HOUSING AUTHORITY RESOLUTION NO. 2021

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND APPROVING THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION AND AUTHORIZING ITS SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) measures the Public Housing Authorities’ performance of their administration of the Section 8 Housing Choice Voucher Program through the Section Eight Management Assessment Program (SEMAP); and

WHEREAS, Housing Authorities are required to submit SEMAP certifications to HUD, and under SEMAP, HUD evaluates the Housing Authority’s performance based on various indicators and routinely conducts onsite SEMAP Confirmatory Reviews; and

WHEREAS, HUD requires that SEMAP certifications be submitted sixty (60) days after the end of the preceding fiscal year; and

WHEREAS, based on the scoring included in the attached certifications and subject to HUD final approval, the Richmond Housing Authority has achieved the designation of “High Performer” for 2016; and

WHEREAS, staff has compiled accurate and complete information in preparation of the 2016 SEMAP certification and it is ready to be submitted to HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, THAT:

The Section Eight Management Assessment Program (SEMAP) Certifications for Fiscal Year Ending June 30, 2016 are approved and submittal of the SEMAP 2016 Certifications to the U.S. Department of Housing and Urban Development is authorized, and the Executive Director is hereby further authorized to take all actions necessary to implement the foregoing resolution.

************************************
The foregoing resolution was passed and adopted by the Commissioners of the Housing Authority of the City of Richmond at a special meeting thereof held on July 26, 2016, by the following vote:

AYES: Commissioners Bates, Beckles, McLaughlin, Myrick, Pimplé, Chairperson Butt, and Housing Authority Tenant Commissioner Scott.

NOES: None.

ABSTENTIONS: Vice Chairperson Martinez.

ABSENT: None.

TOM BUTT
Chairperson

[SEAL]

ATTEST:

PAMELA CHRISTIAN
Secretary

Approved as to form:

BRUCE GOODMILLER
Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of Resolution No. 2021 finally passed and adopted at a Special Housing Authority Meeting held on July 26, 2016.

SECRETARY OF THE HOUSING AUTHORITY

RHA Reso. No. 2021
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Section 8 Management Assessment Program (SEMAP) Certification

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 complete 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.

<table>
<thead>
<tr>
<th>PHA Name</th>
<th>HOUSING AUTHORITY OF THE CITY OF RICHMOND</th>
<th>For PHA FY Ending (mm/dd/yyyy)</th>
<th>Submission Date (mm/dd/yyyy)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>06/30/2016</td>
<td>07/27/2016</td>
<td></td>
</tr>
</tbody>
</table>

Check here if the PHA expends less than $300,000 in 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 the Waiting List. (24 CFR 982.54(d)(1) and 982.204(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 sample of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the sample 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(e)(15), 982.156(f)(71), and 982.507)
   - 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 [ ]

   - 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 [ ]

   - 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 [ ]

5. HHS Quality Control Inspections. (24 CFR 982.405(b))
   - A PHA supervisor (or other qualified person) reinspects 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 HHS inspections. The PHA supervisor’s reinspected sample was drawn from recently completed HHS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.
   - PHA Response: Yes [ ] No [ ]

6. HHS Enforcement. (24 CFR 982.404)
   - The PHA’s quality control sample of case files with failed HHS inspections shows that, for all cases sampled, any cited life-threatening HHS deficiencies were corrected within 24 hours from the inspection and, all other cited HHS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HHS 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 [ ]

Previous edition is obsolete

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form HUD-51348 (11/2013)
ref. 24 CFR Part 985
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 HUD approval for exception to 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)

<table>
<thead>
<tr>
<th>0-BR FMR</th>
<th>1-BR FMR</th>
<th>2-BR FMR</th>
<th>3-BR FMR</th>
<th>4-BR FMR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,380.00</td>
<td>$1,663.00</td>
<td>$2,103.00</td>
<td>$2,932.00</td>
<td>$3,268.00</td>
</tr>
</tbody>
</table>

PS | $1,242.00 | $1,497.00 | $1,893.00 | $2,699.00 | $2,941.00 |

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 Yes [ ] No [ ]

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

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)

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 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, 3730)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy)  Date (mm/dd/yyyy)

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.