



U.S. Department of Housing and Urban Development

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Mr. Joseph D'Ascoli
Executive Director
Manchester Housing Authority
24 Bluefield Dr.
Manchester, CT 06040

09/27/2018

Dear Mr. D'Ascoli:

**SUBJECT: Section 8 Management Assessment Program (SEMAP)
Fiscal Year Ending 9/30/2018**

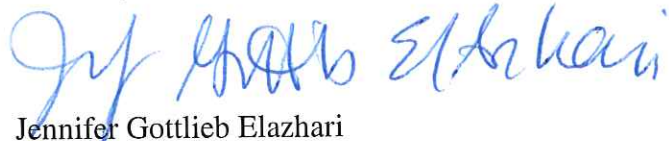
The purpose of this letter is to inform you of the Manchester Housing Authority's (MHA's) overall SEMAP score, overall performance rating (designation) and the rating on each SEMAP indicator. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 Program. As a result, HUD will be able to provide more effective program assistance to HAs.

The MHA's overall SEMAP score for the fiscal year ended 9/30/2018 is **96%**. Enclosed please find your score on each indicator and your MTCS Extract Detail Report. Dividing the sum of the indicator ratings by the total possible points derives the overall SEMAP score. The SEMAP scores are rounded off to the nearest possible whole number. As a result of your overall SEMAP score of **96%**, MHA is hereby designated as a **High Performer**.

PHAs must correct any deficient indicator (receiving a score of "zero") as identified in this notice. These corrective measures, along with written notification of the corrective actions taken, must be provided to this office **within 45 calendar days of this notice**. We have recorded that the MHA has been rated zero on **one (1)** of the performance indicators. PHAs which fail to correct SEMAP deficiencies *and* provide documentation of corrective actions to this office within the 45-day period following this notice may be required to submit a corrective action plan (CAP).

If you have any questions regarding your SEMAP rating, please contact Dwoun Byrd,
Public Housing Revitalization Specialist, at (860) 240-9778.

Sincerely,



Jennifer Gottlieb Elazhari
HUD Office of Public and Indian Housing
CT Public Housing Director

Enclosure

Multifamily Tenant Characteristics System

SEMAP Indicators

Program type: SEMAP

Extract date: 09/30/2018

Reporting Rate	
Percent Reported	99
Late Reexamination	
Percent Late Reexamination	0
Tenant Rent Discrepancies	
Percent of Family Rent Discrepancy	0
HQS - Newly Leased Units(% of Units)	
Passed Inspection Before Contract Effective	98
Late HQS Inspections	
Percent Late HQS Inspections	0
Family Self-Sufficiency	
Number of Families Enrolled	0
Percent With Escrow Balance	0
Family Self-Sufficiency (FO Input)	
Number of Mandatory FSS Slots	0
Lease-up (FO Input)	
Percent Leased	100

Indicator #	Previous Rating	Current Rating	HUD/FO Rating
1 - Waiting List Selection	NA	15	15
2 - Reasonable Rent	NA	20	20
3 - Determination of Adjusted Income	NA	20	20
4 - Utility Allowance Schedule	NA	5	5
5 - HQS Quality Control	NA	5	5
6 - HQS Enforcement	NA	10	10
7 - Expanding Housing Opportunities	NA	5	5
8 - Payment Standards	NA	0	0
9 - Timely Annual Reexaminations	NA	10	10
10 - Correct Tenant Rent Calculations	NA	5	5
11 - Pre-contract HQS	NA	5	5
12 - Continuing HQS Inspections	NA	10	10
13 - Lease-Up	NA	20	20
14 - Family Self Sufficiency	NA	NA	NA
15 - Deconcentration Bonus	NA	0	0