

Section 8 Management Assessment Program

Community Development Committee
June 20, 2016

Section 8 Management Assessment Program (SEMAP)

- HUD's tool used to measure housing authority (PHA) performance
- Purpose = to assess whether PHAs
 - maximize funding
 - To help eligible families afford decent, safe rental units
 - at the correct subsidy cost
 - in accordance with Federal housing legislation

Section 8 Management Assessment Program (SEMAP)

- Required annually for all PHAs operating a Housing Choice Voucher program
- Rated on 14 key indicators
- PHAs submit annual certification
- HUD issues rating

14 Key Indicators

Indicator	Description
Selection from the waiting list	98% applicants selected and admitted in accordance with waiting list and selection policies outlined in Administrative Plan
Rent Reasonableness	98% files have documented rent reasonableness determinations in accordance with written method
Determination of Adjusted Income	90%+ Obtained 3 rd party verification, determined adjusted income correctly, calculated allowances correctly (deductions and utility)
Utility Allowance Schedule	PHA maintains an up-to-date UA schedule
HQS Quality Control	A supervisor inspects a sample of units to ensure compliance

14 Key Indicators

Indicator	Description
HQS Enforcement	98% Life-threatening deficiencies are corrected within 24 hours and other fail items are corrected within PHA-approved timeframe.
Expanding Housing Opportunities	PHA adopted and implemented policies to encourage participation outside areas of poverty and minority concentration
Payment Standards	PHA adopted a payment standard schedule by unit size between 90% and 110% of Fair Market Rents
Annual Reexaminations	95% of participants have recertifications at least every 12 months
Correct Tenant Rent Calculations	98% or more families have accurate rent calculations

14 Key Indicators

Indicator	Description
Pre-contract HQS Inspections	98% of units pass inspection prior to contract date
Annual HQS Inspections	95% of units are inspected annually inspections
Lease Up	PHA utilizes vouchers and funding – 98% of vouchers leased or 98% of funding utilized
Family Self Sufficiency	80% or more of mandatory slots filled and 30% or more with escrow balances
Deconcentration Bonus	Half or more of all families with children reside in low poverty census tracts

SEMAP Scoring

Indicator	Sample Size	% Needed	% Achieved	Possible Points	Points Received
Wait List Selection	8	98%	100%	15	15
Rent Reasonable	54	98%	100%	20	20
Adjusted Income	54	90%	94%*	20	20
Utility Allowance Schedule				5	5
HQS Quality Control	54			5	5
HQS Enforcement	38	98%	100%	10	10
Expanding Housing Opportunities				5	5
Payment Standards				5	5

*3 Errors related to deductions and calculation of income

SEMAP Scoring

Indicator	Sample Size	% Needed	% Achieved	Possible Points	Points Received
Annual Reexaminations		95%	100%	10	10
Correct Tenant Rent		98%	100%	5	5
Pre-Contract HQS		98%	100%	5	5
Annual HQS		95%	100%	10	10
Lease Up		98%	98.84% Leasing 100.15% Funding	20	20
FSS	18	80% enroll 30% escrow	476% enroll 80% escrow	5	5
Deconcentration Bonus		50%	40%	5	0

