

**North Country HOME Consortium**

**2025 Annual Plan**

HUD HOME Program Year

July 1, 2025 – June 30, 2026

Jefferson County Planning

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# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The North Country HOME Consortium (Consortium) is currently comprised of 110 out of 110 towns, villages, and cities in Jefferson, Lewis & St. Lawrence Counties, located in Upstate New York. The municipalities have entered into cooperative agreements to access funding and provide affordable housing assistance to low and moderate income households. The Consortium was organized and received its first direct allocation of HUD HOME funds in 1994, and since that time (1994 – 2025) has received and allocated over \$34.7 million and assisted close to 2,008 households with owner occupied rehabilitation, homebuyer, or rental rehabilitation assistance. Since its inception, the Consortium has submitted and had HUD approval of the required Five Year Plans, Annual Plans, as well as CAPERs for Consortium endeavors.

Jefferson County is the Lead County for the 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 Department staff to ensure program compliance. The Program is overseen by the North Country HOME Consortium Administrative Board which is comprised of representatives from each of the three Counties.

At the time of this report, the world is still recovering from the COVID-19 pandemic which started in the U.S. in March 2020. This resulted in businesses across the country being closed both temporarily and permanently causing 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 HOME ARP funding to the North Country HOME Consortium. These funds must be used to benefit eligible populations including the homeless, those at-risk of homeless, those fleeing/attempting to flee domestic violence, dating violence, sexual violence, stalking, 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. The HOME ARP Qualified Allocation Plan was approved by HUD. HOME ARP funding will assist the development of three (3) new affordable housing initiatives, provide funding for support services, not for profit capacity building, administration as well as grant administration. HOME ARP Agreements have been executed and projects and programs are moving ahead.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objective identified in the Plan is to continue to provide the available HOME resources to assist low and moderate-income households in the Participating Jurisdictions with affordable housing rehabilitation assistance. Priority has been given to owner occupied rehabilitation programs with secondary priorities given to programs that assist low to moderate income household's purchase of 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 1,127 households with owner occupied rehabilitation assistance, 527 units of rental rehabilitation assistance, and also assisted 354 households to purchase a home.

This Annual 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. During the 2025 HOME Program Year, the Consortium working with our not-for-profit housing agencies will be looking to assist 36 income eligible households with three separate programs offering owner occupied rehab and rental rehab assistance.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The North Country HOME Consortium has received close to \$35 million dollars since 1994 and assisted affordable housing programs in St. Lawrence County with a little over \$13 million dollars, Jefferson County with over \$ 15 million dollars, and Lewis County with close to \$5 million dollars. The programs funded have assisted 1,127 units of owner-occupied rehab assistance, 527 units of rental rehabilitation assistance, and 354 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.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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, may 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 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, the development of proposed activities, and the review of program performance. One hearing will also address the Consortium's Consolidated Annual Performance Evaluation 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 much participation of such residents is not expected given that only 7% of the households in the three counties have limited English speaking status according to the American Community Survey.

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 for input on this Citizen Participation Plan.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No Public Comments were received.

**A 30-Day Public Comment Period ran from April 11, 2025 to May 12, 2025, with a Public Hearing held Wednesday April 23rd, 2025 at 9:00 am in the Development Authority Conference Room, 317 Washington Street Watertown, New York 13601.**

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

No Public Comments were received.

**7. Summary**

The Consortium, working through and with the nonprofit housing and other service providers in Jefferson, Lewis & St. Lawrence Counties, will entertain any and all public input and/or comments into the creation of Annual Plan Activities. Being that the HOME Program Areas funded (Owner Occupied Rehab, Homebuyer Assistance & Rental Rehabilitation) have been identified as funding priorities over the years, we continue to direct resources to those identified priorities.

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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**

Samuel Wilson, Community Development Coordinator

Jefferson County Department of Planning

County Office Building

175 Arsenal Street

Watertown, New York 13601

swilson@jeffersoncountyny.gov

315-785-3144



## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

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 HOME funded programs and services.

**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 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.**

Consortium staff is active with the Continuum of Care (CoC) for the same tri-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. Consortium staff members attend monthly CoC Board meetings, quarterly membership meetings, and are committee members. This reinforces working together to meet housing needs for the three counties. The Consortium received 2.98 million dollars in ARP funds. The Allocation Plan identified projects that will address the needs of homeless residents including veterans. Project agreements and contracts have been signed for new construction, support services and capacity building working with our not-for-profit partners.

