



## Legislation Text

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### Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY 14

The Section 8 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. 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, 2014 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. A summary of agency data and the SEMAP submission form are attached. Program data indicates the Commission will receive an 88% SEMAP score (128/145 points).

Scoring is within the "Standard" range based on receiving the maximum points in 11 areas, less than maximum points in two areas (Rent Reasonableness and Family Self-Sufficiency). 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 Rent Reasonableness indicator was a result of lack of quality control. Staff have been reminded of the requirements and the circumstances applicable to complete a rent reasonableness survey and were 93% in compliance, instead of meeting 98% compliance which led to a loss of 5 points.

In 2013 the department hired a new HQS inspection company which led to a high learning curve. The AAHC lost 5 points for having 89% instead of a minimum of 98% compliance for enforcing HQS deficiencies in a timely manner.

The loss of points for FSS is a result of not enough FSS families escrowing funds. The department has been working to improve the management of the FSS program. The department currently is operating with two full time staff. The AAHC has exceeded the targeted number of people enrolled in the FSS program, but the number of FSS enrollees who are escrowing funds due to an increase in employment is below the target. This addition to personnel will enable the agency to increase the number of participants with escrow accounts by providing job skills, job leads and resources to maintain suitable employment.

In addition, the AAHC changed the annual inspection scheduling process from "scheduling by annual

date of inspection” to “geographic location scheduling” as requested by a new HQS contractor. The AAHC adopted HUD’s temporary compliance guidelines to streamline processes, by moving to bi-annual inspection requirements. As result, an estimated 200 units were inspected outside of the annual inspection due date but were within the bi-annual inspection due date. Consequently, the automated HUD PIC scoring system gave the AAHC a 0/10 points and it should have received a 10/10 points. The SEMAP submission will include a note to HUD requesting a change in points for this indicator.

Prepared by: Weneshia Brand, Voucher Program Manager

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 128/145 which is 88% and indicates that Ann Arbor is a Standard Performer.

WHEREAS, the FY14 submission is due by August 28, 2014; and

RESOLVED, that the Ann Arbor Housing Commission Board approve the attached Section Eight Management Assistance Program (SEMAP) certification for Fiscal Year 2014.