HOUSING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Monday, August 18, 2025; 4:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

   1. July meeting minutes
   2. July Financial Report
   3. July Utilization Report

III. Communications

IV. Old Business

V. New Business

   1. SEMAP Report

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

   1. Next Board Meeting - September 15, 2025

City of Davenport

Department: Community & Economic Development	**Action / Date**
Contact Info: |	**8/18/2025**

Subject:
July meeting minutes

Recommendation:

Background:

Attachments:
1. July meeting minutes - AUG 2025 Commission meeting

DAVENPORT HOUSING COMMISSION
Regular Meeting
City Hall Council Chambers,
226 W. 4th St.

Monday, July 21, 2025 at 4:00 PM

MEETING AGENDA

Members present: Miller, Roberts, Wissing
Staff present: Dunn

I. Call to Order-

The July meeting of the Davenport Housing Commission was called to order at 4:00 pm

II. Secretary's Report

1. June Meeting Minutes — APPROVED
Roberts made a motion to accept; Miller seconded the motion

2. June Financial Report — APPROVED
Miller made a motion to approve; Roberts seconded the motion

3. June Utilization Report — APPROVED
Roberts made a motion to approve; Miller seconded the motion

III. Communication

IV. Old Business

V. New Business
1. Landlord informational sessions in August
2. SEMAP

VI. Other Business

VII. Open Forum for Comment

VIII. Meeting Adjourned – 4:16 pm — APPROVED
Roberts made a motion to adjourn; Miller seconded the motion

Next Commission meeting- **Monday, August 18th, 4: 00 pm**

City of Davenport

Department: Community & Economic Development **Action / Date**
Contact Info: | **8/18/2025**

Subject:
July Financial Report

Recommendation:

Background:

Attachments:
1. JuLY Financial Workbook- AUG House Comm Meeting

Housing Choice Voucher

* The financial data that is reported are preliminary numbers and are subject to change when adjustments are necessary

Employee Salary/Benefits	BUDGET	JULY	YTD	Balance	Expenditure
Full Time Salaries	$ 309,016.00	$ 16,422.63	$ 16,422.63	$ 292,593.37	
Overtime Pay		$ 507.43	$ 507.43		
Retirement FICA	$ 23,640.00	$ 1,306.66	$ 1,306.66		
Retirement-IPERS	$ 29,171.00	$ 1,598.21	$ 1,598.21		
Employee Insurance	$ 114,682.00	$ 9,710.74	$ 9,710.74		
Deferred Comp	$ 6,704.00	$ 371.40	$ 371.40		
Retirement Health Savings	$ 9,270.00	$ 309.22	$ 309.22		
Total	**$ 492,483.00**	**$ 30,226.29**	**$ 30,226.29**		**6%**
Travel					
Office Supplies and Services	$ 17,000.00	$ 1,177.08	$ 1,177.08	$ 15,822.92	**7%**
Telephone	$ 3,649.00	$ 431.02	$ 431.02	$ 3,217.98	**12%**
Membership and Publications	$ 300.00	$ -	$ -	$ 300.00	**0%**
Professional Services (Sec8)	$ 2,500.00	$ -	$ -	$ 2,500.00	**0%**
Rental Assist/Utility Reimburse	$ 4,180,000.00	$ 800,131.00	$ 800,131.00	$ 3,379,869.00	**19%**
Project Expense	$ 15,000.00	$ 1,690.99	$ 1,690.99	$ 13,309.01	**11%**
Other supplies	$ 30,000.00	$ 29,522.13	$ 29,522.13	$ 477.87	**98%**
Property Insurance	$ 2,624.00	$ 2,624.00	$ 2,624.00	$ -	**100%**
Data Processing	$ 34,100.00	$ 2,841.67	$ 2,841.67	$ 31,258.33	**8%**
Workmans Compensation	$ 203.00	$ 203.00	$ 203.00	$ -	**100%**
Indirect Cost Allocation	$ 97,661.00	$ 8,138.42	$ 8,138.42	$ 89,522.58	**8%**
Totals:	$ 4,875,520.00	**$ 876,985.60**	**$ 876,985.60**		**18%**