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

Consortium staff is active with Points North Housing Coalition, the Continuum of Care for the tri-county region. Consortium staff works closely with members of the Coalition on the homeless housing efforts in the tri-county region. Consortium Staff members attend monthly CoC Board meetings, quarterly

membership meetings, and are also committee members which reinforces the vested interest in working together to meet housing needs across the Board.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Watertown
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The North Country HOME Consortium works primarily with the affordable housing providers in the tri-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 governments, municipal housing authorities, social service agencies, and many others to provide input into the HOME funded programs and services.

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

All appropriate agencies have been consulted

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Points North Housing Coalition	The Consortium Strategic Plan Goals provide assistance to low and moderate income individuals and families which through improving the housing, may keep individuals and families from being at risk or homeless.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

Consortium Staff are also members of the Points North Housing Coalition (PNHC) Board of Directors and report regularly to the PNHC Board & membership on proposed Consolidated Plans, Annual Plans, and CAPER'S. To assist in developing the coordinated HOME ARP Allocation Plan, outreach meetings have been held in each of the three Counties to work together on assessing the needs and identifying the gaps in service/s of those needs. HOME ARP Project Agreements ( Affordable Housing, Support Services and Capacity Building) have been executed and HOME ARP funding is meeting needs and helping people in 3 County Region.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

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 applications, and the Consolidated Plan.

The public comment period for the draft 2025 Annual Plan was April 11, 2025 through May 12, 2025. Public Comments could have been submitted to Matt Taylor at [mtaylor@danc.org](mailto:mtaylor@danc.org) or by phone at 315-661-3200. The Consortium held a Public Hearing/Meeting on April 23, 2025 at 9:00 am to review the Plan programs. No Public Comments were received.

The annual plan was also available for review at the three Counties, through their respective Planning Departments. The Planning Departments may 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 Plan was also made available through all partner agencies in the Continuum of Care group.

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.

### 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	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No Response or public attending public hearing	No Public Comments were received.	N/A - No Public Comments received.	
2	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No Response	No Comments received	N/A	

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 Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No Responses or people in attendance	No Public Comments Received	N/A	

**Table 4 – Citizen Participation Outreach**

## 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 programs.

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) manages 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, County Public Health Departments, and County Offices for the Aging, 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	938,996.80	0.00	0.00	938,996.80	0.00	2025 funding will assist: 17 households with Scattered Site Owner Occupied Rehab in Jefferson & Lewis Counties as well as 24 units of Rental Rehab in Jefferson County.

**Table 2 - 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 30 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**

N/A

## 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 Participating Jurisdictions in Lewis County	Increase supply of affordable housing	HOME: \$505,147.28	Homeowner Housing Rehabilitated: 17 Household Housing Unit
2	Affordable Housing - Rental Rehabilitation	2021	2025	Affordable Housing	Participating Jurisdictions in Jefferson County	Rental Rehabilitation	HOME: \$248,000.00	Rental units rehabilitated: 24 Household Housing Unit

**Table 3 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Affordable Housing - Homeowner Housing Rehab
	<b>Goal Description</b>	<p>The Consortium will fund two (2) housing agencies in Jefferson &amp; Lewis to assist 17 income eligible households with \$505,147.28 in HOME funds for Owner Occupied Rehab Programs.</p> <p>Snow Belt Housng - Lewis County Scattered Site Owner Occupied Rehab Program - \$299,182.28 ( \$273,751.78 - Project &amp; \$25,430.50 - Admin)</p> <p>Clayton Improvement Association - Jefferson County Scattered Site Owner Occupied Rehab Program - \$205,965.00 ( \$188,458.00 - Project &amp; \$17,507.00 - Admin)</p>
<b>2</b>	<b>Goal Name</b>	Affordable Housing - Rental Rehabilitation
	<b>Goal Description</b>	The Consortium will fund Kamargo Housing Development Fund Company (owner of 24 unit HUD 202 in Black River , Jefferson County) for needed renovations. \$ 248,000.00 ( Project - \$ 242,037.82 & \$5,962.18 - Admin)

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The projects identified in this 2025 Annual Action Plan were determined through a competitive RFP process. Applications received were vetted by Agency Staff and the funding plan was approved by the local HOME Administrative Board.

#	Project Name
1	Snow Belt Housing Owner Occupied Rehab
2	Clayton Improvement Association, LTD Owner Occupied Rehab
3	Administration
4	Kamargo Apartments Rental Rehab
5	2025 CHDO

**Table 4 – Project Information**

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

The projects identified in this 2025 Annual Action Plan were determined through a competitive RFP process. Applications received were vetted by Agency Staff and the funding plan was approved by the local HOME Administrative Board.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Snow Belt Housing Owner Occupied Rehab
	<b>Target Area</b>	Participating Jurisdictions in Lewis County
	<b>Goals Supported</b>	Affordable Housing - Homeowner Housing Rehab
	<b>Needs Addressed</b>	Increase supply of affordable housing
	<b>Funding</b>	HOME: \$273,751.78
	<b>Description</b>	Eight (8) Units of Scattered Site Owner Occupied Rehab - Lewis County
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight (8) households will be assisted through this Owner Occupied Rehab Program in Lewis County.
	<b>Location Description</b>	Lewis County -Scattered Site - TBD
	<b>Planned Activities</b>	Eight (8) Owner Occupied Rehab - Scattered Sites - Lewis County
2	<b>Project Name</b>	Clayton Improvement Association, LTD Owner Occupied Rehab
	<b>Target Area</b>	Participating Jurisdictions in Jefferson County
	<b>Goals Supported</b>	Affordable Housing - Homeowner Housing Rehab
	<b>Needs Addressed</b>	Increase supply of affordable housing
	<b>Funding</b>	HOME: \$188,458.00
	<b>Description</b>	Nine (9) Units of Scattered Site Owner Occupied Rehab in Jefferson County
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Nine (9) Families will be assisted with Owner Occupied Rehab in Jefferson County through this program.
	<b>Location Description</b>	Scattered Site TBD
	<b>Planned Activities</b>	Nine (9) families will be assisted with Owner Occupied Rehab in Jefferson County through the program.
3	<b>Project Name</b>	Administration
	<b>Target Area</b>	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County

	<b>Goals Supported</b>	Affordable Housing - Homeowner Housing Rehab Affordable Housing - Rental Rehabilitation
	<b>Needs Addressed</b>	Increase supply of affordable housing Rental Rehabilitation
	<b>Funding</b>	HOME: \$93,899.68
	<b>Description</b>	2025 Administration Allocation Plan
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2025 Administration will provide necessary administrative dollars to the agencies involved in administering the program to meet the needs of the 41 household planned to be assisted with the 2025 HUD HOME funding.  Snow Belt OOR Program - \$ 25,430.50  Clayton Improvement Association OOR Program - \$ 17,507.00  Clayton Improvement Association - Kamargo Apartments RR - \$5,962.18  DANC - \$ 35,000.00  Jefferson County Planning - \$10,000.00
	<b>Location Description</b>	Scattered Sites in Jefferson & Lewis Counties
	<b>Planned Activities</b>	2025 Administration
<b>4</b>	<b>Project Name</b>	Kamargo Apartments Rental Rehab
	<b>Target Area</b>	Participating Jurisdictions in Jefferson County
	<b>Goals Supported</b>	Affordable Housing - Rental Rehabilitation
	<b>Needs Addressed</b>	Rental Rehabilitation
	<b>Funding</b>	HOME: \$242,037.82
	<b>Description</b>	Rental Rehabilitation of Kamargo Apartments located in Black River NY ( Jefferson County ) is a 24 unit HUD 202 in need of a new roof and domestic hot water system for the project (\$248,000.00 - Total award, \$ 242,037.82 - project and \$5,962.18 in Admin)
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	24 units of Rental Rehab to assist 25 persons, all of which are very low income households. ( less than 50% AMI)

