

SNAPSHOT of HOME Program Performance--As of 3/31/18
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Winchester Consortium**

State: **VA**

PJ's Total HOME Allocation Received: **\$5,754,260**

PJ's Size Grouping*: **C**

PJ Since (FY): **2008**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
<u>Program Progress:</u>			PJs in State: 19				
% of Funds Committed	90.50 %	95.43 %	19	94.53 %	19	17	
% of Funds Disbursed	81.30 %	94.16 %	19	92.18 %	9	7	
Leveraging Ratio for Rental Activities	20.94	4.76	1	5.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	62.89 %	96.92 %	19	96.96 %	1	1	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.77 %	90.84 %	17	91.87 %	11	10	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	79.14 %	85.87 %	16	82.73 %	32	32	
% of 0-30% AMI Renters to All Renters***	25.18 %	50.97 %	18	46.91 %	18	16	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.82 %	1	97.96 %	100	100	
<u>Overall Ranking:</u>			In State: 18 / 19		Nationally: 10 8		
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$3,673	\$21,376		\$35,601	139 Units	17.40 %	
Homebuyer Unit	\$22,231	\$23,919		\$17,591	95 Units	11.90 %	
Homeowner-Rehab Unit	\$24,082	\$22,114		\$21,769	8 Units	1.00 %	
TBRA Unit	\$1,769	\$4,370		\$3,565	556 Units	69.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (16 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (119 PJs)

C = PJ's Annual Allocation is less than \$1 million (443 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): Winchester Consortium VA

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

	Rental	Homebuyer	Homeowner
PJ:	\$80,242	\$150,128	\$40,132
State:*	\$114,496	\$116,899	\$32,284
National:**	\$130,897	\$86,747	\$25,939

CHDO Operating Expenses:
(% of allocation)

PJ: 2.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	40.3	68.4	75.0	63.0
Black/African American:	7.9	11.6	0.0	26.7
Asian:	0.0	0.0	0.0	1.3
American Indian/Alaska Native:	0.7	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.7	0.0	0.0	0.0
Black/African American and White:	0.7	1.1	0.0	2.1
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	4.3	3.2	12.5	2.3
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	45.3	15.8	12.5	4.4
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HOUSEHOLD SIZE:

1 Person:	46.0	31.6	12.5	26.2
2 Persons:	18.7	17.9	75.0	29.5
3 Persons:	12.9	28.4	0.0	19.7
4 Persons:	15.1	12.6	12.5	13.5
5 Persons:	5.0	7.4	0.0	6.7
6 Persons:	2.2	2.1	0.0	2.3
7 Persons:	0.0	0.0	0.0	1.0
8 or more Persons:	0.0	0.0	0.0	1.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	13.7	26.3	0.0	23.6
Elderly:	32.4	9.5	62.5	4.7
Related/Single Parent:	19.4	40.0	12.5	35.8
Related/Two Parent:	23.0	16.8	0.0	14.5
Other:	11.5	7.4	25.0	21.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.5	0.0 [#]
HOME TBRA:	0.0	
Other:	28.8	
No Assistance:	54.7	

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): Winchester Consortium

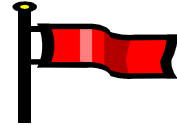
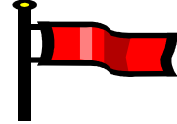
State: VA

Group Rank: 10
 (Percentile)

State Rank: 18 / 19 PJs

Overall Rank: 8
 (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	< 96.65%	62.89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 84.92%	79.77	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 4.060	2.63	

* 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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