



October 29, 2019

MEMORANDUM

To: Board of Commissioners
 President Casius Pealer, Vice President Lisha Wheeler,
 Commissioner Isabel Barrios, Commissioner Toni Hackett Antrum,
 Commissioner Sharon Jasper, Commissioner Carol Johnson,
 Commissioner Debra Joseph, Commissioner Kim Piper and
 Commissioner Bill Rouselle

Through: Evette Hester
 Executive Director

From: Dawn Domengeaux Lapeyrolerie
 Director, Housing Choice Voucher Program

Re: Section 8 Management Assessment Program (SEMAP) Certification for
 Fiscal Year 2019

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, HUD 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 maximum of 145 points. The following lists the indicators and the maximum available points along with a comparison of the Housing Authority of New Orleans (HANO)'s FY 2018 and FY 2019 scores:

		Max Points	FY 2018	FY 2019
1	Selection from Waiting List	15	15	15
2	Reasonable Rent	20	15	20
3	Determination of Adjusted Income	20	15	15
4	Utility Allowance Schedule	5	5	5
5	Housing Quality Standards (HQS) Quality Control Inspections	5	5	0
6	HQS Enforcement	10	10	0
7	Expanding Housing Opportunities	5	5	5
8	Payment Standards	5	5	5
9	Annual Reexaminations	10	10	10
10	Correct Tenant Rent Calculations	5	5	5
11	Pre-Contract HQS Inspection	5	5	5
12	Annual HQS Inspections	10	10	10
13	Lease-up	20	20	20
14	Family Self-Sufficiency Enrollment	10	5	5
	TOTAL	145	130	120

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 received 20 points in **Indicator 2-Rent Reasonableness**. This is a five (5) point improvement from last year. HANO contributes this increase to improved systems and software to conduct rent determinations. The current system, GoSection8, has proven beneficial to staff, tenants and landlords as a comprehensive rent reasonableness database.

HANO received 15 points in **Indicator 3 – Determination of Adjusted Income**. To claim the maximum points allowed, 90% of the files reviewed needed to have correct income calculations. However, 82% of the total sample files reviewed were correct an increase from last year's percentage of 81%. A similar pattern can be seen in the errors made last year although there was some improvement. The type of errors in this indicator included incorrect income calculations and lack of verification which *may* contribute to inaccurately determining if a tenant's rent would increase or decrease based on information provided. There were basic data entry errors in this indicator as well but again we did note some improvement. Regular quality control reviews, internal file audits and continued staff training is critical in improving scores.

HANO is projected to receive 0 points for **Indicator 5-QC Inspections**. With refocused attention on completing immediate inspections including the excess inspections, in addition to the resignations of two inspectors, HANO was unable to meet the requirement for this “all or nothing” indicator. This indicator required staff to QC a universe of 107 files by the end of FY19. Staff completed 75. We do expect to recapture these points for FY20.

HANO has not captured points for **Indicator 6-HQS Enforcement**. Scoring is based on receiving at least 98%. HANO is currently at 96%. This review is determined by the results of inspections selected from the random sample of files recently inspected. With a new inspections contractor in place, we do expect to recapture points for FY20.

HANO received 5 points in **Indicator 14– Family Self-Sufficiency (FSS)** enrollment. To gain the maximum points allowed, HANO had to fill 80% or more of its 523 mandatory FSS slots and 30% or more of those families had to have escrow balances. There are currently 208 enrolled participants as of 10/1/2019 however, at the time of scoring there were 112 participants enrolled. It's estimated by 10/30/2019 we will have enrolled a total of 221 participants. With the recent hire of a FSS Coordinator in the Department of Client Services, we have seen steady growth and a renewed interest in the FSS Program. We do anticipate seeing an increase in points for this indicator by next fiscal year.

We recommend that the Board approve the SEMAP Certification for Fiscal Year 2019 and authorize the Executive Director to sign the Certification for Submission to HUD.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 29, 2019**

RESOLUTION NO. 2019-21

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 self-certification review to determine the HANO scoring of the 14 SEMAP indicators for the fiscal year ending September 30, 2019; and

WHEREAS, HANO has determined that for the fiscal year ending September 30, 2019, the SEMAP score is 120 points, or 83% of the 145 point maximum, thereby establishing 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 that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the SEMAP Certification submission, and authorizes the Executive Director to sign the SEMAP Certification for submission to HUD in accordance with 24 CFR 985.101.

Executed this 29th day of October, 2019.

APPROVAL:

**CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS**