


REPORT OF THE PRESIDENT AND CEO

January 23, 2020

**RESOLUTION APPROVING HACLA'S SECTION EIGHT MANAGEMENT
ASSESSMENT PROGRAM (SEMAP) CERTIFICATION
FOR FISCAL YEAR ENDING DECEMBER 31, 2019**


Douglas Guthrie
President and CEO


Carlos Van Natter
Director of Section 8

Purpose: To comply with HUD Regulations requiring submittal of SEMAP certification within 60 days of the fiscal year-end.

Issues: HACLA projects an overall score of 145 out of 145 points for FY 2019, which at 100% equates to a "High Performer" designation.

SEMAP includes 14 program indicators and one bonus indicator to measure Public Housing Agency (PHA) Management Performance in the Section 8 Housing Choice Voucher Program. HACLA will not certify for the De-concentration bonus indicator.

Of the 14 indicators, five are scored automatically by HUD using data transmitted from HACLA to HUD's Multifamily Tenant Characteristics System (MTCS). The MTCS provides monthly management reports that update the SEMAP score for these five metrics.

The HUD SEMAP webform requires that HACLA formally certify its performance. The HACLA Board of Commissioners must approve the certification, after which the Board Chairperson and HACLA President & CEO authorize certification for transmission. The submission must be electronically transmitted to HUD on or before March 1, 2020.

Vision Plan: PATHWAYS Strategy No. 6: Use data and analysis performance measurement tools across platforms and programs.

The Section 8 Management Assessment Program (SEMAP) is designed to assess whether the Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost. SEMAP also establishes a system for HUD to measure the Housing Authority performance in key Section 8 program areas. SEMAP provides procedures for HUD to identify management capabilities and deficiencies in order to target monitoring and program assistance more effectively. The Housing Authority uses the SEMAP performance analysis to assess and improve its own program operations.

Funding: This administrative action does not require funding.

Environmental Review: This action is exempt.

Section 3: This action is exempt.

Attachments:

- I. SEMAP Certification
- II. SEMAP Assessment Summary
- III. Discussion of SEMAP Indicators
- IV. Resolution

**RESOLUTION APPROVING HACLA'S SECTION EIGHT MANAGEMENT
ASSESSMENT PROGRAM (SEMAP) CERTIFICATION
FOR FISCAL YEAR ENDING DECEMBER 31, 2019**

HUD SEMAP Certification Form 52648

ATTACHMENT I

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. 02/29/2020)

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 City of Los Angeles	12/31/2019	03/01/2020

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 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>1279</u>	1-BR FMR	<u>1517</u>	2-BR FMR	<u>1956</u>	3-BR FMR	<u>2614</u>	4-BR FMR	<u>2857</u>
PS	<u>1279</u>	PS	<u>1668</u>	PS	<u>2151</u>	PS	<u>2641</u>	PS	<u>2905</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

b. Number of FSS families currently enrolled

577

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

0

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

110.00

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

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) 01/23/2020

Date (mm/dd/yyyy) 01/23/2020

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.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

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.

ATTACHMENT II

**HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM
As of December 31, 2019**

INDICATORS	TOTAL Possible Points	FY 2019 Projected Points
1. Selection from Waiting List	15	15
2. Reasonable Rent	20	20
3. Determination of Adjusted Income	20	20
4. Utility Allowance Schedule	5	5
5. HQS Quality Control Inspections	5	5
6. HQS Enforcement	10	10
7. Expanding Housing Opportunities	5	5
8. FMR Limit and Payment Standards	5	5
9. Annual Reexaminations	10	10
10. Correct Tenant Rent Calculations	5	5
11. Pre-contract HQS Inspections	5	5
12. Annual HQS Inspection	10	10
13. Lease-up	20	20
14. Family Self-Sufficiency Enrollment and Escrow Accounts Success Rate	10	10
De-concentration Bonus (bonus)*	N/A	N/A
Total Points	145	145
Projected Score		100%

(*) Deconcentration Bonus is not a required indicator

Scores for indicators 9 – 12 and 14 are as of December 31, 2019 as reported by HUD MTCS SEMAP and detail reports.

