited operating hours that in many cases will require a potential rider to leave work prior to 5:00 p.m. if they use the bus as a means of commuting.

A freight rail line that connects Syracuse to Montreal, Québec passes through the City and contains three spurs within the City. One of these spurs is in active use, with another planned to become active within this planning cycle after having recently undergone a realignment. A freight rail company known as Canadian National purchased this line from CSX since the City's last Consolidated Plan. The City of Watertown has no passenger rail, and the nearest Amtrak station is in Syracuse, where there are two daily departures in each direction along a line providing service between New York City and Buffalo.

Watertown International Airport (ART) serves the City and surrounding areas. Prior to the Coronavirus pandemic, airfares were typically high in comparison to nearby alternatives (Syracuse, Toronto, Montreal), and in many cases, the Canadian airports offered direct flights to longer-range

destinations for a lower airfare. By comparison, Watertown is served by a single airline, so not only is there no price competition locally, but only one hub airport (Philadelphia) is accessible from Watertown. Airfares from ART have been lower within the last 12 months. However, once air-travel returns to pre-pandemic passenger levels, it is reasonable to anticipate that airfares will again become more expensive than other regional alternatives.

Internet access is widely available within the City. Businesses typically have multiple options for enterprise-scale cable, DSL or fiber. Most residential areas are limited to cable.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2017, the City was the North Country region winner for Round Two of New York State's Downtown Revitalization Initiative (DRI) award. As a DRI recipient, the City received \$10 million in grant funding to invest into its downtown. Following a five-month planning process, a local planning committee approved a slate of projects that the award would fund.

The DRI project with the most potential for economic impact is the Masonic Temple Performing Arts Center Development because of its potential multiplier effect. This project, which would convert an upper floor auditorium in Watertown's Masonic Temple building into a theatre space, carries the potential to create demand for pre-event dining in the downtown area.

Other notable DRI projects with economic impact potential are a Streetscape project to improve walkability downtown, a Commercial Rent Assistance and Façade Program fund, as well as the recently completed Historic Lincoln Building Co-Working Innovation Center, which created a collaborative co-working space downtown for entrepreneurs and artists.

The City's Downtown Business Association (DBA) is also exploring the potential to establish a Business Improvement District (BID) in downtown Watertown. The DBA envisions the BID playing a primary role in marketing and branding downtown Watertown, as well as serving as a liaison between constituent business owners and City Hall. The BID would also undertake beautification efforts and maintenance tasks such as snow and garbage removal.

There is also an omnipresent threat looming over Watertown's economy: the uncertainty regarding sequestration and future garrison levels at Fort Drum. If BRAC ever were to produce deep cuts at Fort Drum, then employment in many of the industries identified below as basic would also decline as a result. Impacts of a dramatic troop reduction at Fort Drum would likely include, but not be limited to, the following.

The health care industry would lose jobs locally due to decreased demand for patient care. Demand for new construction on post would likely cease and would be severely curtailed off post. There would be a decreased demand for retail goods in the area, putting local retailers at risk. There would be a decreased demand for commercial air travel to and from the region. Hotels would still see healthy business during the summer tourism season, but the year-round demand would likely drop. Enrollment in local school districts would plummet, necessitating the consolidation of some schools and the elimination of teacher positions. The Watertown City School District would feel this impact less than Indian River and Carthage, but it would not be insignificant.

Finally, the employment losses across all these basic sectors and the subsequent population loss that would result would only further decrease discretionary spending in the area.

The Greater Watertown metro area should continue its efforts to diversify the local economy and reduce dependence on national defense spending. The highest priority should be retention of major basic employers in non-military dependent industries. Any workforce development, business support or infrastructure needs that the City can fulfill to keep these major employers should receive precedence.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the Educational Attainment by Employment Status table, only 25.7 percent of the labor force in the City of Watertown has a Bachelor's degree or higher. In addition, 32.3 percent of the labor force in the City of Watertown has a High School degree or less. The remaining approximately 42 percent hold some college or an Associate's degree.

Retail trade positions typically do not require a Bachelor's degree and on-the-job training is the best qualifier. Jobs in the Accommodation and Food Services sector, with the exception of management also do not typically require a Bachelor's degree.

Where the dearth in qualified workers is felt most acutely is in the Health Care and Social Assistance sector. Licensed Practical Nurses and Registered Nurses may be trained locally, but for the most part health care providers must attract employees from elsewhere, particularly for Medical Doctors and Physician Assistants.

Local health care providers report difficulty in attracting qualified professionals to Watertown. Particular challenges that were cited included difficulty in finding a job for the candidate's spouse and a desire to live in a bigger city with more amenities than Watertown. In recent years, the Health Care and Social Service sectors have been attempting to overcome this challenge with the help of the Jefferson Higher Education Center (JHEC) at SUNY Jefferson.

Competition with larger cities is not limited to the health care field. Local media outlets experience frequent turnover as their employees leave for positions in bigger markets. Local business leaders across several professional fields report that it is difficult to attract young professionals to Watertown unless they already have a personal connection to the area.

It is still uncertain if the increase in virtual and remote work during the Coronavirus pandemic that has caused a temporary exodus from larger metros might become a permanent shift that would potentially make smaller metros more competitive.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

As mentioned above, SUNY Jefferson now offers a limited number of Bachelor's and Master's Degrees at its Jefferson Higher Education Center, which opened in 2010 on the SUNY Jefferson Campus. JHEC currently offers six program-specific Bachelor's Degrees, eight program-specific Master's Degrees and two program-specific advanced certificates via its cooperative agreements with other schools.

The degrees offered at JHEC include both Nursing and Social work degrees at the B.S. and M.S. levels, as well as a Family Nurse Practitioner (M.S.) program and a Family Psychiatric Mental Health Nurse Practitioner (M.S.) program. This has helped the Health Care and Social Work sectors to create a local talent pipeline rather than having to recruit from outside and has made a significant difference in the last 11 years.

Local health care providers must still typically recruit Medical Doctors from outside the area. To aid in this endeavor, if a medical student does a clinical rotation in Watertown, the Fort Drum Regional Health Planning Organization will pay for their housing and travel during their rotation.

In addition, BOCES collaborates with local High Schools to provide occupational training for juniors and seniors. Classrooms are set up to resemble typical workplaces in their respective industries and students spend much of their time performing the same work that they would be expected to perform on the job. BOCES reports that many local employers in blue-collar industries will approach them directly when they are seeking to hire entry-level positions.

Finally, the Workforce Investment board for Jefferson and Lewis Counties oversees a career center called the WorkPlace, with an office in the City of Watertown and an online presence. The WorkPlace offers a variety of employment counseling services, including:

- Career counseling and job search assistance
- Career fairs
- Open Interviews
- Resume assistance and interviewing skills workshops
- A dedicated veterans services office
- Classroom and on-the-job training
- Youth and young adult programs, workshops and activities

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Jefferson County is in the process of updating its CEDS and expects to publish a new update before the end of 2021. A major goal of the 2014 CEDS for Jefferson County was to improve quality of life to support the local community and attract a skilled workforce. This included developing a housing strategy for the County that responds to new unit demand and rehabilitation needs, a goal that the City supported with its CDBG program through its ongoing housing rehabilitation efforts.

Early work performed towards the 2021 CEDS update indicates a recommended focus on opportunities within industry clusters, which is best defined as a regional concentration of related industries in a particular location. Identifying upcoming trends in sectors where the Watertown region has existing clusters and readiness to capitalize on those trends will be a point of emphasis.

The City of Watertown is also working on updating and formalizing its Local Waterfront Revitalization Program (LWRP). All six of the City's CDBG Target Areas bound the shore of the Black River and are within the defined boundaries of the LWRP. There is a distinct possibility for overlap of the recommendations in the LWRP with CDBG National Objectives, specifically the LMI Area Benefit.

Discussion

This analysis continues the examination of major employment sectors from above and focuses on the significance of Location Quotient.

A high LQ, such as 1.5 or above suggests that the MSA is specialized in that industry and is exporting that product or service. The higher the LQ, the more specialized the MSA is in that industry. If LQ is at or around 1.0, then the MSA and the nation are equally specialized in that industry. If LQ is below 0.8, then the MSA is likely a net importer of that good or service. Basic industries are the drivers of the employment multiplier, meaning they lead to further job creation in non-basic industries.

The tables above identify the industries with the highest Location Quotients at the two-digit NAICS Code level in the Watertown-Fort Drum MSA, as well as six significant basic industries at the three-digit level. Total numbers of employees in each sector are also identified at the MSA using two-digit level NAICS Code classifications.

In summary, the Watertown area's economic base has some diversity, with local employers such as Knowlton Technologies and New York Air Brake contributing to basic industries that are not related to the military, and summer tourism boosting the Accommodation and Food Services industry. However, the Watertown area is still very reliant on Fort Drum and deep cuts at the installation would prove catastrophic to the area's economy. The Greater Watertown area should continue making every effort to diversify its economy. Revitalizing the tourism sector following the Coronavirus pandemic will also be crucial for the region.

At the two-digit level, the three largest industries by number of jobs are all among the top four in Location Quotient, meaning that the Watertown MSA's largest industries are also more concentrated in the region compared to the Nation. The exception is Utilities, which has an LQ of 1.46 and employs 213 people locally, the overwhelming majority of which work for National Grid. Retail trade is significantly concentrated with an LQ of 1.85 meaning that Retail Trade is nearly twice as concentrated in the Watertown MSA compared to the United States.

Health Care is also concentrated at the two-digit level with an LQ of 1.37. Samaritan Medical Center, Carthage Area Hospital and River Hospital in Alexandria Bay are all located within the Watertown MSA, meaning that the metro area has three major hospitals contributing to employment in the health care sector. Samaritan Medical Center's unique relationship with the Fort Drum stemming from the lack of on-post inpatient services also drives this number.

Accommodation and Food Services, modestly concentrated with an LQ of 1.23, reflects both Fort Drum related travel and a robust summer tourism season during which local hotels see their highest occupancy rates and the ability to command higher prices than the rest of the year.

Tourism should not be overlooked as an export industry, as much the consumer spending that drives this industry comes from outside the MSA, meaning it brings money into the region and grows the local economy.

See added text for "Disussion Continued."

Location Quotient Analysis at the MSA Level

Location Quotient Analysis at the MSA Level

Measuring employment at the City level is imperfect because many people commute across municipal boundaries from home to work, creating an inconsistency between the number of workers and the number of jobs in the study area, making it appear as if jobs are unfilled, when in reality they are filled by non-City residents. The City's Comprehensive Plan, completed in 2019, used 2015 Census data to capture commuter patterns across the municipal boundary. According to this data, there are more than twice as many people that live outside the City and commute to work in the City as there are reverse commuters (City residents that work at jobs outside the City).

A more accurate way to obtain a snapshot of a community's economy is to measure employment data at the Metropolitan Statistical Area (MSA) level. Employment data at this level is available from the division of the U.S. Census Bureau known as County Business Patterns. This Census data also classifies this employment data by North American Industrial Classification System (NAICS) Code industry definitions. NAICS Codes are organized at five levels, from the two-digit (broadest) level that considers an entire industry, to the six-digit (most specific) level that considers very particular and specialized subsectors. This analysis will only go as specific as the three-digit level.

Finally, in addition to raw employment numbers, the analysis below considers Location Quotient (LQ) to identify what industries the Watertown area is specialized in. Location Quotient is calculated by dividing the percent of jobs within each industry by the percent of jobs in the same industry nationally. The higher the location quotient for an industry, the more specialized the MSA is in that industry.

For example, the second highest LQ in the Watertown-Fort Drum MSA at the three-digit level is Gasoline Stations, which accounts for 2.22% of local employment compared to 0.74% nationally. Thus, Gasoline Stations in the Watertown MSA have an LQ of 3.00 ($0.02232 \div 0.00744 = 3.00$).

There are limitations to this, as some industries are so small that even a small number of employees can yield an outlier Location Quotient. For example, the highest LQ in the Watertown-Fort Drum MSA at the three-digit level is Fishing, Hunting and Trapping, which only employs 7,221 people nationwide, meaning that six local employees in this sector still yields an LQ of 3.69.

However, measuring Location Quotient at the MSA level is still an effective way to identify what products and services an area is exporting. The higher an industry's local LQ, the more specialized in that industry the area is, and the more likely this industry is bringing wealth into the local economy from outside. The industries with the highest LQs generally make up an area's economic base and are thus called "Basic Industries." These are the industries that contribute to an area's "Employment Multiplier."

Many, though notably not all, of the industries with high local LQs are inexorably linked to the presence of Fort Drum. A detailed analysis of local basic industries is below in the "Discussion" section of this chapter and is essential to understanding the Watertown economy.

Discussion Continued

At the three-digit level, it is sometimes possible to see the impact of major local employers that it is crucial to retain. Paper Manufacturing has an LQ of 2.98, meaning that the Watertown MSA is nearly three times as specialized in this industry as the nation. This high LQ is most likely due to the presence of Knowlton Technologies, LLC within the City of Watertown.

Other times, a high LQ will be the result of an industry cluster, as described above in the CEDS section. Noteworthy LQs at the three-digit level that don't have a single large employer driving the concentration are Building Material and Garden Equipment and Supplies Dealers with an LQ of 2.70 and Support Activities for Transportation with an LQ of 2.52.

New York Air Brake, which produces brakes, control systems and other equipment for railroads, employs 355 people in the MSA, and the LQ for Transportation Equipment Manufacturing is 1.71. Over half the local employees in this sector work for New York Air Brake. This is significant, because even though it does not rank the top ten LQs locally among three-digit sectors, it is a large source of export employment that is not dependent on the military.

Finally, not accounted for in the Largest Industries table are the 15,154 uninformed positions garrisoned at Fort Drum, which is the largest single-site employer in New York State. The Census only counts civilian employees. Therefore, while the 3,994 civilians working on post are accounted for within their respective industrial sectors, the soldiers are not. The collective spending power of these soldiers and the demand they create for certain goods that are not available on the installation is reflected in the 1.85 LQ for Retail Trade.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four commonly defined housing problems:

- 1) Housing unit lacks complete kitchen facilities.
- 2) Housing unit lacks complete plumbing facilities.
- 3) Household is overcrowded.
- 4) Household is cost burdened.

Any household with one of the four problems above has a housing problem. A household with two or more of these problems has multiple housing problems. If a geographic area has several units with multiple housing problems in proximity to one another, then that area has a concentration.

