

SNAPSHOT of HOME Program Performance--As of 09/30/2019
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Gastonia Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$17,088,502**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State: 19			
% of Funds Committed	91.28 %	92.35 %	11	94.31 %	28	25
% of Funds Disbursed	90.73 %	90.24 %	6	92.60 %	35	35
Leveraging Ratio for Rental Activities	2.78	6.96	0	5.93	0	0
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	98.72 %	1	97.51 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	89.62 %	90.70 %	14	92.69 %	28	28
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	97.44 %	80.81 %	1	82.65 %	89	91
% of 0-30% AMI Renters to All Renters***	84.62 %	41.59 %	1	46.79 %	96	97
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	98.72 %	99.77 %	17	98.07 %	29	30
Overall Ranking:			In State: 1 / 19		Nationally: 93 95	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$27,725	\$13,573		\$36,425	78 Units	2.10 %
Homebuyer Unit	\$7,623	\$11,938		\$17,930	1,411 Units	38.80 %
Homeowner-Rehab Unit	\$33,248	\$27,191		\$21,966	69 Units	1.90 %
TBRA Unit	\$345	\$1,753		\$3,676	2,075 Units	57.10 %

* - 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): Gastonia Consortium NC

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

	Rental	Homebuyer	Homeowner
PJ:	\$104,932	\$89,309	\$31,504
State:*	\$87,421	\$98,541	\$31,571
National:**	\$135,225	\$88,236	\$26,222

CHDO Operating Expenses:
(% of allocation)

PJ:	3.7 %
National Avg:	1.1 %

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	59.7	60.9	50.7	23.1
Black/African American:	37.7	22.7	46.4	69.2
Asian:	0.0	0.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	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:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.3	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.1	0.0	0.0

ETHNICITY:

Hispanic	0.0	7.5	2.9	7.7
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HOUSEHOLD SIZE:

1 Person:	89.6	30.5	40.6	38.5
2 Persons:	3.9	23.0	39.1	23.1
3 Persons:	3.9	19.2	13.0	7.7
4 Persons:	2.6	11.8	4.3	15.4
5 Persons:	0.0	4.6	2.9	15.4
6 Persons:	0.0	1.6	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	44.2	33.3	30.4	30.8
Elderly:	23.4	3.0	37.7	7.7
Related/Single Parent:	5.2	26.2	11.6	53.8
Related/Two Parent:	5.2	20.8	14.5	7.7
Other:	22.1	8.2	2.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	26.0	1.1 #
HOME TBRA:	19.5	
Other:	46.8	
No Assistance:	7.8	

of Section 504 Compliant Units: 65

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

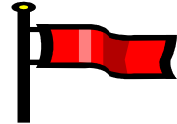
** The National average includes all local and State PJs, and Insular Areas

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): Gastonia Consortium State: NC Group Rank: 93
 (Percentile)
 State Rank: 1 / 19 PJs Overall Rank: 95
 (Percentile)
 Summary: 1 / 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%	89.62	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.96%	98.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	2.75	

* 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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