DISCUSSION OF SEMAP INDICATORS

HUD verifies SEMAP Indicators in the following ways:

- HUD verifies the following five indicators through the Multi-Family Tenant Characteristics System (MTCS):
 - Annual Re-Examinations
 - Correct Tenant Calculations
 - Pre-contract HQS
 - Annual HQS Inspections
 - Family Self-Sufficiency (FSS) Enrollment & Escrow Accounts

- HUD requires HACLA to verify the following five indicators by internal audit:
 - Selection from the Waiting List
 - Reasonable Rent
 - Determination of Adjusted Income
 - HQS Enforcement
 - FMR Limit and Payment Standard

- HUD requires the HACLA to verify the remaining five indicators by internal documents review:
 - Utility Allowance Schedule
 - HQS Quality Control Inspections
 - Expanding Housing Opportunities
 - Lease-up
 - Deconcentration Bonus

Indicator 1. SELECTION FROM THE WAITING LIST

This indicator measures whether the Public Housing Agency (PHA) has written policies in its S8 Administrative Plan for selecting applicants from the waiting list and follows those policies. To receive a maximum of 15 points, HACLA must have supporting documentation in at least 98% of the audited cases.

HACLA has the required policies in its S8 Administrative Plan for selecting applicants from the waiting list. All applicant draw-downs met audited standards. HACLA is eligible to receive 15 points for this indicator.

TOTAL POSSIBLE POINTS: 15

PROJECTED POINTS: 15

Indicator 2. REASONABLE RENT

This indicator measures whether the PHA has a reasonable written methodology to determine and document that each leased unit has a reasonable rent. To receive 20 points, HACLA must provide supporting documentation in 98% of audited cases. To receive 15 points, the agency must provide supporting documentation in 80% to 97% of audited cases. Performance below 80% receives 0 points.

HACLA has implemented a written method to determine and document rent reasonableness. Our SEMAP audit found 100% of the units met the criteria. HACLA is eligible to receive 20 points for this indicator.

TOTAL POSSIBLE POINTS: 20

PROJECTED POINTS: 20

Indicator 3. DETERMINATION OF ADJUSTED INCOME (DAI)

This indicator measures whether, at the time of admission and annual reexamination, the PHA verifies and correctly determines annual adjusted income and, as applicable, uses the correct utility allowance. To receive a score of 20 points, 90% to 100% of the files audited must contain third party verification or an explanation of why it is unavailable, accurately calculate adjusted annual income, accurately calculate allowances and deductions, and accurately assign utility allowances. To receive 15 points, HACLA's accuracy rate must fall between 80% and 89%. An accuracy rate below 80% earns zero points.

Internal audit results on 605 files sampled show that at the time of admission and annual reexamination the HACLA staff performed all of the above four functions accurately for 94% of the households. HACLA is eligible to receive 20 points for this indicator.

TOTAL POSSIBLE POINTS: 20

PROJECTED POINTS: 20

Indicator 4. UTILITY ALLOWANCE SCHEDULE

This indicator measures whether the PHA maintains an up-to-date utility allowance. A total of 5 points are available for this indicator.

The utility allowance schedule was reviewed during 2019 and appropriate adjustments have been made effective December 1, 2019. HACLA is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5

PROJECTED POINTS: 5

Indicator 5. HOUSING QUALITY STANDARDS (HQS) QUALITY CONTROL INSPECTIONS

This indicator measures whether the PHA's supervisors re-inspected a sample of units under contract during the fiscal year. A total of 5 points are available for this indicator.

SEMAP requires HACLA to conduct HQS QC inspections of a minimum of 250 units under contract. The re-inspected sample must be drawn from recently completed HQS inspections (i.e., performed during the 3 months preceding re-inspection) and it is to be drawn to represent a cross section of neighborhoods and the work of a cross section of inspectors. HQS Supervisors conducted 345 quality control inspections for Calendar Year 2019. HACLA is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5

PROJECTED POINTS: 5

Indicator 6. HQS ENFORCEMENT

This indicator measures whether the PHA followed up on those units failing to meet HQS standards at the time of annual inspection, and abated the payment to the owner or canceled the contract where deficiencies were not corrected in a timely manner.

In order to obtain 10 points for this indicator any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, for at least 98 percent of cases sampled, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension.

The audit sample indicates that HACLA abated payments or cancelled the HAP contract within the required time frame 100% of the time. HACLA is eligible to receive 10 points for this indicator.

TOTAL POSSIBLE POINTS: 10

PROJECTED POINTS: 10

Indicator 7. EXPANDING HOUSING OPPORTUNITIES

This indicator measures whether the PHA has a written policy in its S8 Administrative Plan to encourage participation by owners of units outside areas of poverty or minority concentration; informs voucher and certificate holders of the full range of areas where they may lease units; and provides other information and assistance. HACLA is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5

PROJECTED POINTS: 5

Indicator 8. FAIR MARKET RENT (FMR) LIMIT AND PAYMENT STANDARDS

This indicator measures whether a PHA has adopted payment standards by unit size for each FMR area in the PHA jurisdiction that do not exceed 110% of the current applicable FMR and are not less than 90% of the published FMR (unless a higher or lower payment standard has been approved by HUD).

During Calendar Year 2019, the HACLA payment standards were within the required range. Currently adopted payment standards are set between 100% and 110% of the published FFY2020 FMR. HACLA is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5

PROJECTED POINTS: 5

Indicator 9. ANNUAL REEXAMINATIONS

This indicator measures whether the PHA completed a reexamination for each participating family at least every 12 months. In order to obtain 10 points for this indicator, fewer than 5% of all Housing Authority reexaminations may be more than two months overdue. In order to obtain 5 points for this indicator, 5% to 10% of all Housing Authority reexaminations may be more than two months overdue.

According to the HUD MTCS detail report of December 31, 2019, the Authority has 1% delinquency rate in annual reexaminations and a reporting rate of 99%. HACLA is eligible to receive 10 points for this indicator.

TOTAL POSSIBLE POINTS: 10

PROJECTED POINTS: 10

Indicator 10. CORRECT TENANT RENT CALCULATIONS

This indicator measures whether the PHA correctly calculates the tenant rent in the certificate program and the family's share of rent in the voucher program. A minimum of 98% accuracy in rent calculations is required to obtain the maximum of 5 points.

According to the HUD MTCS report of December 31, 2019, tenant rent was calculated correctly 100% of the time. HACLA is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5

PROJECTED POINTS: 5

Indicator 11. PRE-CONTRACT HOUSING QUALITY STANDARDS (HQS INSPECTIONS)

This indicator measures whether newly leased units pass HQS inspections on or before the beginning date of the assisted lease and HAP contract. A minimum of 98% is required for maximum of 5 points.

According to the HUD MTCS report of December 31, 2019, 100% of newly leased units passed HQS inspections on or before the effective date of the HAP contract and the assisted lease. HACLA is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5

PROJECTED POINTS: 5

Indicator 12. CONTINUING HOUSING QUALITY STANDARDS (HQS) INSPECTIONS

This indicator measures whether the PHA inspects each unit under contract at least biennially. In order to obtain 10 points for this indicator, less than 5% of all Housing Authority HQS inspections may be overdue. In order to obtain 5 points for this indicator, 5% to 10% of all Housing Authority HQS inspections may be overdue.

According to the HUD MTCS detail report of December 31, 2019, 0% of continuing HQS inspections were overdue. HACLA is eligible to receive 10 points for this indicator.

TOTAL POSSIBLE POINTS: 10

PROJECTED POINTS: 10

Indicator 13. LEASE-UP

This indicator measures whether the PHA enters into HAP contracts for the full number of units allocated or utilizes its full budget authority for the given time period. A 98% rate of lease-up or use of budget authority is required for 20 points; 95% - 97% is required for 15 points; less than 95% equals 0 points.

HACLA is at 90% cumulative unit utilization and has expended 102% of its budgeted authority as of November 30, 2019. HACLA is eligible to receive 20 points for this indicator.

