

WHA News of the Day

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WILSON HOUSING AUTHORITY RECEIVES PERFECT SEMAP SCORE

WILSON, NC– The Wilson Housing Authority has received a perfect score of 100 from the Department of Housing and Urban Development (HUD) for its Section 8 Management Assessment Program (SEMAP), resulting in the Agency once again being certified as “High Performing,” President/CEO Edward R. Jagnandan announced today.

Every year, HUD measures the performance of public housing agencies that administer the Housing Choice Voucher program. Through the SEMAP system the taxpayers get an accounting of how each agency is managing the dollars allocated for housing assistance. Annually, each PHA is given a rating on each of 14 key indicators (shown below) and an overall performance rating of high, standard, or troubled, Jagnandan said.

“The perfect score received for the second consecutive year by our Agency is a testament to our staff and their determined efforts to run a tight ship,” said Jagnandan. “The taxpayers are well served by this program when it is run well and transparently. The staff here in Wilson has accomplished something rare – back-to-back perfect scores. I applaud their achievement.”

The indicators of performance, which range from how applicants are selected from the HCV waiting list to how annual housing inspections are maintained, show whether PHAs help eligible families to afford decent rental units at a reasonable subsidy cost as intended by Federal housing legislation.

More information on the SEMAP system and the Housing Choice Voucher Program are available at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/about/fact_sheet

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/semap/semap

The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.