



TACOMA HOUSING AUTHORITY

RESOLUTION 2009-8-26 (2)

Date: August 26, 2009
To: Board of Commissioners
From: April Davis, Director of Real Estate Management and Housing Services
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 Authorities 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 to HUD which will be used by HUD to determine the ratings of the Housing Authority's compliance with the 14

indicators. I have attached a table explaining the scoring as well as a copy of the certification form that I propose to submit. The scoring in this submission would preserve THA's high performer status.

Performance Indicator Scoring Breakdown

Indicator Number	Indicator Description	Points Possible	Points Received (projected)
1	Waiting List	15	15
2	Reasonable Rent	20	20
3	Determination of Adjusted Income	20	20
4	Utility Allowance Schedule	5	5
5	HQS Quality Control Inspection	5	5
6	HQS Enforcement	10	10
7	Expanding Housing Opportunities	5	5
8	Payment Standards	5	5
9	Annual Reexaminations	10	10
10	Correct Tenant Rent Calculations	5	5
11	Pre-contract HQS Inspections	5	5
12	Annual HQS Inspections	10	0
13	Lease Up	20	20
14	Family Self-Sufficiency	10	10
	Total	145	135

93%

High Performer 90%+

Standard Performer 61-89%

Troubled Performer 60% or less



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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 addressing 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, 2009 is approved;
2. That the Executive Director is hereby authorized to sign and submit the certification as required.

Approved: August 26, 2009



Ken Miller, Chairman