



Section 8 Management Assessment Subsystem Overview

SEMAP

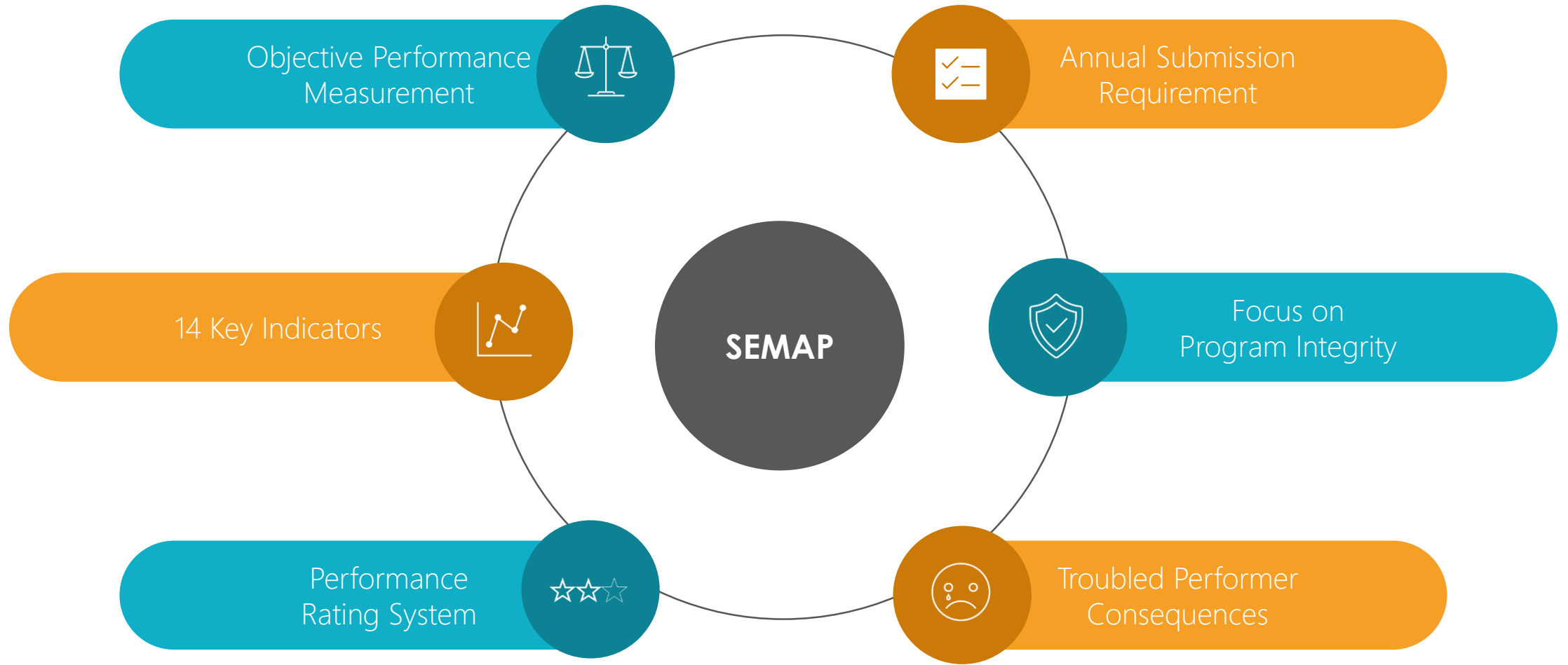
Housing Choice Voucher Program

- The Housing Choice Voucher (HCV) Program is the Federal Government's major program for assisting very low-income families, the elderly, and the disabled with renting decent, safe, and sanitary housing in the private housing market
- Housing assistance is provided on behalf of the family
- Participants may find their own housing (single-family homes, townhouses, and apartments)
- Vouchers are administered locally by public housing agencies (PHA). PHAs receive Federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the HCV Program
- The success of the HCV Program is dependent on how well PHAs administer funds
- "Section 8" and "Housing Choice Voucher (HCV)" are interchangeable terms

