Quarterly HUD Corrective Action Plan and SEMAP Scoring
Housing Authority of the City of Milwaukee
Housing Choice Voucher Program
SEMAP 2025 Quarter 1

April 16, 2025

OVERVIEW

CVR began managing operations at the Housing Authority of the City of Milwaukee effective January 2, 2025 with the agency in Troubled SEMAP status.

SEMAP Scoring

Indicator I: CVR determined the universe of applicants selected from the waiting lists and a separate universe of families that were newly admitted from January 1, 2025 – March 31, 2025. CVR then conducted a random sample to initiate quality control reviews to ensure compliance with HACM's written selection policies in the Administrative Plan for compliance.

> **Sample Results:**
> **Part 1:** 10 applicants were randomly selected to ensure compliance. 100% files passed (1 of which is pass with comment)
> **Part 2:** 5 families were randomly selected to ensure compliance. 100% files passed

Indicator 2: CVR determined the universe of new admissions, portability port-ins, unit transfers, and rent increases for the period of January 1, 2025 – March 31, 2025 that would be subject to rent reasonableness determination in accordance with the HACM Administrative Plan policies.

Sample: 12 files were randomly selected to ensure compliance. 58% of files passed. Trends include original HAP Contract from prior year not being in file to determine utility responsibility, rent reasonableness test not in file, utility responsibility not being correct on rent reasonableness test. Staff are tasked with completing the corrections to their file errors, and CVR has scheduled a follow-up training on April 25, 2025 with a rent reasonableness SOP (in development) with staff regarding the error trends to further understanding and compliance for future testing.

Indicator 3: CVR determined the universe of new admissions and annual recertifications for the period of January 1, 2025 – March 31, 2025 that would be subject to adjusted income calculations in accordance with HACM Administrative Plan policies and HUD guidelines.

Sample: 32 files were randomly selected to ensure compliance. 31% of files passed. CVR is scheduling detailed follow-up trainings with staff on calculating income, assets, and deductions with case study practice with real participant data in an effort to drastically improve scores. These trainings will be periodic and ongoing to ensure improved compliance.

Indicator 5: Quality Control inspections are conducted by the Owner Services Manager, who oversees the HQS inspectors.

> **Sample:** CVR conducted two Quality Control inspections on inspections conducted in 2025 Q1. CVR has a scheduled follow-up field training with the QC inspector the first half of June 2025 to ensure that the QC inspections represent inspections conducted within the previous 90 days and represent a cross-section of inspectors and areas.

Indicator 6: CVR determined the universe of HQS inspections of a unit under contract where the unit failed to meet HQS to review if 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 HACM-approved extension. In addition, if HQS deficiencies are not corrected timely, CVR reviewed to determine if staff abated the Housing Assistance Payment (HAP) beginning no later than the first of the month following the specified correction period or terminates the HAP contract or, for family-caused defects, if staff enforced the family obligations for the period of January 1, 2025 – February 28, 2025 in accordance with the HACM Administrative Plan policies.

> **Sample:** CVR randomly selected 13 files to review or HQS enforcement compliance. CVR has a scheduled training on April 17, 2025 and will provide staff with an SOP (in development) to address errors and ensure compliance.

Indicator 9: CVR leadership received access to PIC and pulled the SEMAP report for Indicator 9. Currently there are 7% of families with a late recertification, and is currently receiving 5 points for this indicator. CVR is working with staff to determine the status of the participant's recertification, PIC status (if there's an outstanding PIC error keeping the reexam from being accepted in PIC) and ensuring the workflows are created for these families in Rent Café.

SEMAP Indicators Report

As of March 31, 2025

Housing Authority: **WI002**
Housing Authority FYE: **December 31**

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Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Reporting Rate as of March 31, 2025

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	6914	02/25	58	38	6894	7055	100

Indicator 9:
Annual Reexaminations

Note: For Indicators 9-12 and 14, HUD mandates for SEMAP a Reporting Rate of atleast 95 percent by the PHA's fiscal year end. If this threshold is not met, the PHA will receive zero points for these four indicators.

Percent of Families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.)	7

Number of Families in Current Database	Number of Late Reexaminations
7311	527

Indicator 10: CVR is receiving the full score for Indicator 10 and will continue to monitor to ensure all points are received.

