

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
OCTOBER 25, 2016**

**RESOLUTION NO. 2016-25**

**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, 2016; and

**WHEREAS**, HANO has determined that for the fiscal year ending September 30, 2016, the SEMAP score is 133 points, or 92% of the 145 point maximum, thereby establishing HANO as a High 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 25<sup>th</sup> day of October, 2016**

**APPROVAL:**



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



**October 25, 2016**

**MEMORANDUM**

**To:** Board of Commissioners  
 President Dwayne G. Bernal, Vice President Alice Riener,  
 Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,  
 Commissioner Debra Joseph, Commissioner Andeanecia M. Morris,  
 Commissioner Vonda Rice and Commissioner Cantrese Wilson

**Through** Gregg Fortner  
 Executive Director

**From:** April Kennedy  
 Interim Co-Director, Housing Choice Voucher Program

**Re:** Section 8 Management Assessment Program (SEMAP) Certification for  
 Fiscal Year 2016

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 total 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 2015 and current FY 2016 scores:

		<b>Max Points</b>	<b>FYE 2015</b>	<b>FYE 2016</b>
1	Selection from Waiting List	15	15	15
2	Reasonable Rent	20	20	20
3	Determination of Adjusted Income	20	0	15
4	Utility Allowance Schedule	5	5	5
5	Housing Quality Standards (HQS) Quality Control Inspections	5	5	5
6	HQS Enforcement	10	10	10
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	15	15
14	Family Self-Sufficiency Enrollment	10	5	8
	<b>TOTAL</b>	<b>145</b>	<b>115</b>	<b>133</b>

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 gained points in criterion 3 – Determination of Adjusted Income. To claim the maximum points allowed, 90% of the files reviewed needed to have correct income calculations. However, this year's score of 15 points or 82% of the total files reviewed were correct, which is a significant improvement from last year's score of zero. The implementation of an Action Plan to include more quality control reviews, file audits and staff training was instrumental in achieving this year's score.

HANO maintained points in criterion 13 - Lease-up. In order to count the maximum points allowed under this indicator, HANO had to achieve 98% lease-up by FYE 2016, but only reached 97% due to an increase in attrition resulting from more aggressive compliance activities and the lack of responses from the 2009 waitlist. This number will improve by the next reporting period with the new waitlist established in 2016 and the agency reviewing all Section 8 operational functions.

HANO gained points in criterion 14 – Family Self-Sufficiency (FSS) enrollment. To gain the maximum points allowed, HANO had to fill 80% or more of its 536 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 all public housing authorities (PHAs). This increase is due to the number of FSS enrollments and will continue to improve as new participants join the program in the coming year.

We recommend that the Board approve the SEMAP Certification for Fiscal Year 2016 and authorize the Executive Director to sign the Certification for Submission to HUD.