




Office of the Executive Officer

INFORMATION CALENDAR

July 25, 2006

To: Honorable Chairperson and  
Members of the Housing Authority

From:  Phil Kamlarz, Executive Officer

Submitted by: Stephen Barton, Housing Director

Subject: Section Eight Management Assessment Program (SEMAP) Report – FY 2006

INTRODUCTION

In accordance with the Department of Housing and Urban Development (HUD) regulations, the Berkeley Housing Authority is preparing the FY 2006 Section Eight Management Assessment Program (SEMAP) report for electronic submission to HUD's Real Estate Assessment Center. This report outlines the timeline for the FY 2006 SEMAP reporting process.

FISCAL IMPACTS OF THIS REPORT

There are no fiscal impacts of this report.

BACKGROUND

The US Department of Housing and Urban Development requires that every public housing authority assess its own performance each fiscal year and submit an electronic certification of its assessment no later than 60 days after the end of the fiscal year. The Berkeley Housing Authority (BHA) must submit its assessment no later than August 29, 2006.

The information to be assessed by each public housing authority is broken down into 14 separate categories. The first seven indicators are based on information certified by the BHA. The remaining seven indicators are based on HUD's Public and Indian Housing Information Center (PIC) database. No less than 120 days after the end of the fiscal year, by October 29, 2006, HUD must notify the BHA of its rating profile, which is based on the BHA's electronically submitted certification. Due to the current status as a "troubled" agency, HUD will send out a confirmatory team, comprised of either HUD staff or an independent audit firm, to audit the BHA's data to confirm the BHA's performance. If the confirmatory review determines that the BHA's performance differs from the reported certification, HUD will modify the rating as appropriate.

The BHA may appeal its overall performance rating by providing justification of the reasons for its appeal to the HUD field office no later than 30 days after receiving the confirmed SEMAP score. The BHA may only appeal a rating profile that will result in a change of the overall designation. For example: the confirmatory review resulted in a change from Standard to Troubled. HUD then has 30 days to accept or deny the appeal and notify the BHA in writing of its decision.

The Executive Officer is in the process of hiring a new Acting BHA Manager. The Acting BHA Manager is expected to review, verify and finalize the BHA SEMAP submission to HUD.

The Executive Officer has begun discussions with HUD regarding the future of the BHA. While there is a great deal of uncertainty, it is important to stress that even under a worst-case scenario no tenants currently served by the BHA would lose their vouchers.

POSSIBLE FUTURE ACTION

The BHA must submit the SEMAP scores no later than August 29, 2006. Failure to submit the report by the deadline will result in an automatic determine by HUD of Troubled Status.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

Failure of the BHA to reach the Standard Performance rating could result in the loss of federal funding for all BHA programs.

CONTACT PERSON

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