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Current SEMAP Indicator Information

Most Recent SEMAP Indicator Information

Indicator 9: Annual Reexaminations | **Indicator 10: Correct Tenant Rent Calculations** | **Indicator 11: Precontract HQS Inspections** | **Indicator 12: Annual HQS Inspections** | **Indicator 13: Lease-Up** | **Indicator 14: Family Self-Sufficiency Enrollment**

Reporting Rate as of March 31, 2025

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	6914	02/25	58	38	6894	7055	100

Percent of Families with incorrect rent calculation (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold.)	0

Number of Families in Current Database	Number of Rent Discrepancies
5951	0

Indicator 11: CVR is receiving the full score for Indicator 11 and will continue to monitor to ensure all points are received. CVR is also reviewing the 6 cases reported where the inspection passed after the effective date of the HAP Contract.

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Reporting Rate as of March 31, 2025

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	6914	02/25	58	38	6894	7055	100

Percent of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract (%) (SEMAP scores zero points when fewer than 98 percent of newly leased units pass the HQS inspection before the beginning of the lease/HAP as indicated by percentages as shown in red and bold.)	100

Number of Families in Current Database	Number of Inspections On or Before Effective Date
2235	2229

Indicator 12: CVR is receiving 5 of the 10 points for late inspections. CVR is reviewing the late HQS report to ensure these inspections are scheduled and brought to current, and will also work towards getting ahead.

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Reporting Rate as of March 31, 2025

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	6914	02/25	58	38	6894	7055	100

Percent of units under contract where annual HQS inspection is overdue (%) (Percentage includes all HQS Inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points. Percentages shown as red and bold result in reduced SEMAP scores.)	8

Number of Families in Current Database	Number of Late Inspections
5526	417

Indicator 13: Below is the latest information from the HUD Two-Year Tool. HACM is currently in shortfall, is not issuing vouchers and is administering all portability port-ins. Only VASH and PBV tenants are being leased up.

2025															
Jan-25	7,691	6,917	$4,884,641	0				6,917	$4,884,641	$706		89.9%	104.4%	89.9%	104.4%
Feb-25	7,691	6,892	$4,862,069	0				6,892	$4,862,069	$705		89.8%	104.1%	89.6%	103.9%
Mar-25	7,691	**0**	**$0**	0	7	0	-27.0	6,872	$4,877,648	$710	$710	89.6%	104.2%	89.4%	104.2%
Apr-25	7,691	**0**	**$0**	0	7	0	-26.9	6,852	$4,893,302	$714	$714	89.5%	104.3%	89.1%	104.6%
May-25	7,691	**0**	**$0**	0	7	0	-26.8	6,832	$4,909,027	$719	$719	89.4%	104.4%	88.8%	104.9%
Jun-25	7,691	**0**	**$0**	0	7	0	-26.8	6,812	$4,922,681	$723	$723	89.2%	104.5%	88.6%	105.2%
Jul-25	7,691	**0**	**$0**	0	7	0	-26.7	6,793	$4,934,137	$726	$726	89.1%	104.7%	88.3%	105.4%
Aug-25	7,691	**0**	**$0**	0	7	0	-26.6	6,773	$4,943,204	$730	$730	89.0%	104.8%	88.1%	105.6%
Sep-25	7,691	**0**	**$0**	0	7	0	-26.5	6,754	$4,952,302	$733	$733	88.8%	104.9%	87.8%	105.8%
Oct-25	7,691	**0**	**$0**	0	7	0	-26.5	6,734	$4,961,432	$737	$737	88.7%	105.0%	87.6%	106.0%
Nov-25	7,691	**0**	**$0**	0	7	0	-26.4	6,715	$4,970,594	$740	$740	88.6%	105.1%	87.3%	106.2%
Dec-25	7,691	**0**	**$0**	0	7	0	-26.3	6,695	$4,979,787	$744	$744	88.5%	105.2%	87.1%	106.4%
Total	*92,292*	*13,809*	*$9,746,710*	*0*	*70*	*0*	*-266.4*	*81,642*	*$59,090,825*	*$724*		*88.5%*	*105.2%*		

Indicator 14: CVR is actively reconciling HACM's FSS program participants and escrow accounts. CVR has reconciled the escrow accounts for the 13 participants who graduated from the FSS program in prior years and is working with HACM to release these escrow funds to the families. CVR is now also reconciling the current participating families and working to reconstruct their records in Yardi from Visual Homes.

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Enrolled	Escrow Balance	Points
80% or more	30% or more	10
60%-79%	30% or more	8
80% or more	Less than 30%	5
Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

Percentages shown in red and **bold** result in reduced SEMAP scores.

Number of Mandatory Slots (#)*	Number of Families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
99	24	**24**	14	**58**

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Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

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Number of Mandatory Slots (#)*	Number of Families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
99	24	**24**	14	**58**

Respectfully submitted by:

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