



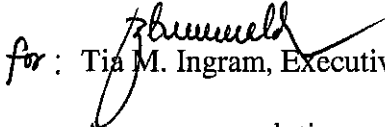
Berkeley Housing Authority

1901 Fairview St., Berkeley, CA 94703
Telephone: (510) 981 5470 Fax: (510) 981 5480

Office of the Executive Director

Item 6C
NEW BUSINESS
July 14, 2011

To: Honorable Chairperson and
Members of the Berkeley Housing Authority Board

From: *for*  Tia M. Ingram, Executive Director

Subject: Approve a resolution authorizing submission of the Section Eight Management Assessment Program (SEMAP) certification for Fiscal Year ending June 30, 2011

RECOMMENDATION

Adopt a Resolution authorizing the Executive Director to submit the annual Section Eight Management Assessment Program (SEMAP) certification for Fiscal Year 2010-11, to the U.S. Department of Housing and Urban Development (HUD) when completed, and no later than the August 29, 2011 deadline.

BACKGROUND

As a Public Housing Authority that administers a Section 8 Housing Choice Voucher (HCV) Program, BHA is required to submit an annual report certifying to fourteen performance standards under the SEMAP assessment program. The report is due to the U.S. Department of Housing and Urban Development (HUD) 60 days after the end of the Fiscal Year (FY); our report is due on or before August 29, 2011. The report must be submitted on line, and via hard copy, accompanied by an authorizing resolution from the Board of Commissioners.

HUD is required to "score" the Housing Authority within 120 days of the end of the Fiscal Year (October 30th). Our current "High performer" rating qualifies us to self-certify to our score.

The minimum *score* for "standard performer" is 60%. We have carefully monitored our performance throughout the year (including quality control samples of inspections and case files), and provided the Board with updates in the Status Reports, of various important indicator scores, as detailed in the "HUD Reporting" section of said report, including: lease up figures, and percentages of on-time Annual Reexams as well as Housing Quality Standard inspections. We remain confident that we will certify at minimum, "Standard Performer," and likely a "High Performer" once again, matching our scores from last year. However, until the random sampling and quality control checks on the files is completed, we will not have a final score. Note:

1. Wait List (Indicator No. 1)

Though we could claim the 15 possible points, we did not process any applications from the Section 8 Wait List during Fiscal Year 2010-11. Thus we will not claim the 15 points for this Indicator in recognition of HUD's rationale for denying the points last year. The only "new admissions" we processed were for Project Based units, clients porting in from another jurisdiction, and "special admissions" via the HUD - Homeless intervention study. We expect that for next year's SEMAP certification we will be able to claim these points, as (a) we will have the new waitlist loaded into Elite, our software system and (b) we will once again be holding briefings and issuing vouchers from our new waitlist.

2. Family Self Sufficiency (FSS) (Indicator No. 14)

In accordance with the April 19, 2010 waiver from HUD, we will not be evaluated for performance or reporting under this Indicator. The FSS waiver expires in April 2013.

3. Determination of Adjusted Income and Correct Tenant Rent Calculations (Indicators 3 and 10)

We received confirmation from the Quadel consultant that best practice for random sampling these files includes regular on-going quality control review of all files as they are being recertified by Housing Specialists, then pulling the random samples at the end of the fiscal year, as opposed to quarterly.

STATUS

Staff has prepared a draft of the SEMAP certification (Attachment 3). Upon completion of the quality control reviews, the report will be ready for submission. Our goal is to submit the report in advance of the August 29, 2011 deadline.

RATIONALE FOR RECOMMENDATION

Obtaining Board approval to submit the certification on or before the due date of August 29, 2011.

CONTACT PERSON

Tia M. Ingram, Executive Director, 981-5471
Rachel Gonzales-Levine, Management Analyst, 981-5485

Attachments:

1. Resolution
2. SEMAP Certification form
3. Projected SEMAP Score per Indicator
4. Evidence of preliminary Indicator Scores (for indicators scored directly via PIC)

RESOLUTION NO. 11-

APPROVE A RESOLUTION AUTHORIZING SUBMISSION OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING JUNE 30, 2011

WHEREAS, the Housing Authority is required to comply with the Department of Housing and Urban Development (HUD) requirements for program and operational evaluations; and

WHEREAS, HUD requires an annual Section Eight Management Assessment Program (SEMAP) report certifying to performance under fourteen indicators; and

WHEREAS, information for four of the indicators is scored directly from HUD's PIC system: Annual Reexams (Indic. 9), Correct Tenant Rent Calculations (Indic. 10), Precontract HQS Inspections (Indic. 11), and Annual HQS Inspections (Indic. 12); and

WHEREAS, sufficient data is now available to reasonably project at least standard performer for the Fiscal Year; and

WHEREAS, the SEMAP certification is to be submitted to HUD electronically no later than 60 days after the close of the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to finalize the SEMAP report and submit it to the U.S. Department of Housing and Urban Development before the August 29, 2011 deadline.

