



U.S. Department of Housing and Urban Development
Milwaukee Field Office
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310 West Wisconsin Avenue
Milwaukee, WI 53203-2289
<http://www.hud.gov/local/mil/wis.html>

May 2, 2016

Antonio M. Perez,
Secretary - Executive Director
Housing Authority of the
City of Milwaukee
P.O. Box 324
Milwaukee, WI 53201

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HOUSING AUTHORITY
CITY OF MILWAUKEE

Dear Mr. Perez:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Housing Authority of the City of Milwaukee (HACM). We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The HACM final SEMAP score for the fiscal year ended 12/31/2015 is **93** percent. The following are your scores on each indicator:

Indicator	1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3 Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4 Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5 HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6 HQS Enforcement (24 CFR 982.404)	10
Indicator	7 Expanding Housing Opportunities	5
Indicator	8 Payment Standards (24 CFR 982.503)	0
Indicator	9 Timely Annual Reexaminations (24 CFR 5.617)	5
Indicator	10 Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator	11 Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12 Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator	13 Lease-Up	15
Indicator	14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)	10
Indicator	15 Deconcentration Bonus	5

Your overall performance rating is **High**

We have recorded that your PHA has been rated zero on at least one of the performance indicators. Please take the necessary corrective action to ensure compliance with program rules. For each zero rating, you must send HUD a written report describing the corrective action taken within 45 calendar days of the date of this letter or HUD may require a written corrective action plan. Your PHA may appeal its overall performance rating to HUD by providing justifications for the reasons for your appeal. Your appeal must be submitted electronically through the SEMAP PIC system. Please inform our office if you submit an appeal.

The SEMAP rating is subject to change with the receipt of conflicting information from the Annual IPA Audit due 9 months after the end of the PHA fiscal year (not applicable if the PHA expends less than \$300,000 per year and is not audited).

Thank you for your cooperation with the SEMAP process. If you have any questions and/or comments, please feel free to contact La Verne Butler of my staff, at (414) 935-6725.

Sincerely,



John Finger, Program Center Coordinator
Wisconsin Public Housing
Program Center, 5IPH