



U.S. Department of Housing and Urban Development
Milwaukee Field Office
Suite 950W
310 West Wisconsin Avenue
Milwaukee, WI 53203-2289
<http://www.hud.gov/local/mil/>

December 27, 2016

Debra Larosa, Sec. 8 Program Director
Housing Authority of the City of Milwaukee
5011 W. Lisbon Avenue
Milwaukee, WI 53210

Re: Section Eight Management Assessment Program (SEMAP) Remote Review

Dear Ms. Larosa:

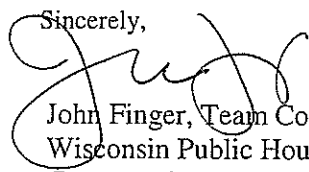
This letter is to convey the results of this office's remote review of your PHA's certification to HUD of performance on seven of the SEMAP indicators for fiscal year end 2015.

We reviewed the SEMAP questionnaire your agency submitted, along with related materials. Results and determinations of the review are outlined in the enclosed summary. The review was limited in scope, in that it sought to confirm that the basic required support was in place for your SEMAP certification. The review did *not* involve an individual examination of each sample; rather, the review validated that the right sample was pulled and that it was subjected to testing consistent with the SEMAP review criteria.

Based on our review, we concluded that no change to the HUD SEMAP rating provided to you based on your original certification is warranted.

We appreciate your cooperation during the review process. If you have any questions, please contact Dena.L.Hunt@hud.gov or 414-935-6734. Thank you for your assistance.

Sincerely,



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

enclosure

Housing Authority of the City of Milwaukee
Section Eight Management Assessment Remote Review
Results and Determinations
December 31, 2015

Indicator 1. Selection from the Waiting List

PHA Certified Score 15
HUD Review Score 15

Indicator 2. Rent Reasonableness

PHA Certified Score 20
HUD Review Score 20

Indicator 3. Determination of Adjusted Income

PHA Certified Score 20
HUD Review Score 20

Indicator 4. Utility Allowance Schedule

PHA Certified Score 5
HUD Review Score 5

Indicator 5. Housing Quality Standards (HQS) Quality Control Inspections

PHA Certified Score 5
HUD Review Score 5

Indicator 6. Housing Quality Control Enforcement

PHA Certified Score 10
HUD Review Score 10

Indicator 7. Expanding Housing Opportunities

PHA Certified Score 5
HUD Review Score 5