

**SNAPSHOT of HOME Program Performance--As of 12/31/18**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
<b>Program Progress:</b>			PJs in State: <input type="text" value="11"/>			
% of Funds Committed	<input type="text" value="95.12"/> %	<input type="text" value="89.86"/> %	<input type="text" value="5"/>	<input type="text" value="93.33"/> %	<input type="text" value="72"/>	<input type="text" value="76"/>
% of Funds Disbursed	<input type="text" value="93.54"/> %	<input type="text" value="87.80"/> %	<input type="text" value="3"/>	<input type="text" value="91.21"/> %	<input type="text" value="77"/>	<input type="text" value="80"/>
Leveraging Ratio for Rental Activities	<input type="text" value="1.06"/>	<input type="text" value="4.23"/>	<input type="text" value="9"/>	<input type="text" value="5.83"/>	<input type="text" value="15"/>	<input type="text" value="12"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="100.00"/> %	<input type="text" value="95.57"/> %	<input type="text" value="1"/>	<input type="text" value="97.18"/> %	<input type="text" value="100"/>	<input type="text" value="100"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="91.91"/> %	<input type="text" value="88.33"/> %	<input type="text" value="7"/>	<input type="text" value="92.23"/> %	<input type="text" value="40"/>	<input type="text" value="41"/>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<input type="text" value="73.74"/> %	<input type="text" value="72.94"/> %	<input type="text" value="6"/>	<input type="text" value="82.65"/> %	<input type="text" value="21"/>	<input type="text" value="18"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="32.32"/> %	<input type="text" value="30.86"/> %	<input type="text" value="6"/>	<input type="text" value="46.76"/> %	<input type="text" value="30"/>	<input type="text" value="25"/>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="97.98"/> %	<input type="text" value="94.49"/> %	<input type="text" value="5"/>	<input type="text" value="98.01"/> %	<input type="text" value="23"/>	<input type="text" value="24"/>
<b>Overall Ranking:</b>			In State: <input type="text" value="7"/> / <input type="text" value="11"/>	Nationally: <input type="text" value="22"/> <input type="text" value="17"/>		
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<input type="text" value="\$63,490"/>	<input type="text" value="\$18,391"/>		<input type="text" value="\$36,077"/>	<input type="text" value="99"/> Units	<input type="text" value="22.40"/> %
Homebuyer Unit	<input type="text" value="\$67,767"/>	<input type="text" value="\$20,492"/>		<input type="text" value="\$17,772"/>	<input type="text" value="112"/> Units	<input type="text" value="25.30"/> %
Homeowner-Rehab Unit	<input type="text" value="\$28,840"/>	<input type="text" value="\$29,515"/>		<input type="text" value="\$21,883"/>	<input type="text" value="63"/> Units	<input type="text" value="14.30"/> %
TBRA Unit	<input type="text" value="\$7,027"/>	<input type="text" value="\$2,597"/>		<input type="text" value="\$3,586"/>	<input type="text" value="168"/> Units	<input type="text" value="38.00"/> %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (27 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (169 PJs)

C = PJ's Annual Allocation is less than \$1 million (384 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## 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
<b>PJ:</b>	\$77,684	\$91,001	\$29,454
<b>State:*</b>	\$79,605	\$77,489	\$32,712
<b>National:**</b>	\$132,994	\$87,513	\$26,112

**CHDO Operating Expenses:**  
(% of allocation)

<b>PJ:</b>	1.2 %
<b>National Avg:</b>	1.1 %

RACE:	Rental	Homebuyer	Homeowner	TBRA	HOUSEHOLD TYPE:	Rental	Homebuyer	Homeowner	TBRA
	%	%	%	%		%	%	%	%
White:	0.0	0.9	4.8	0.0	Single/Non-Elderly:	22.7	30.4	33.3	27.0
Black/African American:	100.0	99.1	95.2	91.9	Elderly:	22.7	3.6	36.5	2.7
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	41.2	50.0	20.6	64.9
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	6.2	10.7	6.3	5.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.2	5.4	3.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	2.7					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	2.7					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
<b>ETHNICITY:</b>									
Hispanic	0.0	0.0	0.0	2.7					
<b>HOUSEHOLD SIZE:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
1 Person:	28.9	19.6	36.5	27.0	Section 8:	13.4	0.0 <sup>#</sup>		
2 Persons:	24.7	37.5	30.2	27.0	HOME TBRA:	0.0			
3 Persons:	18.6	19.6	17.5	24.3	Other:	0.0			
4 Persons:	18.6	10.7	9.5	16.2	No Assistance:	86.6			
5 Persons:	6.2	8.0	3.2	2.7					
6 Persons:	3.1	3.6	1.6	2.7					
7 Persons:	0.0	0.9	0.0	0.0					
8 or more Persons:	0.0	0.0	1.6	0.0	<b># of Section 504 Compliant Units:</b>		14		

\* 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**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany

State: GA

Group Rank: 22  
 (Percentile)

State Rank: 7 / 11 PJs

Overall Rank: 17  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 96.55%	<b>100</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 86.05%	<b>91.91</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>73.74</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.82%	<b>97.98</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.200	<b>2.41</b>	

\* 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.