At least one of the four defined housing problems, Cost Burden, is a significant problem across the City of Watertown, partially due to the effects of the BAH. The other three problems are more difficult to identify. The City adopted a Rental Registration law in 2016 that contains a voluntary inspection requirement. According to the law, "After July 1, 2018, upon the request of any rental unit owner, managing agent, or tenant, the Code Enforcement Official shall have authority to inspect the subject rental property/rental dwelling unit(s)." However, the City Code Enforcement Bureau reports that they have yet to perform any inspections requested under this law.

While New York State law has mandated inspections in some situations, the volume of inspections is insufficient to identify areas with a concentration of households with multiple housing problems.

Prior to its last Consolidated planning cycle, the City of Watertown developed a Rehab Need Index, which considers housing age to household income. Areas with high indices have both old housing units and a high share of LMI households. A map in this section depicts all the Rehab Need Index by block group for the entire City, updated with HUD's most recent LMI data. Areas with the highest rehab need indices include the block groups to the immediate east and west of downtown Watertown, as well as several block groups on the City's north side.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of Watertown's population is approximately 79 percent Non-Hispanic White, 8 percent Non-Hispanic Black and 8 percent Hispanic or Latino. However, there are block groups with significant diversity, particularly on the City's east side. This is observable on the Population by Race/Ethnicity map shown below.

Given the small minority population in Watertown, this analysis will consider any block group within the City where more than 15 percent of the population identifies as a particular racial or ethnic minority would as having a concentration. By this metric, there are six block groups within the City that meet the 15 percent threshold.

For the following geographic breakdown, this Analysis uses 2014-2018 American Community Survey (ACS) five-year estimates, the same dataset used for the City's recently completed 2020 Analysis of Impediments to Fair Housing Choice (AI).

In Census Tract 612 at the far east end of the City, Block Group 1 is 18 percent Non-Hispanic Black and 17 percent Hispanic or Latino. Block Group 2, to its immediate west, is 18 percent Hispanic or Latino.

In Census Tract 613, on the eastern half of the City's north side, Block Group 1 is 23 percent Non-Hispanic Black and Block Group 2 is 17 percent Hispanic or Latino.

In Census Tract 615, Block Group 4 at the far west end of the City is 21 percent Non-Hispanic Black.

Finally, to the immediate east of downtown and prominent on the map, Census Tract 621, Block Group 2 is 35 percent Hispanic or Latino. Given that this percentage is significantly higher than any other minority concentration in the City, it is important to consider the high margin of error in ACS data.

The downtown area and the far eastern end of the City are the lowest income areas. "Low-income concentration" means a block group with over 70 percent LMI households as calculated by HUD. By this metric, Census Tract 613, Block Group 1 and Census Tract 614, Block Group 2, the two Block Groups on the north shore of the Black River, from downtown to the eastern City boundary, contain the highest concentration of low-income families. They also have the two lowest median incomes of any Block Groups in the City.

Census Tract 613, Block Group 1 is made up of 83.97 percent LMI households and its median household income is \$17,234 per year. Census Tract 614, Block Group 2 is made up of 88.71 LMI households and its median income is \$17,308 per year. As noted above, the former is also 23 percent Non-Hispanic Black. Combined, these metrics suggest a potential area of racial concentration of poverty.

Census Tract 621, Block Group 1, which contains almost all of downtown Watertown, is made up of 64.47 percent LMI households. However, it is important to discuss the median household income in this Block Group, as it is another example of the margin of error in ACS data. Below is the estimated annual median income household in this downtown Block Group over the last five iterations of the ACS.

2015: \$14,839

2016: \$14,772

2017: \$14,661

2018: \$18,750

2019: \$11,236

See added text in "Concentration Continued."

What are the characteristics of the market in these areas/neighborhoods?

Most of these areas stand out for having lower homeownership rates than the rest of the City. There are more renter-occupied households (56.7 percent) than owner-occupied households (43.3 percent) in the City of Watertown, which is typical of a military community, so there are significant amounts of renters across the City.

Still, of the seven block groups discussed in Section MA-50 as having a racial or ethnic concentration, low-income concentration, or in both, five have a level of homeownership at 16 percent or below.

Are there any community assets in these areas/neighborhoods?

There are several religious institutions within close proximity to the downtown area that provide childcare and community services. Several social service organizations, such as the Watertown Urban Mission and the Department of Social Services, also have offices in the downtown area. Downtown also contains two parks: Veterans Memorial Riverwalk Park and Factory Square Park, both of which are along the south shore of the Black River. The most noteworthy asset missing from downtown is a grocery store.

The westernmost quadrant of Census Tract 613, Block Group 1, which is directly across the Black River from downtown contains two large multifamily public housing properties (one high-rise and one garden-style). This is a dense area where the majority of the Block Group's population resides. Moving east, most of the remaining land is either occupied by industrial uses or is undeveloped. A second high-rise is directly across Mill Street from the one mentioned above, although it is located within Census Tract 614, Block Group 2.

The area immediately across the Black River from downtown, despite containing a cluster of three multifamily public housing properties (the two mentioned above in Census Tract 613, Block Group 1 as well as one directly across Mill Street in Census Tract 614, Block Group 2) contains few community assets. While the area contains several churches of various sizes and faiths, it also lacks a grocery store. Additionally, despite high residential density, it also contains a fair amount of vacant industrial land. The only recreational asset in this area is a small playground in the garden-style public housing complex.

Moving farther east in Census Tract 613, Block Group 1, much of the remaining land is industrial or undeveloped, with a small amount of low density residential. A riverfront park, Marble Street Park, is located at the far east end of the Block Group near the City boundary, approximately 1.5 miles from the three public housing properties, and connected only by Water Street, which despite being a City street functions more like a rural collector, with sporadic development along a straightaway that encourages high speeds.

The area east of downtown and directly south of the Black River, a neighborhood identified in the City's Comprehensive Plan as "Ohio" as it largely makes up the footprint of the service area of Ohio Elementary School, contains three block groups identified above for diversity (612-01, 612-02 and 621-02). Census Tract 621, Block Group 2, which the ACS estimated was one-third Hispanic or Latino, is immediately east of downtown. The Salvation Army is located in this Block Group. However, its only grocery store closed in 2019. One block east of the Block Group boundary, but still within the "Ohio," neighborhood is North Hamilton Street Playground as well as the offices for Cornell Cooperative Extension of Jefferson County.

Census Tract 612, Block Group 1, located at the far east end of the City, contains four large garden-style apartment complexes, two of which are public housing. This Block Group also contains a large shopping plaza with a Save-A-Lot grocery store, Kinney Drugs and several takeout style restaurants. A Walgreen's is immediately across the street from this plaza. All but one of the apartment complexes also offer immediate access to the Black River Trail, a 5.4-mile recreational trail that connects Watertown to the Village of Black River. The trail's current western terminus is at Waterworks Park, a riverfront park that is also in this block group.

Census Tract, 612, Block Group 2, which sits between the above two Block Groups is almost entirely residential.

Finally, Census Tract 615, Block Group 4, at the western end of the City, is almost entirely characterized by commercial development with garden-style apartment complexes.

Are there other strategic opportunities in any of these areas?

Ongoing downtown revitalization is a priority as a more vibrant downtown would significantly improve the quality of life for downtown residents. A grocery store is the most notable missing asset. The DRI award booklet originally included funding for a downtown grocery store, but the project did not materialize. Riverfront amenities would benefit residents in both the downtown and eastern neighborhoods, both of which have underutilized riverfront park spaces.

The greatest strategic opportunity exists within Census Tract 613, Block Group 1, which spans the north shore of the Black River all the way from the area directly across from downtown to the eastern edge of the City. This Block Group is discussed at length above for having a dense cluster of public housing at its western end and its only significant recreational resource 1.5 miles away at its eastern end. The City owns an abandoned railbed that spans almost the entirety of this Block Group before it crosses the river and terminates at the western edge of downtown.

A rails-to-trails project in this location would greatly expand recreational opportunities for many LMI residents. Beyond providing a recreational resource in Census Tract 613, Block Group 1, its western terminus would be within walking distance of downtown (621-01) and eastern "Ohio" (621-02). Such a

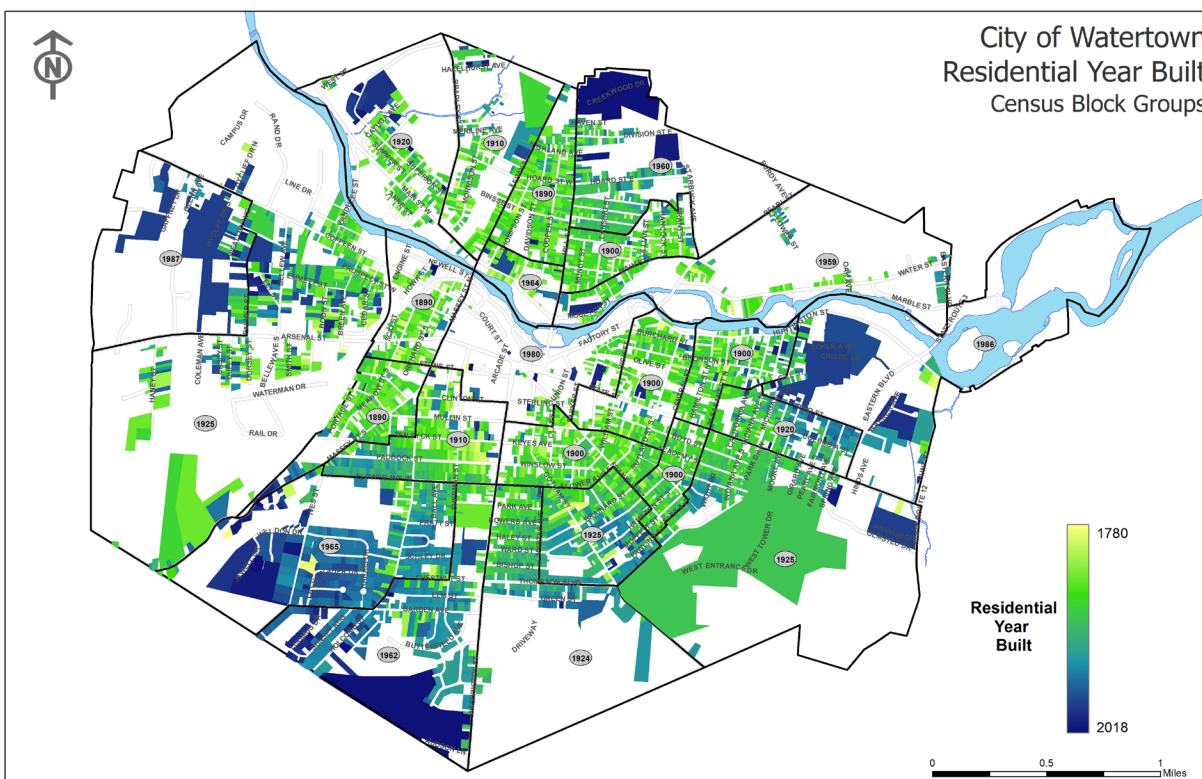
trail would also link Factory Square Park with Marble Street Park, both riverfront parks in majority LMI neighborhoods.

Finally, as Watertown's housing stock is substantially older than the national average, with over half of the City's housing units predating World War II, continued housing rehabilitation will always be a significant strategic opportunity.

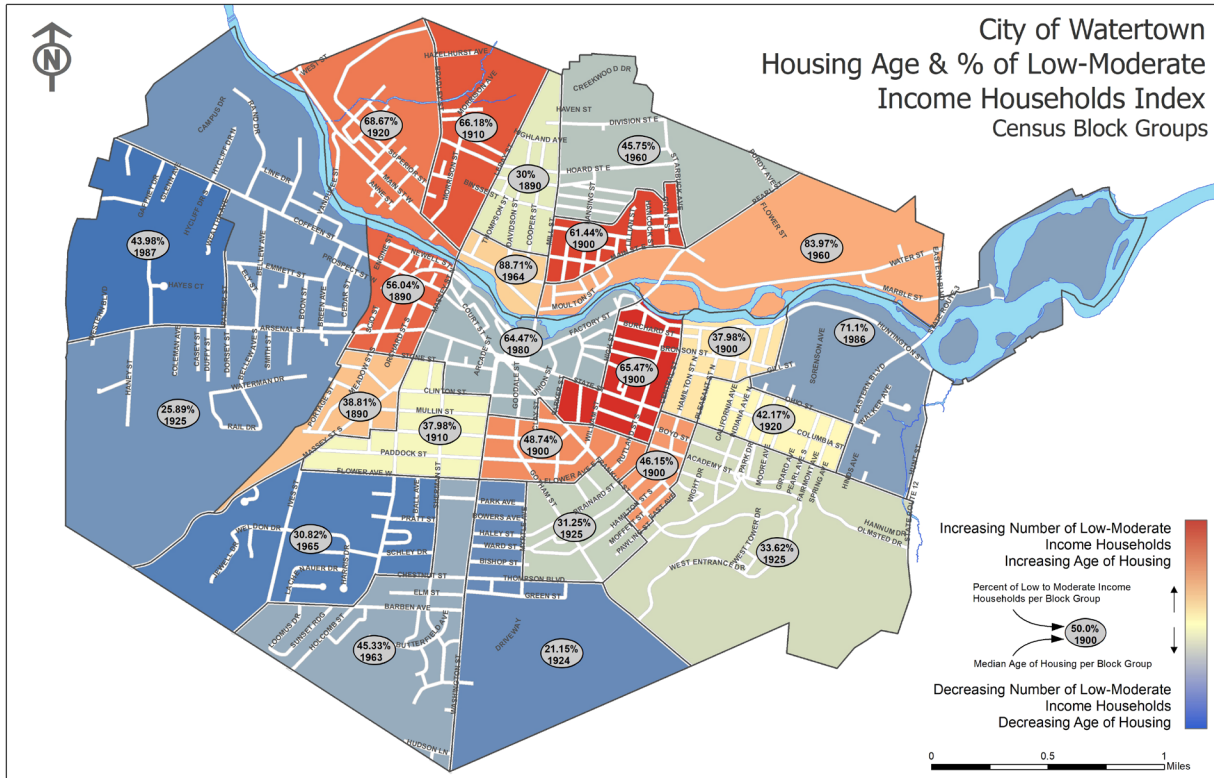
Concentration Continued

In every year but 2018, this downtown Block Group had the lowest estimated median household income in the City according to the ACS. In 2018, it was third lowest behind the two north side Block Groups. Moreover, HUD data in 2016 indicated an LMI percentage of 87.8 for this downtown Block Group. It is unlikely that the median income downtown truly leapt so significantly in 2018. What is more likely is that a sampling error produced the increase.