Side by Side Comparison YTD: Employee Salary and Benefits-

*Oct Report ran on O

	October		November	
Full Time Salaries	$	90,295.42	$	114,609.62
Part Time Salaries				
Overtime Pay	$	254.12	$	254.12
Retirement FICA	$	6,972.54	$	8,841.82
Retirement-IPERS	$	8,547.17	$	10,766.90
Employee Insurance	$	39,416.73	$	49,274.99
Deferred Comp	$	2,117.27	$	2,651.46
Retirement Health Savings	$	905.39	$	1,140.52
Total	**$**	**148,508.64**	**$**	**187,539.43**

Side by Side Comparison MTH Employee Salary and Benefits-

	October		November	
Full Time Salaries	$	23,195.27	$	23,995.32
Part Time Salaries				
Overtime Pay				
Retirement FICA	$	1,782.85	$	1,844.05
Retirement-IPERS	$	2,189.64	$	2,189.64
Employee Insurance	$	9,745.28	$	9,771.49
Deferred Comp	$	518.24	$	518.24
Retirement Health Savings	$	231.94	$	231.94
Total	**$**	**37,663.22**	**$**	**38,550.68**

Side by Side Comparison YTD: Office Supplies

Office supplies and services	$	3,618.22	$	5,117.60

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City of Davenport

Department: Community & Economic Development **Action / Date**
Contact Info: | **8/18/2025**

Subject:
July Utilization Report

Recommendation:

Background:

Attachments:
1. occupancy & utilization report for JuLY- AUG HC meeting

UTILIZATION REPORT FOR JULY 2025

Vouchers	0	1	2	3	4	5	6	Total
June Utilization	4	245	247	138	29	1	1	665
July Utilization	5	248	243	141	29	1	1	668
Funds available	**$ 404,287**							
Funds spent	**$ 393,230**							
% of Funds Used	97.3%							

City of Davenport

Department: Community & Economic Development
Contact Info: |

Action / Date
8/18/2025

Subject:
SEMAP Report

Recommendation:

Background:

Attachments:
1. FY25 SEMAP Report- 2024-2025

SEMAP REPORT

July 1, 2024- June 30, 2025

Abstract

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA

Prepared by Malia Dunn, Housing Programs Manager

Davenport Housing Authority
SEMAP Quality Control Assessment
July 1, 2024- June 30, 2025

PURPOSE:

The Section Eight Management Assessment Program (SEMAP) purpose is to assess the quality and accuracy of the Housing Choice Voucher's (HCV) program. It is essentially the Public Housing Authority's "report card" on how effectively the PHA is operating the HCV program. The SEMAP focuses on key indicators and draws information through the Multi Family Tenant Characteristics System (MTCS) and internal quality standards via the HUD portal.

The Davenport Housing Authority has a responsibility to evaluate its current operations to ensure that the HCV program is working towards the achieving the highest quality standards by identifying strengths and areas for improvement. In order to comply with HUD regulations, the Davenport Housing Authority implements the following:

- Completes an internal assessment of the SEMAP key indicators
- Submits a SEMAP Score Projection for approval to the Davenport Housing Commission for review and approval
- Submits the SEMAP Score Projection and SEMAP Assessment to HUD 60 days after the end of the current fiscal year

HUD requires the Davenport Housing Authority to verify the following five indicators by conducting an internal audit annually:

- Selection from the Waitlist
- Reasonable Rent
- Calculation of Tenant Adjusted Income
- HQS Enforcement
- Payment Standards

The following key indicators are verified through Multifamily Tenant Characteristic System:

- Annual Re-Examinations
- Tenant Rent Calculations
- Housing Quality Standards (HQS) Inspections

SAMPLING METHODOLOGY:

24 CFR 982(b): PHA's quality control sample means an annual sample of files or records are drawn in an unbiased manner.

Universe	Minimum number of files to be sampled
>50	5 files
51-600	5 files {plus 1 for each 50 over 50]

601-2000	16 files [plus 1 for each 100 over 600]= 17 minimum files
2000 <	30 files [plus 1 for each 200]

HQS Enforcement [SEMAP: Indicator 6]

Random Sampling Methodology- A random sample of inspections and renewals are selected based on the number of inspections that were completed between July 1, 2024 and April 1, 2025.

