

**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>Program Progress:</b>			PJs in State: <input type="text" value="19"/>			
% of Funds Committed	<input type="text" value="92.58"/> %	<input type="text" value="95.52"/> %	<input type="text" value="17"/>	<input type="text" value="94.31"/> %	<input type="text" value="35"/>	<input type="text" value="33"/>
% of Funds Disbursed	<input type="text" value="91.97"/> %	<input type="text" value="94.22"/> %	<input type="text" value="15"/>	<input type="text" value="92.60"/> %	<input type="text" value="43"/>	<input type="text" value="42"/>
Leveraging Ratio for Rental Activities	<input type="text" value="21.76"/>	<input type="text" value="13.29"/>	<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="96.07"/> %	<input type="text" value="97.16"/> %	<input type="text" value="15"/>	<input type="text" value="97.51"/> %	<input type="text" value="15"/>	<input type="text" value="18"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="85.08"/> %	<input type="text" value="92.93"/> %	<input type="text" value="17"/>	<input type="text" value="92.69"/> %	<input type="text" value="17"/>	<input type="text" value="16"/>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<input type="text" value="92.91"/> %	<input type="text" value="83.45"/> %	<input type="text" value="2"/>	<input type="text" value="82.65"/> %	<input type="text" value="76"/>	<input type="text" value="81"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="60.46"/> %	<input type="text" value="54.14"/> %	<input type="text" value="8"/>	<input type="text" value="46.79"/> %	<input type="text" value="74"/>	<input type="text" value="78"/>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="100.00"/> %	<input type="text" value="99.27"/> %	<input type="text" value="1"/>	<input type="text" value="98.07"/> %	<input type="text" value="100"/>	<input type="text" value="100"/>
<b>Overall Ranking:</b>			In State: <input type="text" value="11"/> / <input type="text" value="19"/>	Nationally: <input type="text" value="65"/> <input type="text" value="67"/>		
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<input type="text" value="\$19,412"/>	<input type="text" value="\$34,037"/>		<input type="text" value="\$36,425"/>	<input type="text" value="564"/> Units	<input type="text" value="44.20"/> %
Homebuyer Unit	<input type="text" value="\$25,453"/>	<input type="text" value="\$17,116"/>		<input type="text" value="\$17,930"/>	<input type="text" value="70"/> Units	<input type="text" value="5.50"/> %
Homeowner-Rehab Unit	<input type="text" value="\$13,048"/>	<input type="text" value="\$17,248"/>		<input type="text" value="\$21,966"/>	<input type="text" value="197"/> Units	<input type="text" value="15.40"/> %
TBRA Unit	<input type="text" value="\$4,012"/>	<input type="text" value="\$4,513"/>		<input type="text" value="\$3,676"/>	<input type="text" value="446"/> Units	<input type="text" value="34.90"/> %

\* - 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
<b>PJ:</b>	\$292,179	\$160,179	\$14,447
<b>State:*</b>	\$229,628	\$118,401	\$24,851
<b>National:**</b>	\$135,225	\$88,236	\$26,222

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

<b>PJ:</b>	4.9 %
<b>National Avg:</b>	1.1 %

RACE:	Rental	Homebuyer	Homeowner	TBRA	HOUSEHOLD TYPE:	Rental	Homebuyer	Homeowner	TBRA
	%	%	%	%		%	%	%	%
White:	52.3	48.6	86.8	55.6	Single/Non-Elderly:	19.7	25.7	17.3	55.6
Black/African American:	31.4	7.1	9.6	22.2	Elderly:	36.3	1.4	43.7	0.0
Asian:	2.0	14.3	1.5	0.0	Related/Single Parent:	30.7	11.4	9.6	33.3
American Indian/Alaska Native:	0.2	0.0	0.0	0.0	Related/Two Parent:	7.3	52.9	25.9	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	6.0	8.6	3.6	11.1
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:	0.0	0.0	0.0	11.1					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.7	7.1	0.0	11.1					
Asian/Pacific Islander:	0.2	8.6	1.0	0.0					
<b>ETHNICITY:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
Hispanic	13.3	14.3	1.0	0.0	Section 8:	19.3	1.4 <sup>#</sup>		
<b>HOUSEHOLD SIZE:</b>					HOME TBRA:	2.1			
1 Person:	51.1	24.3	41.6	66.7	Other:	54.8			
2 Persons:	22.9	18.6	27.4	11.1	No Assistance:	23.8			
3 Persons:	14.5	15.7	9.6	11.1					
4 Persons:	7.3	28.6	12.2	11.1					
5 Persons:	3.0	8.6	6.6	0.0					
6 Persons:	1.2	4.3	1.0	0.0					
7 Persons:	0.0	0.0	1.5	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	<b># of Section 504 Compliant Units:</b>		192		

\* 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): Somerville

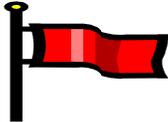
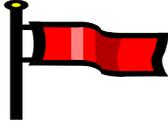
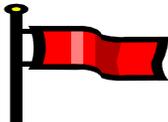
State: MA

Group Rank: 65  
 (Percentile)

State Rank: 11 / 19 PJs

Overall Rank: 67  
 (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	< 96.71%	96.07	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 86.60%	85.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.91	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.96%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	5.22	

\* 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.