SEMAP Purpose

- HUD's Section Eight Management Assessment Program (SEMAP) was created to assess the performance of PHAs' HCV Programs using performance indicators
- HUD defines a SEMAP performance indicator as a standard set for a key area of HCV Program management to measure PHAs' performance in properly and effectively administering their Programs by assisting eligible families with affording decent rental units at the correct subsidy cost
- The purpose of SEMAP is to help HUD target monitoring and assistance to PHAs' HCV Programs that need the most improvement
- SEMAP regulations may be found at: [24 CFR Part 985](#)

SEMAP Overview



SEMAP Indicators

1

Selection from Wait List

Proper selection of applicants from the Section 8 wait list

15 Points

2

Reasonable Rent

Sound determination of reasonable rent for each unit leased

20 Points

3

Determination of Adjusted Income

Accurate verification of family income

20 Points

4

Utility Allowance Schedule

Maintenance of current schedule of allowances for tenant utility costs

5 Points

5

Quality Control Inspections

Performing quality control inspections to ensure housing quality

5 Points

SEMAP Indicators

6

HQS Enforcement

Ensure landlords and tenants promptly correct housing quality deficiencies

10 Points

7

Expanding Housing Opportunities

Expand choice outside areas of poverty or minority concentration

5 Points

8

Payment Standards

Establish payment standards within the required range of HUD fair market rent

5 Points

9

Annual Reexaminations

Timely annual reexamination of family income

10 Points

10

Correct Tenant Rent

Correct calculation of tenant share of rent and housing assistance payment

5 Points

SEMAP Indicators

11

Percentage Inspections

Ensure units comply with standards before families sign lease and execution of housing assistance contract

5 Points

12

Annual HQS Inspections

Timely annual housing quality inspections

10 Points

13

Lease-up

Ensure all available Section 8 vouchers are used

20 Points

14

Family Self Sufficiency (FSS)

Enroll families in FSS program as required and helping families achieve increases in employment income

10 Points

15

Deconcentration Bonus

Number or percentage of Section 8 families with children residing in low poverty census tracts

5 Bonus Points

SEMAP Certification

- PHA's must complete and submit SEMAP certification electronically within 60 days of their fiscal year end
- SEMAP certifications are analyzed by HUD Field Office staff along with other data to assess PHA management capabilities and deficiencies:
 - Independent Audit Report
 - Resident characteristic data from HUD-50058
 - Data provided by HUD Financial Management Center
 - May perform onsite confirmatory review