Inspection Monitoring Indicators:

A. **Indicator 5: HQS Quality Control Inspections**
B. **Indicator 6: HQS Enforcement**
    a. **HQS Quality Control Inspections**
        i. **Number of inspections**

Methodology of selection:

The process begins by generating a report from the housing software system that reflects all inspections completed from July 1, 2024 – April 1, 2025. The inspections are organized by date and unit address and include the following information;

- Type of unit (new/annual/emergency)
- Date of last inspection (biennial inspections are conducted)
- Name of inspector
- Status of inspection

Once the report has been generated, the reviewer analyzes the report to eliminate units that were scheduled but were categorized as 'no show/canceled/pending'. These units were not included in the random sampling of units to be selected for reinspection for the SEMAP.

After the elimination of these units from the report, the reviewer examines the report to eliminate any duplicate addresses that would exist if one tenant moved to a unit and then moved out of the unit and another tenant moved in. The purpose of this is to ensure that units selected from the sample are units where the tenant still resides in the unit, after the original inspection was conducted and is still residing in the unit during this fiscal year.

After the final review, the list is numbered from 1 - 414 and a final number of inspections is determined for reinspection. The general rule of thumb is that 5% of the inspections completed within the fiscal year (414 x .05 = 20.7 – 21 inspections) should reflect a random sampling. To establish the random sample, an online random number generator is used to randomly select 21 numbers between '1 and 414'. After the numbers have been selected using the number generator, then the reviewer identifies the appropriate address from the list associated with the random number. Once it has been determined that the unit that was selected randomly is still an active participant in the program and still resides at the unit in which the original inspection was completed within this fiscal year, then the unit is added to the final Random Sampling List.

Re-inspections of the selected units are completed by a housing inspector that did not conduct the original housing inspection. In addition, the random sampling includes a sample of inspections completed by all housing inspection staff. A copy of the original inspection is kept in the SEMAP binder. Once the reinspection is completed and closed out, a copy of the reinspection is placed in the binder with the original inspection.

Inspections are completed and closed out before the end of the current fiscal year (June 30, 2025).

HQS Enforcement [SEMAP: Indicator 5: HQS Quality Control Inspections]

HUD Guidance: [24 CFR 982.404]

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD, for quality control of HQS inspections. The PHA's supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and inspectors.

A. **Initial HQS Inspections** [SEMAP: Indicator #11]

HUD Guidance: [24 CFR 982.305; 24 CFR 983.103(b)-(d)]

Newly leased units pass HQS inspection within the specified time period required. This includes both initial and turnover inspections for PBV.

Number of inspections completed FY25 = 414
Number of randomly selected inspections = 21

