

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
10.2
(ID # 4472)

MEETING DATE:

Tuesday, July 25, 2017

FROM : HOUSING AUTHORITY:

SUBJECT: HOUSING AUTHORITY): Approve The U.S. Department of Housing and Urban Development Section 8 Management Assessment Program Certification for the Housing Authority's Housing Choice Voucher Program, All Districts, [\$0]

RECOMMENDED MOTION: That the Board of Commissioners:

1. Adopt Resolution No. 2017-007 Approving the Housing Authority's Annual Section 8 Management Assessment Program (SEMAP) Certification and Authorize the Chairman of the Board of Commissioners and the Housing Authority's Executive Director, or designee, to execute such certification;
2. Authorize the Chairman of the Board of Commissioners to execute the attached SEMAP Certification; and
3. Authorize the Housing Authority's Executive Director, or designee, to execute the attached SEMAP Certification and to submit such certification and all other required SEMAP forms to the U.S. Department of Housing and Urban Development.

ACTION: Policy

A handwritten signature in black ink, appearing to read "Robert Field", is written over a horizontal line.

Robert Field, Assistant County Executive Officer/EDA

6/26/2017

MINUTES OF THE BOARD OF COMMISSIONERS

On motion of Commissioner Tavaglione, seconded by Commissioner Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 25, 2017
xc: Housing Authority

Kecia Harper-Ihem
Clerk of the Board

By: Deputy

10.2

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	17/18

BACKGROUND:

Summary

The Housing Authority of the County of Riverside (Housing Authority) is authorized to administer 9576 Housing Choice Voucher (HCV) units, a form of tenant based rental assistance, funded through the U.S. Department of Housing and Urban Development (HUD). HUD established the Section 8 Management Assessment Program (SEMAP) to rate its Section 8 Tenant-Based Rental Assistance HCV Program. HUD utilizes the SEMAP Certification (form HUD-52648) consisting of 14 required program indicators to rate performance. A copy of the Housing Authority's proposed SEMAP Certification is attached.

For the past 14 years the Housing Authority has achieved and maintained SEMAP High Performer status from HUD at the completion of its SEMAP Certification process. It is anticipated that High Performer status will be earned again for Fiscal Year 2016/17 after HUD reviews the current certification data along with the web-based reporting data. In order to submit the necessary SEMAP Certification (form HUD-52648) and related documents to HUD for Fiscal Year 2016/17, the Housing Authority is required to first obtain approval of the certification from the Board of Commissioners through an adopted resolution. Resolution No. 2017-007 is attached.

Housing Authority staff recommends approval of the attached SEMAP Certification and Board of Commissioners Resolution No. 2017-007. Resolution No. 2017-007 has been approved as to form by County Counsel.

Impact on Residents and Businesses

SEMAP is a mechanism for HUD to rate agencies administering the HCV Program and has no direct impact on the residents and businesses in the County of Riverside.

ATTACHMENTS:

- Housing Authority Resolution No. 2017-007

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

- "Exhibit A" From HUD 52648 (SEMAP Certification)

RF: JWW: HM: JA: CH: EG 4474 13597


Nehini Dasika, Principal Management Analyst

7/17/2017


Gregory L. Priamos, Director County Counsel

6/27/2017

BOARD OF COMMISSIONERS

**HOUSING AUTHORITY OF THE
COUNTY OF RIVERSIDE**

**RESOLUTION NO. 2017-007
APPROVING THE HOUSING AUTHORITY'S ANNUAL SECTION 8 MANAGEMENT
CERTIFICATION AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF
COMMISSIONERS AND THE EXECUTIVE DIRECTOR TO SIGN SUCH
CERTIFICATION**

WHEREAS, the Housing Authority of the County of Riverside ("Authority") administers 9,576 Housing Choice Voucher ("HCV") units funded through the Department of Housing and Urban Development ("HUD") as part of the Authority's tenant based rental assistance program;

WHEREAS, HUD established the Section 8 Management Assessment Program ("SEMAP") to rate its Housing Choice Voucher ("HCV") Program;

WHEREAS, SEMAP rates 14 indicators to show whether the Authority administers the HCV Program properly and effectively;

WHEREAS, pursuant to Title 24 of the Code of Federal Regulations Section 985.101 ("SEMAP Certification Regulation") the SEMAP certification must be submitted by the Authority to HUD annually within 60 days after the end of the Authority's fiscal year. The Authority's fiscal year ended on June 30, 2017;

WHEREAS, pursuant to the SEMAP Certification Regulation, SEMAP certification must be approved by a resolution of the Authority's Board of Commissioners and signed by the Authority's Executive Director; and

WHEREAS, the Board of Commissioners desires to approve the SEMAP Certification attached hereto as Exhibit "A" and incorporated herein by this reference, and authorize the Chairman of the Board of Commissioners and the Authority's Executive Director, or designee, to execute such certification.

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1 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
2 **ORDERED** by the Board of Commissioners of the Housing Authority of the County of
3 Riverside, State of California, in regular session assembled on July 25, 2017, as follows:

- 4 1. The above recitals are true and correct and incorporated herein by this
5 reference.
- 6 2. The Section 8 Management Assessment Program (SEMAP) Certification
7 attached hereto as Exhibit "A" and incorporated herein by this reference and
8 the responses provided under such certification are true and accurate.
- 9 3. The SEMAP Certification attached hereto as Exhibit "A" relating to the
10 Authority's Fiscal Year ending June 30, 2017 is hereby approved.
- 11 4. There is no evidence to indicate seriously deficient performance that casts
12 doubt on the Authority's capacity to administer Section 8 Rental Assistance
13 in accordance with Federal laws and regulations.
- 14 5. The Chairman of the Board of Commissioners is hereby authorized to
15 execute the SEMAP Certification attached hereto as Exhibit "A."
- 16 6. The Authority's Executive Director or designee is hereby authorized to
17 execute the SEMAP Certification attached hereto as Exhibit "A."

21 **ROLL CALL:**

22 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
23 Nays: None
24 Absent: None

25 The foregoing is certified to be a true copy of a resolution duly
26 adopted by said Board of Supervisors on the date therein set forth.

27 KECIA HARPER-IHEM, Clerk of said Board

28 By 

Deputy

S:\Midmanagement\SEMAP\2017\Board Resolution 2017-007 SEMAP Certification.docx

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. 11/30/2016)

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	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Housing Authority of the County of Riverside	06/30/2017	07/25/2017

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

- 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 ☐
- 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
- 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
- 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 ☐
- 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 ☐
- 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 982.301(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	800	1-BR FMR	957	2-BR FMR	1197	3-BR FMR	1682	4-BR FMR	2072
PS	800	PS	957	PS	1197	PS	1682	PS	1865

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.)

365

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

b. Number of FSS families currently enrolled

302

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

2

Percent of FSS slots filled (b + c divided by a)

83.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

Yes ☒

No ☐

2

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes ☐

No ☒

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

JUL 25 2017

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

ATTEST:

KECIA HARPER-IHEM, Clerk

By

DEPUTY