	<b>Location Description</b>	Kamargo Apartments - 224 Leray Street, Black River, New York 13612
	<b>Planned Activities</b>	Rental Rehabilitation of Kamargo Apartments located in Black River NY ( Jefferson County ) is a 24 unit HUD 202 in need of a new roof & domestic hot water system for the project. (\$248,000.00 - Total award, \$ 242,037.82 - project and \$5,962.18 in Admin)  24 units of Rental Rehab to assist 25 persons, all of which are very low income households. ( less than 50% AMI)  Kamargo Apartments - 224 Leray Street, Black River, New York 13612
<b>5</b>	<b>Project Name</b>	2025 CHDO
	<b>Target Area</b>	Participating Jurisdictions in Jefferson County Participating Jurisdictions in Lewis County Participating Jurisdictions in St. Lawrence County
	<b>Goals Supported</b>	Affordable Housing - Homeowner Housing Rehab
	<b>Needs Addressed</b>	Increase supply of affordable housing
	<b>Funding</b>	HOME: \$140,849.52
	<b>Description</b>	There were no applications received for the 2025 CHDO funding. The HOME Board will consider applications if submitted.
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No applications for the 2025 CHDO funds at this time.
	<b>Location Description</b>	No applications for the 2025 CHDO funds at this time. This would serve the Tri-county area.
	<b>Planned Activities</b>	No applications for the 2025 CHDO funds at this time.

## **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**

Snow Belt Housing will assist eight (8) households TBD - scattered sites in Lewis County with an Owner Occupied Rehab program.

Clayton Improvement Association LTD will assist nine (9) households TBD - scattered sites in Northern Jefferson County with an Owner Occupied Rehab Program.

Kamargo Housing Development Fund Company working with Clayton Improvement Association, LTD as its property manager with a rental rehab program at Kamargo Apartments which is an existing twenty four (24) unit HUD 202 Project located in Black River NY.

No CHDO Applications were received.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Participating Jurisdictions in Jefferson County	68
Participating Jurisdictions in Lewis County	32
Participating Jurisdictions in St. Lawrence County	

**Table 5 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Five (5) applications for funding were received for the 2025 Program year, Three (3) of the Five (5) were approved for funding by the HOME Administrative Board.

### **Discussion**

Snow Belt Housing will assist eight (8) households TBD - scattered sites in Lewis County with an Owner Occupied Rehab program.

Clayton Improvement Association LTD will assist nine (9) households TBD - scattered sites in Northern Jefferson County with an Owner Occupied Rehab Program.

Kamargo Housing Development Fund Company working with Clayton Improvement Association, LTD as its property manager with a rental rehab program at Kamargo Apartments which is an existing twenty

four (24) unit HUD 202 Project located in Black River NY.

No CHDO Applications were received.

## Affordable Housing

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

#### Introduction

The Consortium is proposing to assist 41 income eligible households through three HOME programs - (2) scattered site owner occupied rehabilitation programs, 1 in Jefferson & 1 in Lewis County as follows: Snow Belt Housing to run a scattered site owner occupied rehab program in Lewis County to assist 8 eligible households, and Clayton Improvement Association, LTD also to run a scattered site owner occupied rehab program in Jefferson County to assist 9 eligible households. The 3rd program will be to fund Kamargo Housing Development Fund Company with funding to perform a rental rehab program at the existing 24 unit HUD 202 located in Black River (Jefferson County) Kamargo Apartments is managed by the Clayton Improvement Association, LTD. The Consortium HOME Admin Board approved an Open Application window for a future CHDO Project.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	41
Special-Needs	0
Total	41

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	24
The Production of New Units	0
Rehab of Existing Units	17
Acquisition of Existing Units	0
Total	41

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Consortium is proposing to assist 41 income eligible households through three HOME programs - (2) scattered site owner occupied rehabilitation programs, 1 in Jefferson & 1 in Lewis County as follows: Snow Belt Housing to run a scattered site owner occupied rehab program in Lewis County to assist 8 eligible households, and Clayton Improvement Association, LTD also to run a scattered site owner occupied rehab program in Jefferson County to assist 9 eligible households. The 3rd program will be to fund Kamargo Housing Development Fund Company with funding to perform a rental rehab program at the existing 24 unit HUD 202 located in Black River (Jefferson County) Kamargo Apartments is managed by the Clayton Improvement Association, LTD. The Consortium HOME Admin Board

approved an Open Application window for a future CHDO Project.

## **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. The Points North Housing Council is a HUD funded Continuum of Care (CoC) that submits its own Action Plan. Staff members from the Development Authority and Jefferson County Department of Planning are active members of the PNHC Board and Membership.