No	Address	Type of Inspection	Original Inspection	Original Inspector	Reinspection	Status	Inspector
30	1**4 Blanchard	Biennial	07/09/2024	C. Odom	05/30/2025	Passed	T. Sullivan
48	1**0 N Harrison, #20*	Biennial	11/05/2024	C. Odom	05/21/2025	Passed	T. Sullivan
53	1**0 W. 16th St, #10*	Biennial	09/17/2024	C. Odom	06/25/2025	Passed	T. Sullivan
56	1**0 W. 16th St, #10*	Biennial	01/23/2025	C. Odom	06/25/2025	Passed	T. Sullivan
61	1**7 Marquette St	Biennial	10/16/2024	C. Odom	06/17/2025	Passed	T. Sullivan
67	1**8 Spring St	Biennial	08/07/2024	C. Odom	06/09/2025	Passed	T. Sullivan
101	1**0 W. 42nd St, #7	Biennial	01/03/2025	C. Odom	05/12/2025	Passed	T. Sullivan
103	1**8 W. 42nd St	Biennial	07/03/2024	C. Odom	05/21/2025	Passed	T. Sullivan
106	1**2 Emerald Drive	Biennial	12/16/2024	C. Odom	05/30/2025	Passed	T. Sullivan
118	1**5 Grand Ave	New Unit	02/04/2025	C. Odom	06/10/2025	Passed	T. Sullivan
124	1**8 Washington St	New Unit	01/17/2025	C. Odom	06/25/2025	Passed	T. Sullivan
147	2**8 W. 3rd	Biennial	07/15/2024	C. Odom	06/10/2025	Passed	T. Sullivan
150	2**4 E. Locust St. #106	New Unit	08/23/2024	K. Holeman	06/05/2025	Passed	C. Odom
217	3**0 Heatherton Dr, #4	Biennial	07/02/2024	C. Odom	05/29/2025	Passed	T. Sullivan
222	3**0 Heatherton Dr #5	Biennial	02/21/2025	T. Sullivan	06/04/2025	Passed	C. Odom
252	4**3 N. Division #101A	Biennial	08/20/2024	C. Odom	06/16/2025	Passed	T. Sullivan
281	4**8 El Rancho Dr	Biennial	01/28/2025	C. Odom	5/29/2025	Passed	T. Sullivan
292	5*0 Warren St	New Unit	11/01/2024	C. Odom	06/02/2025	Passed	T. Sullivan
303	5901 Elmore Ave, B*	Biennial	09/10/2024	C. Odom	06/24/2025	Passed	T. Sullivan
313	5901 Elmore Ave, H*	Biennial	01/21/2025	C. Odom	06/24/2025	Passed	T. Sullivan
336	5901Elmore Ave, J*	Biennial	12/10/2024	C. Odom	06/09/2025	Passed	T. Sullivan
342	5901Elmore Ave, Q*	Biennial	08/07/2024	C. Odom	06/30/2025	Passed	T. Sullivan
182	2**7 N. Elsie Ave	New Unit	08/02/2024	C. Odom	06/27/2025	Passed	T. Sullivan
288	5**2 N. Fairmount St	Biennial	12/12/2024	K. Holeman	06/09/2025	Passed	T. Sullivan
295	5*0 W. 16th St	New Unit	03/12/2025	M. Dodds	06/10/2025	Passed	C. Odom

A copy of the original inspection and the reinspection can be found in the FY22025 SEMAP reporting binder.

The PHA will maintain a quality control tracking system for each SEMAP year, which indicates, the address of the units, date of original inspection and inspector, date of the quality control inspection, results of the quality control inspection, and location of the unit by neighborhood, zip code, census tract, etc .

Results of this SEMAP review will be submitted to the Housing Commission upon completion. In addition, any findings identified in this review will be discussed and presented in the SEMAP findings.

Biennial HQS Inspection [SEMAP: Indicator 12: Timeliness of Biennial Inspection]

HUD Guidance: [24 CFR 982.405 and 24 CFR 983.103(e)]

The PHA has met its periodic inspection requirements for units under contract

No	Address	Original Inspection-Pass	Previous Inspection-Pass	Time between Inspections [not to exceed 24 mths]	**Status** [compliant/non-compliant
30	1**4 Blanchard	07/09/2024	05/27/2022	25 months	Non-compliant
48	1**0 N Harrison, #20*	12/10/2024	02/15/2023	21 months	Compliant
53	1**0 W. 16th St, #10*	09/17/2024	06/30/2022	26 months	Non-compliant
56	1**0 W. 16th St, #10*	01/23/2025	04/28/2023	20 months	Compliant
61	1**7 Marquette St	11/21/2024	08/22/2022	26 months	Non-compliant
67	1**8 Spring St	09/13/2024	07/25/2022	25 months	Non-compliant
101	1**0 W. 42nd St, #1	03/04/2025	08/07/2023	18 months	Compliant
103	1**8 W. 42nd St #1	07/03/2024	06/27/2022	24 months	Compliant
106	1**2 Emerald Drive	12/16/2024	10/05/2022	26 months	Non-compliant
118	1**5 Grand Ave	02/04/2025	06/30/2023	19 months	Compliant
124	1**8 Washington St	01/17/2025	06/30/2023	18 months	Compliant
147	2**8 W. 3rd	12/02/2024	07/26/2022	28 months	Non-compliant
150	2**4 E. Locust St. #106	08/23/2024	New Unit	First Inspection	Not applicable
222	3**0 Heatherton Dr, #5	03/19/2025	12/19/2022	27 months	Non-compliant
217	3**0 Heatherton Dr #4	07/02/2024	06/10/2022	24 months	Compliant
252	4**3 N. Division #303	10/28/2024	09/16/2022	25 months	Non-Compliant
281	4**8 El Rancho Dr	02/27/2025	04/14/2023	22 months	Compliant
292	5*0 Warren St	11/01/2024	New Unit	First Inspection	Not applicable
303	5901 Elmore Ave, B*	09/10/2024	11/10/2022	22 months	Compliant
313	5901 Elmore Ave L*	01/21/2025	01/20/2023	24 months	Compliant
336	5901Elmore Ave, J*	01/09/2025	12/14/2022	24 months	Compliant
342	5901Elmore Ave, Q*	09/13/2024	11/10/2022	22 months	Compliant
182	2**7 N. Elsie Ave	08/02/2024	New Unit	First Inspection	Not applicable
288	5**2 N. Fairmount St	12/12/2024	New Unit	First Inspection	Not applicable
295	5*0 W. 16th St	08/29/2024	10/18/2023	10 months	Compliant
Total 'Compliant = 13/21= 61.9%					
Total 'non-compliant' = 8/21 = 38.1%					

Total 'Not Applicable"= 3

This assessment determines whether inspections are conducted within 24 months from the last date of inspection. This is not to determine whether the unit passed inspection within the 24-month period.

Waitlist Management [SEMAP: Indicator # 1]

HUD Guidance: [24CFR 982.54(d)(1) and 982.204(a)]

The PHA has written policies in its Administrative Plan for selecting applicants from the waitlist; the PHA's quality control sample of applicants reaching the top of the waitlist and admissions show that at least 98% of the of the files in the samples were selected from the waitlist in accordance with the PHA's policies and met the selection criteria that determined their place on the wait list and order of selection.

A. **Lease Up** [SEMAP: Indicator #13] – The PHA executes Housing Assistance contracts for the PHA's number of baseline voucher units, or expends its annual budget Authority
B. **Current Utilization: 97.5%**

Client Initial	Date Voucher Issued	Status	Special Program	Results	Audited by	Date
B.S.	7/11/2024	Active	FYI	Complete	MD	7/2/25
P.D.	7/18/2024	Active	Waiting List	Complete	MD	7/9/25
L.E.	7/18/2024	Port Out	FYI	Complete	MD	7/2/25
S.G.	7/18/2024	Inactive	Waiting List	Complete	MD	7/2/25
B.H.	7/18/2024	Active	Waiting List	Complete	MD	7/2/25
J.M.	7/18/2024	Active	Waiting List	Complete	MD	7/2/25
S.P.	7/18/2024	Inactive	Waiting List	Complete	MD	7/2/25
W.W.	7/18/2024	Active	Waiting List	Complete	MD	7/2/25
C.W.	7/18/2024	Active	Waiting List	Complete	MD	7/2/25
A.B.	8/9/2024	Active	FYI	Complete	MD	7/10/25
R.A.	8/15/2024	Active	Waiting List	Complete	MD	7/10/25
C.D.	8/15/2024	Active	Waiting List	Complete	MD	7/10/25
M.C.	8/15/2024	Active	Waiting List	Incomplete Application	MD	7/10/25
T.G.	8/15/2024	Active	Waiting List	Complete	MD	7/10/25
J.H.	8/15/2024	Active	waiting List	Complete	MD	7/10/25
T.L.	8/15/2024	Active	Waiting List	Complete	MD	7/10/25
L.B.	8/15/2024	Active	Waiting List	Incomplete Application	MD	7/10/25
M.W.	8/15/2024	Active	Waiting List	Complete	MD	7/10/25
A.A.	9/19/2024	Active	Waiting List	Complete	MD	7/10/25
J.L.	9/19/2024	Active	Waiting List	Complete	MD	7/10/25
S.P.	9/19/2024	Active	Waiting List	Complete	MD	7/10/25
B.S.	9/19/2024	Active	Waiting List	Complete	MD	7/2/25
D.H	10/17/2024	Active	FYI	Complete	MD	7/10/25
B.S.	10/17/2024	Active	FYI	Complete	MD	7/10/25
A.S.	10/29/2024	Active	FYI	Complete	MD	7/10/25

