



City of Culver City

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Staff Report Details (With Text)

File #: 25-160 **Version:** 1 **Name:** HA: Approval of the Certification and Submission of the Section 8 Management Assessment Program (SEMAP).

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On agenda: 8/26/2024 **Final action:**

Title: HA - CONSENT ITEM: Approval of the Certification and Submission of the Section 8 Management Assessment Program (SEMAP).

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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HA - CONSENT ITEM: Approval of the Certification and Submission of the Section 8 Management Assessment Program (SEMAP).

Meeting Date: August 26, 2024

Contact Person/Dept.: Mona Kennedy / Housing and Human Services Department

Phone Number: (310) 253-5782

Fiscal Impact: Yes No **General Fund:** Yes No

Attachments: Yes No

Public Notification: (E-Mail) Meetings and Agendas - City Council (08/21/2024)

Department Approval: Tevis Barnes, Housing and Human Services Director (08/05/2024)

RECOMMENDATION

Staff recommends the Culver City Housing Authority (CCHA) Board approve the certification and submission of the Section 8 Management Assessment Program (SEMAP) to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND

Section 8 Management Assessment Program:

On September 10, 1998, HUD established SEMAP. The Section 8 Management Assessment Program was designed to assist HUD with measuring the performance of Public Housing Authorities (PHAs) that administer the Section 8 Housing Choice Voucher (HCV) Program.

Under SEMAP, PHAs conduct a “self-evaluation” based on HUD-defined fourteen indicators (24 Code of Federal Regulations Section 985.1 - 985.3). A score of 60% or higher must be received to remain in good standing with HUD. These indicators are as follows:

1. Selection of applicants from the waiting list
2. Reasonable rent
3. Determination of the adjusted income
4. Utility Allowance Schedule
5. Housing Quality Standard (HQS) Control Inspections
6. HQS Enforcement
7. Expanding housing opportunities
8. Payment Standards
9. Annual program participant reexamination
10. Correct tenant rent calculation
11. Pre-Contract HQS Inspection
12. Annual HQS Inspections
13. Lease-up
14. Family Self Sufficiency

Public Housing Authorities are required to transmit their SEMAP certification via the HUD website within sixty (60) calendar days of fiscal year end (August 29, 2024).

DISCUSSION

The CCHA is required to perform its own self-evaluation under SEMAP on an annual basis. In order to accurately complete this certification, thirty-two randomly selected Section 8 HCV Program participant case files were evaluated. The number of files and file selection methodology is defined in the 24 Code of Federal Regulations (CFR) section 985.2. In summary, the CCHA self-certification score is 145 points out of 145 points or 100% (this score is above the minimum required score of 60%). The scoring of each indicator is attached. (Attachment 1)

FISCAL ANALYSIS

HUD requires submission of SEMAP to ensure continued funding. For Fiscal Year 2024-2025, the Section 8 HCV Program is budgeted for approximately \$1.3 million dollars. In the Adopted Budget for Fiscal Year 2024-2025, these funds are recognized in Account No. 42635110.340220 (Section 8 Fund - HUD Revenue Voucher) in the Revenue Detail section of the budget book under Section 8 Fund Intergovernmental (Fund 426).

ATTACHMENTS

1. CCHA Indicator Scoring

MOTIONS

That the Housing Authority Board:

1. Approve the certification and submission of the Section 8 Management Assessment Program to the U.S. Department of Housing and Urban Development; and,

2. Authorize the Chair and the Executive Director to execute the SEMAP Certification.