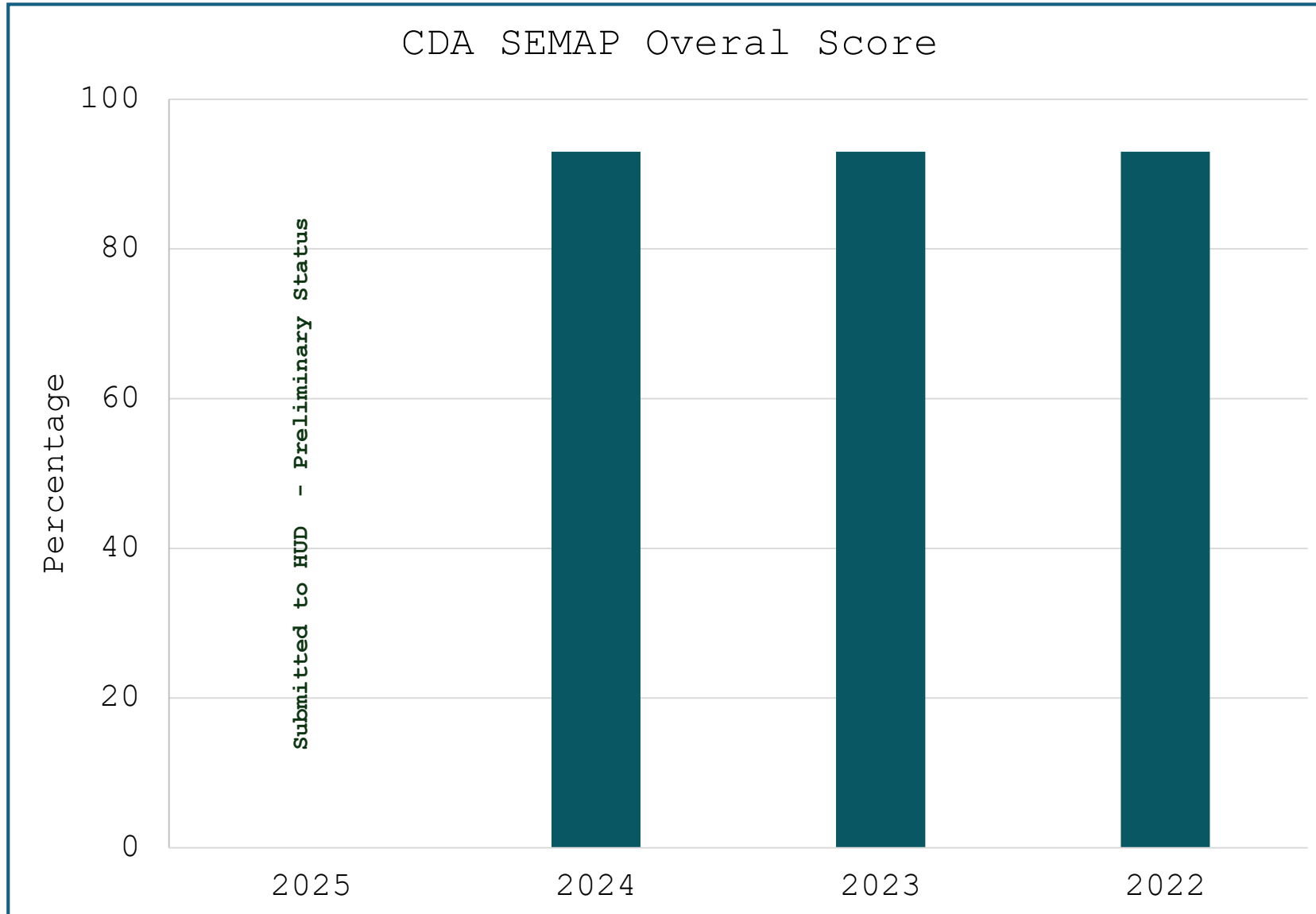
SEMAP Scoring

- Overall SEMAP score is determined by dividing total points earned by total possible points:

High Performer	Standard Performer	Troubled Performer
At least 90%	60-90%	Less than 60%

- HUD rates PHA's as high, standard, or troubled within 120 days after PHA's fiscal year end, based on total number of points
- High Performer may receive national recognition and may be given competitive advantage under notices of fund availability
- Deficiencies (indicator rating of zero) require corrective action plans
- HUD conducts on-site review, provides technical assistance, and monitors PHA if overall performance rating is "troubled"

CDA SEMAP Scores



Year: 2022, 2023 and 2024
Points Earned = 125
Possible Points = 135
Overall Score (in %) = 93
Overall Rating = High Performer

Year: 2025
Submitted to HUD on 2/21/2026
In Preliminary Status

SEMAP Indicators

1. Selection from Wait List (15 Pts)
2. Reasonable Rent (20 Pts)
3. Determination of Adjusted Income (20 Pts)
4. Utility Allowance Schedule (5 Pts)
5. Quality Control Inspections (5 Pts)
6. HQS Enforcement (10 Pts)
7. Expanding Housing Opportunities (5 Pts)
8. Payment Standards (5 Pts)
9. Annual Reexaminations (10 Pts)
10. Correct Tenant Rent (5 Pts)
11. Percentage Inspections (5 Pts)
12. Annual HQS Inspections (10 Pts)
13. Lease Up (20 Pts)
14. Family Self-Sufficiency (10 Pts)
15. Deconcentration Bonus (5 Pts)