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

RESOLUTION NO. 11-

APPROVE A RESOLUTION AUTHORIZING SUBMISSION OF THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING JUNE 30, 2011

WHEREAS, the Housing Authority is required to comply with the Department of Housing and Urban Development (HUD) requirements for program and operational evaluations; and

WHEREAS, HUD requires an annual Section Eight Management Assessment Program (SEMAP) report certifying to performance under fourteen indicators; and

WHEREAS, information for four of the indicators is scored directly from HUD's PIC system: Annual Reexams (Indic. 9), Correct Tenant Rent Calculations (Indic. 10), Precontract HQS Inspections (Indic. 11), and Annual HQS Inspections (Indic. 12); and

WHEREAS, sufficient data is now available to reasonably project at least standard performer for the Fiscal Year; and

WHEREAS, the SEMAP certification is to be submitted to HUD electronically no later than 60 days after the close of the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to finalize the SEMAP report and submit it to the U.S. Department of Housing and Urban Development before the August 29, 2011 deadline.

Ayes:

Noes:

Abstain:

Absent:

Attest: _____
Tia M. Ingram, Secretary

**Section 8 Management Assessment
Program (SEMAP)
Certification**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 9/30/2013)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name Berkeley Housing Authority	For PHA FY Ending (mm/dd/yyyy) 06/30/2011	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR <u>963</u>	1-BR FMR <u>1162</u>	2-BR FMR <u>1377</u>	3-BR FMR <u>1867</u>	4-BR FMR <u>2312</u>
PS <u>1071</u>	PS <u>1294</u>	PS <u>1532</u>	PS <u>2078</u>	PS <u>2573</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name Berkeley Housing Authority

Principal Operating Area of PHA _____
 (The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

2011 SEMAP Points Tracking (for FY 2010-11)

Indicator	Topic	Max. # Possible Points	Self-Scoring Estimate	Last Year's Score Accdgd. To HUD
1	Selection from Waitlist	15	0	0
2	Reasonable Rent	20	20	20
3	Determination of Adjusted Income	20	20	20
4	Utility Allowance Schedule	5	5	5
5	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 Reexams	10	10	10
10	Correct Tenant Rent Calculations	5	5	5
11	Precontract HQS Inspections	5	5	5
12	Annual HQS Inspections	10	10	10
13	Lease Up	20	20	20
14	FSS (N/A: Waiver expires April 2013)	N/A	N/A	N/A
15	Deconcentration Bonus	5	5	5
TOTAL POSSIBLE POINTS		140	125	125
		Percentages = SEMAP SCORE	93%	93%

Delinquency Report
As of June 30, 2011

Field Office Code : 9APH

Field Office Name : CALIFORNIA STATE OFFICE

Effective Dates Included : March 01, 2010 through June 30, 2011

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[Detailed Report](#)

Public Housing

Voucher Funded Assistance

Mod Rehab

SRO

Click on for Ascending sort and on for Descending sort

HA Code	HA Name	HA FYE	ACC Units	50058 Required	50058 Received	Difference	Reporting Rate	Forms Received		
								Last Month	Last 3 Months	Last 6 Months
CA001	San Francisco HA	09/30	6,249	5,627	5,426	201	96.43	299	1,227	3,062
CA006	Fresno City Housing Authority	12/31	784	752	750	2	99.73	168	221	440
CA010	Richmond Housing Authority	06/30	679	636	623	13	97.96	299	398	524
CA011	Contra Costa County	03/31	1,174	997	972	25	97.49	137	347	600
CA015	S. San Francisco	03/31	80	80	80	0	100.00	16	36	56
CA017	RIVERBANK	06/30	90	86	82	4	95.35	1	1	35
CA023	MERCED	09/30	456	411	408	3	99.27	67	151	242
CA025	EUREKA	12/31	198	192	192	0	100.00	37	72	126
CA026	STANISLAUS	09/30	647	632	631	1	99.84	38	126	333
CA028	Fresno County Housing Authority	12/31	972	942	940	2	99.79	164	254	509
CA033	MONTEREY	06/30	595	566	566	0	100.00	41	191	335
CA041	BENICIA	03/31	75	73	71	2	97.26	1	9	40
CA049	SOLEDAD	12/31	0	0	0	0	0.00	0	0	0
CA052	MARIN HOUSING	12/31	496	473	473	0	100.00	0	114	257
CA053	KINGS COUNTY HOUSING AUTH	06/30	268	259	259	0	100.00	35	103	160
CA058	BERKELEY	06/30	61	53	52	1	98.11	30	42	42
CA062	ALAMEDA CITY	06/30	0	0	0	0	0.00	0	0	0
CA067	ALAMEDA COUNTY HSG AUTH	06/30	380	223	223	0	100.00	27	77	131
CA069	MADERA	06/30	244	244	244	0	100.00	35	104	160
CA072	SANTA CRUZ COUNTY HSG AUTH	06/30	234	228	228	0	100.00	14	69	153

