

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
Program Progress:			PJs in State: <div>8</div>				
% of Funds Committed	<div>90.68</div> %	<div>93.97</div> %	<div>7</div>	<div>93.33</div> %	<div>32</div>	<div>30</div>	
% of Funds Disbursed	<div>89.87</div> %	<div>92.18</div> %	<div>7</div>	<div>91.21</div> %	<div>39</div>	<div>40</div>	
Leveraging Ratio for Rental Activities	<div>6.45</div>	<div>4.44</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>99.48</div> %	<div>1</div>	<div>97.18</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>84.11</div> %	<div>91.89</div> %	<div>6</div>	<div>92.23</div> %	<div>17</div>	<div>16</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>69.88</div> %	<div>69.94</div> %	<div>4</div>	<div>82.65</div> %	<div>15</div>	<div>13</div>	
% of 0-30% AMI Renters to All Renters***	<div>25.90</div> %	<div>32.66</div> %	<div>5</div>	<div>46.76</div> %	<div>21</div>	<div>16</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>91.57</div> %	<div>98.37</div> %	<div>8</div>	<div>98.01</div> %	<div>8</div>	<div>8</div>	
Overall Ranking:			In State: <div>5</div> / <div>8</div>	Nationally: <div>29</div>	<div>24</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$17,732</div>	<div>\$35,496</div>		<div>\$36,077</div>	<div>166</div> Units	<div>15.80</div> %	
Homebuyer Unit	<div>\$6,428</div>	<div>\$13,494</div>		<div>\$17,772</div>	<div>885</div> Units	<div>84.00</div> %	
Homeowner-Rehab Unit	<div>\$63,742</div>	<div>\$14,008</div>		<div>\$21,883</div>	<div>2</div> Units	<div>0.20</div> %	
TBRA Unit	<div>\$0</div>	<div>\$4,966</div>		<div>\$3,586</div>	<div>0</div> Units	<div>0.00</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): Independence MO

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

	Rental	Homebuyer	Homeowner
PJ:	\$60,542	\$79,760	\$56,665
State:*	\$108,386	\$91,138	\$17,355
National:**	\$132,994	\$87,513	\$26,112

CHDO Operating Expenses:
(% of allocation)

PJ:	3.7 %
National Avg:	1.1 %

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	80.9	87.1	100.0	0.0
Black/African American:	10.5	2.5	0.0	0.0
Asian:	0.0	0.2	0.0	0.0
American Indian/Alaska Native:	0.7	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.6	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	1.3	0.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.6	0.0	0.0
Asian/Pacific Islander:	1.3	0.6	0.0	0.0

ETHNICITY:

Hispanic	5.3	7.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	46.1	43.3	50.0	0.0
2 Persons:	28.9	20.9	0.0	0.0
3 Persons:	12.5	16.3	0.0	0.0
4 Persons:	7.2	10.3	0.0	0.0
5 Persons:	3.9	5.6	50.0	0.0
6 Persons:	1.3	2.3	0.0	0.0
7 Persons:	0.0	0.5	0.0	0.0
8 or more Persons:	0.0	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.3	46.2	0.0	0.0
Elderly:	19.7	1.5	50.0	0.0
Related/Single Parent:	24.3	17.7	0.0	0.0
Related/Two Parent:	15.1	24.9	50.0	0.0
Other:	9.2	9.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	4.6	0.9 [#]
HOME TBRA:	0.0	
Other:	9.9	
No Assistance:	85.5	

of Section 504 Compliant Units: 12

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

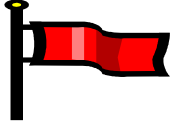
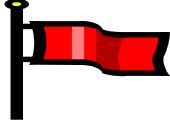

** The National average includes all local and State PJs, and Insular Areas

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): Independence State: MO Group Rank: 29
 (Percentile)
 State Rank: 5 / 8 PJs Overall Rank: 24
 (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%	84.11	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.88	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.82%	91.57	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.200	3.18	

* 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.

