



Legislation Details (With Text)

File #: 16-1196 **Version:** 1 **Name:** AAHC FY 16 SEMAP
Type: Resolution **Status:** Filed
File created: 8/12/2016 **In control:** Housing Commission
On agenda: 8/17/2016 **Final action:** 8/17/2016
Enactment date: **Enactment #:**

Title: Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY 16

Sponsors:

Indexes:

Code sections:

Attachments: 1. SEMAP BOARD ITEM COVER - AAHC FY16.pdf

Date	Ver.	Action By	Action	Result
8/17/2016	1	Housing Commission	Approved by the Commission	Pass

Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY 16

The Section Eight Management Assessment Program, known as SEMAP, became effective October 13, 1998. Housing authorities operating section 8 voucher programs must submit a certification form on fourteen (14) performance indicators within 60 calendar days after the end of the agency’s fiscal year.

SEMAP was scored nation-wide for the first time in 2004. Verification of several SEMAP indicators is based on data submitted to HUD’s PIC system. See also 24 CFR 985 and HUD PIH Notice 2006-13 for the regulations regarding this program.

This year’s submission deadline is August 28, 2016 in PIC for housing authorities with a June 30 year-end date. The submission must be approved by Board Resolution and certified to by the Executive Director to complete the submission.

Taylor Housing Commission was hired to conduct the SEMAP assessment. A summary of agency data and the SEMAP submission form are attached. Program data indicates the Commission will receive a 90% SEMAP score (130/145 points).

Scoring is within the “High Performer” range based on receiving the maximum points in 13 of the 14 indicators. The department received “Zero” points for the “Adjusted Income”. Five Bonus Points were obtained for the De-concentrating of Poverty indicator.

AAHC staff were out of compliance in 6 out of 25 test cases (76%), which was a loss of 20 points. The AAHC needed to be a minimum of 80% compliant to get points. The decrease in points for the Adjusted Income indicator was a result of lack of quality control. Staff have been reminded of the requirements to complete adjusted incomes. Staff will increase quality control reviews to ensure

higher compliance throughout the year.

Prepared by: Weneshia Brand, Voucher Program Manager

Approved by: Jennifer Hall, Executive Director

WHEREAS, the Ann Arbor Housing Commission administers a Section Eight Housing Choice Voucher Rental Assistance program; and

WHEREAS, performance indicators have been established under the Section Eight Management Assessment Program (SEMAP) (24 CFR 985) to evaluate a housing authority's management capability and to identify any deficiencies in the administration of its Section Eight programs; and

WHEREAS, the Ann Arbor Housing Commission is required to submit the SEMAP certification annually within 60 days of its June 30th fiscal year-end; and

WHEREAS, the AAHC has determined that it will receive a score of 130/145 which is 90% compliant and indicates that Ann Arbor is a High Performer.

RESOLVED, that the Ann Arbor Housing Commission Board approve the attached Section Eight Management Assistance Program (SEMAP) certification for Fiscal Year 2016.