Housing Authority

Summary Information for the Field Office : 9APH

Total ACC Units	Total 50058 Required	Total 50058 Received	Total Difference	Average Reporting Rate	Total Forms Received		
					Last Month	Last 3 Months	Last 6 Months
17,478	16,140	15,870	270	98.33	2,016	5,061	9,738

Delinquency Report
As of June 30, 2011

Field Office Code : 9APH

Field Office Name : CALIFORNIA STATE OFFICE

Effective Dates Included : March 01, 2010 through June 30, 2011



Deleted Report

Public Housing

Voucher Funded Assistance

Mod.Rehab

SRO

Click on for Ascending sort and on for Descending sort

HA Code	HA Name	HA FYE	ACC Units	VMS Units Leased (a)	As of (MM/YY)	Port Outs (b)	Port Ins (c)	50058 Required (a-b+c)	50058 Received	Difference	Reporting Rate	Forms Received		
												Last Month	Last 3 Months	Last 6 Months
CA001	San Francisco HA	09/30	7,899	7,591	04/11	87	7	7,611	7,298	213	97.16	1,028	3,331	5,768
CA006	Fresno City Housing Authority	12/31	6,891	8,005	04/11	48	0	7,957	6,909	1,048	86.83	1,535	3,640	5,890
CA010	Richmond Housing Authority	06/30	1,750	1,675	03/11	21	18	1,672	1,538	134	91.99	227	749	1,083
CA011	Contra Costa County	03/31	6,783	6,395	04/11	54	52	6,393	6,417	-24	100.38	1,376	3,377	5,511
CA023	MERCED	09/30	2,705	2,689	04/11	16	7	2,680	2,675	5	99.81	656	1,521	2,333
CA026	STANISLAUS	09/30	4,098	4,108	04/11	27	0	4,079	3,963	126	96.91	1,514	2,235	3,185
CA028	Fresno County Housing Authority	12/31	5,604	5,397	04/11	35	2	5,364	5,184	180	96.64	1,297	2,845	4,351
CA033	MONTREY	06/30	4,101	3,510	04/11	28	0	3,482	3,582	-80	102.30	434	1,787	2,768
CA041	BENICIA	03/31	372	354	04/11	13	0	351	329	22	93.73	38	137	213
CA052	MARIN HOUSING	12/31	2,145	2,098	04/11	22	11	2,087	2,110	-23	101.10	266	1,069	1,878
CA053	KINGS COUNTY HOUSING AUTH	06/30	688	612	04/11	4	4	612	605	7	98.88	125	323	495
CA055	VALLEJO	06/30	2,292	2,138	04/11	71	48	2,113	2,043	70	96.69	524	1,208	1,752
CA058	BERKELEY	06/30	1,855	1,775	04/11	64	28	1,739	1,734	5	99.71	449	1,085	1,498
CA060	PITTSBURG	06/30	1,033	980	04/11	51	1	930	958	-28	103.01	159	463	732
CA061	CRESCENT CITY	06/30	590	575	04/11	9	1	567	560	7	98.77	141	352	502
CA062	ALAMEDA CITY	06/30	1,845	1,799	04/11	210	7	1,896	1,586	310	99.37	246	822	1,274
CA065	FAIRFIELD	06/30	851	814	04/11	57	53	810	800	10	98.77	157	427	652
CA066	SUISUN CITY HOUSING AUTHORITY	06/30	318	299	04/11	7	55	347	345	2	99.71	131	216	309
CA067	ALAMEDA COUNTY HSG AUTH	06/30	5,788	5,614	04/11	54	1679	7,139	7,146	-7	100.10	2,377	5,595	6,745
CA069	MADERA	06/30	791	733	04/11	2	5	736	772	-36	104.89	187	420	658

Housing Authority

Summary Information for the Field Office : 9APH

Total ACC Units	Total VMS Units Leased	Total Port-Outs	Total Port-Ins	Total 50058 Required	Total 50058 Received	Total Difference	Average Reporting Rate	Total Forms Received		
								Last Month	Last 3 Months	Last 6 Months
87,267	103,630	1,530	2,570	104,670	84,380	20,290	80.82	18,374	48,897	71,296

