



Yolo County Housing

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BOARD OF COMMISSIONERS

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DATE: August 12, 2010
TO: YCH Board of Commissioners
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Marianne Krager, Director of Operations
SUBJECT: **APPROVE RESOLUTION FOR SECTION 8 MANAGEMENT ASSESMENT PROGRAM (SEMAP) CERTIFICATION**

RECOMMENDED ACTIONS

That the Board of Commissioners:

Adopt a resolution approving the Yolo County Housing (YCH) Self-Certification score for Section 8 Management Assessment Program (SEMAP) Certification and Analysis for Fiscal Year 2009-2010.

BACKGROUND / DISCUSSION

The Housing Choice Voucher program assists eligible families to rent decent units at an affordable cost. SEMAP is a program designed by the Department of Housing and Urban Development (HUD) to assess the operation and utilization of the Housing Choice Voucher Program and to measure the performance of individual public housing agencies (PHA). There are fourteen indicators used to determine the performance ratings in fourteen program areas. There is a maximum of 145 points (or 150 points with the addition of 5 bonus points).

Staff found, after completion of the self assessment, that it has scored 135 out of the possible 145 points (93%), excluding bonus points. Based on this assessment, Yolo County Housing is able to self-certify as a High Performing Agency for Voucher operations for the first time since the Interim Board and management team has been in place. The 2009-2010 score represents an increase in performance of 24% over the 69% posted by HUD in its SEMAP Confirmatory Review last year.

FISCAL IMPACT

PHAs with SEMAP scores of at least 90 percent shall be rated high performers under SEMAP. PHAs that achieve an overall performance rating of high performer may receive national recognition by HUD and may be given competitive advantage under notices of funding availability.

CONCLUSION

Staff has completed the self assessment and has the necessary back-up documents to successfully submit SEMAP information to HUD. HUD requires that the YCH submit a self-certification of SEMAP indicators within sixty (60) days after the end of the YCH fiscal year of June 30, 2010. Once approved by the Board of Commissioners, the attached certification will be submitted on or before the due date of August 29, 2010.

Attachments: Resolution
 SEMAP Summary Table

**YOLO COUNTY HOUSING
RESOLUTION NO. 10-_____**

**(Resolution regarding Section 8 Management Assessment Program (SEMAP)
Certification for Fiscal Year Ending June 2010)**

WHEREAS, the Housing Authority of the County of Yolo ("YCH") must submit to the U.S. Department of Housing and Urban Development ("HUD") the Section 8 Management Assessment Program (SEMAP) Certification on or before August 30, 2010; and

WHEREAS, the submittal of the SEMAP Certification requires the approval and authorization of the Board of Commissioners of YCH; and

WHEREAS, the SEMAP Certification will be submitted to HUD electronically through HUD'S website on or before August 30, 2010 after review by the Director of Operations and the Executive Director; and

WHEREAS, the Board of Commissioners of YCH have determined to the best of their knowledge that the SEMAP Certification for year ending June 30, 2010 is true and correct.

NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND by the Board of Commissioners of the Housing Authority of the County of Yolo, as follows:

1. Each of the foregoing recitals is true and correct.
2. The Board of Commissioners hereby confirms and approves the submittal of the SEMAP Certification for the year ending June 30, 2010 which will be submitted electronically through HUD'S website on or before August 30, 2010.

EFFECTIVE DATES: This Resolution shall take effect from and after the date of its adoption.

PASSED AND ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Yolo, State of California, this 12th day of August, 2010 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Matt Rexroad, Chair
Board of Commissioners of the
Housing Authority of the County of Yolo

Approved as to Form:

By _____
Sonia Cortes, Agency Counsel

Attest:
Julie Dachtler, Clerk
Board of Commissioners of the
Housing Authority of the County of Yolo

By _____

SEMAP INDICATORS [24CFR 985.3 and form HUD-52648]

This table lists each of the SEMAP indicators and contains a description of each indicator.

INDICATORS	SCORE
Indicator 1: Selection from the waiting list. Maximum Score: 15 <ul style="list-style-type: none"> Proper selection of applicants from the housing choice voucher waiting list 	15
Indicator 2: Rent reasonableness. Maximum Score: 20 <ul style="list-style-type: none"> Sound determination of reasonable rent for each unit leased 	20
Indicator 3: Determination of adjusted income. Maximum Score: 20 <ul style="list-style-type: none"> Accurate verification of family income 	20
Indicator 4: Utility Allowance Schedule. Maximum Score: 5 <ul style="list-style-type: none"> Maintenance of a current schedule of allowances for tenant utility costs 	5
Indicator 5: HQS Quality Control Inspections. Maximum Score: 5 <ul style="list-style-type: none"> Performing of quality control inspections to ensure housing quality 	5
Indicator 6: HQS Enforcement. Maximum Score: 10 <ul style="list-style-type: none"> Timely annual housing quality inspections 	10
Indicator 7: Expanding Housing Opportunities. Maximum Score: 5 <ul style="list-style-type: none"> Expand housing choice outside areas of poverty or minority concentration 	5
Indicator 8: FMR limit and Payment Standards. Maximum Points: 5 <ul style="list-style-type: none"> Establishment of payment standards within the required range of the HUD fair market rent 	5
Indicator 9: Annual Re-examinations, Maximum Points: 10 <ul style="list-style-type: none"> Timely annual reexaminations of family income 	10
Indicator 10: Correct tenant rent calculations. Maximum Points: 5 <ul style="list-style-type: none"> Correct calculation of the tenant share of the rent and the housing assistance payment 	5
Indicator 11: Pre-contract HQS Inspections. Maximum Points: 5 <ul style="list-style-type: none"> Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts 	5
Indicator 12: Annual HQS Inspections. Maximum Points: 10 <ul style="list-style-type: none"> Timely annual housing quality inspections 	10
Indicator 13: Lease-up. Maximum Points: 20 <ul style="list-style-type: none"> Ensure that all available housing choice vouchers are used 	20
Indicator 14: Family Self-Sufficiency (FSS) enrollment & escrow balances Maximum Points: 10 <ul style="list-style-type: none"> Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income. 	**0
Total Possible: 145	YCH: 135 (a)

(a) High performer rating. PHAs with SEMAP scores of at least 90 percent shall be rated high performers under SEMAP. PHAs that achieve an overall performance rating of high performer may receive national recognition by the Department and may be given competitive advantage under notices of fund availability.

(b) Standard rating. PHAs with SEMAP scores of 60 to 89 percent shall be rated standard

(c) Troubled rating. PHAs with SEMAP scores of less than 60 percent shall be rated troubled.

Staff found, after completion of the self assessment, that it scored 135 out of the possible 145 points (93%)

YCH scored maximum points on each indicator with the exception of Indicator 14: Family Self-Sufficiency (FSS) enrollment and escrow account balances.

Points are based on the percent of mandatory FSS slots that are filled and the percent of families with escrow account balances, according to data from PIC. Currently YCH has enrolled families and the goal of the Resident Initiatives Coordinator is to work towards filling the mandatory slots required.