

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
OCTOBER 27, 2015**

**RESOLUTION NO. 2015-22**

**WHEREAS**, on September 10, 1998 the U.S. Department of Housing and Urban Development (HUD) published in the Federal Register the Final Rule establishing the Section 8 Management Assessment Program (SEMAP), as set forth in the 24 CFR 985, to objectively measure public housing authority performance in key Section 8 tenant-based rental assistance program areas; and

**WHEREAS**, on August 17, 2000 HUD issued Notice PIH 2000-34 (HA), requiring electronic submission of SEMAP Certification; and

**WHEREAS**, the Housing Authority of New Orleans, (HANO) has completed its review to determine the HANO scoring for the 14 SEMAP indicators for the fiscal year ended September 30, 2015; and

**WHEREAS**, HANO has determined that although scores for certain indicators have decreased the scoring for the fiscal year ended September 30, 2015 is 110 points, or 76% of the 145 point maximum, thereby established HANO as a Standard Performer; and


**WHEREAS**, HUD requires that the SEMAP Certification be approved by the Board of Commissioners and be signed by the Executive Director prior to electronic submission to HUD.

**THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of New Orleans as follows:

1. The Board hereby approves the SEMAP Certification submission
2. The Board hereby authorizes the Executive Director to sign the SEMAP Certification for submission to HUD in accordance with 24 CFR 985.101.

**Executed this 27<sup>th</sup> day of October, 2015.**

**APPROVAL:**



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**DWAYNE G. BERNAL  
PRESIDENT, BOARD OF COMMISSIONERS**



October 27, 2015

MEMORANDUM

To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Glen Pilié, Commissioner Vonda Rice and Commissioner
Cantrese Wilson

Through: Gregg Fortner
Executive Director

From: Arthur Waller
Director, Housing Choice Voucher Program

Re: Section 8 Management Assessment Program (SEMAP) Certification
for Fiscal Year 2015

On September 10, 1998, the U. S. Department of Housing and Urban Development (HUD) published in the Federal Register the Final Rule establishing the Section 8 Management Assessment Program (SEMAP). On August 17, 2000, HIUD issued Notice PIH 2000-34 requiring the electronic submission of the SEMAP certification.

SEMAP consists of 14 primary indicators with points assigned to each indicator for a total maximum of 145 points. The following lists the indicators and the maximum available points and compares HANO's FYE 2014 and current FYE 2015 scores:

Table with 4 columns: Indicator, Max. Points, FYE 2014, FYE 2015. Rows include Selection from the Waiting List, Reasonable Rent, Determination of Adjusted Income, Utility Allowance Schedule, Housing Quality Standards (HQS) Quality Control Inspections, HQS Enforcement, Expanding Housing Opportunities, Payment Standards, Annual Reexaminations, Correct Tenant Rent Calculations, Pre-Contract HQS Inspection, Annual HQS Inspections, Lease-up, Family Self-Sufficiency Enrollment, and Total.

HUD has established the following SEMAP rating system:

- High Performer - 90% - 100% (130.5 – 145 points)
- Standard Performer – 60% - 89% (87 – 129.5 points)
- Troubled Performer - < 60% (< 86 points)

HANO lost 5 points in criterion 13 – Lease-up. To claim the maximum points allowed, HANO had to achieve 98% lease-up by FYE 2015, but only reached 97% due to an increase in attrition resulting from more aggressive compliance activities. This number will significantly improve by the next reporting period due to an increase in voucher issuance activities.

HANO also lost points in criterion 14 – Family Self-Sufficiency (FSS) enrollment. To gain the maximum points allowed, HANO had to fill 80% or more of its 527 mandatory FSS slots and 30% or more of those families had to have escrow balances. This information is taken directly from HUD's PIH Information Center which gathers data reported by the all public housing authorities (PHAs). For the past several years, this system had not correctly calculated FSS data and has not awarded points to PHAs. Earlier this year, HANO discovered a problem with its internal reporting system and is presently working with the software manufacturer to resolve FSS data reporting issues.

HANO gained points in criterion 2 – Reasonable Rent by improving documentation of rent reasonableness determinations, and criterion 7 – Expanding Housing Opportunities through a series of landlord outreach sessions to educate and encourage more landlord participation.

HANO received 0 points for criterion 3 – Determination of Adjusted Income for the third year in a row. To claim points for this criterion, a quality control sample of tenant files must reflect an error rate of 20% or less. HANO has enacted several measures to improve performance in this area which has resulted in a gradual decline in error rates from 43% in 2013, to 39% in 2014, to 26% in 2015. Continued improvement is expected through 2016.

We recommend that the Board approve the SEMAP Certification for Fiscal Year 2015 and authorize the Executive Director to sign the Certification for Submission to HUD.