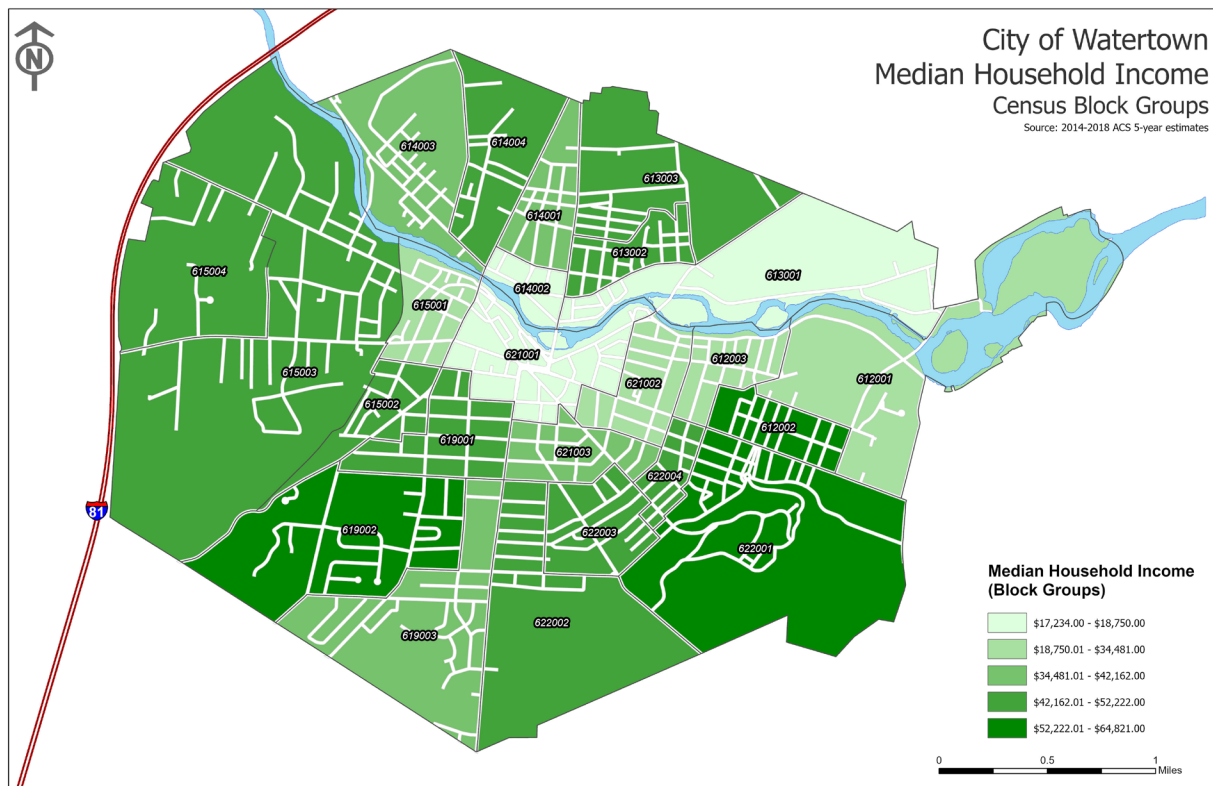
The 2020 Analysis of Impediments identified a potential cause of this concentration of poverty downtown noting that it may be "an unintended consequence of apartment income limits, as downtown has many older buildings that have been rehabilitated using federal and state grant funding and must remain affordable for a certain number of years." The lack of market rate apartments downtown precludes it from achieving a healthier mix of incomes that characterizes more resilient neighborhoods.



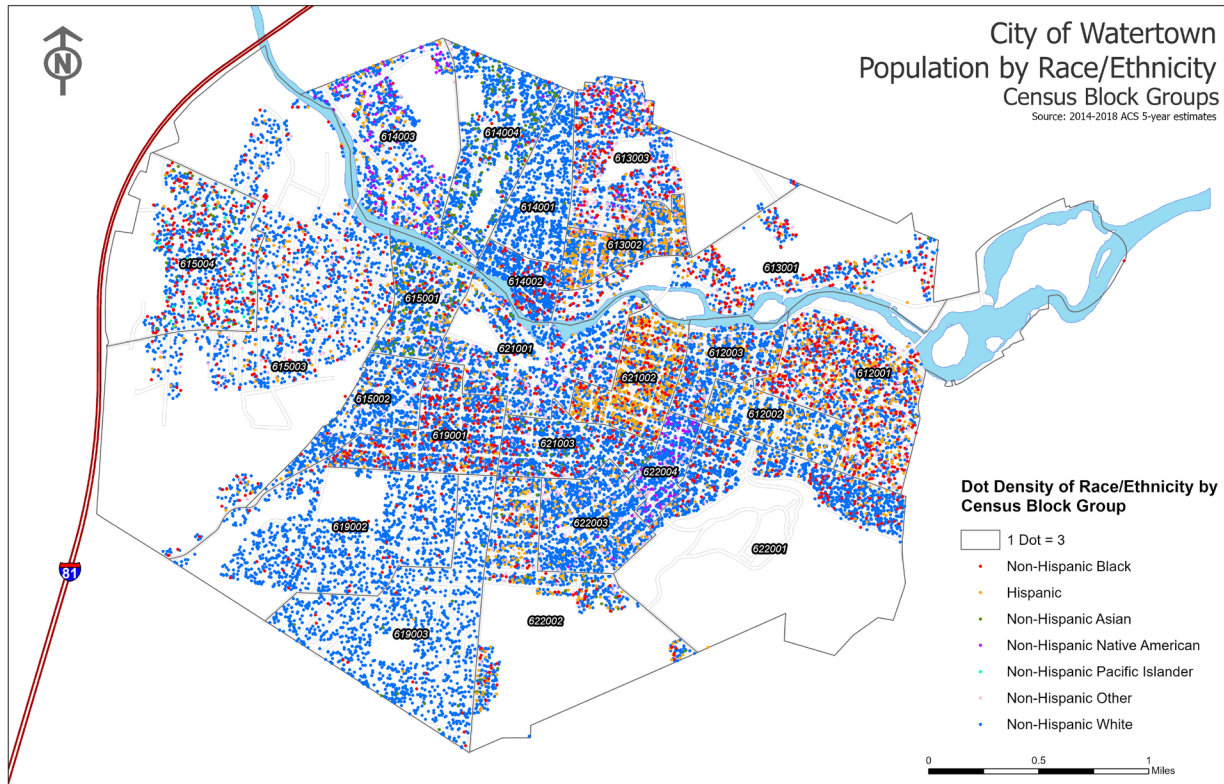
Residential Year Built



Rehab Need Index



Median Income by Block Group



Population by Race and Ethnicity

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet availability within the City of Watertown is almost universal. According to Broadband Now, a website that tracks network reach, cable lines and DSL have 97.79 and 88.61 percent network reach within the city limits.

Spectrum is the dominant cable and internet provider in New York State, and as part of Spectrum's agreement with the state to obtain approval of its merger with Time Warner, Spectrum had promised to expand service into underserved rural areas, and news reports over the last two years have indicated that such expansion is still incomplete. However, this has not been an issue within the City.

The larger local issue with broadband is affordability, as Spectrum has an effective monopoly, and the market price for internet access is beyond the means of many LMI families

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As in much of New York State, Spectrum is the leading internet provider in Watertown, and likely possesses a dominant market share locally. Broadband Now identifies four potential competitors to Spectrum: King Street Wireless, Frontier Communications, Viasat Internet and HughesNet. However, none of these providers offer residential service. Nor do any of them offer speeds that are even remotely competitive with Spectrum, which has the added competitive advantage of bundling their service with cable television if a customer chooses.

A local company known as Westelcom offers competitive business internet access via fiber. However, Westelcom's fiber network only covers 25 percent of the City.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The map below, which was originally published in the New York Times, identifies the greatest climate threat in every county in the United States, drawing from a list of six categories: hurricanes, extreme rainfall, water stress, heat stress, wildfire and sea level rise. For Jefferson County, NY, the map identifies hurricanes as the most significant risk associated with climate change, as it does for all four counties in New York State that share a border with Canada. However, for much of the rest of Upstate New York, extreme rainfall is a greater risk.

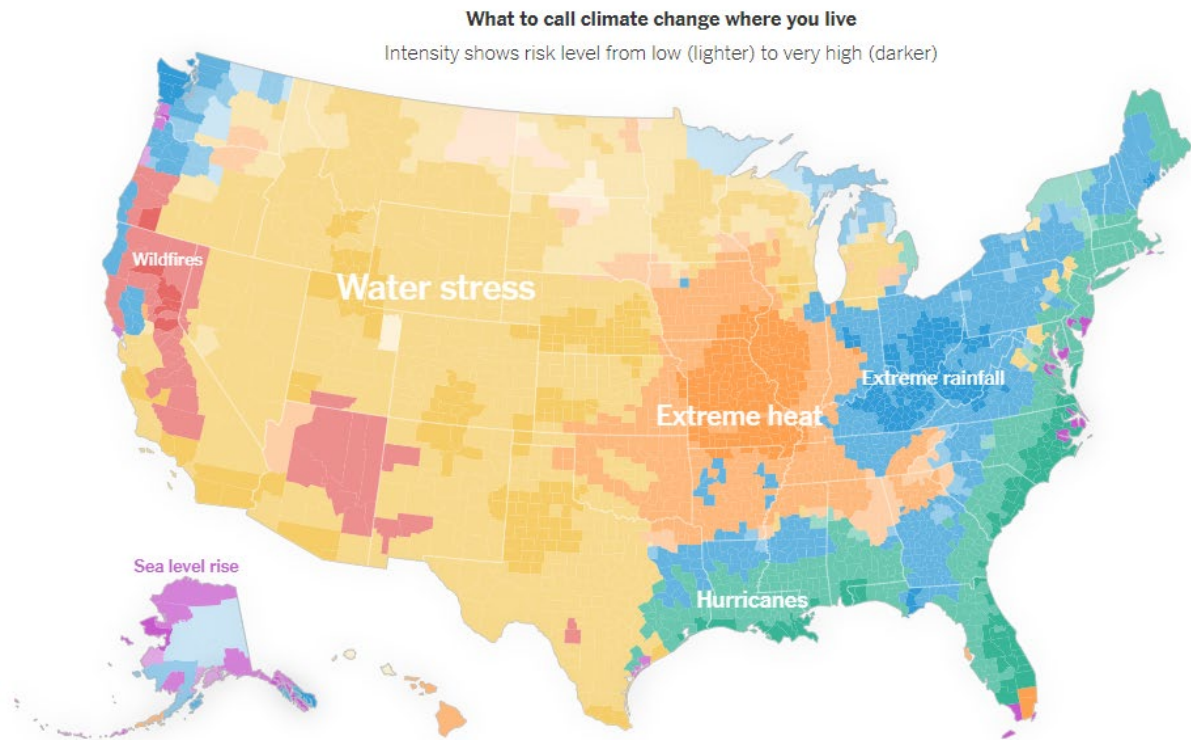
Although it seems paradoxical, another natural hazard that may increase in the Watertown metro area as a result of climate change is a rise in unmanageable lake effect snow events. The National Oceanic and Atmospheric Administration has noted that warming temperatures will reduce the ice cover on the Great Lakes during winter, which will in turn provide more available moisture to produce lake snows when cold air moves over warmer waters. When the lake surface freezes, there is no moisture reaching the air to generate lake effect snow. However, with climate change, the surface of Lake Ontario will freeze less often, if at all, meaning that cold Arctic air will more often move over warm waters, creating the potential for more frequent intense snow events for Northern New York.

Watertown is already one of the snowiest communities in the nation east of the Rocky Mountains. A significant increase in average annual snowfall will increasingly stress the City's snow removal operations and affect mobility within the region.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Within the City of Watertown, 19.6 percent of occupied households lack access to a personal vehicle, meaning they must rely on alternate means of transportation, such as walking, biking, public transit, taxis or rideshare (Uber, Lyft, etc.). Although lack of access to a vehicle in and of itself does not prove that a household is low-to-moderate income (LMI), it is fair to infer that there is some overlap.

More frequent and intense lake effect snow events during the winter would only make mobility even more challenging for these households. Contributing factors include inconsistency among local property owners in removing snow from the sidewalks that abut their property, snow-related bus system delays, the discomfort of waiting for a bus in a snowstorm, as well as the potential for surge pricing among rideshare apps during major snow events that would make an Uber or Lyft ride prohibitively expensive.



Climate Change Risk Map

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Watertown developed its 2021-2025 CDBG Strategic Plan with an extensive citizen participation and community outreach process that has enabled the City to develop a comprehensive plan to address the community development needs of our City. The strategic plan identifies several high priority needs including provisions for decent affordable housing, homeownership, public infrastructure improvements, blight elimination, economic development, fair housing education, targeted public services, and homeless prevention.

Several goals address these needs, including neighborhood stabilization and revitalization, affordable housing rehabilitation, increasing homeownership opportunities, job support and creation, fair housing education, supporting public services, environment and quality of life enrichment and homeless assistance.

The neighborhood stabilization and revitalization goal will include improvements to public infrastructure and the elimination of blighting influences in target areas. Examples of public infrastructure projects include, but are not limited to, sidewalk and street reconstruction, complete streets improvements, utilities, lighting, technology, neighborhood facilities, historic preservation, facilities for persons with special needs and handicapped accessibility projects. Blight elimination includes the demolition of buildings in target areas or other areas to stop the spread of blighting influences throughout the City.

While affordable housing rehabilitation is an extremely important component of neighborhood revitalization, it warrants its own goal. There is a great need for housing rehabilitation, and it is not limited to lower income neighborhoods. In order to assist LMI persons throughout the city, housing programs and projects will generally be implemented City wide and not limited to specific neighborhoods.

Homeownership is also an important goal of neighborhood stabilization and revitalization. As a City close to a military base, Watertown has a somewhat transient population, with 51% of housing units renter occupied. While the rental market is an important piece of the housing picture in the City, especially in relation to providing adequate housing options for soldiers and their families, there is a desire to increase home ownership to help stabilize neighborhoods throughout the City.

As a means of addressing environmental justice issues in low-and-moderate income neighborhoods, one of the City's goals is environment and quality of life enrichment. The City will achieve this goal through such projects as the construction of physical improvements such as parks, playgrounds, trails, rain

gardens and other green infrastructure, the elimination of combined sewer overflows, renewable energy initiatives, tree planting, and other urban forestry initiatives and invasive species control.

Overview Continued

With relatively high unemployment rates in the region, the City recognizes the importance of economic development efforts within the community. Our Strategic Plan includes an economic development goal that includes supporting the efforts of the Watertown Local Development Corporation and Jefferson County Economic Development, our local economic development agencies. This support may include partnering with these agencies on various initiatives to attract businesses, working with developers through approval processes, providing employment training or by providing financial assistance to create jobs.

Public Service Support is another goal that was identified during the planning process for the strategic plan. This goal will include supporting agencies that are working to address social issues and concerns within the community including, but not limited to, crime prevention and public safety, health services, substance abuse, education programs, services for senior citizens and recreational services.

Fair housing education is another important goal in our strategic plan. Our recently completed Analysis of Impediments to Fair Housing identified that there is a general lack of knowledge about fair housing rights among tenants, housing providers and City Staff. The City plans to work with fair housing providers to increase knowledge about fair housing rights within the community.

To support social agencies in the community who are working to address and prevent homelessness, the City is also including a goal to provide homeless assistance. The City will continue to work with the Points North Housing Coalition, the region's Continuum of Care, through support of the annual Point-In-Time Count, services for homeless persons, and long-range planning to address homelessness in the community.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 74 - Geographic Priority Areas

1	Area Name:	Downtown
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This target area consists of Block Group 1 of Census Tract 621.
	Include specific housing and commercial characteristics of this target area.	It is the city's downtown area, which consists of mixed commercial and residential uses. Commercial uses consist largely of offices and restaurants, with some retail. The area contains a large number of housing units, mostly in the form of multi-level apartment buildings located above street level commercial spaces.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Downtown revitalization has been a major planning goal for the city for decades.
	Identify the needs in this target area.	There are several dilapidated structures in need of renovation, most of which included vacant housing units on the upper floors. As evidenced by the block group's 64.47% low/mod rate, there is a concentration of poverty in the area. Transportation options are limited, but access to public transit is better than other parts of the city, due to the location of the bus transfer station on Arcade Street, at the center of the target area.
	What are the opportunities for improvement in this target area?	Rehabilitation of upper floor apartments, streetscape improvements, transportation facilities improvements.

	Are there barriers to improvement in this target area?	Rehabilitation projects are more complicated and costly in this setting due to the compact zero-setback lots and high traffic levels.
2	Area Name:	East
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This neighborhood is coterminous with Block Group 1 of Census Tract 612. It includes the areas between Huntington Street and Ohio Street, and between Eastern Boulevard and the City limit. The target area also happens to include a large swath of vacant riverfront land under the city's ownership.
	Include specific housing and commercial characteristics of this target area.	This area is predominantly rental housing, with some commercial development along Eastern Boulevard. The rental housing consists of relatively new low-rise rental complexes--many of which are Watertown Housing Authority properties. Commercial development consists mostly of single level retail.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area has one of the city's highest share of low/mod households at 71.1%, making it a natural choice for targeted improvements.
	Identify the needs in this target area.	Some of the older housing developments will need renovation in the coming years. This neighborhood also has inconsistent pedestrian access.
	What are the opportunities for improvement in this target area?	Rental rehabilitation, new sidewalks or multi-use paths, streetscape improvements, new or improved public transit facilities.

	Are there barriers to improvement in this target area?	The Eastern Boulevard right-of-way is controlled by NYSDOT, and many of the locations where pedestrian connectivity could be improved are on private property.
3	Area Name:	Near East
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This neighborhood encompasses the residential areas immediately east of downtown, between High Street and Central Street and between Academy Street and the Black River. This neighborhood is coterminous with Block Group 2 of Census Tract 621.
	Include specific housing and commercial characteristics of this target area.	The area is almost entirely residential, with some retail and services clustered around State Street. Most housing in the area consists of detached houses divided into several rental units. There are few defunct and active industrial properties along the former railroad right-of-way near Olive Street, and the Ogilvie Foods Brownfield site is located just east this target area, between Pleasant Street N. and California Ave. The low/mod percentage for this block group is 64.47%.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The near east side has been the subject of revitalization efforts for some time. It contains some of the most threatened housing stock in the city and was identified as a concern by the community.
	Identify the needs in this target area.	Housing rehabilitation, both for rentals and owner-occupied units, is a major need. Infrastructure improvements are also needed.

	What are the opportunities for improvement in this target area?	The Ogilvie Brownfield, the industrial properties near Olive Street, and a few vacant commercial or mixed-use parcels along State Street offer revitalization opportunities.
	Are there barriers to improvement in this target area?	One of the major opportunities, the Ogilvie site, is not contained within the target area boundary.
4	Area Name:	Near West
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This target area encompasses the area immediately west of downtown, between Massey Street and the railroad, and between Stone Street and the Black River. The neighborhood is comprised of Block Group 1 in Census Tract 615.
	Include specific housing and commercial characteristics of this target area.	The area contains mostly detached houses with several rental units. There is commercial development along Arsenal Street and Coffeen Street and some industrial activity near the intersection of Coffeen Street and the railroad. Some retail and recreational development exists near the river. The low/mod percentage for the target area is 56.04%.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area has been brought up at previous public meetings as an area needing improvements.
	Identify the needs in this target area.	Residential rehabilitation and infrastructure.
	What are the opportunities for improvement in this target area?	Infrastructure improvement to the riverfront area, improve pedestrian access to the Arsenal Street commercial area, blight removal on Waltham Street.

	Are there barriers to improvement in this target area?	Some blighted properties are not tax delinquent. The railroad right-of-way creates a barrier for accessing amenities to the west. Arsenal Street has heavy traffic, and the right-of-way is not controlled by the City, but rather by NYSDOT.
5	Area Name:	Northeast
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area consists of neighborhoods north of the Black River between Leray Street all the way eastward to the city line, but south of Lynde Street West and south of Francis Street. This includes block groups 614-002, 613-001, and 613-002. The aggregate low/mod percentage is 76.3%.
	Include specific housing and commercial characteristics of this target area.	<p>The area contains a substantial number of single-family homes intermixed with multi-family structures--including both divided houses and major developments. The major developments include three Watertown Housing Authority properties. There is substantial commercial use along Mill Street and Leray Street. There is some industrial activity along Water Street.</p> <p>The area also contains large tracts of vacant land, including the Sewall's Island brownfield and the city's closed landfill facility.</p>
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Redevelopment of Sewall's Island, including commercial and recreational amenities has been discussed at many meetings and is part of the Sewall's Island and Factory Square Redevelopment Plan.
	Identify the needs in this target area.	Residential rehabilitation, development or improvement of vacant lands to eliminate blighting influence, recreational amenities and infrastructure.

	What are the opportunities for improvement in this target area?	The Sewall's Island brownfield redevelopment (interim remediation is already complete) is a major opportunity, and the riverfront in general is under-utilized and can be improved or developed.
	Are there barriers to improvement in this target area?	Brownfield sites and former landfills are difficult or impossible to develop.
6	Area Name:	Northwest
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The neighborhood consists of the area west of Leray Street and north of the Black River. This is coterminous with block groups 614-003 and 614-004.
	Include specific housing and commercial characteristics of this target area.	A larger portion of the target area is taken up by the North Watertown Cemetery. The remainder of the area is primarily residential, with collections of commercial and industrial uses along Main Street West and along the railroad spur. The waterfront area contains many dilapidated or under-utilized commercial and industrial structures. There is one Watertown Housing Authority property on Leray Street, and a cluster of income-restricted housing on Superior Street. The aggregate low/mod percentage for this neighborhood is 67.5%.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The need for improvements in the Main Street West area has been brought up at more than one meeting.
	Identify the needs in this target area.	Adaptive reuse and revitalization of the waterfront and the neighborhoods abutting industrial properties.

	What are the opportunities for improvement in this target area?	The vacant 424 Vanduzee Street site, and the vacant waterfront properties between the Court Street Bridge and the railroad bridge are both good candidates for redevelopment.
	Are there barriers to improvement in this target area?	The former industrial properties are potential brownfields due to the nature of their previous uses. The Main Street West streetscape is not attractive to potential developers. Kelsey Creek causes a flood risk in a large portion of the target area.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City has designated six local target areas. These areas consist of census block groups that each has low- and moderate-income persons greater than 51% of the total population. The expenditure of CDBG funds will be concentrated within these target areas.

Housing rehabilitation programs and special needs housing will be available throughout the City, but an emphasis may be placed on projects within the target areas. All public facility and infrastructure projects will take place within target areas. Blight elimination funds will be spent primarily within target areas.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 75 – Priority Needs Summary

1	Priority Need Name	Decent Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West
	Associated Goals	Affordable Housing Rehabilitation Homeownership Assistance Planning and Administration
	Description	There is a great need to improve the quality of the City's housing stock, while at the same time keeping it affordable. Much of the housing is very old and in need of repair. As a result of deferred maintenance, the City has been left with many vacant substandard units. This has driven the lowest income individuals into the poorest quality housing.
	Basis for Relative Priority	Housing has been a major issue for years, because of the proximity of Fort Drum and the housing allowance given to soldiers that drives up local housing prices. Additionally, the quality of the older housing stock remains a problem, as many units are substandard and in need of repair and deferred maintenance.
2	Priority Need Name	Homeownership
	Priority Level	High

	Population	Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West
	Associated Goals	Homeownership Assistance Planning and Administration
	Description	There is a strong need to make homeownership opportunities available to low- and moderate-income persons within the City. A large demand for housing in the City and the influence of Fort Drum's Basic Allowance for Housing has inflated home prices in many areas of the City, making homeownership often unattainable. An increase in homeownership will serve to help stabilize and revitalize neighborhoods throughout the City.
	Basis for Relative Priority	As a military community, Watertown has a somewhat transient population and has a large number of renters in the city with 58.4% of the housing units being renter-occupied. A large demand for housing in the City and the influence of Fort Drum's Basic Allowance for Housing has inflated home prices in many areas, making homeownership often unattainable. While the rental market is an important piece of the housing picture in the City, especially in relation to providing adequate housing options for soldiers, there is a desire to increase home ownership to help stabilize neighborhoods.
3	Priority Need Name	Public Infrastructure Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West
	Associated Goals	Neighborhood Stabilization and Revitalization Planning and Administration
	Description	As an older community that was first settled over 200 years ago, Watertown has an overwhelming need for public infrastructure improvements. These needs are extremely evident in many of our target areas, as these areas are some of the oldest sections of the City. Needs include public facility improvements, neighborhood facilities, blight elimination, and handicapped accessibility improvements.
	Basis for Relative Priority	One of the main points of emphasis of this plan is on neighborhood stabilization and revitalization and public infrastructure has a major impact on the quality of a neighborhood.
4	Priority Need Name	Blight Elimination
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West
	Associated Goals	Neighborhood Stabilization and Revitalization Planning and Administration

	Description	Removal of blighting influences such as dilapidated buildings, derelict lots and brownfields.
	Basis for Relative Priority	Blighted properties can negatively impact entire neighborhoods and prevent their revitalization.
5	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West
	Associated Goals	Economic Development Planning and Administration
	Description	With high unemployment rates in the region, the City recognizes the importance of economic development efforts within the community. There is a need to support the efforts of our local economic development agencies to attract businesses and to create jobs.
	Basis for Relative Priority	While economic development is an important need in the City, it has a slightly lower priority in this Consolidated Plan. Our local economic development agencies, including the Watertown Local Development Corporation, the Jefferson County Industrial Development Agency and the Jefferson County Job Development Corporation, take the lead on economic development within the City and Jefferson County. Our strategic plan includes providing support to these organizations by partnering on various initiatives to attract businesses, assisting developers through approval processes and by providing financial assistance to create jobs.
6	Priority Need Name	Fair Housing
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West
	Associated Goals	Fair Housing Education Planning and Administration
	Description	Within the City there is a general lack of knowledge about Fair Housing rights among tenants, housing providers and City Staff. There is a need to provide educational opportunities throughout the community to improve the understanding of this issue.
	Basis for Relative Priority	While Fair Housing Education is an important need in the City, it has a slightly lower priority in this Consolidated Plan. While our strategic plan will include Fair Housing goals and will provide resources to address this need, the need overall has a slightly lower priority than some of the others.
7	Priority Need Name	Support of Public Services
	Priority Level	Low
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West
	Associated Goals	Public Services Support Planning and Administration
	Description	Address the social issues and concerns in the community by supporting various public services.
	Basis for Relative Priority	While the support of public services is an important need, there are many agencies that address social issues and concerns throughout the community. Our strategic plan will include resources to supplement and expand some of the services provided, but overall, the need has a slightly lower priority than some of the others.
8	Priority Need Name	Homeless Prevention
	Priority Level	Low
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West
	Associated Goals	Homeless Assistance Planning and Administration

	Description	Outreach and education to help prevent homelessness and provide assistance to those experiencing homelessness, as well as long-range planning to address homelessness in the community.
	Basis for Relative Priority	While outreach and education to help prevent homelessness is an important need, there are many agencies that address homelessness throughout the community. The Points North Housing Coalition is a network of the agencies that are working together to address this issue. While the City will continue assist the Coalition and other agencies, the overall need has a slightly lower priority than some of the others.
9	Priority Need Name	Environment and Quality of Life Enrichment
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Near East East Northeast Northwest Near West
	Associated Goals	Neighborhood Stabilization and Revitalization Environment and Quality of Life Enrichment Planning and Administration
	Description	Improve environmental conditions and address environmental justice issues in low- and moderate-income neighborhoods by constructing physical improvements such as parks, playgrounds, trails, rain gardens and other green infrastructure, eliminating combined sewer overflows, renewable energy initiatives, tree planting, other urban forestry initiatives and invasive species removal.
	Basis for Relative Priority	Many of the City's neighborhoods lack basic quality of life amenities. Providing these improvements while also improving the physical environments will address environmental justice issues in low-and-moderate income neighborhoods.

