

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
Program Progress:				PJs in State: <div>21</div>			
% of Funds Committed	<div>95.24</div> %	<div>93.62</div> %	<div>10</div>	<div>94.31</div> %	<div>62</div>	<div>60</div>	
% of Funds Disbursed	<div>94.82</div> %	<div>91.64</div> %	<div>7</div>	<div>92.60</div> %	<div>75</div>	<div>77</div>	
Leveraging Ratio for Rental Activities	<div>6.89</div>	<div>3.66</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>98.42</div> %	<div>1</div>	<div>97.51</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>95.65</div> %	<div>91.21</div> %	<div>9</div>	<div>92.69</div> %	<div>57</div>	<div>60</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>83.33</div> %	<div>86.19</div> %	<div>10</div>	<div>82.65</div> %	<div>46</div>	<div>46</div>	
% of 0-30% AMI Renters to All Renters***	<div>53.09</div> %	<div>53.35</div> %	<div>10</div>	<div>46.79</div> %	<div>64</div>	<div>65</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>98.46</div> %	<div>97.07</div> %	<div>16</div>	<div>98.07</div> %	<div>27</div>	<div>28</div>	
Overall Ranking:			In State: <div>9</div> / <div>21</div>	Nationally: <div>70</div>	<div>73</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$24,888</div>	<div>\$33,480</div>		<div>\$36,425</div>	<div>324</div> Units	<div>12.30</div> %	
Homebuyer Unit	<div>\$32,378</div>	<div>\$21,380</div>		<div>\$17,930</div>	<div>69</div> Units	<div>2.60</div> %	
Homeowner-Rehab Unit	<div>\$21,752</div>	<div>\$19,155</div>		<div>\$21,966</div>	<div>65</div> Units	<div>2.50</div> %	
TBRA Unit	<div>\$1,858</div>	<div>\$4,230</div>		<div>\$3,676</div>	<div>2,186</div> Units	<div>82.70</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): Kalamazoo MI

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

	Rental	Homebuyer	Homeowner
PJ:	\$97,329	\$74,301	\$17,916
State:*	\$104,490	\$81,089	\$21,071
National:**	\$135,225	\$88,236	\$26,222

CHDO Operating Expenses:
(% of allocation)

PJ:	2.4 %
National Avg:	1.1 %

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	49.8	39.1	41.5	16.7
Black/African American:	46.1	49.3	52.3	83.3
Asian:	0.3	1.4	1.5	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:	1.3	4.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	1.4	0.0	0.0
Other Multi Racial:	0.3	0.0	0.0	0.0
Asian/Pacific Islander:	0.3	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.9	4.3	4.6	0.0
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HOUSEHOLD SIZE:

1 Person:	46.7	18.8	27.7	22.2
2 Persons:	24.1	24.6	13.8	22.2
3 Persons:	15.0	26.1	26.2	22.2
4 Persons:	9.4	11.6	9.2	7.4
5 Persons:	3.1	11.6	10.8	9.3
6 Persons:	0.9	7.2	9.2	9.3
7 Persons:	0.6	0.0	3.1	7.4
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	49.5	18.8	24.6	24.1
Elderly:	4.1	1.4	21.5	0.0
Related/Single Parent:	29.2	59.4	33.8	72.2
Related/Two Parent:	9.1	14.5	16.9	3.7
Other:	6.9	5.8	3.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.3	1.4 #
HOME TBRA:	3.4	
Other:	14.7	
No Assistance:	65.5	

of Section 504 Compliant Units: 258

* 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): Kalamazoo State: MI Group Rank: 70
 (Percentile)
 State Rank: 9 / 21 PJs Overall Rank: 73
 (Percentile)
 Summary: 0 / 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%	95.65	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.96%	98.46	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	2.65	

* 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.