TOTAL POSSIBLE POINTS: 20

PROJECTED POINTS: 20

Indicator 14 FAMILY SELF-SUFFICIENCY (FSS) ENROLLMENT AND ESCROW ACCOUNTS

The Family Self-Sufficiency (FSS) indicator consists of two components which show (1) whether HACLA has enrolled families in the FSS program as required and, (2) the extent to which HACLA has supported FSS by measuring the percentage of enrolled FSS participants with progress report and escrow account balances. HUD verifies this indicator directly through MTCS.

Indicators 14 (a) and 14 (b) are calculated for a potential 10 points available.

FSS Enrollment	FSS Escrow Accounts	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

Indicator 14(a). FSS Enrollment. The first part of the indicator assesses whether the HACLA filled the required percentage of its mandatory FSS slots. In a letter dated January 24, 2018, the HACLA received approval from the HUD Field Office to reset its baseline of mandatory enrollment to 525 families based on administrative funding received to operate this program. HACLA's total mandatory FSS enrollment is therefore 525. The SEMAP metric for enrollment requires 80% of total mandatory enrollment (at least 420 families) to score maximum points. According to the HUD MTCS report of December 31, 2019, HACLA's total FSS enrollment is 577 families or 110% of the total mandatory enrollment.

Indicator 14(b). FSS Escrow Accounts. This part of the indicator assesses how HACLA supports FSS. It measures the percentage of FSS participants with increases in earned income that result in escrow account balances. The SEMAP metric for escrow account balances of enrolled families requires 30% escrow balances to score maximum points. According to the HUD MTCS report of December 31, 2019, HACLA's total FSS participants with progress report is 576, of which 382 or 66% have escrow accounts.

TOTAL POSSIBLE POINTS: 10

PROJECTED POINTS: 10

Indicator (15). DECONCENTRATION BONUS

To receive bonus points on this indicator, HACLA must either:

A. Document that 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 completed Fiscal Year (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 completed PHA FY; or

B. Document that 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 completed 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 completed PHA FY;

C. Document that half or more of all Section 8 families with children assisted by the PHA in its principal operating area at the end of the last completed PHA FY reside in low poverty census tracts.

Due to the rental market and economic characteristics of the City of Los Angeles this indicator has not been achieved, since other variables outside of HACLA's control intervene such as participant's residency preference, housing market conditions and federal budget constraints. HACLA did not meet any of the three criteria and would receive 0 points for this indicator.

TOTAL POSSIBLE (BONUS) POINTS: 5

PROJECTED POINTS: 0

RESOLUTION NO. _____

**RESOLUTION APPROVING HACLA'S SECTION EIGHT MANAGEMENT
ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR
FISCAL YEAR ENDING DECEMBER 31, 2019**

WHEREAS, on October 13, 1998 the U.S. Department of Housing and Urban Development (HUD) published a final rule adopting the Section 8 Management Assessment Program (SEMAP); and

WHEREAS, the SEMAP has established 14 indicators to measure public housing agency (PHA) management performance; and

WHEREAS, the 14 SEMAP Indicators and one bonus indicator are:

1. Selection from the Waiting List
2. Reasonable Rent
3. Determination of Adjusted Income
4. Utility Allowance Schedule
5. Housing Quality Standards (HQS) quality control inspection
6. HQS enforcement
7. Expanding housing opportunities;
8. Fair market rent limit and payment standards
9. Annual reexaminations
10. Correct tenant rent calculations
11. Pre-contract HQS inspections
12. Annual HQS inspections
13. Lease-up
14. Family Self-Sufficiency enrollment and escrow account

WHEREAS, HACLA has completed the SEMAP Certification for fiscal year ending December 31, 2019 for electronic submission to HUD by the submission deadline of March 1, 2020; and

WHEREAS, HACLA projects a score of 145 points out of a possible 145 points, which equates to 100%, and a "High Performer" designation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners approves HACLA's Section 8 Management Assessment Program (SEMAP) 2018 certification for submission to the U.S. Department of Housing and Urban Development (HUD) and authorizes the President and CEO to submit the certification electronically by March 1, 2020.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