Narrative (Optional)

The City of Watertown developed its 2021-2025 CDBG Strategic Plan with an extensive citizen participation and community outreach process that has enabled the City to develop a comprehensive plan to address the community development needs of our City. The strategic plan identifies several high priority needs including provisions for decent affordable housing, homeownership, public infrastructure improvements, blight elimination, economic development, fair housing education public services support, environment and quality of life enrichment and homeless prevention.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Watertown will receive funds from the CDBG program as an Entitlement Community for the eighth year. The City's Annual Action Plan will emphasize several of our primary goals including Neighborhood Stabilization and Revitalization, Affordable Housing Rehabilitation and Homeownership. The City has also allocated funding for Public Services Support and Environment and Quality of Life Enrichment which will improve several neighborhood playgrounds and parks areas and provide funding for various public service projects including the Watertown City School District Food 4 Families program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	943,790	0	0	943,790	3,740,000	This is the City's annual allocation from HUD for the CDBG program. Years 2-5 assume funding levels of \$935,000 per year.

Table 76 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

These funds will leverage private equity and financing when used for one of the housing rehabilitation or first-time homebuyer programs. When used for larger housing projects and infrastructure projects, State and other Federal funds will also be leveraged. No matching funds are required.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

All of the projects proposed for the Neighborhood Stabilization goal, such as blight elimination, sidewalk improvements, ADA ramps and other infrastructure projects will occur on City owned property. Additionally, playgrounds, parks, trails and tree planting will also occur on City owned property. These improvements will be done in the City's Target Areas to benefit the low- and moderate-income residents of the area.

Discussion

For 2021, the City expects to receive \$943,790 in CDBG Entitlement funding from HUD. The City will use the funding to advance the goals identified in the 5-Year Consolidated Plan and to benefit low- and moderate-income City residents.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Watertown	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Neighbors of Watertown, Inc.	Non-profit organizations	Ownership Rental	Jurisdiction
Watertown Housing Authority		Public Housing neighborhood improvements	Jurisdiction
Points North Housing Coalition	Continuum of care	Homelessness	Region
Watertown City School District	Public institution	public services	Jurisdiction
CNY Fair Housing	Non-profit organizations	public services	Region

Table 77 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Neighbors of Watertown - The housing rehabilitation delivery system is very strong. The City of Watertown has had a relationship with Neighbors of Watertown for over 25 years in delivering rehabilitation services. Before that, the City had Staff delivering the program directly.

As a municipality, the City has a long history of delivering infrastructure projects both using its own forces and contracting for the work.

Points North Housing Coalition is the region's Continuum of Care and collaborates with area service providers with the goal of ending homelessness. The Coalition participates in HUD's annual Point In Time Count to get a census of the number of homeless individuals within the community. As part of this Count, PNHC markets and holds a "Homeless No More" event, where it invites homeless individuals in

for food and conversation, so area agencies can connect the individuals with housing and needed services.

The Watertown Housing Authority is a New York State public housing authority that manages and maintains public housing developments in order to provide low-income individuals decent, affordable, well-maintained housing in safe and secure environments while encouraging economic self-sufficiency.

Watertown City School District carries out a backpack program, Food 4 Families. The Program provides impoverished children and their families with a backpack full of food each Friday, so they have food to eat over the weekend.

CNY Fair Housing is a private, non-profit organization based in Syracuse that works to ensure equal access to housing opportunity for all people in Central and Northern New York.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
	X		

Table 78 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City works with the Points North Housing Coalition annually to advertise the Point-In-Time Outreach and Education Initiative. The project involves a marketing campaign consisting of television, internet and newspaper advertising to be run through the month of January, in the weeks preceding the annual Point-In-Time Count of homeless. The advertising raises awareness of the homeless problem in the area, promote the PIT Count and encourage people to attend one of several "Homeless No More" events sponsored by the PNHC. The events are staffed by volunteers and partner agencies from the PNHC and offers those attending a chance to find out about homeless services in addition to being included in the PIT Count.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The most significant gap of service for special needs population and persons experiencing homelessness in the City of Watertown is that there is no homeless shelter for men in the City of Watertown.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City has been working more closely with Points North Housing Coalition in the last 5-7 years and is expending CDBG funds on homeless assistance.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Stabilization and Revitalization	2021	2025	Non-Housing Community Development	Downtown Near East East Northeast Northwest Near West	Public Infrastructure Improvements Blight Elimination Environment and Quality of Life Enrichment	CDBG: \$2,035,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted Buildings Demolished: 5 Buildings
2	Affordable Housing Rehabilitation	2021	2025	Affordable Housing	Downtown Near East East Northeast Northwest Near West	Decent Affordable Housing	CDBG: \$1,148,000	Rental units rehabilitated: 4 Household Housing Unit Homeowner Housing Rehabilitated: 37 Household Housing Unit
3	Homeownership Assistance	2021	2025	Affordable Housing	Downtown Near East East Northeast Northwest Near West	Decent Affordable Housing Homeownership	CDBG: \$560,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Environment and Quality of Life Enrichment	2021	2025	Non-Housing Community Development	Downtown Near East East Northeast Northwest Near West	Environment and Quality of Life Enrichment	CDBG: \$337,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4250 Persons Assisted
5	Fair Housing Education	2021	2025	Fair Housing	Downtown Near East East Northeast Northwest Near West	Fair Housing	CDBG: \$25,000	Other: 125 Other
6	Homeless Assistance	2021	2025	Homeless	Downtown Near East East Northeast Northwest Near West	Homeless Prevention	CDBG: \$40,000	Homelessness Prevention: 50 Persons Assisted
7	Public Services Support	2021	2025	Non-Homeless Special Needs	Downtown Near East East Northeast Northwest Near West	Support of Public Services	CDBG: \$144,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Economic Development	2021	2025	Economic Development	Downtown Near East East Northeast Northwest Near West	Economic Development	CDBG: \$25,000	Jobs created/retained: 5 Jobs
9	Planning and Administration	2021	2025	Planning and Administration	Downtown Near East East Northeast Northwest Near West	Decent Affordable Housing Homeownership Public Infrastructure Improvements Blight Elimination Economic Development Fair Housing Support of Public Services Homeless Prevention Environment and Quality of Life Enrichment	CDBG: \$355,585	Other: 1 Other

Table 79 – Goals Summary

Goal Descriptions

1	Goal Name	Neighborhood Stabilization and Revitalization
	Goal Description	Low- and moderate-income neighborhoods will be improved through the construction of public infrastructure improvements and the elimination of blighting influences in target areas. Public infrastructure projects include, but are not limited to, sidewalk and street reconstruction, complete streets improvements, utilities, lighting, technology, neighborhood facilities, historic preservation, facilities for persons with special needs and handicapped accessibility projects. Blight elimination includes the demolition of buildings in target areas or other areas in order to stop the spread of blighting influences throughout the City.
2	Goal Name	Affordable Housing Rehabilitation
	Goal Description	Rehabilitate owner-occupied and rental properties for low- and moderate-income persons, with an emphasis on those properties that will contribute to neighborhood stabilization and revitalization.
3	Goal Name	Homeownership Assistance
	Goal Description	Provide homeownership assistance to low- and moderate-income families to increase the number of owner-occupied households and to help stabilize and revitalize neighborhoods throughout the City.
4	Goal Name	Environment and Quality of Life Enrichment
	Goal Description	Improve environmental conditions by addressing environmental equity and environmental justice issues in low- and moderate-income neighborhoods by constructing physical improvements such as parks, playgrounds, trails, rain gardens and other green infrastructure, implementing renewable energy initiatives, eliminating combined sewer overflows, narrowing streets to provide increased greenspace, tree planting, tree pit expansion and enhancements, and other urban forestry initiatives such as hazardous tree removal and invasive species management.
5	Goal Name	Fair Housing Education
	Goal Description	Reduce barriers to fair housing by increasing knowledge in the community of fair housing rights through education, marketing, outreach, training and technical assistance.
6	Goal Name	Homeless Assistance
	Goal Description	Support the Points North Housing Coalition, the local Continuum of Care, and other local agencies that are working to prevent homelessness through support of the Annual Point-In-Time Count, services for homeless persons, and long-term planning to address homelessness in the community.

7	Goal Name	Public Services Support
	Goal Description	Support agencies that are working to address social issues and concerns within the community including, but not limited to, crime prevention and public safety, health services, substance abuse services, education programs, services for senior citizens and recreational services.
8	Goal Name	Economic Development
	Goal Description	Support the efforts of the Watertown Local Development Corporation, the Jefferson County Job Development Corporation, the Jefferson County Industrial Development Agency and other local economic development agencies by partnering with these organizations on various initiatives to advance the reuse and adaptive reuse of strategic development sites, including brownfields, to retain key industries, attract businesses and create jobs.
9	Goal Name	Planning and Administration
	Goal Description	Conduct planning studies as needed to develop neighborhood revitalization strategies and to inform the development of consolidated plans and annual action plans and administer the City's CDBG Program including project management and the development of annual plans and reports.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the 2021-2025 time period covered by this Consolidated Plan, the City intends to assist residents with homeownership with homebuyer grants. The City anticipates providing five grants per year for an aggregate total of 25 over the five-year period. Of the 25, the City anticipates that five low-income families and 20 moderate-income families will be supported by the homebuyer grant program.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Because of the age of Watertown's housing stock, most of the City's housing units were built prior to lead-based paint regulations. HUD considers any unit built prior to 1978 to be at risk for having lead-based paint; and 82 percent of housing units in Watertown were built in 1979 or earlier.

As such, the vast majority of units rehabilitated by the City's housing rehabilitation program are likely to have lead-based paint, which will subsequently be treated or abated as a part of the rehabilitation. Therefore, the greatest action the City can take to increase access to housing without lead-based paint hazards is to continue the renter and owner-occupied housing rehab programs. The homebuyer program has a rehabilitation component as well which addresses lead-based paint issues.

The City follows a Lead Based Paint Hazard Reduction Plan in all its housing rehabilitation activities. This ensures compliance with HUD Lead-Based Paint regulations on every property built prior to 1978. The regulations require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted. By eliminating and mitigating lead hazards in each rehabilitated unit, the City hopes gradually to reduce the number of housing units with exposed lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

The City's rehabilitation coordinator collects documentation and screens contractors to ensure they are trained and certified in lead-safe work practices.

In addition, language regarding lead-based paint is included in the City of Watertown's Subrecipient Agreement with Neighbors of Watertown, which performs housing rehab on behalf of the City.

The agreement requires the Subrecipient to take steps to ensure compliance with Lead-Based Paint regulations in 24 CFR Part 35, including but not limited to testing of painted surfaces to identify lead based paint hazards, a plan for addressing any identified hazards in the work plan, assurance that work that disturbs painted surfaces where lead-based paint is identified is performed by contractors who are trained to use "safe work practices" and performance of a "clearance inspection" at the completion of the project to assure that no dust is present that is contaminated with lead based paint.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City has a relatively high poverty rate, currently at 22.9 percent (2015-2019 ACS 5-year estimate) for the entire population for whom poverty status is determined. When that statistical universe is confined to families, the number drops to 18.0 percent (2015-2019 ACS 5-year estimate).

By definition, the only way to decrease the poverty rate is to increase incomes. The local economic development agencies are attempting to do this, but the number of jobs they can impact is statistically low. The poverty rate will not likely move much just because of those efforts.

Another way to approach the problem is to reduce the cost of living. As discussed in the housing section, Watertown has relatively high housing costs for a City of its size. Non-military households with lower incomes may be spending a much greater percentage of their income on rent than they can afford.

If there is a mismatch between wages and housing costs in an area's housing market, and wages cannot be increased, then another strategy is to reduce housing costs. The City is attempting to do this with its housing programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's housing programs are its main direct action against the poverty problem. By reducing housing costs for low-income families, the city is able to make an immediate positive impact on the finances of struggling families. Housing-related expenditures are not limited to monthly rent or mortgage payments. The repair and rehabilitation of substandard housing also costs money and is typically beyond the economic means of individuals and families living in poverty. To address the above, the City will continue to make rehabilitating owner-occupied housing and homebuyer assistance high priorities in upcoming Annual Action Plans.

The City's recently completed Analysis of Impediments to Fair Housing Choice (AI) identified five significant impediments facing the Watertown region:

- Lack of quality, affordable housing limits housing options for protected class members.
- Vacant housing and zombie properties undermine neighborhood stability and revitalization efforts.

- There are significant disparities in homeownership rates by race and ethnicity, limiting the ability of people of color to build household wealth.
- A large percentage of the population has disabilities, particularly ambulatory disabilities, which creates a need for accessible housing.
- Housing discrimination and lack of knowledge of fair housing rights continues to limit housing opportunities.

Prominent among the above is the fourth impediment, which references a high disability rate. The interrelatedness of disability and poverty looms large over the Watertown housing market, given that a greater percentage (18.3%) of Watertown's population has at least one disability than the nationwide percentage (12.1%), and a percentage of disabled seniors (40.0%), defined as ages 65 and up, that is significantly higher than the nationwide percentage (34.5%).

To combat this impediment, the AI identifies the following policy recommendations:

- Identify and support scattered site housing options that promote integration of people with disabilities into the community.
- Develop incentives for creating accessible housing or modifying homes to be more accessible.
- Assure that all new construction or substantial rehabilitation complies with required accessibility guidelines. Monitor new construction prior to completion to identify accessibility violations while they are easier to correct.
- Explore passage of a visitability regulation that requires that all new construction of both multi and single-family homes conform with basic accessibility requirements.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Planning Department is responsible for monitoring all activities undertaken with CDBG funds. This includes ensuring that all such activities are eligible uses of said funds and meet a National Objective. The City of Watertown Planning Department is responsible for ensuring that no choice-limiting actions are performed prior to the completion of all required environmental reviews, whether the proposed activity being reviewed is being carried out by City staff or by a Subrecipient. City staff will prepare all official HUD environmental review forms for the activity or activities. For tiered reviews, this will include both the broad-level environmental review and all site-specific reviews that follow.

The City has a written Subrecipient Monitoring Plan which is used to ensure that all those that enter into a subrecipient agreement with the City comply with HUD CDBG regulations. The plan identifies the actions that will be taken during the monitoring process, such as an assessment of the subrecipient's performance, the type of monitoring review (e.g., desk or on-site), the programs/functions to be monitored, expected dates, identifying deficiencies and designing corrective actions to determine compliance. Monitoring is an ongoing process, which involves continuous communication and evaluation to assess the quality of the subrecipient's performance over a period.

