



Yolo County Housing

Lisa A. Baker, Executive Director

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BOARD OF COMMISSIONERS

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DATE: August 7th, 2008
TO: YCH Board of Commissioners
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Judson Brown, Housing Assistance Program Administrator
SUBJECT: **APPROVE RESOLUTION FOR SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION**

RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Adopt resolution approving the Yolo County Housing (YCH) Self-Certification score for Section 8 Management Assessment Program (SEMAP) Certification and Analysis for Fiscal Year 2007-2008.

BACKGROUND / DISCUSSION

SEMAP is designed to assess whether the Housing Choice Voucher tenant based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost. It also provides a system for HUD to measure public housing agency (PHA) performance in key HCV program areas and to assign performance ratings. There are fourteen indicators which are used to assign the performance ratings in the fourteen program areas. There is a maximum of 145 points or 150 with bonus points.

After completion of the self assessment, staff finds that it scores 120 out of the possible 145 points, making it a standard performer. However, the YCH continues to be rated a "troubled" agency by HUD with an active Corrective Action Plan (CAP) in place. Because of this, HUD is required by statute to continue rating the YCH as troubled until such time as HUD performs an on-site confirmatory review of the program and is able to remove the troubled agency designation.

FISCAL IMPACT

None at this time. Failure to certify SEMAP could result in financial penalties to the Agency, which are unknown at this time.

CONCLUSION

Staff has completed the necessary paperwork and back-up to successfully submit SEMAP information to HUD. HUD requires that YCH submit a self-certification of SEMAP indicators within 60 days after the Yolo County's year end of June 30, 2008. Once approved by the Board of Commissioners, the attached certification will be submitted on or before the due date of August 30, 2008.

Attachment: Resolution
SEMAP Certification

**YOLO COUNTY HOUSING AUTHORITY
RESOLUTION NO. 08-**

**(Resolution Regarding Section 8 Management Assessment Program
(SEMAP) Certification for Fiscal Year Ending June 2008)**

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, 2008; 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, 2008 after review by the Housing Choice Voucher Supervisor 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, 2008 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. The foregoing recitals are true and correct.
2. The Board of Commissioners hereby confirms and approves the submittal of the SEMAP Certification for the year ending June 30, 2008 which will be submitted electronically through HUD's website on or before August 30, 2008.

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 7th day of August 2008, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael H. McGowan, Chair
Board of Commissioners of the
Housing Authority of the County of Yolo

Approved as to Form:

By _____
Sonia Cortes, Agency Counsel

Attest:
Ana Morales, Clerk
Board of Commissioners of the
Housing Authority of the County of Yolo

By _____
Deputy

SEMAP SELF-CERTIFICATION AND ANALYSIS

JULY 2007 THROUGH JUNE 2008

YOLO COUNTY HOUSING

#	INDICATOR	Minimum Samples Needed	Samples Completed	Points Possible	Points Earned (Via Self-Evaluation)
1	Selection from Wait List	7	7	15	15
2	Reasonable Rent	23	23	20	20
3	Determination of Adj. Income	23	23	20	20
4	Utility Allowance Schedule	23	23	5	5
5	HQS Quality Control Inspections	26	26	5	5
6	HQS Enforcement	23	23	10	10
7	Expanding Housing Opportunities	N/A		5	5
8	Payment Standards	23	23	5	5
9	Annual Reexaminations	23	23	10	10
10	Correct Tenant Calculations	23	23	5	5
11	Pre-Contract Inspections	23	23	5	5
12	Annual HQS Inspections	23	23	10	10
13	Lease-up	N/A		20	0
14	Family Self-Sufficiency	N/A		10	0
	Deconcentration Bonus		Self-Certification	5	5

SEMAP SCORE AND EVALUATION

TOTAL POINTS	Possible	Earned
	145	120
Percentage: (Points Earned/Points Possible)		83%
Performance Evaluation:		Standard Performer