

**SNAPSHOT of HOME Program Performance--As of 09/30/19
State Participating Jurisdictions**



Participating Jurisdiction (PJ):

PJ's Total HOME Allocation Received:

PJ Since (FY):

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	<input type="text" value="97.63"/> %	<input type="text" value="94.95"/> %	<input type="text" value="12"/>
% of Funds Disbursed	<input type="text" value="95.8"/> %	<input type="text" value="93.05"/> %	<input type="text" value="11"/>
Leveraging Ratio for Rental Activities	<input type="text" value="17.98"/>	<input type="text" value="5.2"/>	<input type="text" value="3"/>
% of Completed Rental Disbursements to All Rental Commitments**	<input type="text" value="99.24"/> %	<input type="text" value="98.46"/> %	<input type="text" value="27"/>
% of Completed CHDO Disbursements to All CHDO Reservations**	<input type="text" value="97.04"/> %	<input type="text" value="93.98"/> %	<input type="text" value="13"/>
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	<input type="text" value="82.1"/> %	<input type="text" value="80.27"/> %	<input type="text" value="33"/>
% of 0-30% AMI Renters to All Renters**	<input type="text" value="53.92"/> %	<input type="text" value="37.25"/> %	<input type="text" value="8"/>
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	<input type="text" value="100"/> %	<input type="text" value="99.77"/> %	<input type="text" value="1"/>
<u>Overall Ranking:</u>			<input type="text" value="7"/> / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	<input type="text" value="\$30,086"/>	<input type="text" value="\$37,145"/>	<input type="text" value="7,602"/> Units <input type="text" value="68.5"/> %
Homebuyer Unit	<input type="text" value="\$19,854"/>	<input type="text" value="\$15,100"/>	<input type="text" value="2,434"/> Units <input type="text" value="21.9"/> %
Homeowner-Rehab Unit	<input type="text" value="\$17,593"/>	<input type="text" value="\$24,038"/>	<input type="text" value="640"/> Units <input type="text" value="5.8"/> %
TBRA Unit	<input type="text" value="\$9,478"/>	<input type="text" value="\$3,367"/>	<input type="text" value="420"/> Units <input type="text" value="3.8"/> %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ):

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$233,666	\$155,039	\$18,619
State:*	\$229,628	\$118,401	\$24,851
National:**	\$135,225	\$88,236	\$26,222

CHDO Operating Expenses:
(% of allocation)

PJ: %
National Avg: %

R.S. Means Cost Index:

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.8	50.3	94.8	0.0
Black/African American:	25.3	16.7	2.5	0.0
Asian:	2.7	4.3	0.0	0.0
American Indian/Alaska Native:	0.4	0.7	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.1	0.0	0.0
Asian and White:	0.1	0.2	0.0	0.0
Black/African American and White:	0.2	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.1	0.1	0.0	0.0
Other Multi Racial:	1.1	1.1	0.0	0.0
Asian/Pacific Islander:	0.2	1.2	0.5	0.0

ETHNICITY:

Hispanic	25.0	25.0	1.9	0.0
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HOUSEHOLD SIZE:

1 Person:	48.8	17.7	31.4	0.0
2 Persons:	23.9	19.8	23.3	0.0
3 Persons:	15.2	24.9	13.9	0.0
4 Persons:	7.8	21.7	17.5	0.0
5 Persons:	3.3	10.7	8.4	0.0
6 Persons:	0.9	3.7	3.9	0.0
7 Persons:	0.1	1.0	0.9	0.0
8 or more Persons:	0.1	0.4	0.6	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	26.6	25.9	14.5	0.0
Elderly:	30.3	1.2	34.2	0.0
Related/Single Parent:	31.4	28.8	15.0	0.0
Related/Two Parent:	8.7	37.8	34.8	0.0
Other:	3.0	6.3	1.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.9	3.1 [#]
HOME TBRA:	1.2	
Other:	22.4	
No Assistance:	34.5	

of Section 504 Compliant Units :

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts State: MA

Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 86

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 96.82%	99.24	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 92.29%	97.04	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 99.84%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.080	2.72	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2013 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.



— HOME PROGRAM —
OVERALL RANKING - 3Q03 to 3Q19

State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts

