



## INFORMATIONAL REPORT

**DATE ISSUED:** August 4, 2009  
**REPORT NO:** HCR09-076  
**SUBJECT:** Annual Report – Section 8 Management Assessment Program  
(Citywide)

### **NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

#### **BACKGROUND**

The Section Eight Management Assessment Program (SEMAP) was implemented by the U.S. Department of Housing and Urban Development (HUD) on October 13, 1998 to objectively measure a Public Housing Agency's performance in the administration of the Housing Choice Voucher Program. SEMAP uses 14 key indicators to determine the quality of management in the operation of the tenant-based rental assistance program.

The Code of Federal Regulations, Section 985.101 requires a PHA that administers a Section 8 tenant-based rental assistance program to annually submit an electronic SEMAP certification to HUD. Under SEMAP, HUD will assign each PHA a rating for each of the 14 indicators. PHAs are required to self certify each of the indicators and HUD verifies the PHA's SEMAP self certification through annual audits, submission of documents, and through a HUD database system called the Public and Indian Housing Information Center (PIC). The overall SEMAP score is based on the cumulative scores of all 14 indicators. For Fiscal Year 2009 the Rental Assistance staff has audited tenant files, and conducted quality control inspections to determine the Housing Commission's current program performance and to prepare the electronic certification.

The attachment describes the overall SEMAP maximum points available for each indicator and the points awarded to the Housing Commission for Fiscal Year 2009. Public Housing Agencies (PHAs) may be rated as high, standard, or troubled performer. A PHA with a score of 90% or higher is rated as a high performer. The Housing Commission's rating for Fiscal Year 2009 is 100%.

The Housing Commission will receive the maximum points available, resulting in a rating of 100% and a designation of High Performer.

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Respectfully submitted,



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Vice President, Rental Assistance

Approved by,



Carrol M. Vaughan

Executive Vice President & Chief Operating Officer

Attachment:

SEMAP Indicators FY 2009

**SEMAP INDICATORS**  
FY 2009

<b>Performance Indicators</b>	<b>Maximum Points</b>	<b>SDHC Rating</b>
1. Selection from the Waiting List	15	15
2. Reasonable Rent	20	20
3. Determination of Adjusted Income	20	20
4. Utility Allowance Schedule	5	5
5. Housing Quality Standards (HQS) Quality Control Inspections	5	5
6. HQS Enforcement	10	10
7. Expanding Housing Opportunities	5	5
8. Fair Market Rent (FMR) Limit and Payment Standards	5	5
9. Annual Reexaminations	10	10
10. Correct Tenant Rent Calculations	5	5
11. Pre-Contract HQS Inspections	5	5
12. Annual HQS Inspections	10	10
13. Lease-up	20	20
14. Family Self Sufficiency	10	10
<b>Total Possible Points</b>	<b>145</b>	<b>145</b>
De-concentration Bonus	5	0
<b>Total Points SDHC</b>		<b>145</b>