### **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 three counties' Department of Social Services (DSS) 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.

#### **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 for 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. Since being awarded the \$2.98 Million Dollars in HOME ARP funding, the Development Authority Staff working in conjunction with Jefferson County Planning Staff, performed outreach to homeless housing service providers and other related parties in the Tri-County Region to clearly identify the needs and gaps in programs and services being offered as part of the development of the HOME ARP Allocation Plan. The HOME ARP Allocation plan was approved by HUD. HOME ARP Contracts have been entered into and projects and programs are moving ahead.

#### **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 working with partnering housing agencies in the tri-county area to establish PSH beds for the chronically homeless (CH). The Watertown Housing Authority has a homeless housing preference. It is not specific to chronically homeless but can be used for chronically homeless on the list. The CoC has funded several projects that have dedicated beds for chronically homeless. These projects include Transitional Living Services (TLS) Permanent Supportive Housing CH 2 units in Jefferson County; Jefferson County DSS Permanent Supportive Housing with 9 CH beds; Jefferson County Permanent Supportive Housing (TH) 61 CH beds; Transitional Living Services Permanent Supportive Housing 3 CH beds in St. Lawrence County and 3 CH beds in Lewis County. The CoC continues to reach out to the housing authorities to ask that they dedicate beds to CH. The CoC has noticed that there are not as many CH individuals present since HUD changed the definition. It does however continue to see homeless individuals that need assistance. In St. Lawrence County, Step by Step opened a new 20-unit Permanent Supportive Housing facility in October 2022 called the Lincoln School Apartment Program.

**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. In St. Lawrence County, Step by Step opened a new 20-unit Permanent Supportive Housing facility in October 2022 called the Lincoln School Apartment Program. The HOME ARP initiatives that are now under contract and in motion will also assist households to avoid being 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. Step by Step opening a new 20 unit Permanent Supportive Housing facility in the City of Ogdensburg in October 2022 and is also in the planning stages of another PSH facility on the same site in the City of Ogdensburg. Since being awarded \$ 2.98 million dollars in HOME ARP funding in 2021, the Development Authority Staff working in conjunction with Jefferson County Planning Staff, have been performing outreach to homeless housing service providers and other related parties in the Tri-County Region to identify the needs and gaps in programs and services being offered as part of the development of the HOME ARP Allocation Plan. The HOME ARP Allocation Plan was submitted to HUD in March 2023 and approved by HUD. HOME ARP Contracts have been entered into on almost all of the programs and initiatives are moving ahead and are providing funding and resources to help develop three (3) new affordable housing projects in Jefferson & St. Lawrence Counties as well as funding support services, not for profit capacity building, administration and grant administration to help meet the unmet needs in the area.

## **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**

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.

### **Discussion**

The main barrier to affordable housing identified in the Jefferson County Analysis of Impediments to Fair Housing is the lack of quality affordable housing. Another Barrier that has been identified over time in the three Counties' assessments is the lack of highly available public transit. The Watertown Jefferson County Area Transportation Council (WJCTC) is the Metropolitan Planning Organization (MPO) designated by the Governor of the State of New York for the City of Watertown and the surrounding area in Jefferson County. It has the responsibility of developing and maintaining both a Regional Transportation Plan and a Transportation Improvement Program for the area's federal aid eligible highway and public transit facilities. The WJCTC completed a transit study in 2019. The study identifies potential regional networks in Jefferson County for new, enhanced or coordinated transit and mobility services. A Rural Mobility Manager has been hired to develop rural transit routes after discussions with areas municipalities, businesses, and residents. A Jefferson County Coordinated Transportation Plan for Mobility Services was completed in 2021. This Plan identifies barriers such as: the lack of public transportation in Jefferson County, the lack of public transportation to Fort Drum for jobs, and the cost of transportation alternatives. In its 2017 Assessment of Fair Housing, St. Lawrence County identified a general lack of Fair Housing knowledge by government officials and landlords and also a lack of access to funds for housing improvements for vulnerable populations. We are happy to report that the Watertown Jefferson County Area Transportation Council (WJCTC) will be beginning transportation services needed in the near future.

