



Meeting Date: 7/31/12

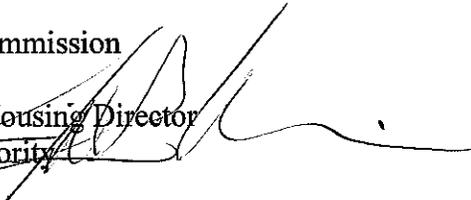
ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/>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

Prepared By: Patricia Sanchez, Housing Program Supervisor  Agenda Item No. I-12

Reviewed By: City Manager  City Attorney  Finance  Other (Specify) _____

DATE: July 18, 2012

TO: Housing Authority Commission

FROM: William E. Wilkins, Housing Director
Oxnard Housing Authority 

SUBJECT: Section 8 Management Assessment Program Certification (Form HUD-52648)

RECOMMENDATION

That the Board of Commissioners of the Housing Authority of the City of Oxnard adopt a resolution:

- 1) Approving that the data contained in the Section 8 Management Assessment Program (SEMAP) Certification (Form HUD-52648) for the fiscal year ending June 30, 2012, is accurate;
- 2) Authorizing the Chairman of the Board of Commissioners to sign the Resolution and Certification (Form HUD-52648); and
- 3) Authorizing the Housing Director to submit the Certification (Form HUD-52648) to the U.S. Department of Housing and Urban Development (HUD).

DISCUSSION

The Section 8 Management Assessment Program (SEMAP) Certification 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 1,684 privately owned rental units under the Section 8 tenant-based and project-based rental assistance programs. This is the fourteenth year that the Housing Authority is submitting the required certification. The first two years, the Housing Authority received an advisory score. In the year 2001, the Housing Authority received an official performance measurement score for the first time.

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 "High Performer" rating for the Section 8 Program, for the fiscal year ending June 30, 2012.

Section 8 Management Assessment Program Certification

July 18, 2012

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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.

Upon the approval of the SEMAP Certification (Form HUD-52648) by the Housing Authority Commission, the Housing Director will submit the SEMAP Certification (Form HUD-52648) to HUD electronically and the Housing Authority will receive a performance score from HUD.

FINANCIAL IMPACT

There is no immediate 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

Attachment #2 – SEMAP Certification (Form HUD-52648)

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 THE FISCAL YEAR 2011-2012

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 2011-2012 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 Housing Board of Commissioners 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 52648) 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.
3. That the Housing Director is authorized to submit the SEMAP Certification and a certified copy of the resolution to HUD as evidence of the Authority's compliance with SEMAP Certification requirements.

PASSED AND ADOPTED this 31st day of July, 2012 by the following votes:

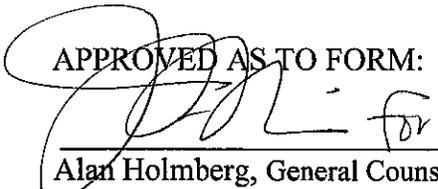
AYES:
NOES:
ABSENT

Dr. Thomas E. Holden, Chairman

ATTEST:

Daniel Martinez
Secretary Designate

APPROVED AS TO FORM:



Alan Holmberg, General Counsel 7.24.12



Patricia Sanchez (MM5915)

PIC Main

SEMAP

Logoff

Reports

List	Summary	Certification	Profile	Comments
Field Office:	9DPH LOS ANGELES HUB OFFICE			
Housing Agency:	CA031 Oxnard Housing Authority			
PHA Fiscal Year End:	6/30/2012			

OMB Approval No. 2577-0215

SEMAP CERTIFICATION (Page 1)

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.

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 Waiting List (24 CFR 982.54(d)(1) and 982.204(a))

a. The HA 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 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 to show 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 show 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 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 (24 CFR 982.405(b))

The 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 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 certificate and 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

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Patricia Sanchez (MM5915)

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List	Summary	Certification	Profile	Comments
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Housing Agency:	CA031 Oxnard Housing Authority			
PHA Fiscal Year End:	6/30/2012			

SEMAP CERTIFICATION (Page 2)

Performance Indicators

8 Payment Standards(24 CFR 982.503)

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

FMR Area Name Ventura County

FMR 1 of 1

Enter current FMRs and payment standards (PS)

0-BR FMR	1022	1-BR FMR	1129	2-BR FMR	1436	3-BR FMR	2058	4-BR FMR	2354
PS	1022	PS	1129	PS	1292	PS	1852	PS	2119

Save Add Delete

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, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response Yes No

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

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 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes 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(24 CFR 982.405(a))

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. 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

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

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.)

45

Or, Number of mandatory FSS slots under HUD-approved exception (If not applicable, leave blank)

b. Number of FSS families currently enrolled

39

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

Percent of FSS slots filled (b+c divided by a) (This is a nonenterable field. The system will calculate the percent when the user saves the page)

87

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

15 Deconcentration Bonus

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 atleast 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 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 second to last PHA FY.

PHA Response Yes No

Deconcentration Addendum

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