



## INFORMATIONAL REPORT

**DATE ISSUED:** July 27, 2007

**REPORT NO:** HCR 07-60

**SUBJECT:** Annual Report – Section 8 Management Assessment Program  
(Citywide)

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

#### **SUMMARY**

The attached report indicates the overall Section 8 Management Assessment Program (SEMAP) maximum points available for each indicator and the Housing Commission's points for Fiscal Year 2007. Public Housing Agencies (PHAs) may be rated as high, standard, or troubled performer. A PHA with a score of 90% or higher is rated high performer. The Housing Commission's rating for Fiscal Year 2007 is 100%.

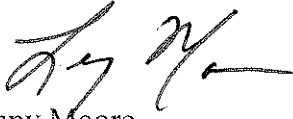
#### **BACKGROUND**

SEMAP was implemented by the Housing and Urban Development (HUD) on October 13, 1998 to objectively measure PHAs performance and administration of the Housing Choice Voucher Program. SEMAP has 14 key indicators which determine a PHA's management factors in the operation of the tenant-based rental assistance program.

#### **DISCUSSION**

The Code of Federal Regulations, Section 985.101 requires a housing authority 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. A housing authority self certifies to each of the indicators and HUD verifies the housing authority's SEMAP self certification through annual audits, submission of documents, and through a tenant database system called the Public and Indian Housing Information Center, maintained by HUD. The overall SEMAP score is based on the cumulative scores of all 14 indicators. For Fiscal Year 2007 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.

Respectfully submitted,



Lenny Moore  
Director of Rental Assistance Programs

Approved by,



for Elizabeth C. Morris  
President & Chief Executive Officer

Attachment:  
SEMAP Indicators FY 2007

**SEMAP INDICATORS**  
FY 2007

<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	5
<b>Total Points SDHC</b>		<b>150</b>