SNAPSHOT of HOME Program Performance--As of 06/30/2019
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson **State:** TN

PJ's Total HOME Allocation Received: $7,847,359 **PJ's Size Grouping*:** C **PJ Since (FY):** 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):* Group	C	Overall
Program Progress:			PJs in State: 8				
% of Funds Committed	96.01 %	93.87 %	3	93.76 %	75		77
% of Funds Disbursed	95.19 %	91.61 %	2	91.96 %	85		86
Leveraging Ratio for Rental Activities	5.49	2.42	1	5.92	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	97.37 %	1	97.48 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	89.86 %	94.16 %	7	92.73 %	30		29
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	42.00 %	73.87 %	8	82.66 %	2		1
% of 0-30% AMI Renters to All Renters***	16.00 %	48.48 %	8	46.75 %	8		6
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.00 %	86.44 %	4	98.06 %	16		16
Overall Ranking:			In State: 7 / 8		Nationally: 22		17

HOME Cost Per Unit and Number of Completed Units:

Rental Unit	$40,032	$22,291	$36,351	50	Units	14.80 %
Homebuyer Unit	$10,998	$14,727	$17,857	185	Units	54.70 %
Homeowner-Rehab Unit	$28,458	$27,457	$21,935	103	Units	30.50 %
TBRA Unit	$0	$9,988	$3,647	0	Units	0.00 %

* - 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): Jackson TN

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

	Rental	Homebuyer	Homeowner
PJ:	$92,581	$48,843	$29,185
State:*	$60,452	$80,753	$35,282
National:**	$134,750	$87,964	$26,180

CHDO Operating Expenses:
(% of allocation)

PJ:	2.2	%
National Avg:	1.1	%

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	18.4	5.8	0.0
Black/African American:	97.9	80.5	94.2	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:	2.1	0.5	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0
ETHNICITY:				
Hispanic	0.0	0.5	0.0	0.0
HOUSEHOLD SIZE:				
1 Person:	37.5	25.4	48.5	0.0
2 Persons:	8.3	33.5	28.2	0.0
3 Persons:	27.1	25.4	12.6	0.0
4 Persons:	20.8	9.7	4.9	0.0
5 Persons:	6.3	3.8	2.9	0.0
6 Persons:	0.0	1.6	2.9	0.0
7 Persons:	0.0	0.5	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	39.6	27.6	11.7	0.0
Elderly:	22.9	3.8	63.1	0.0
Related/Single Parent:	25.0	50.3	10.7	0.0
Related/Two Parent:	4.2	11.9	7.8	0.0
Other:	8.3	6.5	6.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:		
Section 8:	37.5	0.5#
HOME TBRA:	2.1	
Other:	0.0	
No Assistance:	60.4	

# of Section 504 Compliant Units: 9

* 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.

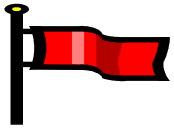
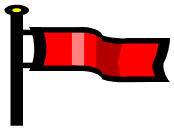
Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson **State:** TN **Group Rank: (Percentile)** 22

State Rank: 7 / 8 PJs **Overall Rank: (Percentile)** 17

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	< 96.70%	**100**	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 86.48%	**89.86**	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	**42**	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.82%	**96**	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.990	**1.96**	

* 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)