

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	A Overall
Program Progress:			PJs in State: <input type="text" value="8"/>			
% of Funds Committed	<input type="text" value="88.71"/> %	<input type="text" value="93.33"/> %	<input type="text" value="8"/>	<input type="text" value="94.31"/> %	<input type="text" value="3"/>	<input type="text" value="14"/>
% of Funds Disbursed	<input type="text" value="87.23"/> %	<input type="text" value="91.49"/> %	<input type="text" value="0"/>	<input type="text" value="92.60"/> %	<input type="text" value="3"/>	<input type="text" value="15"/>
Leveraging Ratio for Rental Activities	<input type="text" value="1.33"/>	<input type="text" value="2.39"/>	<input type="text" value="0"/>	<input type="text" value="5.93"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="99.09"/> %	<input type="text" value="98.35"/> %	<input type="text" value="6"/>	<input type="text" value="97.51"/> %	<input type="text" value="0"/>	<input type="text" value="28"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="91.59"/> %	<input type="text" value="92.47"/> %	<input type="text" value="6"/>	<input type="text" value="92.69"/> %	<input type="text" value="22"/>	<input type="text" value="37"/>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<input type="text" value="79.01"/> %	<input type="text" value="73.69"/> %	<input type="text" value="5"/>	<input type="text" value="82.65"/> %	<input type="text" value="34"/>	<input type="text" value="31"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="48.38"/> %	<input type="text" value="48.32"/> %	<input type="text" value="4"/>	<input type="text" value="46.79"/> %	<input type="text" value="50"/>	<input type="text" value="56"/>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="93.32"/> %	<input type="text" value="86.52"/> %	<input type="text" value="6"/>	<input type="text" value="98.07"/> %	<input type="text" value="16"/>	<input type="text" value="9"/>
Overall Ranking:			In State: <input type="text" value="5"/> / <input type="text" value="8"/>	Nationally: <input type="text" value="44"/>		<input type="text" value="40"/>
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<input type="text" value="\$30,496"/>	<input type="text" value="\$22,489"/>		<input type="text" value="\$36,425"/>	<input type="text" value="1,048"/> Units	<input type="text" value="22.80"/> %
Homebuyer Unit	<input type="text" value="\$12,642"/>	<input type="text" value="\$14,776"/>		<input type="text" value="\$17,930"/>	<input type="text" value="1,913"/> Units	<input type="text" value="41.60"/> %
Homeowner-Rehab Unit	<input type="text" value="\$24,071"/>	<input type="text" value="\$27,488"/>		<input type="text" value="\$21,966"/>	<input type="text" value="924"/> Units	<input type="text" value="20.10"/> %
TBRA Unit	<input type="text" value="\$9,847"/>	<input type="text" value="\$9,793"/>		<input type="text" value="\$3,676"/>	<input type="text" value="718"/> Units	<input type="text" value="15.60"/> %

* - 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.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ):

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

	Rental	Homebuyer	Homeowner
PJ:	\$54,922	\$42,577	\$27,685
State:*	\$60,038	\$80,984	\$35,330
National:**	\$135,225	\$88,236	\$26,222

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.1 %

RACE:	Rental	Homebuyer	Homeowner	TBRA	HOUSEHOLD TYPE:	Rental	Homebuyer	Homeowner	TBRA
	%	%	%	%		%	%	%	%
White:	6.9	5.5	1.6	5.3	Single/Non-Elderly:	57.2	24.3	15.6	20.2
Black/African American:	92.0	90.8	97.8	93.6	Elderly:	17.4	31.1	62.9	1.1
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	15.2	28.4	14.5	64.9
American Indian/Alaska Native:	0.1	0.1	0.0	0.0	Related/Two Parent:	1.6	8.5	5.5	3.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	8.6	3.7	0.8	10.6
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.2	0.1	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.2	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:					SUPPLEMENTAL RENTAL ASSISTANCE:				
Hispanic	1.0	0.5	0.4	1.1	Section 8:	26.0	1.0 [#]		
HOUSEHOLD SIZE:					HOME TBRA:	5.1			
1 Person:	49.2	19.1	41.3	27.7	Other:	28.3			
2 Persons:	27.1	41.8	29.5	16.0	No Assistance:	40.6			
3 Persons:	12.0	19.0	13.9	26.6					
4 Persons:	7.2	9.5	7.1	16.0					
5 Persons:	3.4	5.3	4.2	9.6					
6 Persons:	0.9	1.7	1.5	1.1					
7 Persons:	0.2	0.7	0.9	1.1					
8 or more Persons:	0.1	0.2	1.4	2.1	# of Section 504 Compliant Units:		325		

* 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): Memphis

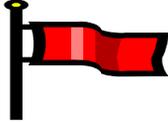
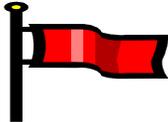
State: TN

Group Rank: 44
 (Percentile)

State Rank: 5 / 8 PJs

Overall Rank: 40
 (Percentile)

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	< 96.71%	99.09	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 86.60%	91.59	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.96%	93.32	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	5.96	

* 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.

