

Chart of SEMAP FY 2015 Estimated Score and Recent History

Ann Arbor Housing Commission
 FY 2015 SEMAP (Section Eight Management Assessment Program)

Ratings: High Performer= 90%; Standard Performer = 60%- 89%; Troubled = < 59%

SEMAP Indicators	Total Possible Points	FY '15 Estimated Score	FY '14 Estimated Score	FY '13 Estimated Score	FY '12 Estimated Score
1. Waiting List	15	15	15	0	15
2. Reasonable Rent	15-20	20	15	15	20
3. Adjusted Income	15-20	15	20	15	20
4. Utility Allowance Schedule	5	5	5	5	5
5. HQS Quality Control	5	5	5	5	5
6. HQS Enforcement	10	0	0	10	10
7. Expanding Housing Opportunities	5	5	5	5	5
8. Payment Standards	5	5	5	5	5
9. Annual Recertification	5-10	10	10	10	10
10. Correct Tenant Rent	5	5	5	5	5
11. Pre-Contract HQS Inspections	5	5	5	5	5
12. Annual HQS Inspections	5-10	10	10	10	5
13. Lease Up	15-20	20	20	20	15
14. Family Self-Sufficiency	3-10	10	3	5	5
BONUS – De-Concentration	5	5	5	5	5
POINTS	145 (plus bonus = 150) = 100%	135/150 90% High Performer	128/145 88% Standard Performer	120/145 82.8% Standard Performer	135/145 93.1% High Performer

**July 2013-June 2014 AAHC Section 8 Management Assessment Submission (SEMAP)
Program Data Summary**

SEMAP INDICATORS 1-8 – ALL VERIFIED BY INTERNAL/ANNUAL AUDITS

Indicator 1– Selection from the Waiting List

Verified by annual audit

SEMAP points: 15/15

- (a) The AAHC Administrative Plan contains written policies for selecting applicants from the waiting list.
- (b) Requires at least 98 percent of families, are selected from the waiting list in accordance with the AAHC’s written policies, according to the quality control sample.

Required Sample Size: 5

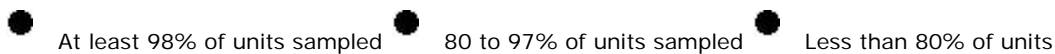
Percent meeting Indicator criteria 100% (5 out of 5 files)

Indicator 2 – Rent Reasonableness

Verified by annual audit

SEMAP points 20/20

- (a) The AAHC has and implements a written methodology for determining reasonable rents. This methodology is followed for all units coming onto the program and at each annual recertification of eligibility.
- (b) 100% of the random sample followed written standards in determining reasonable rent and documentation of that reasonable rent.



Sample Size: 17

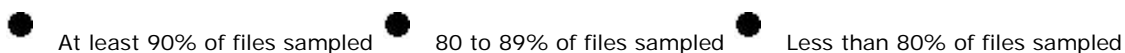
Percent meeting Indicator criteria 93% (17 out of 17 files)

Indicator 3 – Determination of Adjusted Income

Verified by annual audit

SEMAP points: 15/20

The indicator requires the AAHC obtain third party verification of reported income and applies adjustments to annual income in calculations of rent and housing assistance



Sample Size: 25

Percent meeting Indicator criteria 96% (21 out of 25 files)

Indicator 4 – Utility Allowances

Verified by annual audit

SEMAP points: 5/5

The schedule of utility allowances was reviewed in May 2014 based upon review of currently charged rates. The utility allowances were approved by the board June 19, 2014 and effective for August 1, 2014. Utility rates are collected annually for comparison with rates in use for utility allowances.

Yes No

Indicator 5 – HQS Quality Control Inspections

Verified by annual audit

SEMAP points: 5/5

A certified HQS inspector, other than the person conducting last inspection of the unit, inspects units selected for HQS Quality Control. Units selected for HQS Quality Control Inspection represent a cross-section of unit types and census tracts.

Yes No

Sample Size: 31 required, 37 completed

Indicator 6 – HQS Enforcement

Verified by annual audit

SEMAP points: 0/10

The PHAs quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

At least 98% of cases sampled Less than 98% of cases sampled

Sample Size: 17 required

Percent meeting Indicator criteria 89% (15 out of 17)

Indicator 7 – Expanding Housing Opportunities

Verified by annual audit

SEMAP points: 5/5

- (a) AAHC policy is in place for encouraging participation of owners in areas outside poverty concentrations. This will be reviewed to determine how to increase the number of families with children in low poverty rate census tracts.
- (b) AAHC has developed a multitude of landlord relationships in more than 30 low poverty census tracts in our principal area, including with several management companies.
- (c) AAHC provides maps showing tracts of low poverty concentration at briefings as part of annual recertification.
- (d) AAHC provides a list of owners participating in the program and listings of units available for rental.
- (e) AAHC explains portability to families at briefings.
- (f) AAHC continuously analyzes the difficulty voucher holders have, if any, in leasing units in areas with low poverty rates and/or low minority concentration and reviews the need for exception rents for these parts of the jurisdiction.

Indicator 8 – FMR's and Payment Standards

Verified by annual audit

SEMAP points: 5/5

As of September 2014, and effective October 1, 2014, AAHC set its payment standards in line with HUD's requirement that each payment standard is set within 90% to 110% of the current published FMR.

PHA
Response



Yes



No

SEMAP INDICATORS 9-14 – ALL VERIFIED BY MTCS/PIC DATA REPORTS

Related to these indicators:

- As of June 30, 2015, HUD reports indicate the AAHC as having 1497 units leased in VMS.
- HUD mandates a 50058 reporting rate of at least 95%, and the AAHC has a reporting rate of 100%.

Indicator 9 – Annual Recertifications

Verified by PIC DATA

SEMAP points: 10/10

Reporting on the percent of families with recertifications overdue, out of 1,498 families in the current database, 5 families with reexaminations were overdue, meeting the requirement of being under 5% overdue.

Indicator 10 – Rent Calculations

Verified by PIC DATA

SEMAP points: 5/5

HUD requires that no more than 2% of the PHA's tenant rate calculations are incorrect to earn the five points. There were zero rent discrepancies out of 892 calculations. Rents are calculated by computer software. A random sample of monthly rent calculations is reviewed by the administrative quality control specialist each month.

Indicator 11 – Pre-Contract HQS Inspections

Verified by PIC DATA

SEMAP points: 5/5

The tracking report of program move-ins for FY 2015 shows that 99% of the 483 units inspected prior to move-in passed HQS inspection before the effective date of the lease.

Indicator 12 – Annual HQS Inspections

Verified by PIC DATA

SEMAP points: 10/10

Annual inspections are conducted as part of the annual recertification process. Tracking reports for annual re-certifications shows that 99% of participating units were inspected within the required 12 months. *Please note that the AAHC adopted HUD's temporary compliance policy of moving from annual to bi-annual HQS inspections as described in PIH 2013-03 and extended through March 31, 2015 as described in PIH 2013-26.*

Indicator 13 – Lease-Up

Verified by Year-End Statement and Budget

SEMAP points: 20/20

This indicator measures how the AAHC executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The AAHC calculations indicated has a utilization rate of 100% for FY 2015.

Indicator 14 – Family Self-Sufficiency

Verified by data submitted

SEMAP points: 10/10

The Commission is charged by HUD to run a Family Self-Sufficiency Program to promote economic self-sufficiency among participating families. The Commission will continue to report on its progress in this area.

Original Number of Mandatory FSS Slots	99
Slots Approved As Exception to Minimum Program Size	0
Number of Families Enrolled in FSS	90
Percentage of Families with Escrow Balances	31
The number of families currently enrolled, but whose administered by another PHA	0

Deconcentration Bonus

Verified by data submitted

SEMAP points: 5

To qualify for the 5 bonus points the AAHC must submit data showing that:

- At least fifty percent (50%) of the families with children leased through AAHC programs live in census tracts that have a low poverty rate; OR
- That the percentage of families with children moving to low poverty rate census tracts is 2 percentage points higher than the percentage of families with children living in low poverty rate census tracts at the end of the current fiscal year, OR
- The latter applies for families with children who moved during the last two years.

*Based upon the documentation AAHC is eligible for the De-concentration bonus on the basis of "Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tract at end of the last PHA fiscal year." The data indicates that out of 636 Section 8 families with children assisted by AAHC, 581 families reside in low poverty census tracts at the end of the fiscal year.