

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
<u>Program Progress:</u>				PJs in State: <div>94</div>			
% of Funds Committed	<div>76.68</div> %	<div>92.72</div> %	<div>88</div>	<div>93.33</div> %	<div>4</div>	<div>3</div>	
% of Funds Disbursed	<div>76.67</div> %	<div>90.79</div> %	<div>86</div>	<div>91.21</div> %	<div>6</div>	<div>5</div>	
Leveraging Ratio for Rental Activities	<div>5.68</div>	<div>6.3</div>	<div>1</div>	<div>5.83</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>95.54</div> %	<div>1</div>	<div>97.18</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>85.62</div> %	<div>92.60</div> %	<div>72</div>	<div>92.23</div> %	<div>19</div>	<div>19</div>	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	<div>76.61</div> %	<div>83.88</div> %	<div>73</div>	<div>82.65</div> %	<div>27</div>	<div>25</div>	
% of 0-30% AMI Renters to All Renters***	<div>52.42</div> %	<div>41.96</div> %	<div>31</div>	<div>46.76</div> %	<div>63</div>	<div>64</div>	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	<div>89.52</div> %	<div>98.25</div> %	<div>90</div>	<div>98.01</div> %	<div>6</div>	<div>6</div>	
<u>Overall Ranking:</u>			In State: <div>59 / 94</div>		Nationally: <div>43</div> <div>38</div>		
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	<div>\$72,567</div>	<div>\$49,661</div>		<div>\$36,077</div>	<div>124</div> Units	<div>41.30</div> %	
Homebuyer Unit	<div>\$69,242</div>	<div>\$25,349</div>		<div>\$17,772</div>	<div>77</div> Units	<div>25.70</div> %	
Homeowner-Rehab Unit	<div>\$44,878</div>	<div>\$27,925</div>		<div>\$21,883</div>	<div>60</div> Units	<div>20.00</div> %	
TBRA Unit	<div>\$11,537</div>	<div>\$3,189</div>		<div>\$3,586</div>	<div>39</div> Units	<div>13.00</div> %	

* - 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.

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): El Monte CA

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

	Rental	Homebuyer	Homeowner
PJ:	\$125,981	\$226,188	\$47,555
State:*	\$186,651	\$130,042	\$30,279
National:**	\$132,994	\$87,513	\$26,112

CHDO Operating Expenses:
(% of allocation)

PJ:	3.5 %
National Avg:	1.1 %

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	13.5	2.6	26.7	0.0
Black/African American:	2.7	1.3	0.0	0.0
Asian:	33.3	29.9	5.0	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	1.7	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:	2.7	1.3	3.3	0.0
Asian/Pacific Islander:	0.9	16.9	0.0	0.0

ETHNICITY:

Hispanic	46.8	48.1	63.3	0.0
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HOUSEHOLD SIZE:

1 Person:	45.0	1.3	25.0	0.0
2 Persons:	24.3	9.1	33.3	0.0
3 Persons:	6.3	22.1	11.7	0.0
4 Persons:	12.6	40.3	6.7	0.0
5 Persons:	5.4	16.9	10.0	0.0
6 Persons:	1.8	9.1	6.7	0.0
7 Persons:	0.9	0.0	3.3	0.0
8 or more Persons:	3.6	1.3	3.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	13.5	10.4	15.0	0.0
Elderly:	48.6	1.3	36.7	0.0
Related/Single Parent:	15.3	6.5	20.0	0.0
Related/Two Parent:	16.2	67.5	25.0	0.0
Other:	5.4	14.3	3.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	1.8	0.0 #
HOME TBRA:	0.9	
Other:	0.9	
No Assistance:	96.4	

of Section 504 Compliant Units: 11

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

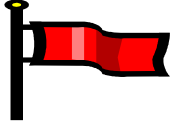
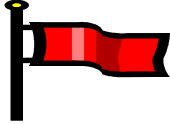
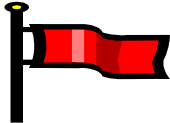
** The National average includes all local and State PJs, and Insular Areas

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): El Monte State: CA Group Rank: 43
 (Percentile)
 State Rank: 59 / 94 PJs Overall Rank: 38
 (Percentile)
 Summary: 3 / 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%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 86.05%	85.62	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.61	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.82%	89.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.200	4.88	

* 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.