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

### **Introduction**

The North County HOME Consortium funded Owner Occupied Rehab and Rental Rehab Programs will help improve the quality of the housing stock in the three County region and meet a very small portion of the area's housing needs. The primary focus of the North Country HOME Consortium and its partner agencies is to work with existing resources while continuing to look for additional resources and funding to assist in the areas of need.

### **Actions planned to address obstacles to meeting underserved needs**

The North County HOME Consortium funded Owner Occupied Rehab and Rental Rehab Programs will help improve the quality of the housing stock in the three County region and meet a very small portion of the area's housing needs. The primary focus of the North Country HOME Consortium and its partner agencies is to work with existing resources while continuing to look for additional resources and funding to assist in the areas of need.

### **Actions planned to foster and maintain affordable housing**

All program efforts utilizing HOME funding is an effort to foster and maintain affordable housing by working with its member agencies which are the front line providers of programs and services to those in need. The Programs funded this year are a continued effort to maintain and preserve the housing stock of the three County 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 awards HOME funds from the Consortium's competitive application process to eligible communities.

### **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 ongoing 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 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.

### **Discussion**

The North Country HOME Consortium has been working with the not for profit housing agencies and some municipalities providing HOME programs (Owner Occupied Rehab, Homebuyer Assistance and Rental Rehab) for low to moderate income households since 1994. The Consortium has received over \$34.7 million dollars in HUD HOME funding and provided assistance to close to 2,008 eligible families.

## **Program Specific Requirements**

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

#### **Introduction**

The Consortium will not use HOME funds for any form of investment not listed at 24 CFR 92.205(b) without HUD's prior written approval.

The Consortium shall require that all properties assisted with HOME funding (Direct Subsidy) for Homebuyer Programs shall be subject to the HUD Approved **Recapture** Provision. Direct Subsidy includes down payment assistance, closing costs or other home assistance provided directly to the homebuyer. This provision includes a declining balance, net proceeds provisions, which is a part of the program materials and the Note and Mortgage.

Recipients of HOME Assistance must reside in the HOME assisted unit for the affordability period, per the Grant Agreement as well as the Recorded Note & Mortgage. The Sub Recipients are responsible for ensuring the ongoing compliance using the local methodology. The local methodology is reviewed at the time the Sub Recipient applies for and receives the HOME funding from the Consortium and is reviewed throughout the affordability period by the PJ during program monitoring.

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

#### **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 will not use HOME funds for any form of investment not listed at 24 CFR 92.205(b) without HUD's prior written approval.

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 (Direct Subsidy) for Homebuyer Programs shall be subject to the HUD Approved **Recapture** Provision. Direct Subsidy includes down payment assistance, closing costs or other home assistance provided directly to the homebuyer. This provision includes a declining balance, net proceeds provisions, which is a part of the program materials and the Note and Mortgage.

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:

Recipients of HOME Assistance must reside in the HOME assisted unit for the affordability period, per the Grant Agreement as well as the Recorded Note & Mortgage. The Sub Recipients are responsible for ensuring the ongoing compliance using the local methodology. The local methodology is reviewed at the time the Sub Recipient applies for and receives the HOME funding from the Consortium and is reviewed throughout the affordability period by the PJ during program monitoring.

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)).

N/A

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)).

N/A

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).

N/A

The Consortium will not use HOME funds for any form of investment not listed at 24 CFR 92.205(b) without HUD's prior written approval.

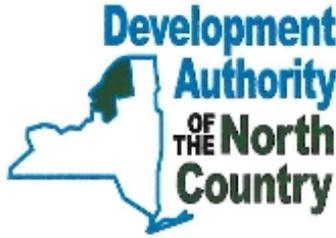
The Consortium shall require that all properties assisted with HOME funding (Direct Subsidy) for Homebuyer Programs shall be subject to the HUD Approved **Recapture** Provision. Direct Subsidy includes down payment assistance, closing costs or other home assistance provided directly to the homebuyer. This provision includes a declining balance, net proceeds provisions, which is a part of the program materials and the Note and Mortgage.

Recipients of HOME Assistance must reside in the HOME assisted unit for the affordability period, per the Grant Agreement as well as the Recorded Note & Mortgage. The Sub Recipients are responsible for ensuring the ongoing compliance using the local methodology. The local methodology is reviewed at the time the Sub Recipient applies for and receives the HOME funding from the Consortium and is reviewed throughout the affordability period by the PJ during program monitoring.