APPROVED AS TO FORM:
JAMES JOHNSON

HOUSING AUTHORITY OF THE
CITY OF LOS ANGELES

BY: _____
General Counsel

BY: _____
Chairperson

DATE ADOPTED: _____

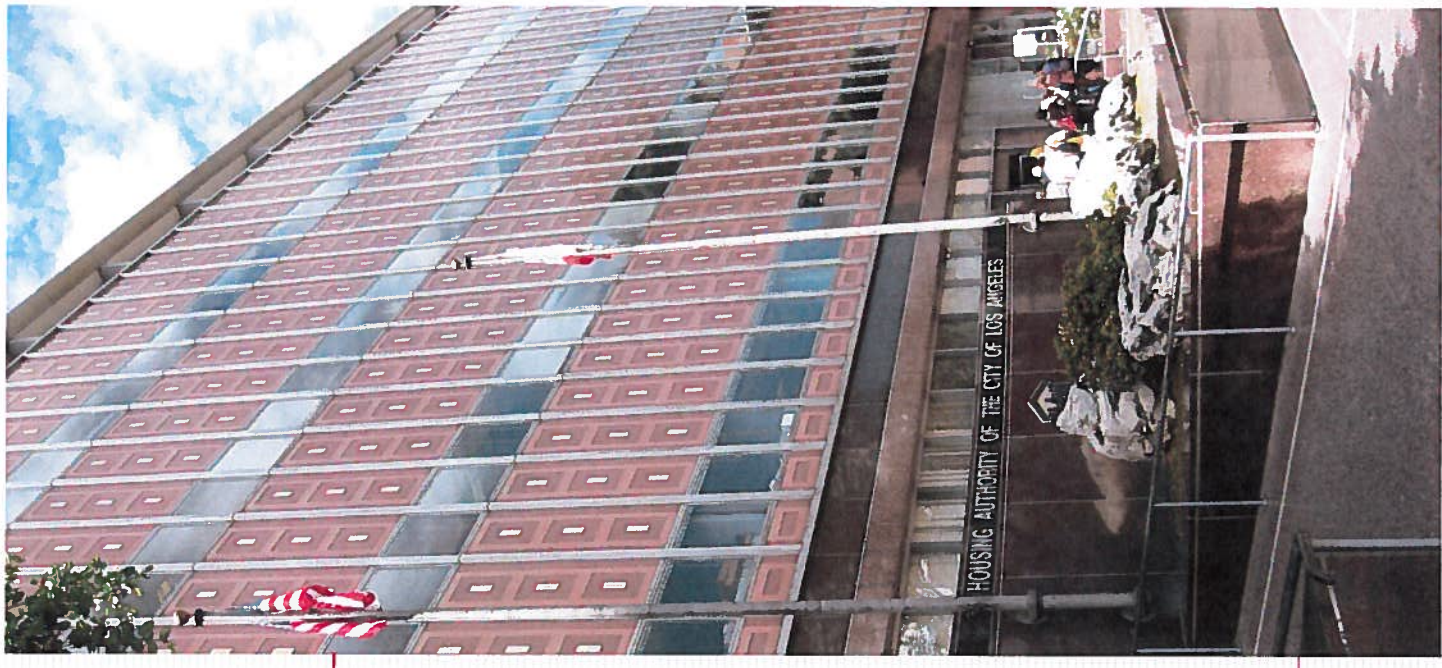
Section 8 Program SEMAP Results 2019



HIGH PERFORMER

145 / 145 Points

January 23, 2020



Wait List & Leasing



- Selection from Waiting List 15 / 15 pts
 - Lease-up 20 / 20 pts
-



Participant Examinations

- Determination of Adjusted Income 20 / 20 pts
 - Annual Reexaminations 10 / 10 pts
 - Correct Tenant Rent Calculations 5 / 5 pts
 - Reasonable Rents 20 / 20 pts
-



Housing Quality Standards (HQS)

- HQS Quality Control Inspections 5 / 5 pts
 - HQS Enforcement 10 / 10 pts
 - Pre-contract HQS Inspections 5 / 5 pts
 - Annual HQS Inspections 10 / 10 pts
-



Policies & Standards

- Expanding Housing Opportunities 5 / 5 pts
 - Utility Allowance Schedule 5 / 5 pts
 - FMR Limit & Payment Standards 5 / 5 pts
 - Family Self-Sufficiency 10 / 10 pts
-