SEMAP Indicators Report As of June 30, 2011

Housing Authority: **CA058**
 Housing Authority **June 30**
 FYE:




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Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Indicator 9: Annual Reexaminations	Indicator 10: Correct Tenant Rent Calculations	Indicator 11: Precontract HQS Inspections	Indicator 12: Annual HQS Inspections	Indicator 13: Lease-Up	Indicator 14: Family Self- Sufficiency Enrollment
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Reporting Rate as of June 30, 2011

Program Type	VMS Units Leased	As of MM/YY	Port- Outs	Port- Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	1775	04/11	64	28	1739	1734	100

Note: For Indicators 9-12 and 14, HUD mandates for SEMAP a Reporting Rate of at least 95 percent by the PHA's fiscal year end. If this threshold is not met, the PHA will receive zero points for these four indicators.

Percent of Families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.)	0
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Number of Families in Current Database	Number of Late Reexaminations
1739	7

[-] Families with reexaminations overdue:

Last name, First name, Middle Initial	Date of last annual reexamination	Number of Months since Last Annual Examination
	12/01/2009	18
	02/01/2010	16
	03/05/2010	15
	03/01/2010	15
	04/01/2010	14
	04/22/2010	14

SEMAP Indicators Report As of June 30, 2011

Housing Authority: **CA058**
 Housing Authority **June 30**
 FYE:





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Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Indicator 9: Annual Reexaminations	Indicator 10: Correct Tenant Rent Calculations	Indicator 11: Precontract HQS Inspections	Indicator 12: Annual HQS Inspections	Indicator 13: Lease-Up	Indicator 14: Family Self- Sufficiency Enrollment
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Reporting Rate as of June 30, 2011

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	1775	04/11	64	28	1739	1734	100

Percent of Families with incorrect rent calculation (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold.)	0
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Number of Families in Current Database	Number of Rent Discrepancies
1500	0

[-] Families with incorrect rent calculation(s):

No records found

SEMAP Indicators Report
As of June 30, 2011

Housing Authority: **CA058**
Housing Authority **June 30**
FYE:





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Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

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Reporting Rate as of June 30, 2011

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	1775	04/11	64	28	1739	1734	100

Percent of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract (%) (SEMAP scores zero points when fewer than 98 percent of newly leased units pass the HQS inspection before the beginning of the lease/HAP as indicated by percentages as shown in red and bold.)	100
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Number of Families in Current Database	Number of Inspections On or Before Effective Date
205	205

[-] Families where HQS inspection did not pass before lease and HAP contract:

No records found

SEMAP Indicators Report As of June 30, 2011

Housing Authority: **CA058**
 Housing Authority **June 30**
 FYE:




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Reporting Rate as of June 30, 2011

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	1775	04/11	64	28	1739	1734	100

Percent of units under contract where annual HQS inspection is overdue (%) (Percentage includes all HQS Inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.)	1
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Number of Families in Current Database	Number of Late Inspections
1602	9

[-] Families with annual HQS inspections overdue:

Last name, First name, Middle Initial	Date of last HQS Inspection	Number of Months since Last HQS Inspection
	01/14/2010	17
	04/14/2010	14
	04/01/2010	14
	04/14/2010	14
	04/30/2010	14
	04/08/2010	14
	04/14/2010	14
	04/02/2010	14
	04/22/2010	14

SEMAP Indicators Report As of June 30, 2011

Housing Authority: **CA058**
Housing Authority
FYE: **June 30**



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Note: This data is not currently available.

SEMAP Indicators Report As of June 30, 2011

Housing Authority: **CA058**
 Housing Authority **June 30**
 FYE:




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Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

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Enrolled	Escrow Balance	Points
80% or more	30% or more	10
60%-79%	30% or more	8
80% or more	Less than 30%	5
Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

Percentages shown in red and bold result in reduced SEMAP scores.

Number of Mandatory Slots (#)*	Number of Families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
0	8	0	4	67

[-] Families enrolled in Voucher FSS Program:

Last name, First name, Middle Initial	Amount of Escrow (\$)	Report Type: Enrollment (E) or Progress (P)
	635	P
	254	P
	0	E
	0	P
	0	P
	225	P
	161	P
	0	E

[+] Families completing FSS Contract

* - As reported by the PHA in Indicator 14 (a) from the last SEMAP Certification and confirmed by the Field Office. This number may have decreased as families have graduated from the program. Also data may not include approved exceptions to mandatory slots.