



TACOMA HOUSING AUTHORITY

RESOLUTION 2008-08-20(1)

DATE: August 20, 2008
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Section 8 Management Assessment Program (SEMAP) Certification

Background

The Section 8 Management Assessment Program (SEMAP) is a management assessment system that HUD uses to measure the performance of housing authorities that administer Section 8 rental assistance for low income families. Under SEMAP, HUD annually measures the performance of housing authorities in 14 key areas. The fourteen indicators of performance show whether families are helped to afford decent rental units at a reasonable subsidy cost as intended by Congress and Federal housing legislation. The 14 key indicators of performance are:

1. Selection of applicants from the Section 8 waiting list
2. Sound determination of reasonable rent for each unit leased
3. Determination of adjusted income
4. Utility allowance schedule
5. HQS Quality Control
6. HQS Enforcement
7. Expanding Opportunities
8. Payment Standards
9. Annual Reexaminations
10. Correct Tenant Rents
11. Pre-contract HQS Inspections
12. Annual HQS Inspections
13. Lease-up
14. FSS Enrollment & Escrow

Using HUD's national database of Section 8 tenant information and the Housing Authority's certifications regarding their supervisory quality control reviews to measure the Housing Authority's performance, HUD will rate each Housing Authority annually on each of the 14 indicators and an overall performance rating of high, standard, or troubled will be assigned.

The Housing Authority is required to electronically submit a certification form to HUD which will be used by HUD to determine the ratings of the Housing Authority's compliance with the 14 indicators.

I attach a copy of the certification I propose to submit.

Recommendation

Adopt resolution 2008-08-20 (2) authorizing the Executive Director to submit the SEMAP certification as required.



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RESOLUTION 2008-08-20(1)

SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION

Whereas, 24 CFR § 985.101 requires a Public Housing Agency administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year;

Whereas, SEMAP requires HUD to rate the performance of Public Housing agencies by assessing 14 performance indicators subject to HUD verification by an on-site confirmation review at any time;

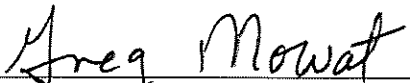
Whereas, The Housing Authority is required to submit certification to HUD for the 14 performance indicators, and;

Whereas, The certification must be approved by the PHA Board and signed by the PHA Executive Director;

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington,

1. That the Section 8 Management Assessment Program Certification for the Fiscal Year ending June 30, 2008 be approved;
2. That the Executive Director is hereby authorized to sign and submit the certification as required.

Approved: August 20, 2008



Greg Mowat, Chairman