

THE HOME SNAPSHOT: KEY TOOL FOR MEASURING PJ PERFORMANCE

Evaluating Program Performance Leads to Improved Programs

Many state and local jurisdictions that participate in the HOME Program (participating jurisdictions, or “PJs”) strive to use their scarce affordable housing funds effectively in order to meet the diverse housing challenges that HOME was created to address, such as:

- A limited supply of affordable housing for low-income residents;
- Blighted properties and neighborhood deterioration;
- Residents who qualify for homeownership, but lack sufficient savings for a down payment; and/or
- Very low-income residents who cannot afford to pay rent and utilities.

To best meet local housing needs and to create housing opportunities for as many low-income households as possible, PJs must be sure they are operating their programs as efficiently and effectively as possible. *The only way to do this is by measuring performance and evaluating progress.*

The HOME SNAPSHOT Measures Performance

HUD helps PJs with the job of performance measurement by taking a quarterly “SNAPSHOT” of the performance of each jurisdiction participating in the HOME Program. HUD makes these reports available online for easy access. In a matter of minutes, HOME program managers and their constituents can log onto HUD’s website and see how their HOME funds are being spent, and how well the PJ is performing relative to others.

SNAPSHOT Provides Descriptive Data

The HOME SNAPSHOT provides descriptive data that paints a picture of the scale and scope of the PJ’s program. It also provides data in several critical performance areas for each PJ, to assess the PJ’s success at meeting:

- Key regulatory requirements, such as:
 - ✓ Timely expenditure of funds,
 - ✓ Involvement of community housing development organizations, and
 - ✓ Serving very low-income tenants, and
- Common policy objectives, such as:
 - ✓ Cost control,
 - ✓ Leveraging private funding, and
 - ✓ Serving the most vulnerable residents—extremely low-income families.

The HOME SNAPSHOT data is cumulative, and is based on the PJ’s own reports to HUD’s Integrated Disbursement Information System (IDIS).

SNAPSHOT Compares PJ Performance with Peer PJs

Taken alone, it can be difficult to use raw data to draw conclusions about a PJ’s performance. A relatively simple way to understand how well a PJ is doing is to compare it to how well other similar PJs are doing. For this reason, HUD also provides comparative data in the HOME SNAPSHOT, to illustrate how each PJ is performing relative to other PJs in each of the key performance areas. In order to make fair comparisons, state PJs are compared to other state PJs, local PJs that have undertaken rental production activities are compared to each other, and local PJs that have not undertaken rental production activities constitute the third grouping for comparison purposes. This comparative analysis provides benchmarks for PJs to use when evaluating their program performance and identifying possible problems in their program.

Stakeholders Benefit from Knowledge About PJ Performance

THE HOME PROGRAM

The stakeholders in the HOME Program can all benefit from understanding PJ performance, and evaluating performance on an ongoing basis:

- ❑ PJs can identify areas of strength and weakness in their performance, and thereby identify opportunities for improving performance;
- ❑ HUD can hold PJs accountable for meeting housing objectives and HOME Program requirements; and
- ❑ Program constituents can become better informed and educated about the nature and progress of their jurisdiction's HOME Program activities.

The HOME SNAPSHOT alone, however, is not sufficient to determine if a PJ is in compliance with program rules, is producing as efficiently as possible, or is having the intended program impact to meet the community's needs. Nonetheless, SNAPSHOT data certainly can guide program managers to ask necessary questions, gather additional information, and make better educated judgments about the PJ's need to modify or alter its program to improve performance.

The HOME SNAPSHOT profiles a PJ's activities, and ranks and rates a PJ's performance against their peers. HOME SNAPSHOTs for all HOME participating jurisdictions are available online at: www.hud.gov/offices/cpd/affordablehousing/programs/home/snapshot/.

Learn More About the HOME Program

To obtain more information on the HOME Program, visit the HOME Program website at <http://www.hud.gov/offices/cpd/affordablehousing/programs/home>, or contact the Community Planning and Development (CPD) Office of U.S. Department of Housing and Urban Development. To locate the field office nearest you go to <http://www.hud.gov/directory/ascdir3.cfm>.