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

## 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) 662-320

<p>WATER QUALITY DIVISION                  Warnock Pump Station                  23557 NY Route 37                  Watertown, New York 13601</p>	<p>TELECOMMUNICATIONS DIVISION                  Dulles State Office Building                  317 Washington Street, Suite 406                  Watertown, New York 13601</p>	<p>MATERIALS MANAGEMENT DIVISION                  Solid Waste Management Facility                  23400 NY Route 177                  Redman, New York 13662</p>	<p>ENGINEERING DIVISION                  Warnock Pump Station                  23557 NY Route 37                  Watertown, New York 13601</p>
<p>Telephone (315) 661-3210                  Emergency Telephone (315) 786-4001</p>	<p>Telephone (315) 661-3208                  Emergency Telephone (866) 669-3262</p>	<p>Telephone (315) 661-3230</p>	<p>Telephone (315) 661-3218</p>

**NORTH COUNTRY HOME CONSORTIUM  
 Citizen Participation Comments  
 2025 Annual Plan**

A public comment period began on April 11, 2025 and ended on May 12, 2025 to hear comments on the 2025 North Country HOME Consortium Annual 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](http://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 April 23, 2025. The meeting was open to the public. The meeting opened at 9:00 AM and closed at 9:05 AM. There was no one in attendance from the public. No comments were received.

We are an equal opportunity provider and employer. Complaints of discrimination should be sent to: USDOJ, Civil Rights Office of CA, Rights, 1425 International Way, SW, Washington, D.C. 20530-9802, or call (800) 768-2277 (voice) or (800) 768-8882 (TDD).

**WWW.DANC.ORG INFO@DANC.ORG**



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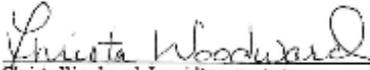
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JEFFERSON COUNTY

WATERTOWN DAILY TIMES

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UNITED STATES

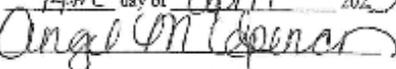
REFERENCE  
ACCOUNT: 185784  
ORDER: CAMPAIGN 14909 / LINE 24812 — 2025 Annual Plan

Christa Woodward, being duly sworn, affirms that she is a legal representative of the Johnson Newspaper Corporation, a corporation duly organized and existing under the laws of the state of New York, and having its principal place of business in the city of Watertown and that said corporation is the publisher of Watertown Daily Times, a newspaper published in the city of Watertown, Jefferson County and state of New York, and that a notice, of which the annexed is a printed copy, has been published regularly in said newspaper.

  
Christa Woodward, Legal Representative

Published on: 4/11/2025

FILED ON: 4/10/2025

Sworn to and subscribed before me this  
14th day of April 2025  




Page 1 of 1

## Grantee Unique Appendices

North Country HOME Consortium  
2026 Monitoring Plan

Agency	Staff Assigned	Program & Year	Monitoring Date	Findings
North Country Affordable Housing	Matt Siver & Sam Wilson	2021 OOR	April & May 2026	
Neighbors of Watertown	Matt Siver & Sam Wilson	2022 OOR	April & May 2026	
Snowbelt Housing Company, Inc.	Matt Siver	2022 OOR	April & May 2026	
Frontier Housing	Matt Taylor	2021 OOR	April & May 2026	
<b>Rental Project Monitoring Plan &amp; Schedule</b>				
Project & Location	Staff Assigned	Program & IDIS	Monitoring Date	Findings
Center Street Apartments - Lyons Falls	Matt Taylor	Snow Belt 14 & 15 CHDO RR # 1833	April & May 2026	
Pine Crest Manor - Copenhagen	Matt Taylor	Snow Belt 14 & 15 CHDO RR # 1833	April & May 2026	
Iroquois Village - Rooseveltown	Matt Taylor	Mohawk 16 -19 CHDO RR # 1845	April & May 2026	

Grantee SF-424's and Certification(s)

