

**Housing Authority of the County of Contra Costa  
SEMAP Score Projection**

	<b>Indicator</b>	<b>Max Points</b>	<b>Projected Points</b>	<b>Rating Criteria</b>	<b>Status</b>
<b>1</b>	<b>Selection from the Waiting List.</b> Written policies in Admin Plan; At least 98% were selected in accordance with policies and met the selection preference criteria	15	15	Yes response - 15 Pts; No - 0 Pts	PBV and Tenant-Based wait lists all accessed correctly.
<b>2</b>	<b>Reasonable Rent.</b> Written method to determine and document when rent is reasonable. PHA's method takes into consideration the location, size, type, quality, and age of the program unit and any amenities, housing services, maintenance or utilities provided by the owners.	20	20	98 % in compliance - 20 Pts; 80 - 97 % in compliance - 15 Pts; < 80 points - 0 Pts	Rent reasonableness was determined correctly on all samples; standard met for full points
<b>3</b>	<b>Determination of Adjusted Income.</b> PHA obtained third party verification or documented why third party verification was not available; properly attributed allowances for expenses; and, where the family is responsible for utilities, used the appropriate utility allowance	20	15	90 % met standard - 20 Pts; 80 to 89 % met standard - 15 Pts	48 of 60 files sampled had correct tenant rent calculations.
<b>4</b>	<b>Utility Allowance Schedule.</b> The PHA reviewed utility rate data within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.	5	5	Yes response - 5 Pts; No - 0 Pts	Implemented new schedules effective 3/1/2022 and 3/1/2023
<b>5</b>	<b>HQS Quality Control Inspections.</b> A PHA supervisor met the minimum sample size required for quality control of HQS inspections. and represents a cross section of neighborhoods and the work of a cross section of inspectors.	5	5	Yes response - 5 Pts; No - 0 Pts	QC inspections completed as required
<b>6</b>	<b>HQS Enforcement.</b> Quality control for all cases sampled that cited life-threatening HQS deficiencies were corrected within 24 hours and 98 % of all other cited HQS deficiencies were corrected within no more than 30 calendar days or abated	10	10	100 % of 24 Hr and 98 % of 30 Day Fails Corrected or Abated - 10 Pts. If not, 0 - Pts	QC indicates standards met for full points.
<b>7</b>	<b>Expanding Housing Opportunities.</b> 1) written policy defining areas 2) Documented action taken to encourage owner participation 3) Maps with job, school and Services detailed 4) Listing in Briefing Packet of Owners 5) Explanation of Portability in Packet with Contacts for surrounding PHAs 6) Analysis of Difficulty to find housing and whether need higher Payment Standards	5	5	All Items met - 5 Pts; Any missed - 0 Pts.	Completed all requirements
<b>8</b>	<b>Payment Standards.</b> Must be between 90% and 110 %	5	5	Yes response - 5 Pts; No - 0 Pts	PS updated and within 90 to 110 % range

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9	<b>Annual Reexaminations.</b> Within last 12 months.	10	10	96 - 100 % on time - 10 Pts; 90 to 95% on time - 5 Pts; < 90 % on time - 0 Pts	Standard met for full points. Backlog percentage 4 %
10	<b>Correct Tenant Rent Calculations.</b> The PHA correctly calculates tenant rent.	5	5	98 % Accurate - 5 Pts; Less than 98 % accurate - 0 Pts.	HACCC met standard for correct tenant rent calculations and full points for this indicator.
11	<b>Precontract HQS Inspections.</b> Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract.	5	5	98 % Inspected prior to HAP - 5 Pts. Less than 98 % - 0 Pts.	All units inspected prior to HAP execution. HACCC 100% in compliance.
12	<b>Annual HQS Inspections.</b> The PHA inspects each unit under contract at least annually.	10	10	96 - 100 % on time - 10 Pts; 90 to 95% on time - 5 Pts; < 90 % on time - 0 Pts	Most inspections completed within 12 months. 4% late as a result of data entry errors. All inspections entered correctly
13	<b>Lease-Up.</b> The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.	20	20	98 % Utilized - 20 Pts.; 95 to 97 % Utilized - 15 Pts; < 95% Utilized - 0 Pts.	105% of budget expended.
14	<b>Family Self-Sufficiency Enrollment.</b> The PHA has enrolled families in FSS as required.	0	0	80 % of Slots Filled and 30 % Escrow - 10 Pts; 60 - 79 % Slots filled and 30 % Escrow - 8 Pts; 80 % filled and < 30 % escrow - 5 Pts; < 60 % Slots Filled but 30 % Escrow - 5 Pts.; 60 - 79 % Slots filled but < 30 % Escrow - 3 Pts.	Program Voluntary and Not Rated
15	<b>Deconcentration Bonus</b>	5	0	50 % of all families in low poverty Census tracts; or Percent of movers with children to low poverty CTs 2 % > than last FY; or percent of movers over last 2 FYs 2 % or greater than second to last FY - 5 Pts	Census Data in Yardi does not support points for any of three criteria methods

**Total    140            130                            93.00%**

**90 - 100 % = High Performer**  
**60 - 89 % = Standard Performer**  
**Less Than 60 % = Troubled**