



Good Neighbors

San Diego
Housing Commission

REPORT

DATE ISSUED: July 17, 2006

REPORT NO: HCR 06-56

ATTENTION: Chair and Members of the Housing Commission
For the Agenda of August 4, 2006

ITEM: 103

SUBJECT: Section 8 Management Assessment Program (SEMAP) (Citywide)

REQUESTED ACTION:

Authorize submission of the Housing Commission's Section 8 SEMAP Self-Certification to the Department of Housing and Urban Development (HUD).

STAFF RECOMMENDATION:

Authorize the President and Chief Executive Officer or designee to execute the SEMAP Self-Certification and submit it with a Board-approved resolution to the HUD Los Angeles Office by mail and electronically before August 30, 2006.

SUMMARY:

SEMAP was implemented by HUD in October, 1998, to objectively measure Public Housing Agencies (PHAs) performance and administration of the Housing Choice Voucher program. SEMAP includes 14 key indicators that measure a PHA's management factors in the operation of the tenant-based rental assistance program. A housing authority may be rated as a high, standard, or troubled performer.

The Code of Federal Regulations, Section 985.101 requires a housing authority that administers a Section 8 program to annually submit a SEMAP certification to HUD within 60 calendar days after the end of its fiscal year.

Each SEMAP indicator has an assigned point value (Attachment #1). A housing authority self certifies to each of the indicators and HUD verifies the self certification through annual audits, submission of documents, and through a tenant reporting database system called the PIH Information Center (PIC), maintained by HUD.

The Rental Assistance Program staff has audited tenant files and conducted quality control inspections to determine the present program performance and to prepare the Certification form. The overall SEMAP score is based on the cumulative scores of all fourteen indicators. Attachment 1 is a table of the SEMAP indicators, maximum points available for each indicator, and the Housing Commission's points based on the self-assessment certification (Attachment 2). Attachment 3 is the board resolution required to be submitted along with the paper certification.



A state agency authorized by the City of San Diego

For Fiscal Year 2006, the Housing Commission achieved the maximum possible points for all indicators. The Commission's overall SEMAP rating is 100%. Housing authorities that achieve 90% and above are rated as high performers.

PREVIOUS COMMISSION ACTION:

The Housing Commission has approved submission of the SEMAP Certification for past fiscal years; the most recent, FY 05 was approved on August 26, 2005.

Respectfully submitted,

Approved by,

**Signature on File
With Original Document**

Patricia Zamora
Director of Rental Assistance Programs

Elizabeth C. Morris
President & Chief Executive Officer

Attachments: 1. SEMAP Indicators
2. Self-Certification Form HUD 52648
3. Resolution

Attachment 1

**SEMAP INDICATORS
FY 06**

| Performance Indicators | Maximum Points | SDHC Rating |
|--|-----------------------|--------------------|
| 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 |
| Total Possible Points | 145 | 145 |
| Deconcentration Bonus | 5 | 0 |
| Total Points SDHC | | 145 |

Attachment 3

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. _____

ADOPTED ON _____

WHEREAS, on October 13, 1998 the U.S. Department of Housing and Urban Development (HUD) established the Section 8 Management Assessment Program to objectively measure a public housing agency's performance standards in key Section 8 tenant-based program areas; and

WHEREAS, HUD has established fourteen (14) performance indicators that address key areas in the management of the Section 8 Housing Choice Voucher program; and

WHEREAS, HUD has established a database system called the PIH Information Center (PIC), to monitor the housing authorities compliance with the designated performance indicators;

WHEREAS, 24 CFR Section 985.101 requires a Housing Authority administering a Section 8 tenant-based assistance program to submit annually a Section 8 Management Assessment Program (SEMAP) Certification within 60 days after the end of the its fiscal year; and

WHEREAS, the SEMAP Certification is due to HUD as required by August 30, 2006.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the San Diego Housing Commission as follows:

- 1) That the Chief Executive Officer or her designee is hereby authorized and directed to prepare a SEMAP Certification attesting that there is no evidence to indicate seriously deficient performance in the operation of the Housing Commission's Section 8 Program; and
- 2) That the Chief Executive Officer or her designee and Chairperson of the Housing Commission are hereby authorized to execute said Certification on behalf of the Housing Commission, and to submit same, along with a copy of this resolution, to the Los Angeles Office of the Department of Housing and Urban Development.

SEMAP RESOLUTION
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I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of **RESOLUTION NO.** _____ passed and adopted by the San Diego Housing Commission of the City of San Diego, California, on _____.

VOTE: Yeas -
 Nays -
 Absent –

By: _____
 Deputy Secretary

Approved as to form:

Christensen Schwerdtger & Spath LLP,
General Counsel

By: _____
 Charles B. Christensen, Managing Partner