



Good Neighbors

San Diego
Housing Commission

REPORT

DATE ISSUED: August 1, 2005

ITEM 103

REPORT: HCR05-79
For the Agenda of August 26, 2005

SUBJECT: Section 8 Management Assessment Program (Citywide)

SUMMARY

Issue: Should the Housing Commission approve the submission of the FY 2005 Section 8 Management Assessment Program (SEMAP) paper and electronic Certification and accompanying resolution to the Department of Housing and Urban Development (HUD)?

Recommendation: Authorize the President and Chief Executive Officer or designee to execute the SEMAP Certification and submit it with the resolution to the HUD Los Angeles office by mail and electronically before August 30, 2005.

Previous Related Action(s): The Housing Commission has approved submission of the SEMAP Certification for past fiscal years; the most recent, FY04 was approved on August 20, 2004.

BACKGROUND

On October 13, 1998, HUD implemented the Section 8 Management Assessment Program to objectively measure a public housing agency's performance in key areas of the Section 8 tenant-based assistance program and to assign performance ratings. A housing authority may be rated as a high, standard or troubled performer.

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

DISCUSSION

SEMAP consists of fourteen performance indicators that address key areas in the management of the Section 8 Voucher Program (Attachment 1). Each indicator has an assigned point value. A housing authority self certifies to each of the indicators and HUD verifies the housing authorities' SEMAP 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.

For FY05 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.

Respectfully submitted,

Approved by,

Patricia Zamora
Director, Rental Assistance Programs

Elizabeth C. Morris
President and Chief Executive Officer

**Signature on File
With Original Document**

Information: Patricia Zamora (619) 578-7601

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

Attachment 1

**SEMAP INDICATORS
FY 05**

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

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 Voucher and Certificate programs; 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, 2005.

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