

**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	B Overall
<b>Program Progress:</b>			PJs in State: <input type="text" value="19"/>			
% of Funds Committed	<input type="text" value="96.94"/> %	<input type="text" value="95.52"/> %	<input type="text" value="4"/>	<input type="text" value="94.31"/> %	<input type="text" value="86"/>	<input type="text" value="80"/>
% of Funds Disbursed	<input type="text" value="95.75"/> %	<input type="text" value="94.22"/> %	<input type="text" value="2"/>	<input type="text" value="92.60"/> %	<input type="text" value="87"/>	<input type="text" value="86"/>
Leveraging Ratio for Rental Activities	<input type="text" value="9.68"/>	<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="100.00"/> %	<input type="text" value="97.16"/> %	<input type="text" value="1"/>	<input type="text" value="97.51"/> %	<input type="text" value="100"/>	<input type="text" value="100"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="98.86"/> %	<input type="text" value="92.93"/> %	<input type="text" value="4"/>	<input type="text" value="92.69"/> %	<input type="text" value="90"/>	<input type="text" value="83"/>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<input type="text" value="73.45"/> %	<input type="text" value="83.45"/> %	<input type="text" value="18"/>	<input type="text" value="82.65"/> %	<input type="text" value="10"/>	<input type="text" value="17"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="37.98"/> %	<input type="text" value="54.14"/> %	<input type="text" value="18"/>	<input type="text" value="46.79"/> %	<input type="text" value="30"/>	<input type="text" value="34"/>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="99.50"/> %	<input type="text" value="99.27"/> %	<input type="text" value="12"/>	<input type="text" value="98.07"/> %	<input type="text" value="37"/>	<input type="text" value="36"/>
<b>Overall Ranking:</b>			In State: <input type="text" value="14"/> / <input type="text" value="19"/>	Nationally: <input type="text" value="49"/> <input type="text" value="52"/>		
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<input type="text" value="\$38,828"/>	<input type="text" value="\$34,037"/>		<input type="text" value="\$36,425"/>	<input type="text" value="595"/> Units	<input type="text" value="39.00"/> %
Homebuyer Unit	<input type="text" value="\$16,410"/>	<input type="text" value="\$17,116"/>		<input type="text" value="\$17,930"/>	<input type="text" value="655"/> Units	<input type="text" value="42.90"/> %
Homeowner-Rehab Unit	<input type="text" value="\$16,122"/>	<input type="text" value="\$17,248"/>		<input type="text" value="\$21,966"/>	<input type="text" value="73"/> Units	<input type="text" value="4.80"/> %
TBRA Unit	<input type="text" value="\$5,571"/>	<input type="text" value="\$4,513"/>		<input type="text" value="\$3,676"/>	<input type="text" value="204"/> Units	<input type="text" value="13.40"/> %

\* - 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>	\$292,289	\$93,203	\$42,317
<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>	0.0 %
<b>National Avg:</b>	1.1 %

RACE:	Rental	Homebuyer	Homeowner	TBRA	HOUSEHOLD TYPE:	Rental	Homebuyer	Homeowner	TBRA
	%	%	%	%		%	%	%	%
White:	42.4	36.5	54.8	61.3	Single/Non-Elderly:	45.4	26.0	23.3	100.0
Black/African American:	14.0	16.5	5.5	18.6	Elderly:	15.2	4.1	27.4	0.0
Asian:	0.7	3.5	1.4	0.0	Related/Single Parent:	19.1	25.2	15.1	0.0
American Indian/Alaska Native:	1.5	0.6	0.0	0.0	Related/Two Parent:	15.4	41.5	32.9	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0	Other:	4.2	3.2	1.4	0.0
American Indian/Alaska Native and White:	0.2	0.2	0.0	0.0					
Asian and White:	0.2	0.5	0.0	0.0					
Black/African American and White:	0.2	0.2	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.5					
Other Multi Racial:	3.5	2.0	2.7	0.5					
Asian/Pacific Islander:	0.3	1.4	2.7	0.0					
<b>ETHNICITY:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
Hispanic	36.8	38.6	32.9	19.1	Section 8:	29.2	3.8 <sup>#</sup>		
<b>HOUSEHOLD SIZE:</b>					HOME TBRA:	3.0			
1 Person:	45.1	18.2	20.5	99.0	Other:	21.3			
2 Persons:	19.4	15.6	20.5	1.0	No Assistance:	46.5			
3 Persons:	14.7	21.2	16.4	0.0					
4 Persons:	11.0	23.4	21.9	0.0					
5 Persons:	6.9	16.9	13.7	0.0					
6 Persons:	2.5	3.5	2.7	0.0					
7 Persons:	0.3	1.2	2.7	0.0					
8 or more Persons:	0.0	0.0	1.4	0.0	<b># of Section 504 Compliant Units:</b>		214		

\* 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): Worcester

State: MA

Group Rank: 49  
 (Percentile)

State Rank: 14 / 19 PJs

Overall Rank: 52  
 (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%	<b>100</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 86.60%	<b>98.86</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>73.45</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 96.96%	<b>99.5</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.730	<b>2.57</b>	

\* 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.

