



Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
8/16/2017	1	Housing Commission	Approved by the Commission	Pass

Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY 17

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, 2017 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 SEMAP assessment was conducted by Weneschia Brand, Director of Operations. A summary of the agency data and SEMAP submission are attached. Program data indicates the Commission will receive between an 83% and 86% SEMAP score (120 or 125/145 points).

Scoring is within the "Standard Performer" range based on scoring between 60% to 89%. The AAHC had a perfect score in 12 of the 14 indicators and were unable to score the bonus indicator. The department received "Zero" points for the "Adjusted Income" category and will be providing a remediation plan to HUD for this category. The data used to calculate a bonus of five points is not available as of 8.11.2017 from HUD and we were not able to calculate the De-concentrating of Poverty indicator. Regardless of whether the AAHC gets 5 points for this category or not, the AAHC will still be a Standard Performer.

AAHC staff were out of compliance for 2 indicators for a total loss of 25 points. For indicator 2, "Reasonable Rent" the AAHC lost 5/20 points for having 5/32 randomly selected files out of compliance. For indicator 3, "Adjusted Income" the AAHC lost 20/20 points for having 20/35 randomly selected files out of compliance. The decrease in points for the Rent Reasonable and Adjusted Income indicators was due to a lack of quality control and a period of high turnover among Occupancy Specialist staff. Staff received additional training on the requirements to complete reasonable rent analysis and collect data for adjusted incomes. The AAHC has also issued an RFP for a consultant to conduct quality control reviews in order to identify the gaps in knowledge and processes that need to be addressed.

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 120 or 125/145 which is 83% - 86% compliant and indicates that Ann Arbor is a Standard Performer.

RESOLVED, that the Ann Arbor Housing Commission Board approve the attached Section Eight Management Assistance Program (SEMAP) certification for Fiscal Year 2017.