In addition to subrecipients, Planning Staff will monitor progress of all CDBG grant recipients to ensure timely expenditures and track program performance. Staff will also require recipients to submit expense and program reports regularly to monitor program performance against goals and performance standards as defined in the Grant Agreement. Any concerns identified by Planning staff will be communicated to the grant recipient in writing.

For housing rehabilitation and first-time homebuyer loans to owner-occupants, the Subrecipient will prepare a letter and a self-addressed stamped envelope requesting that the homeowner sign the letter verifying that the property is still their principal place of residence during the affordability period required in the Loan Agreement.

The City will require landlords receiving rental rehabilitation loans to provide information on rents and tenant income to ensure that no more than fair market rent is charged to eligible low or moderate-income tenants during the term of the loan.

For business loans, the City will require businesses to provide income information on employees that have been hired to meet the job creation requirements and verify that collateral for the loan is in place.

The City will ensure that all recipients of CDBG funding will use its best efforts to afford small businesses, minority business enterprises, and women’s business enterprises the maximum practicable opportunity to participate in the performance of the project.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Watertown will receive funds from the CDBG program as an Entitlement Community for the eighth year. The City's Annual Action Plan will emphasize several of our primary goals including Neighborhood Stabilization and Revitalization, Affordable Housing Rehabilitation and Homeownership. The City has also allocated funding for Public Services Support and Environment and Quality of Life Enrichment which will improve several neighborhood playgrounds and parks areas and provide funding for various public service projects including the Watertown City School District Food 4 Families program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	943,790.00	0.00	0.00	943,790.00	3,740,000.00	This is the City's annual allocation from HUD for the CDBG program. Years 2-5 assume funding levels of \$935,000 per year.

Table 80 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

These funds will leverage private equity and financing when used for one of the housing rehabilitation or first-time homebuyer programs. When used for larger housing projects and infrastructure projects, State and other Federal funds will also be leveraged. No matching funds are required.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

All of the projects proposed for the Neighborhood Stabilization goal, such as blight elimination, sidewalk improvements, ADA ramps and other infrastructure projects will occur on City owned property. Additionally, playgrounds, parks, trails and tree planting will also occur on City owned property. These improvements will be done in the City's Target Areas to benefit the low- and moderate-income residents of the area.

Discussion

For 2021, the City expects to receive \$943,790 in CDBG Entitlement funding from HUD. The City will use the funding to advance the goals identified in the 5-Year Consolidated Plan and to benefit low- and moderate-income City residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Stabilization and Revitalization	2021	2025	Non-Housing Community Development	Northeast	Public Infrastructure Improvements	CDBG: \$498,705.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
2	Affordable Housing Rehabilitation	2021	2025	Affordable Housing	Downtown Near East East Northeast Northwest Near West	Decent Affordable Housing	CDBG: \$196,000.00	Homeowner Housing Rehabilitated: 7 Household Housing Unit
3	Homeownership Assistance	2021	2025	Affordable Housing	Downtown Near East East Northeast Northwest Near West	Homeownership	CDBG: \$140,000.00	Homeowner Housing Added: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Environment and Quality of Life Enrichment	2021	2025	Non-Housing Community Development	Near East Northeast	Public Infrastructure Improvements	CDBG: \$22,500.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
5	Fair Housing Education	2021	2025	Fair Housing	Downtown Near East East Northeast Northwest Near West	Fair Housing	CDBG: \$5,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
6	Homeless Assistance	2021	2025	Homeless	Downtown Near East East Northeast Northwest Near West	Homeless Prevention	CDBG: \$10,000.00	Homelessness Prevention: 10 Persons Assisted
7	Public Services Support	2021	2025	Non-Homeless Special Needs	Downtown Near East East Northeast Northwest Near West	Support of Public Services	CDBG: \$11,500.00	Public service activities other than Low/Moderate Income Housing Benefit: 90 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Planning and Administration	2021	2025	Planning and Administration	Downtown Near East East Northeast Northwest Near West	Decent Affordable Housing Homeownership Public Infrastructure Improvements Blight Elimination Economic Development Fair Housing Support of Public Services Homeless Prevention Environment and Quality of Life Enrichment	CDBG: \$60,085.00	Other: 1 Other

Table 81 – Goals Summary

Goal Descriptions

1	Goal Name	Neighborhood Stabilization and Revitalization
	Goal Description	Low- and moderate-income neighborhoods will be improved through the construction of public infrastructure improvements and the elimination of blighting influences in target areas. Public infrastructure projects include, but are not limited to, sidewalk and street reconstruction, complete streets improvements, utilities, lighting, technology, neighborhood facilities, historic preservation, facilities for persons with special needs and handicapped accessibility projects. Blight elimination includes the demolition of buildings in target areas or other areas in order to stop the spread of blighting influences throughout the City.
2	Goal Name	Affordable Housing Rehabilitation
	Goal Description	Rehabilitate owner-occupied and rental properties for low- and moderate-income persons, with an emphasis on those properties that will contribute to neighborhood stabilization and revitalization.
3	Goal Name	Homeownership Assistance
	Goal Description	Provide homeownership assistance to low- and moderate-income families to increase the number of owner-occupied households and to help stabilize and revitalize neighborhoods throughout the City.
4	Goal Name	Environment and Quality of Life Enrichment
	Goal Description	Improve environmental conditions by addressing environmental equity and environmental justice issues in low- and moderate-income neighborhoods by constructing physical improvements such as parks, playgrounds, trails, rain gardens and other green infrastructure, implementing renewable energy initiatives, eliminating combined sewer overflows, narrowing streets to provide increased greenspace, tree planting, tree pit expansion and enhancements, and other urban forestry initiatives such as hazardous tree removal and invasive species management.
5	Goal Name	Fair Housing Education
	Goal Description	Reduce barriers to fair housing by increasing knowledge in the community of fair housing rights through education, marketing, outreach, training and technical assistance.
6	Goal Name	Homeless Assistance
	Goal Description	Support the Points North Housing Coalition, the local Continuum of Care, and other local agencies that are working to prevent homelessness through support of the Annual Point-In-Time Count, services for homeless persons, and long-term planning to address homelessness in the community.

7	Goal Name	Public Services Support
	Goal Description	Support agencies that are working to address social issues and concerns within the community including, but not limited to, crime prevention and public safety, health services, substance abuse services, education programs, services for senior citizens and recreational services.
9	Goal Name	Planning and Administration
	Goal Description	Conduct planning studies as needed to develop neighborhood revitalization strategies and to inform the development of consolidated plans and annual action plans and administer the City's CDBG Program including project management and the development of annual plans and reports.

AP-35 Projects - 91.420, 91.220(d)

Introduction

For Program Year 2021, the City plans to address the four primary goals identified in our Consolidated Plan: Neighborhood Stabilization and Revitalization, Affordable Housing Rehabilitation, Homeownership Assistance and Environment and Quality of Life Enrichment. The City's lower priority goals of Fair Housing Education, Homeless Assistance and Public Services Support will also be addressed in our plan through a variety of projects, but at a much smaller funding level than the higher priority needs.

The City has identified the following projects to fulfill the four primary goals that the City plans to address this year: a sidewalk replacement project, ADA ramp reconstruction, playground improvements, tree planting, a demolition project, an owner-occupied housing rehabilitation program and a homebuyer program. To accomplish our lower priority goals, the City plans to assist the homeless with the Point-In-Time Outreach and Education Initiative, conduct Fair Housing education, continue a target area smoke detector program, and assist the Watertown City School District's Food4Families program that helps feed families in need.

Planning and Administration will also be included in the plan and will provide funding for the overall administration of the CDBG Program.

#	Project Name
1	Grant Street Sidewalk Replacement Project
2	Thompson Park ADA Ramp Replacement Project
3	North Hamilton Playground Basketball Court Project
4	Northeast Target Area Tree Planting Project
5	535 Olive Street Demolition
6	Owner-Occupied Housing Rehabilitation Program 2021
7	Homebuyer Program 2021
8	Point-in-Time Outreach and Education Initiative 2021
9	Fair Housing Education 2021
10	Watertown City School District Food 4 Families Program 2021
11	Target Area Smoke Detector Program
12	Seward Street Reconstruction - Design
13	Program Administration 2021
14	Grant Street Reconstruction
15	Franklin Street ADA Design

Table 82 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In developing the projects for our Annual Action Plan, the City put the most emphasis on the four

highest priority needs that were identified during our citizen participation and outreach initiatives, which were decent affordable housing, homeownership, environmental enhancement and neighborhood stabilization and revitalization. Approximately 90 percent of our available funding for this program year has been allocated to address these top priorities. The City will use the remaining funding for planning and administration and addressing our lower priority needs, including Fair Housing, supporting public services and homeless assistance.

AP-38 Project Summary

Project Summary Information

1	Project Name	Grant Street Sidewalk Replacement Project
	Target Area	Near East
	Goals Supported	Neighborhood Stabilization and Revitalization Environment and Quality of Life Enrichment
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$25,249,320.00
	Description	This project involves constructing approximately 2,900 linear feet of 5 foot wide sidewalks on Grant St. between Main St. East and Henry St. It would replace the existing sidewalks and would install new walks on a small portion of the east side of the 600 Block of Grant St. where there is currently a gap in the sidewalk network. Due to the nature of sidewalk construction work, the necessary removal of specific trees along the project area has been identified. The City will include tree planting where appropriate.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 159 low to moderate-income (LMI) families will benefit from the proposed project based on the number of families in the Block Group and the LMI percentage for the Block Group that the project covers.
	Location Description	The project is located in the City's Northeast CDBG Target Area and is a main route from the surrounding neighborhood to Starbuck Elementary School. The project includes the 600 block of Grant Street between Main Street East and Henry Street. This project is located in Census Tract 613, Block Group 2 which is characterized as having a low to moderate income population of 61.44 percent.

	Planned Activities	Planned activities include replacing existing sidewalk and constructing new sidewalks where none currently exist, ADA ramp replacement, tree removal and tree planting.
2	Project Name	Thompson Park ADA Ramp Replacement Project
	Target Area	
	Goals Supported	Neighborhood Stabilization and Revitalization
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$74,140.00
	Description	This project involves public infrastructure improvements consisting of ADA sidewalk ramp construction. Eight to ten ADA ramps will be replaced in Thompson Park in the Tower Square area near the 10th Mountain Division Monument and near the playground, where either none currently exist or where the existing ramps do not comply with the current ADA PROWAG requirements. The project will ensure that the paths from the parking areas to the sidewalk network and playground are interconnected and accessible. It will help to meet an important non-housing community development need identified in the City's Consolidated Plan which is to ensure pedestrian safety by providing for the safe movement of the elderly and disabled. This project would help to enhance the work that the Department of Public Works has been completing in Thompson Park to address accessibility complaints that were received in recent years. The proposed ramps will be in Census Tract 622, in the southeast quadrant of the City, which has an estimated Disability Rate of 12.0 percent, according to 2015-2019 American Community Survey (ACS) 5-year Estimates.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	ACS estimates indicate that 4,440 people with a disability among Watertown's total civilian noninstitutionalized population, approximately 18.3 percent of the City. Thompson Park is Watertown's signature recreational resource, and its service area extends well outside the City boundaries. As the ACS measures disability data by individual and not by family, it is difficult to estimate how many families this project will help. The City estimates that at least 1,000 families will benefit from the proposed project, at least 500 of which would be LMI families.

	Location Description	The project will take place in the Tower Square area of Thompson Park, in the City's southeast quadrant.
	Planned Activities	The City proposes to construct eight to ten ADA accessible ramps that will serve to remove barriers and enhance the mobility of, and accessibility to, severely disabled persons. The work will consist of constructing ramps, landings, curbing, sidewalk transitions, as well as installing tactile warning plates and other related work.
3	Project Name	North Hamilton Playground Basketball Court Project
	Target Area	Near East
	Goals Supported	Neighborhood Stabilization and Revitalization Environment and Quality of Life Enrichment
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$23,856.00
	Description	This project involves public infrastructure improvements consisting of a small, paved basketball court, a new walkway, and other amenities at the North Hamilton Street Playground. The improvements will complement the recently completed playground replacement project that utilized 2015 CDBG funds. The new basketball court will replace an existing dirt court in addition to upgrades of the hoop and pole. The project will also include an approximately sixty (60) feet of sidewalk on the interior of the playground property. The new sidewalk will provide an accessible connection from the existing City sidewalk network directly to the playground equipment.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 241 low-to-moderate income families will benefit from the proposed project based on the total number of families and LMI percentages across the two Block Groups where City will install the new court. However, the primary beneficiaries of the project will be younger members of the community and disabled persons who reside in or utilize the areas where the improvements are proposed. It is difficult to estimate accurately the number of young individuals and severely disabled persons who will ultimately utilize the improvements.

	Location Description	The project is located on the edge of the City's CDBG Near East Target Area; however, the service area for the playground encompasses a geographic area that has a Low to Moderate Income population greater than 51 percent, making it eligible for improvements.
	Planned Activities	The City proposes to construct a small basketball court and a new walkway at the North Hamilton Street Playground.
4	Project Name	Northeast Target Area Tree Planting Project
	Target Area	Northeast
	Goals Supported	Neighborhood Stabilization and Revitalization Environment and Quality of Life Enrichment
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$10,010.00
	Description	This project involves public infrastructure improvements consisting of the planting of trees in the City's Northeast Target area.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 354 low-to-moderate income families will benefit from the proposed project based on the total number of families and LMI percentages across the three Block Groups where the new trees will be planted. Tree planting will benefit those who reside in or utilize the areas where the improvements are proposed especially in areas with limited access to street trees, parks, or green space.
	Location Description	The project will take place within the City's Northeast target area.

