

**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
<b><u>Program Progress:</u></b>			PJs in State: <div>8</div>				
% of Funds Committed	<div>97.46</div> %	<div>93.33</div> %	<div>3</div>	<div>94.31</div> %	<div>82</div>	<div>84</div>	
% of Funds Disbursed	<div>95.73</div> %	<div>91.49</div> %	<div>0</div>	<div>92.60</div> %	<div>85</div>	<div>85</div>	
Leveraging Ratio for Rental Activities	<div>5.34</div>	<div>2.39</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>98.35</div> %	<div>1</div>	<div>97.51</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>92.10</div> %	<div>92.47</div> %	<div>5</div>	<div>92.69</div> %	<div>38</div>	<div>38</div>	
<b><u>Low-Income Benefit:</u></b>							
% of 0-50% AMI Renters to All Renters	<div>43.14</div> %	<div>73.69</div> %	<div>8</div>	<div>82.65</div> %	<div>2</div>	<div>2</div>	
% of 0-30% AMI Renters to All Renters***	<div>17.65</div> %	<div>48.32</div> %	<div>8</div>	<div>46.79</div> %	<div>10</div>	<div>8</div>	
<b><u>Lease-Up:</u></b>							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00</div> %	<div>86.52</div> %	<div>1</div>	<div>98.07</div> %	<div>100</div>	<div>100</div>	
<b><u>Overall Ranking:</u></b>			In State:	<div>8</div> / <div>8</div>	Nationally:	<div>15</div> <div>12</div>	
<b><u>HOME Cost Per Unit and Number of Completed Units:</u></b>							
Rental Unit	<div>\$40,304</div>	<div>\$22,489</div>		<div>\$36,425</div>	<div>51</div> Units	<div>15.00</div> %	
Homebuyer Unit	<div>\$10,998</div>	<div>\$14,776</div>		<div>\$17,930</div>	<div>185</div> Units	<div>54.40</div> %	
Homeowner-Rehab Unit	<div>\$28,432</div>	<div>\$27,488</div>		<div>\$21,966</div>	<div>104</div> Units	<div>30.60</div> %	
TBRA Unit	<div>\$0</div>	<div>\$9,793</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): Jackson TN

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

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$92,297	\$48,843	\$29,151
<b>State:*</b>	\$60,038	\$80,984	\$35,330
<b>National:**</b>	\$135,225	\$88,236	\$26,222

**CHDO Operating Expenses:**  
(% of allocation)

<b>PJ:</b>	<span style="border: 1px solid black; padding: 2px;">2.1</span> %
<b>National Avg:</b>	<span style="border: 1px solid black; padding: 2px;">1.1</span> %

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">18.4</span>	<span style="border: 1px solid black; padding: 2px;">5.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">94.1</span>	<span style="border: 1px solid black; padding: 2px;">80.5</span>	<span style="border: 1px solid black; padding: 2px;">94.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">5.9</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>ETHNICITY:</b>				
Hispanic	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>HOUSEHOLD SIZE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">35.3</span>	<span style="border: 1px solid black; padding: 2px;">25.4</span>	<span style="border: 1px solid black; padding: 2px;">48.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">9.8</span>	<span style="border: 1px solid black; padding: 2px;">33.5</span>	<span style="border: 1px solid black; padding: 2px;">28.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">27.5</span>	<span style="border: 1px solid black; padding: 2px;">25.4</span>	<span style="border: 1px solid black; padding: 2px;">12.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">21.6</span>	<span style="border: 1px solid black; padding: 2px;">9.7</span>	<span style="border: 1px solid black; padding: 2px;">4.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">5.9</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">2.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>HOUSEHOLD TYPE:</b>				
Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">39.2</span>	<span style="border: 1px solid black; padding: 2px;">27.6</span>	<span style="border: 1px solid black; padding: 2px;">11.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">21.6</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>	<span style="border: 1px solid black; padding: 2px;">63.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">23.5</span>	<span style="border: 1px solid black; padding: 2px;">50.3</span>	<span style="border: 1px solid black; padding: 2px;">10.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">11.9</span>	<span style="border: 1px solid black; padding: 2px;">7.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other:	<span style="border: 1px solid black; padding: 2px;">7.8</span>	<span style="border: 1px solid black; padding: 2px;">6.5</span>	<span style="border: 1px solid black; padding: 2px;">6.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>		
Section 8:	<span style="border: 1px solid black; padding: 2px;">35.3</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span> #
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">2.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">62.7</span>	

**# of Section 504 Compliant Units:** 9

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

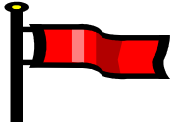
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



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

Participating Jurisdiction (PJ): Jackson State: TN Group Rank: 15  
 (Percentile)  
 State Rank: 8 / 8 PJs Overall Rank: 12  
 (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%	92.1	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	43.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.96%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	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)

HOME Program Performance SNAPSHOT

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