Total Number Complete	**23/25**	**92%**
Total Number Incomplete	**2/25**	**8%**

A PHA supervisor or other qualified person will review a sample of files pulled from the Waitlist during the last PHA fiscal year.

The PHA will maintain a quality control tracking system for each SEMAP year, which indicates, the name of the tenant, date of original approval and date of the quality control file review, and results of the quality control file review

Random Sampling Methodology:

A random sample of waitlist applicants are selected between July 1, 2024 and April 1, 2025.

Number of applicants approved and randomly selected FY25 = 25

RENT REASONABLENESS [SEMAP: Indicator #2]

HUD Guidance: [24 CFR 982.4, 982.54(d)(15), 982.158(f)(7)

The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units; at the time of the initial leasing; before any increase in the rent to the owner; and at the HAP contract anniversary if there is a 5% decrease in the published FMR in effect 60 days before the HAP contact anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, or maintenance or utilities provided by the owner.

Before approving the rent to an owner, the Davenport Housing Authority will gather data on a variety of units in the area of the unit to be assisted. The data will be used in a comparability study using the nine factors in the rent reasonableness procedure to determine reasonable rent.

RENT REASONABLENESS METHODOLOGY

A. How Market Data Is Collected

The PHA collects and maintains data on market rents in the PHA's jurisdiction. Information sources include newspapers, realtors, market surveys, inquiries of owners and other available sources. The data is maintained by bedroom size and market areas. Market areas may be defined by zip codes, census tract, neighborhood, and identifiable natural or man-made boundaries. The data is updated on an ongoing basis and rent information that is more than 12 months old will be eliminated from the database.

B. How Rents Are Determined

The rent for a unit proposed for HCV assistance will be compared to the rent charged for comparable units in the same market area. The PHA will develop a range of prices for comparable units by bedroom size within defined market areas. Units proposed for HCV assistance will be compared to the units within this rent range. Because units may be similar, but not exactly like the unit proposed for HCV assistance, the PHA may make adjustments to the range of prices to account for these differences.

The adjustment must reflect the local market. Not all differences in units require adjustments (e.g., the presence or absence of a garbage disposal may not affect the rent in some market areas).

Adjustments may vary by unit type (e.g., a second bathroom may be more valuable in a three-bedroom unit than in a two-bedroom).

The adjustment must reflect the rental value of the difference—not its construction costs (e.g., it might cost $20,000 to put on a new roof, but the new roof might not make any difference in what a tenant would be willing to pay because rental units are presumed to have functioning roofs).

When a comparable project offers rent concessions (e.g., first month rent-free, or reduced rent) reported monthly rents will be adjusted accordingly. For example, if a comparable project reports rents of $500/month but new tenants receive the first month's rent free, the actual rent for the unit would be calculated as follows: $500 x 11 months = 5500/12 months = actual monthly rent of $488.