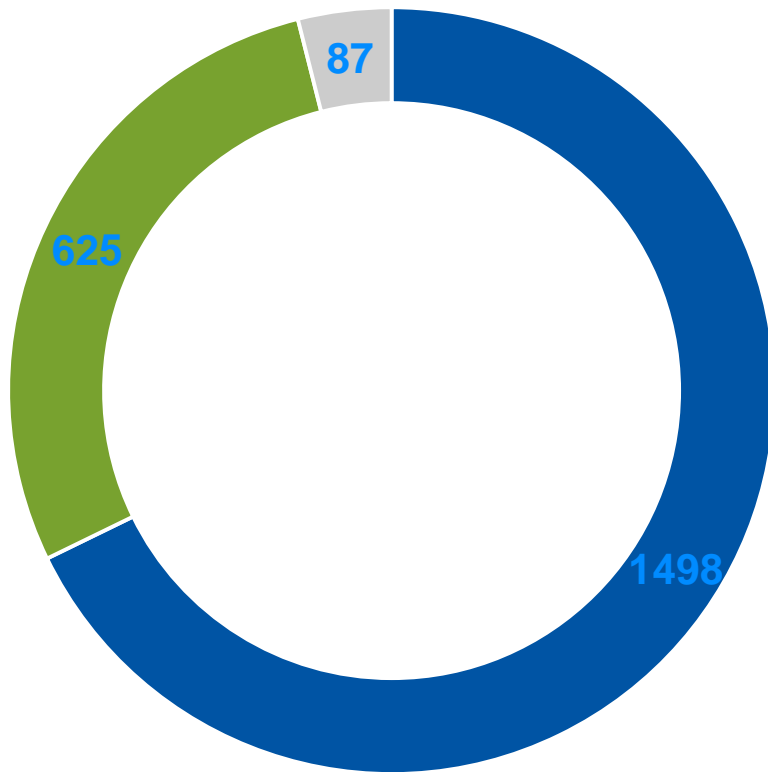
SEMAP Rating

- 145 possible points plus 5 bonus points
- High Performer = 90%+
- Standard Performer = 60% - 89%
- Troubled Agency = below 60%
 - HUD steps in and takes over

Scoring Results

- Metro HRA 2015 SEMAP Results
 - 145/145 possible points = High Performer
- Metro HRA High Performer for 12 years
 - Accurate and timely rent calculations
 - Precise application of HQS inspection standards
 - Quality control systems
 - Regular program and systems monitoring

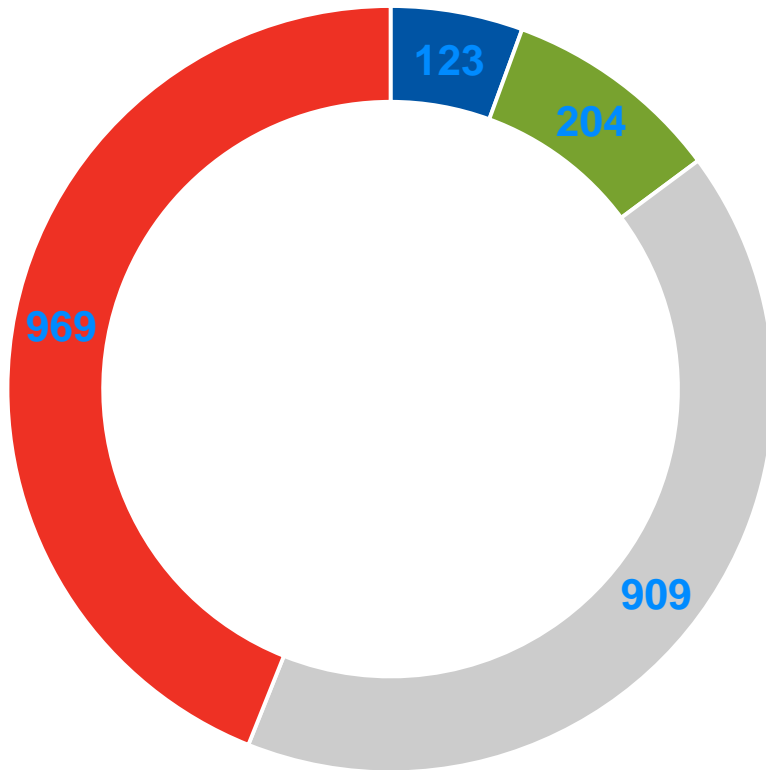
National SEMAP Scores



- High
- Standard
- Troubled

SEMAP Designation	Count of PHAs
High	1,498
Standard	625
Troubled	87

National Voucher Leasing Status



- Overleasing
- Overspending
- Optimal Zone
- Underleasing

Leasing Status	Count of PHAs
Overleasing	123
Overspending	204
Optimal Zone*	909
Underleasing	969

Optimal Zone
98% leased or 98% spent

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