	Planned Activities	The City proposes to use its recently completed tree inventory and management plan to identify potential planting spaces in the Northeast target area. Priority locations for tree planting will exhibit one or more of the following site conditions: Previously identified planting locations, recent tree removal, proximity to existing ash trees, and/or stormwater susceptibility. Based on current inventory data, the Northeast target area currently has 294 potential planting locations within City street margins, parks, and playgrounds. Planting locations are based on minimum street margin widths and recommended proximity to above ground features including (driveways aprons, utility poles, intersections, fire hydrants, street signs, etc.).
5	Project Name	535 Olive Street Demolition
	Target Area	Downtown
	Goals Supported	Neighborhood Stabilization and Revitalization
	Needs Addressed	Blight Elimination
	Funding	CDBG: \$42,629.00
	Description	This project will involve the demolition of a blighted structure located at 535 Olive Street in the City's Downtown Target Area. The project will remove a blighted structure and will aid in the prevention of blight spreading to adjacent properties.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	The project will take place at 535 Olive Street.
	Planned Activities	A two-unit residential building located on the parcel will be demolished.
	Project Name	Owner-Occupied Housing Rehabilitation Program 2021

6	Target Area	Downtown Near East East Northeast Northwest Near West
	Goals Supported	Neighborhood Stabilization and Revitalization Affordable Housing Rehabilitation
	Needs Addressed	Decent Affordable Housing
	Funding	CDBG: \$196,000.00
	Description	The owner-occupied housing rehabilitation program will provide rehabilitation assistance for substandard 1-to-4-unit owner-occupied properties within the City.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 2020 Owner-Occupied Rehabilitation funds will assist approximately seven low to moderate income families.
	Location Description	The project will take place throughout the City of Watertown.
	Planned Activities	The Owner-Occupied Housing Rehabilitation Program will offer loans and/or grants to low- and moderate-income homeowners to rehabilitate their 1-to-4-unit homes.
7	Project Name	Homebuyer Program 2021
	Target Area	Downtown Near East East Northeast Northwest Near West

	Goals Supported	Neighborhood Stabilization and Revitalization Homeownership Assistance
	Needs Addressed	Homeownership
	Funding	CDBG: \$140,000.00
	Description	This project will provide grants to assist qualified low-to-moderate income individuals with down payment assistance toward the purchase of a new home. The project is designed to increase the opportunity for homeownership throughout the City, with an emphasis on our CDBG target areas.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This program will assist approximately five low to moderate income families.
	Location Description	The project will take place throughout the City of Watertown.
	Planned Activities	The Homebuyer Program will provide grants to assist qualified low-to-moderate income individuals with down payment assistance toward the purchase of a new home.
8	Project Name	Point-in-Time Outreach and Education Initiative 2021
	Target Area	Downtown Near East East Northeast Northwest Near West
	Goals Supported	Homeless Assistance
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$9,776.00

	Description	The Point-In-Time Outreach and Education Initiative involves the implementation of a small marketing campaign consisting of television and newspaper advertising to be run through the month of January 2021, in the weeks preceding the annual Point-In-Time (PIT) Count of homeless. The PIT Count is conducted annually by the Points North Housing Coalition (PNHC). The advertising campaign will raise awareness of the homeless problem in the area, promote the PIT Count and encourage people to attend one of several "Homeless No More" events being sponsored by the PNHC. The events will be staffed by volunteers and partner agencies from the PNHC and will offer those attending a chance to find out about homeless services in addition to being included in the PIT Count. A similar event will also be held in July to count the homeless population during the summer months.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that this project will assist twenty-five homeless families.
	Location Description	The project will take place throughout the City of Watertown.
	Planned Activities	This project involves conducting a small marketing campaign consisting of television, radio, newspaper and internet advertising in advance of the annual Point-in-Time (PIT) count. The PIT is done by the Points North Homeless Housing Coalition (PNHC) to count the number of persons homeless on the HUD selected date in January. A second event will be held in July. The advertising campaign will raise awareness of the homeless problem in the area, promote the PIT count and encourage people to attend one of several "Homeless No More" events being sponsored by the PNHC. The events will be staffed by volunteers and partner agencies from the PNHC and will offer those attending a chance to find out about homeless services in addition to be included in the PIT count.
	Project Name	Fair Housing Education 2021

9	Target Area	Downtown Near East East Northeast Northwest Near West
	Goals Supported	Fair Housing Education
	Needs Addressed	Fair Housing
	Funding	CDBG: \$5,000.00
	Description	The City of Watertown proposes to undertake a Fair Housing Education Project aimed at informing citizens of their Fair Housing rights and educating staff. This informational campaign will include, but not necessarily be limited to advertising and outreach, as well as in-person and/or online teaching sessions. Lack of knowledge of Fair Housing rights on the part of both tenants and housing providers was identified as an impediment in the City's Analysis of Impediments to Fair Housing. This education and outreach program will help to increase awareness and understanding of Fair Housing rights in the community.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 25 families will benefit from the proposed project.
	Location Description	The project will take place throughout the City of Watertown.
	Planned Activities	The project will consist of an informational campaign to include advertising and outreach, as well as in-person teaching sessions.
	Project Name	Watertown City School District Food 4 Families Program 2021

10	Target Area	Downtown Near East East Northeast Northwest Near West
	Goals Supported	Public Services Support
	Needs Addressed	Support of Public Services
	Funding	CDBG: \$6,500.00
	Description	This project will provide funding for the Watertown City School District (WCSD) backpack program, Food 4 Families. The Program provides impoverished children and their families with a backpack full of food each Friday, so they have food to eat over the weekend. This enables them to be better prepared and ready to learn when the new school week starts. The long-term goals of the program include improving scores, attendance, graduation rates, etc. The program is carried out at all school buildings within the District, with the numbers of backpacks per school being divided evenly based on school population and need. For school year 16-17, the school district reported 68% of its students as economically disadvantaged. The program is currently run entirely on donations made to a backpack fund set up at the United Way, which allows for the purchase of food through the CNY Foodbank. Volunteers from the community raise funds for the purchase of food, which is packed into bags each Wednesday by students and volunteers. The program provides approximately 140 backpacks each week during the school year, but there is greater need in the District than the program can provide.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This program will assist approximately 42 low to moderate income families, over the course of 40 weeks.
	Location Description	

	Planned Activities	The Watertown City School District Food 4 Families Program will provide food for approximately 42 students and their families throughout the Watertown City School District each week for 40 weeks during the school year.
11	Project Name	Target Area Smoke Detector Program
	Target Area	Downtown Near East East Northeast Northwest Near West
	Goals Supported	Public Services Support
	Needs Addressed	Support of Public Services
	Funding	CDBG: \$5,000.00
	Description	The funds will be used to purchase smoke detectors, and then will be installed by members of the City of Watertown Fire Department, in homes that do not have working smoke detectors that are within one of the City's Target Area neighborhoods. The Fire Department personnel will educate the occupants on the importance of having working smoke detectors in their home after they have installed them.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families will be assisted.
	Location Description	This project will take place in the City of Watertown, in Target Area neighborhoods where LMI is 51% or greater.
	Planned Activities	The City will use funds to purchase smoke detectors.
	Project Name	Seward Street Reconstruction - Design

12	Target Area	Northeast
	Goals Supported	Neighborhood Stabilization and Revitalization Environment and Quality of Life Enrichment
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$25,000.00
	Description	This project will provide funding for the design of a street reconstruction project on Seward Street. Infrastructure improvements that will be designed include water, sanitary sewer, storm sewer, street, sidewalks, curbs, lighting, green infrastructure, and tree planting.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The project will involve the design of future improvements on the 400 and 500 Blocks of Seward Street between Starbuck Avenue and Hancock Street in the Northeast target area.
	Planned Activities	The Seward Street Reconstruction Project will be designed and prepared to go out to bid.
13	Project Name	Program Administration 2021
	Target Area	Downtown Near East East Northeast Northwest Near West
	Goals Supported	Planning and Administration

	Needs Addressed	Decent Affordable Housing Homeownership Public Infrastructure Improvements Blight Elimination Economic Development Fair Housing Support of Public Services Homeless Prevention Environment and Quality of Life Enrichment
	Funding	CDBG: \$42,037.00
	Description	This project is for the administration of the CDBG Program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	This covers wherever the CDBG funds will be spent.
	Planned Activities	The City will administer the CDBG Program.
14	Project Name	Grant Street Reconstruction
	Target Area	Northeast
	Goals Supported	Neighborhood Stabilization and Revitalization
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$102,379.00

	Description	The Grant Street Reconstruction Project will include the complete reconstruction of Grant Street between Main Street East and Henry Street. Improvements will include ADA ramp replacement, curbing replacement, new pavement, and replacement of various utilities such as water, sanitary sewer, storm sewer along with green infrastructure improvements and tree planting. The City estimates that 150 low to moderate-income (LMI) families will benefit from the proposed project based on the estimated number of families in the Block Group and the LMI percentage for the Block Group that the project covers. Since 2020 ACS data on total families in a geography is only available at the Census Tract level, the city divided the number of families evenly across the three Block Groups in Census Tract 613 when estimating the number of families. The project is located in the City's Northeast CDBG Target Area and is located in Census Tract 613, Block Group 2 which is characterized as having a low to moderate income population of 61.44 percent.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 150 Low to Moderate income families will benefit.
	Location Description	Grant Street
	Planned Activities	The Grant Street Reconstruction Project will include the complete reconstruction of Grant Street between Main Street East and Henry Street. Improvements will include ADA ramp replacement, curbing replacement, new pavement, and replacement of various utilities such as water, sanitary sewer, storm sewer along with green infrastructure improvements and tree planting.
15	Project Name	Franklin Street ADA Design
	Target Area	Near East
	Goals Supported	Neighborhood Stabilization and Revitalization
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$8,967.00

	Description	This project involves the design of public infrastructure improvements consisting of ADA sidewalk ramps. The City proposes to reconstruct approximately 16 ramps in Census Tract 621, which has an estimated Disability Rate of 25 percent according to 2016-2020 Five-year American Community Survey (ACS) estimates, almost double the estimated nationwide Disability Rate. In addition, ACS data also estimates that approximately 29 percent of occupied housing units in Census Tract 621 do not have access to a vehicle, making pedestrian trips more likely. The City will install the ramps in locations where either none currently exist or where the existing ramps do not comply with the current ADA PROWAG requirements. The City proposes to hire an engineering consultant to perform the design work. This project will help to meet an important non-housing community development need identified in the City's Consolidated Plan which is to ensure pedestrian safety by providing for the safe movement of the elderly and disabled.
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	150
	Location Description	Franklin Street
	Planned Activities	Installation of 16 ADA ramps.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City does not plan to designate an official Target Area as its focus area for Program Year 2021. However, the Grant Street Sidewalk Replacement, which accounts for over one-third of the City's PY 2021 Entitlement award, is located in the Northeast Target Area. Other activities in the Northeast Target Area include the Seward Street construction Design and the Northeast Target Area Tree Planting. The City estimates that the Northeast Target Area will receive nearly 50 percent of the City's CDBG Entitlement spending in PY 2021.

Many proposed projects for 2021 will be citywide. The Owner-Occupied Housing Rehabilitation, Homebuyer Program, Point-In-Time Outreach and Education Initiative, the Fair Housing Education Project, the Food 4 Families Program will all have citywide benefits. The City anticipates that Target Area Smoke Detector Program will have benefits across all six Target Areas.

The Thompson Park ADA Ramp Replacement project takes place outside of a Target Area, but still meets an important need by removing barriers to accessibility to the mobility of elderly or disabled persons within the City's signature recreational resource. The North Hamilton Street Playground Basketball Court also takes place just outside of a Target Area but has a service area within the Near East Target Area.

For the purposes of calculating the percentage of funds spent in each Target Area, the City took different approaches to each project. For the single-location projects within Target Areas, the City assigned those funds to the appropriate Target Areas. For the Point-In-Time Outreach and Education Initiative, the Fair Housing Education Project, the Food 4 Families Program, the City divided the total amount programmed by seven (the six Target Areas plus Non-Target Area spending). For the Owner-Occupied Housing Rehabilitation and Homebuyer programs, the City divided the amount programmed by six (the five Target Areas excluding Downtown plus Non-Target Area locations). The City excluded downtown because the amount of owner-occupied units downtown is not statistically significant. Finally, for the Target Area Smoke Detector Program, the City divided the programmed amount evenly across the six Target Areas.

Since some spending will occur outside of Target Areas, the values in the "Percentage of Funds" table immediately below will only add up to 87 percent, as it only tabulates spending within Target Areas.

Geographic Distribution

Target Area	Percentage of Funds
Downtown	5
Near East	9
East	8

Target Area	Percentage of Funds
Northeast	49
Northwest	8
Near West	8

Table 83 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In Program Year 2017, the City decided to focus on the Near East Target Area to make its CDBG Program efforts more impactful and visible. In all subsequent Program Years, the City selected projects based upon the most urgent needs and maximum impacts; and will continue that strategy in PY 2021.

In addition, Neighbors of Watertown, the City's sub-recipient responsible for implementing the Owner-Occupied Rehabilitation and Homebuyer Programs, has a long waitlist of applicants for this assistance. Many applicants have been on this list for over a year or more, and position on the waitlist will take precedence over geographic location when selecting recipients of this assistance.

This strategy also allows greater flexibility in selecting the most appropriate locations for ADA ramps and sidewalk reconstruction.

Discussion

Although the City will again not designate a focus area for PY 2021, the City anticipates spending the majority of funds in the Northeast Target Area, as this are where the City has identified the most impactful potential projects, particularly the Grant Street Sidewalk Reconstruction, which is along a main route to an elementary school.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

CDBG funded activities for this program year will address improvements to public infrastructure, owner-occupied housing rehabilitation, homebuyer assistance, fair housing education initiatives, homeless assistance and projects that support the social needs identified by the community through our public outreach process.

Actions planned to address obstacles to meeting underserved needs

The City's owner-occupied housing rehabilitation program will help to improve the quality of the housing stock in the City by providing assistance to those who otherwise could not afford it. The Food4Families Program will provide food to students and families in some of the City's poorest areas.

Actions planned to foster and maintain affordable housing

The owner-occupied housing program will also help to maintain affordable housing in the community. The owner-occupied program will help rehabilitate seven homes. The homebuyer program will allow families to purchase a home that otherwise would not be able to afford to own a home of their own. The homebuyer program will help five families purchase a home.

Actions planned to reduce lead-based paint hazards

The housing rehabilitation program mentioned above will also serve to mitigate and remove lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Housing rehabilitation will help to reduce the cost of living for poverty level families.

Actions planned to develop institutional structure

The City of Watertown Planning and Community Development Department remains responsible for the administration of the CDBG Program. Effective delivery of the program requires constant communication and coordination with numerous City departments and agencies. Within the Planning and Community Development Department, CDBG duties and program areas (housing, public improvements and public services) have been divided among all staff members. This provides staff the ability to provide assistance in all program areas as the workload dictates. Additionally, an effort has been made to involve multiple staff members in each program area so that the department is not left in a difficult position in the event of staff changes.

Planning Staff has also involved members of the City's GIS Department in spatial analyses related to

planning efforts for the CDBG program. Planning Staff works closely with GIS Staff to educate them about the CDBG program so that the GIS Department can continue to contribute to the City's administration of the CDBG program.

