

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



Participating Jurisdiction (PJ): **Winston-Salem Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$30,296,043**

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

PJ Since (FY): **1992**

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	93.21 %	92.98 %	10	94.53 %	37	34
% of Funds Disbursed	86.67 %	90.07 %	19	92.18 %	17	15
Leveraging Ratio for Rental Activities	8.35	6.78	1	5.73	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	98.83 %	1	96.96 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	98.05 %	90.72 %	4	91.87 %	80	82
<u>Low-Income Benefit:</u>						
% of 0-50% AMI Renters to All Renters	92.79 %	81.88 %	5	82.73 %	76	80
% of 0-30% AMI Renters to All Renters***	54.83 %	42.30 %	5	46.91 %	64	67
<u>Lease-Up:</u>						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.66 %	1	97.96 %	100	100
<u>Overall Ranking:</u>			In State:	5 / 19	Nationally:	83 84
<u>HOME Cost Per Unit and Number of Completed Units:</u>						
Rental Unit	\$11,511	\$13,181		\$35,601	901 Units	37.30 %
Homebuyer Unit	\$15,192	\$11,776		\$17,591	593 Units	24.50 %
Homeowner-Rehab Unit	\$24,905	\$27,023		\$21,769	364 Units	15.10 %
TBRA Unit	\$5,108	\$1,611		\$3,565	560 Units	23.20 %

* - 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): Winston-Salem Consortium NC

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

	Rental	Homebuyer	Homeowner
PJ:	\$88,540	\$95,950	\$38,832
State:*	\$89,509	\$94,752	\$31,281
National:**	\$130,897	\$86,747	\$25,939

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.8

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	14.1	15.0	41.2	7.7
Black/African American:	84.4	72.8	54.9	92.3
Asian:	0.1	0.5	0.0	0.0
American Indian/Alaska Native:	0.7	0.5	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.2	0.0	0.0
Asian and White:	0.0	0.2	0.0	0.0
Black/African American and White:	0.1	0.5	1.1	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.5	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.4	9.8	2.5	0.0
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HOUSEHOLD SIZE:

1 Person:	42.5	15.0	50.5	23.1
2 Persons:	21.2	20.4	24.2	46.2
3 Persons:	20.3	33.7	10.4	7.7
4 Persons:	10.3	17.0	8.2	23.1
5 Persons:	3.8	7.9	3.6	0.0
6 Persons:	1.1	3.9	1.9	0.0
7 Persons:	0.1	1.3	0.8	0.0
8 or more Persons:	0.7	0.7	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	38.0	14.8	17.3	23.1
Elderly:	25.6	2.9	49.7	0.0
Related/Single Parent:	32.7	65.6	12.1	76.9
Related/Two Parent:	1.3	13.2	10.2	0.0
Other:	2.3	3.2	10.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.7	0.7 [#]
HOME TBRA:	0.3	
Other:	15.9	
No Assistance:	42.1	

of Section 504 Compliant Units: 37

* 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): Winston-Salem Consortium

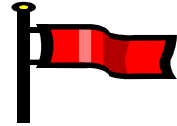
State: NC

Group Rank: 83
 (Percentile)

State Rank: 5 / 19 PJs

Overall Rank: 84
 (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	< 96.65%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 84.92%	98.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 4.060	5.73	

* 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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