



Meeting Date: 07/28/09

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Patricia Sanchez, Acting Housing Programs Supervisor Agenda Item No. I-9  
 Reviewed By: City Manager [Signature] Holmberg City Attorney [Signature] Finance [Signature] Other (Specify) \_\_\_\_\_

**DATE:** July 17, 2009  
**TO:** Housing Authority Commission  
**FROM:** William E. Wilkins, Housing Director  
 Oxnard Housing Authority  
**SUBJECT:** Section 8 Management Assessment Program Certification

**RECOMMENDATION**

That the Board of Commissioners of the Housing Authority of the City of Oxnard adopt a resolution: (1) That the data contained in the Section 8 Management Assessment Program (SEMAP) Certification for the fiscal year ending June 30, 2009, is accurate; (2) Authorizing the Chairman of the Board of Commissioners to sign the Resolution and Certification; and (3) Directing the Housing Director to submit the Certification form to the U.S. Department of Housing and Urban Development (HUD).

**DISCUSSION**

Staff is requesting that the Board of Commissioners review and approve the attached Section 8 Management Assessment Program (SEMAP) Certification. SEMAP has been established by HUD to objectively measure Housing Authority performance in key Section 8 Program areas. Presently, the Housing Authority is authorized to subsidize up to 1,659 privately owned rental units under the Section 8 tenant-based and project-based rental assistance programs. This is the eleventh year that the Housing Authority is submitting the required certification. The first two years, the Housing Authority received an advisory score. Year 2001 was the first time that the Housing Authority received an official performance measurement score.

*The rating for the Section 8 Program for the period ending June 30, 2009 is that of standard Performer. Last year, the Housing Authority reduced staffing levels, including one full-time Inspector and one full time Housing Specialist caseworker. Based on the impact of these reductions, the current SEMAP rating for the program is that of Standard Performer. Regulatory relief, being considered by Congress as part of a Section 8 Program Reform Act (SEVERA), which would reduce the number of inspections required and the frequency of family income recertifications for elderly and disabled*

*Families, has also not materialized. Therefore, a second inspector has been put in place which will allow the Section 8 Program to regain High Performer rating, with the current staffing levels.*

There are 14 SEMAP indicators, which have been reviewed by Housing Authority staff and staff has determined that the requirements for all indicators have been met. Staff retains the supportive documentation for each indicator that is listed on the certification form. Based on staff assessments, it is anticipated that the Housing Authority will once again receive a Standard Performer rating for the Section 8 Program.

The Housing Authority is not required to complete an addendum for a deconcentration bonus. The deconcentration bonus would be required if the Housing Authority established a Section 8 payment standard that exceeded 100 percent of the Fair Market Rent. The Housing Authority did not establish a payment standard that exceeded the Fair Market Rent.

If the Commission approves the certification, staff will submit the certification form to HUD electronically and the Housing Authority will receive a performance score from HUD. Accordingly, the Commission is requested to authorize the Chairman and the Housing Director to sign the certification for submission to HUD.

## **FINANCIAL IMPACT**

The signing and submission of the certification have no financial impact on the Section 8 Program. However, there remains a long-term financial impact in that HUD uses this information to award competitive funding under its various programs.

Attachment #1 – Resolution  
#2 – SEMAP Certification Form.

HOUSING AUTHORITY OF THE CITY OF OXNARD  
RESOLUTION NO.:

RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN TO EXECUTE  
SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION TO THE U.S.  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REPORTING ON THE  
PERFORMANCE RESULTS OF THE HOUSING AUTHORITY OF THE CITY OF OXNARD  
IN FISCAL YEAR 2008-2009

WHEREAS, THE U.S. Department of Housing and Urban Development ("HUD") has developed a Section 8 Management Assessment Program ("SEMAP") requiring certain information on the performance results of the Housing Authority of the city of Oxnard ("Authority") in Fiscal Year 2008-2009; and

WHEREAS, HUD requires the Authority to prepare and submit a SEMAP Certification (Form HUD-52648) Confirming the Authority's performance results within 60 days after the end of the Fiscal Year; and

WHEREAS, HUD requires the Authority to approve and to certify that the data contained within the SEMAP Certification is accurate.

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the City of Oxnard resolves as follows:

1. That the Board of Commissioners has reviewed the data contained within the SEMAP Certification (Form HUD-526480) and certifies that said data is accurate and complete.
2. That the Chairman is authorized to execute the SEMAP Certification and a certified copy of this resolution to HUD as evidence of the Authority's compliance with the SEMAP Certification requirements.
3. That the Housing Director is directed to submit the SEMAP Certification and a certified copy of this resolution to HUD as evidence of the Authority's compliance with SEMAP Certification requirements.

APPROVED AND ADOPTED this 28<sup>th</sup> day of July, 2009, by the following vote:

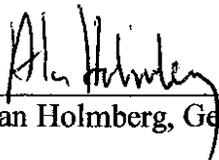
AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Dr. Thomas E. Holden, Chairman

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Alan Holmberg, General Counsel

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**SEMAP**  
**Fiscal Year July 1, 2008 to June 30, 2009**

Indicator #	Description	Possible Points	Points Earned
1	Waiting List	15	15
2	Reasonable Rent	20	15
3	Adjusted Income	20	20
4	Utility Allowance Schedule	5	5
5	HQS Quality Control Inspections	5	5
6	HQS Enforcement	10	0
7	Expanding Housing Opportunities	5	5
8	Payment Standards	5	5
9	Annual R-examinations	10	0
10	Correct Tenant Rent	5	5
11	Pre-contract HQS Inspections	5	5
12	Annual HQS Inspections	10	10
13	Lease-Up	20	20
14	Family Self-Sufficiency	10	10
	<b>TOTAL</b>	<b>145</b>	<b>120</b>

**Overall Score = 82.7%**

ATTACHMENT NO. 2  
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