



## Legislation Details (With Text)

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**Title:** Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY 15

**Sponsors:**

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**Attachments:** 1. SEMAP BOARD ITEM COVER - AAHC FY15.pdf, 2. SEMAP MEMO Summary 2015.pdf

Date	Ver.	Action By	Action	Result
8/19/2015	1	Housing Commission	Approved by the Commission	Pass

Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY 15

The Section Eight Management Assessment Program, known as SEMAP, became effective October 13, 1998. Housing authorities operating Section 8 tenant-based assistance 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. The remaining indicators are based on internal file reviews. 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, 2015 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. The AAHC hired Taylor Housing Commission to perform its SEMAP analysis for the file review portion of the analysis. Program data indicates the Commission will receive a 90% SEMAP score (130/145 points). A summary of Taylor's findings and a summary of agency historical data and the SEMAP submission form are attached.

Based on the score, the AAHC is within the "High Performing" range based on receiving the maximum points in 13 areas, less than maximum points in one areas (Adjusted Income). The department received "Zero" points for the HQS Enforcement. Five Bonus Points were obtained for the De-concentrating of Poverty indicator.

The decrease in points for the Adjusted Income indicator was a result of lack of quality control. Staff have received additional training on this indicator. The agency had 96% compliance, which resulted

in 15/20 points.

In 2013 the department hired a new HQS inspection company which led to a high learning curve. In 2014 the agency had to replace the HQS inspection company with a second company. The new agency also had a high learning curve to learn how to use the on-line Yardi system. The HQS inspection software was not fully uploading and there was a problem properly tracking follow-up inspections. The AAHC hired a Yardi consultant to help fix all of its Yardi problems which should finally solve the HQS problems with the agency. The agency had 0 points for having an 89% accuracy instead of a minimum of 98% compliance for enforcing HQS deficiencies in a timely manner.

Prepared and Approved by: Jennifer Hall, Executive Director

WHEREAS, the Ann Arbor Housing Commission administers a Section 8 Housing Choice Voucher Rental Assistance program; and

WHEREAS, performance indicators have been established under the Section Eight Management Program (SEMAP) (24 CFR 985) to evaluate a housing authority's management capability and to identify any deficiencies in the administration of its Section 8 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 135/145 which is 90% and indicates that Ann Arbor is a High Performer.

WHEREAS, the FY15 submission is due by August 28, 2015; and

RESOLVED, that the Ann Arbor Housing Commission Board approve the attached Section Eight Management Assistance Program (SEMAP) certification for Fiscal Year 2015.