Actions planned to enhance coordination between public and private housing and social service agencies

As part of our 2021 Annual Action Plan, the City is collaborating with the Points North Housing Coalition on the Point-In-Time Outreach and Education Initiative to bring awareness to and to help end homelessness in the community. The City will also collaborate with CNY Fair Housing to provide Fair Housing services. The City has a sub-recipient agreement with Neighbors of Watertown, a not-for profit housing agency, to administer the housing programs funded with CDBG funds.

The City will continue to strive to find ways to help improve cooperation between the public and private entities that comprise its partner organizations.

Discussion

In addition to the actions listed above, the City will direct funding toward infrastructure replacement and new infrastructure construction, including new sidewalks and ADA ramps.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City's rental rehabilitation program is the only source of program income for our entitlement community. The payments received to date are typically spent with our next drawdown and we do not anticipate having any program income on hand at the end of this program year that has not been reprogrammed.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Discussion

We expect that approximately 90 percent of the available funds for the program year will benefit low- and moderate-income persons. We will use a 1-year period to determine the overall benefit for Program Year 2021.

Attachments

Citizen Participation Comments

Summary of public comments

The development of the City's Consolidated Plan and Annual Action Plan included extensive outreach to several different organizations and individuals throughout the community. The City began by contacting numerous public and private agencies that provide assisted housing, health and social services, homeless services, child welfare services and other agencies that serve the low to moderate income population in the City. The City also contacted adjacent units of local government and local economic development agencies to obtain input on non-housing community development needs and priorities. In addition, the City met with representatives from the North Country HOME Consortium to discuss needs and priorities for both organizations.

During the development of our last Consolidated Plan, the City held two neighborhood meetings to obtain input from residents. While the Coronavirus pandemic did not allow for the City to hold similar meetings during the development of this plan, the City was fortunate that we had just adopted two important documents: the City's first ever Comprehensive Plan and a Strategic Goals and Objectives Plan. The citizen participation processes for these plans were extensive and included multiple public meetings and public hearings to obtain input and feedback from the community. The planning process for both documents began in late 2018 and the City Council adopted them in December 2019, just prior to the start of the pandemic. The Comprehensive Plan was funded in part with CDBG funds with the idea that the input obtained from the public during the development of the plan, along with the visions, goals and recommendations would directly tie to our 2021-2025 Consolidated Plan.

Staff also participated in meetings and conference calls to continue to seek input and discuss the needs of the community related to housing, homelessness, public facilities, infrastructure improvements, public services, economic development, and planning.

The City Council held a public hearing on March 1, 2021 to obtain input from citizens, involved agencies and interested persons on activities to be included in the Consolidated Plan and Annual Action Plan. To provide for the widest possible range of public participation, the public hearing had a virtual option in addition to the in-person public hearing held during the Council meeting.

After seeking this input, a draft Consolidated Plan and Annual Action plan was published and a 30-Day public comment period was held in order to gather additional input from citizens. The 30-Day public comment period lasted from March 27, 2021 to April 26, 2021. No comments were received during the 30-day comment period.

Throughout the development of the Consolidated Plan and Annual Action Plan, as well as during our public outreach process for the Comprehensive Plan and Strategic Goals and Objectives, the City received many valuable comments and suggestions from the public. The suggestions ranged from ideas for general goals and objectives to project specific ideas for particular neighborhoods or geographic areas.

Goals included strengthening community building efforts, investing in neighborhoods, creating and improving public spaces, capitalizing on the Black River, making Watertown more attractive to

developers, investors and businesses to promote economic development, ensuring the City's infrastructure is modern, safe and well maintained, taking pride in the City's appearance and preserving and enhancing the City's natural, cultural and scenic resources.


More specific project ideas included promoting a variety of housing types, forms and affordability levels, improving housing conditions by supporting city-wide and long-term housing reinvestment, improving ADA accessibility along streets, expanding and enhancing the City's park and trail system, eliminating blight and improving facilities and infrastructure.

Grantee SF-424's and Certification(s)

OMB Number: 4340-0046
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <p><input type="checkbox"/> Preapplication</p> <p><input checked="" type="checkbox"/> Application</p> <p><input type="checkbox"/> Change/Corrected Application</p>		
<p>* 2. Type of Application:</p> <p><input type="checkbox"/> New</p> <p><input type="checkbox"/> Continuation</p> <p><input checked="" type="checkbox"/> Revision</p>		
<p>* If Revision, select appropriate reason(s):</p> <p>_____</p> <p>* Other (Specify):</p> <p>_____</p>		
<p>* 3. Date Received: _____</p> <p>4. Applicant Identifier: _____</p>		
<p>5a. Federal Entity Identifier: _____</p> <p>5b. Federal Award Identifier: _____</p>		
<p>State Use Only:</p> <p>6. Date Received by State: _____</p> <p>7. State Application Identifier: _____</p>		
<p>8. APPLICANT INFORMATION:</p>		
<p>* a. Legal Name: City of Watertown</p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN): 10-0000119</p>		<p>* c. Organization's DUNS: 0720000750000</p>
<p>d. Address:</p>		
<p>* Street1: 245 Washington Street</p> <p>Street2: _____</p> <p>* City: Watertown</p> <p>County/Parish: Jefferson</p> <p>* State: NY New York</p> <p>Province: _____</p> <p>* Country: USA: UNITED STATES</p> <p>* Zip/Postal Code: 13601-3530</p>		
<p>e. Organizational Unit:</p>		
<p>Department Name: City Manager</p>		<p>Division Name: Planning & Community Development</p>
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>		
<p>Prefix: Mr. * First Name: Michael</p> <p>Middle Name: _____</p> <p>* Last Name: Corbis</p> <p>Suffix: _____</p> <p>Title: Planning and Community Development Director</p> <p>Organizational Affiliation: City of Watertown</p> <p>* Telephone Number: 315-786-3734 Fax Number: 315-786-1727</p> <p>* Email: mcorbis@ci.watertown.ny.us</p>		

Application for Federal Assistance SF-424		
* 8. Type of Applicant: 1. Select Applicant Type: <input type="text" value="City or Local Government"/>		
Type of Applicant: 2. Select Applicant Type: <input type="text"/>		
Type of Applicant: 3. Select Applicant Type: <input type="text"/>		
* Other (Specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: 14. 2000 CFDA Title <input type="text"/>		
* 12. Funding Opportunity Number: <input type="text"/>		
Title: <input type="text"/>		
13. Competition Identification Number: <input type="text"/>		
Title: <input type="text"/>		
14. Area Affected by Project (Cities, Counties, States, etc.): <input type="text" value="City of Watertown map.pdf"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="These funds will be used for sidewalk, bus stop, & basketball court, senior drop-off rehabilitation, demolition, first time homemaker program, small-business assistance and child feeding education."/>		
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="NY-021"/>	* b. Program/Project: <input type="text" value="02-021"/>
Attach an additional letter Program/Project, Congressional Districts if needed.	
<input type="text"/> <input type="text" value="And Attachments"/> <input type="text"/> <input type="text"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2022"/>	* b. End Date: <input type="text" value="06/30/2022"/>
18. Estimated Funding (\$):	
* a. Federal	943,190.00
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	943,190.00
* 19. Is Application Subject to Review By State Under Executive Order 12872 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12872 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12872 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12872.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> I AGREE <small>" The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Anthony"/>
Middle Name: <input type="text" value="G."/>	
* Last Name: <input type="text" value="Garcia"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="315-782-7123"/>	Fax Number: <input type="text" value="315-782-9014"/>
* Email: <input type="text" value="caribbeantown@ny.gov"/>	
* Signature of Authorized Representative: 	Date Signed: <input type="text" value="6/7/22"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0008
Expiration Date: 6/13/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0346-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

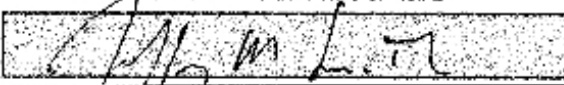
- Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
- Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
- Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255) as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616) as amended relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§298 ds-3 and 298 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VII of the Civil Rights Act of 1964 (42 U.S.C. §§1601 et seq.) as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 4240 (Rev. 7-87)
Prescribed by GSA Circular A-102

11. Will comply, or has already complied, with the requirements of Titles I and II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§227-353) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 107(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11586; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955 as amended (42 U.S.C. §§191 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1988 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 105 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §490), EO 11669 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Watertown	6-7-21

GE-4240 (Rev. 7-07) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

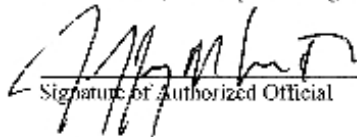
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

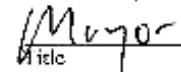
Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

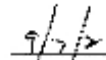
Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official



Mayor



Date

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvement assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

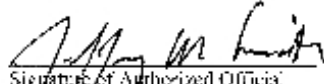
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2006d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official

6/7/21
Date

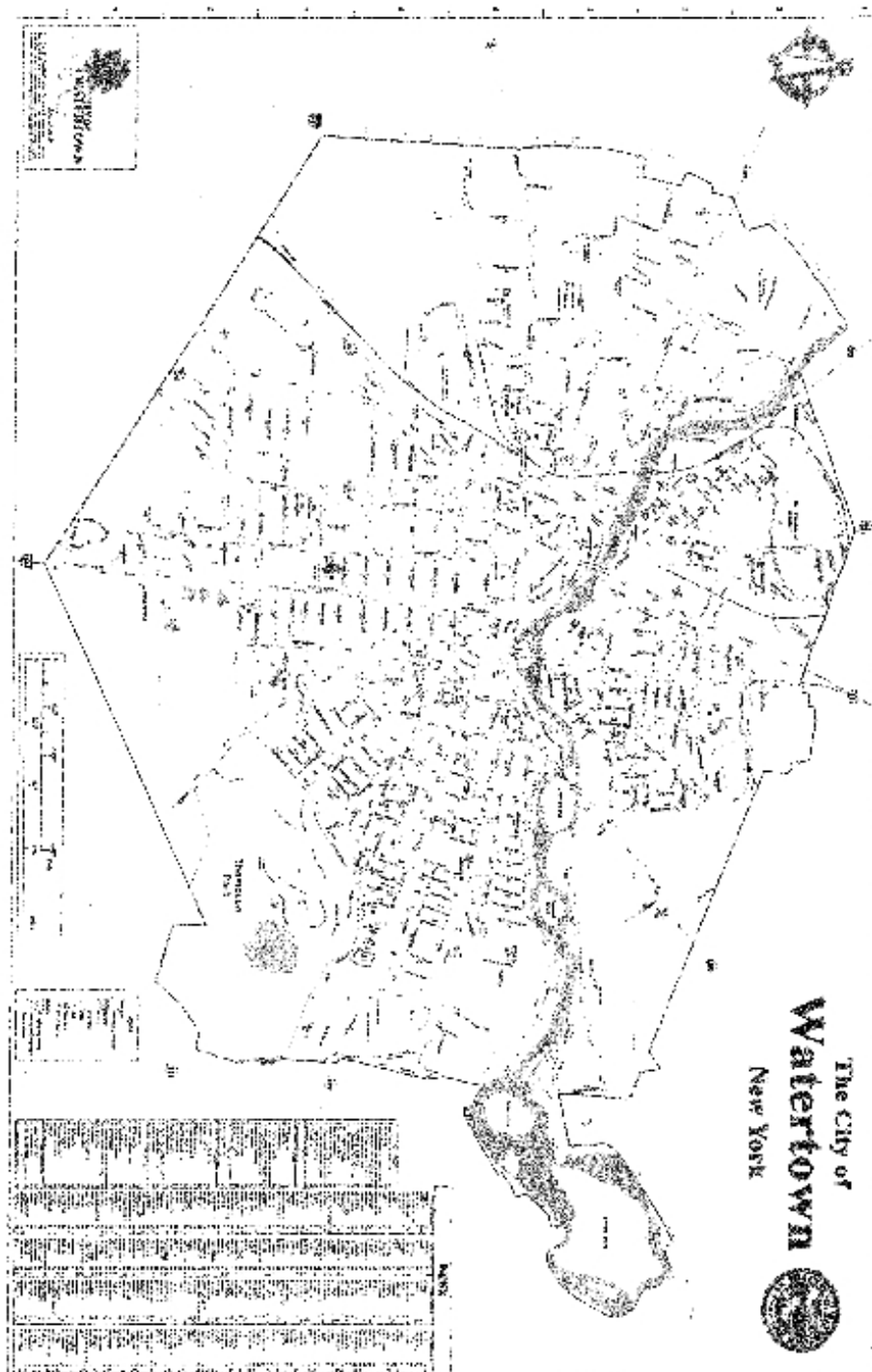
Mayor
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



Appendix - Alternate/Local Data Sources

1	Data Source Name ACS 2004-2018
	List the name of the organization or individual who originated the data set. US Census
	Provide a brief summary of the data set. ACS data from data.census.gov
	What was the purpose for developing this data set? To obtain demographic data about the City of Watertown for the analyses contained in this plan. The 2014-2018 dataset was specifically used in Section MA-50 to match the dataset used in the 2020 Analysis of Impediments to Fair Housing Choice.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2014-2018
	Briefly describe the methodology for the data collection. N/A
	Describe the total population from which the sample was taken. Sampling determined by the United States Census Bureau.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. N/A
2	Data Source Name ACS 2015-2019
	List the name of the organization or individual who originated the data set. United States Census Bureau
	Provide a brief summary of the data set. ACS Data from data.census.gov
	What was the purpose for developing this data set? To obtain demographic data about the City of Watertown for the analyses contained in this plan.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2015-2019

	Briefly describe the methodology for the data collection. N/A
	Describe the total population from which the sample was taken. Sampling determined by the United States Census Bureau.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. N/A
3	Data Source Name County Business Patterns (2018)
	List the name of the organization or individual who originated the data set. United States Census Bureau
	Provide a brief summary of the data set. County Business Patterns data from the U.S. Census Bureau across different industries and sectors at the local and national levels.
	What was the purpose for developing this data set? To analyze the Watertown Metropolitan Statistical Area's (MSA) economic base and calculate Location Quotients for the analyses contained in this plan.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2018
	Briefly describe the methodology for the data collection. N/A
	Describe the total population from which the sample was taken. All known employers with paid employees.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. N/A.