OMB Number: 4040-004  
Expiration Date: 11/30/2025

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 checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*11. Program, 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: <input type="text"/>		
*b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>	*c. LEI: <input type="text"/>	
d. Address:		
* Street1: <input type="text"/>	Street2: <input type="text"/>	
* City: <input type="text"/>	County/Parish: <input type="text"/>	
* State: <input type="text"/>	Province: <input type="text"/>	
* Country: <input type="text"/>	* Zip / Postal Code: <input type="text"/>	
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: <input type="text"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text"/>	
Suffix: <input type="text"/>	Title: <input type="text"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/>	Fax Number: <input type="text"/>	
* Email: <input type="text"/>		

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="By: County Government"/>	
<b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="US Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="15.229"/>	
<b>CFDA Title:</b> <input type="text" value="HOME Investment Partnerships Program"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="DC-25-DC-26-0512"/>	
<b>* Title:</b> <input type="text" value="HOME Investment Partnerships Program"/>	
<b>13. Competition Identification Number:</b> <input type="text"/>	
<b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/>	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="Socx Bout Educating GOR&lt;br/&gt; Clayton Improvement Association, LTD GOR&lt;br/&gt; Clayton Improvement Association, LTD- Kansas Apartments- BR&lt;br/&gt; CHOC (unassisted) &amp; Adult"/>	
<b>Attach supporting documents as specified in agency instructions</b> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="21"/>	* b. Program/Project: <input type="text" value="21"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="11/01/2020"/>	* b. End Date: <input type="text" value="1/31/2021"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="938,000.00"/>
* 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:	<input type="text" value="938,000.00"/>
* 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="text"/>	
<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	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
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 18, Section 1001)	
<input checked="" type="checkbox"/> I AGREE	
** The list of life-size e-mail addresses, or an Internet site where you may obtain this list, is contained in the announcement or agency award information.	
Authorized Representative:	
Prefix:	<input type="text"/> * First Name: <input type="text" value="William"/>
Middle Name:	<input type="text"/>
* Last Name:	<input type="text" value="Johnson"/>
Suffix:	<input type="text"/>
* Title:	<input type="text" value="Chairman, Board of Legislators"/>
* Telephone Number:	<input type="text" value="815-785-3075"/> Fax Number: <input type="text"/>
* Email:	<input type="text" value="wjohnson@legis.state.illinois.gov"/>
* Signature of Authorized Representative:	<input type="text" value="William W Johnson"/> * Date Signed: <input type="text" value="07/20/2020"/>

**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.

## 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;

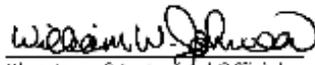
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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. 1701n) and implementing regulations at 24 CFR Part 135.

  
Signature of Authorized Official

7/28/2025  
Date

CHAIRMAN BOL  
Title

**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;

William W. Johnson  
Signature of Authorized Official

7/28/2025  
Date

CHAIRMAN BOL  
Title

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0009  
 Expiration Date: 02/28/2025

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**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:

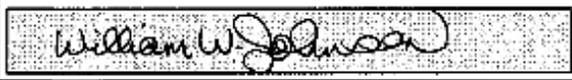
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give 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. 500, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4501 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. §§1681-1685, 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 Control 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. 91-615), 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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 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. § 1501-1506 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. §§275e to 275e-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. 91-150) 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 178(c) of the Clean Air Act of 1965, 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 1988 as amended (16 U.S.C. §470); EO 11653 (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
	Chairman, Board of Legislators
APPLICANT ORGANIZATION	DATE SUBMITTED
Jefferson County	11/28/2021

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**ASSURANCES - NON-CONSTRUCTION PROGRAMS**

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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 cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. 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.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for 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 Administrator (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. 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 1695-1696) 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 1944 (42 U.S.C. §§290 ed-3 and 290 ed-3), as amended, relating to confidentiality of alcohol and drug abuse test records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§2601 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.
7. 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 or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1505 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. 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. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, 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 insurance construction and acquisition is \$10,000 or more.
11. 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. §§1651 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§1401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-525), and; (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. 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.
13. Will assist the awarding agency in assuring compliance with Section 105 of the National Historic Preservation Act of 1986, 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. §§469a-7 et seq.)
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended; 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. 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.
17. 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."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. 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 Chairman, Board of Legislators
APPLICANT ORGANIZATION JAC Education Council	DATE SUBMITTED 07/26/2025

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