

SNAPSHOT of HOME Program Performance--As of 09/30/2019
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
Program Progress:				PJs in State: <div>30</div>			
% of Funds Committed	<div>93.82</div> %	<div>94.98</div> %	<div>22</div>	<div>94.31</div> %	<div>46</div>	<div>44</div>	
% of Funds Disbursed	<div>90.07</div> %	<div>93.06</div> %	<div>27</div>	<div>92.60</div> %	<div>30</div>	<div>27</div>	
Leveraging Ratio for Rental Activities	<div>14.19</div>	<div>5.63</div>	<div>0</div>	<div>5.93</div>	<div>0</div>	<div>0</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>98.32</div> %	<div>1</div>	<div>97.51</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>85.66</div> %	<div>93.77</div> %	<div>26</div>	<div>92.69</div> %	<div>19</div>	<div>18</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>85.71</div> %	<div>83.16</div> %	<div>10</div>	<div>82.65</div> %	<div>53</div>	<div>54</div>	
% of 0-30% AMI Renters to All Renters***	<div>33.33</div> %	<div>38.45</div> %	<div>17</div>	<div>46.79</div> %	<div>32</div>	<div>28</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00</div> %	<div>99.59</div> %	<div>1</div>	<div>98.07</div> %	<div>100</div>	<div>100</div>	
Overall Ranking:			In State: <div>22</div> / <div>30</div>		Nationally: <div>37</div> <div>34</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$88,961</div>	<div>\$24,422</div>		<div>\$36,425</div>	<div>21</div> Units	<div>6.30</div> %	
Homebuyer Unit	<div>\$16,485</div>	<div>\$20,384</div>		<div>\$17,930</div>	<div>310</div> Units	<div>93.70</div> %	
Homeowner-Rehab Unit	<div>\$0</div>	<div>\$17,415</div>		<div>\$21,966</div>	<div>0</div> Units	<div>0.00</div> %	
TBRA Unit	<div>\$0</div>	<div>\$6,046</div>		<div>\$3,676</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (32 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (173 PJs)

C = PJ's Annual Allocation is less than \$1 million (375 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.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester PA

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

	Rental	Homebuyer	Homeowner
PJ:	\$160,649	\$130,761	\$0
State:*	\$134,012	\$53,428	\$18,176
National:**	\$135,225	\$88,236	\$26,222

CHDO Operating Expenses:
(% of allocation)

PJ:	1.9 %
National Avg:	1.1 %

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	19.0	6.5	0.0	0.0
Black/African American:	61.9	86.1	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	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	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	2.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	19.0	4.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	66.7	27.4	0.0	0.0
2 Persons:	9.5	28.7	0.0	0.0
3 Persons:	9.5	20.0	0.0	0.0
4 Persons:	0.0	11.9	0.0	0.0
5 Persons:	9.5	8.1	0.0	0.0
6 Persons:	4.8	1.9	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	1.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.3	29.4	0.0	0.0
Elderly:	33.3	1.6	0.0	0.0
Related/Single Parent:	23.8	49.0	0.0	0.0
Related/Two Parent:	4.8	17.1	0.0	0.0
Other:	4.8	2.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.0	0.3 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	81.0	

of Section 504 Compliant Units: 16

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

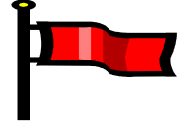
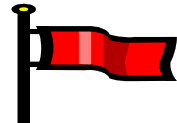
** The National average includes all local and State PJs, and Insular Areas

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): Chester State: PA Group Rank: 37
 (Percentile)
 State Rank: 22 / 30 PJs Overall Rank: 34
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 96.71%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 86.60%	85.66	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.96%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	3.81	

* 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.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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