



U.S. Department of Housing  
and Urban Development  
Milwaukee Field Office  
Suite W950  
310 West Wisconsin Avenue  
Milwaukee, WI 53203-2289  
<http://www.hud.gov/local/mil/>

Date: 05/03/2018

Antonio M. Perez, Executive Director  
Housing Authority of the City of Milwaukee  
809 N. Broadway  
Milwaukee, WI 53201

Dear Mr. Perez:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **MILWAUKEE HA**. 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 **MILWAUKEE HA** final SEMAP score for the fiscal year ended **12/31/2017** is **97**. 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)	5
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	Continuing HQS Inspections(24 CFR 982.405(a))	5
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	10
Indicator	15	Deconcentration Bonus	5

Your overall performance rating is **High**.

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 in total federal funds per year and is not audited).

Thank you for your cooperation with the SEMAP process.

If you have any questions, please contact Dena Hunt, Portfolio Management Specialist, at [Dena.L.Hunt@hud.gov](mailto:Dena.L.Hunt@hud.gov) or 414-935-6734.

Sincerely,



Shirley Wong, Director  
Wisconsin PIH  
Program Center, 5IPH

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