

Explanation of Red Flag Indicator Categories

-Local PJs with Rental Production Activities



This report uses five factors: four factors from the SNAPSHOTs Accomplishments Report (factor 4, 5, 6, and 8), along with a new factor – Allocation Years Not Disbursed. This report identifies PJ's that score in approximately the lowest 20th percentile when compared to all similar PJs, on the five factors. The threshold indicates approximately the lowest 20% of the PJs for that category. These threshold amounts indicated on this report may change periodically, to ensure that approximately the lowest 20% of PJs are identified for each indicator.

State Rank	= The State Rank compares local PJs within the same state. A rank of 1 is the highest.
Group Rank (Percentile)	= The Group Ranking compares all of the local PJs in the nation that have rental production activity. Under the “Group” sub-heading, a PJ's performance is compared to other PJs within its allocation size grouping. (See footnote in Performance SNAPSHOT report for information on the allocation size break-down.)
Overall Rank	= The Overall Ranking compares the sum of a PJ's percentages for all categories to that of the other PJs being compared in this report.
Summary	= The number of red flag indicators out of five identified indicators marked “yes” on this report.
% of Completed Rental Disbursements to All Rental Commitments (Rental)	= Cumulative total of disbursements on completed (where status has been changed to “CP”) rental activities / Cumulative total of commitments on all rental activities.
% of Completed CHDO Disbursements to All CHDO Reservations (CHDO)	= Cumulative total of disbursements on completed (where status has been changed to “CP”) CHDO activities / Cumulative total of CHDO reservations.
% of 0 – 50% AMI Renters to All Renters (VLI – Very Low Income)	= For activities where the status has been changed to “CP” (completed), Number of tenants whose income is 0 – 50% of area median income / Total number of tenants in occupied rental units. This threshold percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement.
% of Occupied Rental Units to All Completed Rental Units (Occupy)	= For activities where the status has been changed to “CP” (completed), Number of tenant-occupied (not vacant) HOME-assisted rental units / Total number of completed HOME-assisted rental units.
Allocation Years Not Disbursed	= Total of undisbursed HOME funds (not including program income receipted or disbursed) / the most recently completed Federal Fiscal Year (FY) HOME allocation amount obligated. The result is approximately the number of years of HOME funds a PJ has available. Because of PJs' differing obligation dates, the current FY's HOME allocation has not been included in this calculation. This is not a SNAPSHOT indicator, but a good indicator of program progress.