The PHA will notify the owner of the rent the PHA can approve based upon its analysis of rents for comparable units. The owner may submit information about other comparable units in the market area. The PHA will confirm the accuracy of the information provided and consider this additional information when making rent determinations. The owner must submit any additional information within five business days of the PHA's request for information or the owner's request to submit information.

Rent Reasonableness Sampling:

22 participants selected from Waitlist- 14 obtained housing in FY25

Client Initial	Rent Determined to be Reasonable	Rent Reasonableness Documentation in File	Date	Audited By
B.S.	Yes	Yes	7/18/2025	K. Holeman
P.D.	N/A	N/A- Voucher Expired	7/18/2025	K. Holeman
A.A.	N/A	N/A-Voucher Expired	7/18/2025	K. Holeman
B.H.	Yes	Yes	7/18/2025	K. Holeman

J.M.	Yes	Yes	7/18/2025	K. Holeman
W.W.	Yes	Yes	7/18/2025	K. Holeman
C.W.	Yes	Yes	7/18/2025	K. Holeman
E.P.	Yes	Yes	7/18/2025	K. Holeman
R.A.	Yes	Yes	7/18/2025	K. Holeman
C.D.	Yes	Yes	7/18/2025	K. Holeman
M.C.	N/A	N/A- Voucher Expired	7/18/2025	K. Holeman
T.G.	Yes	Yes	7/18/2025	K. Holeman
S.P.	Yes	Yes	7/18/2025	K. Holeman
T.L.	N/A	N/A- Voucher Expired	7/18/2025	K. Holeman
L.B.	N/A	N/A- Voucher Expired	7/18/2025	K. Holeman
M.W.	Yes	Yes	7/18/2025	K. Holeman
L.E.	N/A	N/A- Voucher Expired	7/18/2025	K. Holeman
J.L.	Yes	Yes	7/18/2025	K. Holeman
S.P.	N/A	N/A- Voucher Expired	7/18/2025	K. Holeman
B.S.	Yes	Yes	7/18/2025	K. Holeman
S.G.	N/A	N/A- Voucher Expired	7/18/2025	K. Holeman
A.S.	Yes	Yes	7/18/2025	K. Holeman
Total Number Complete		14/14		100%
Total Number Incomplete		0/14		0%

Annual Reexaminations [SEMAP: Indicator #9]

HUD Guidance: [24 CFR 982.516]

The PHA completes a reexamination for each participant family at least every 12 months.[i]

Annual Reexamination Indicators:

A. **Tenant Rent Calculations** [SEMAP: Indicator #10]

HUD Guidance: [24 CFR 982, Subpart K]

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program.

B. **Determination of Adjusted Income** [SEMAP: Indicator #3]

HUD Guidance: [24 CFR part 5, subpart F and 24 CFR 982.516]

The PHA's quality control sample of tenant files will show at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available.; used the verification information in determining adjusted income; properly attributed allowances for expenses; and where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowance for the unit leased, in determining gross rent.

Random Sampling Methodology- A random sample of files are selected based on the number of annual reexaminations that were completed between July 1, 2024 and April 1, 2025.

SEMAP REPORT		1)Requet for Tenancy Apprval	2)Rent Reasonableness	3)HAP Contract	4)Lease Agreement	5)50058 Family Report	6) 91067 VAWA Tenancy Addendum	7)Family Statement of Responsibility	8)HQS Inspetion Checklist	9)HQS Compliance	10)Rent Calculation	11)Income Verification	12) Household Member Verification (if applicable)	13)Original Application	Score
#	Tenant ID														
1	8-8278	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	Complete	Complete	12/13 = 92%
2	8-1860	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	12/13 = 92%
3	8-6999	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	13/13=100%
4	8-5555	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	12/13=92%
5	8-2050	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	12/13=92%
6	8-3524	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	13/13=100%
7	8-0580	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	12/13=92%
8	8-5093	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	12/13=92%
9	8-0765	Complete	Complete	Complete	Complete	Complete	Not Completed	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	11/13=85%
10	8-5259	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	Not Found in File	11/13=85%
11	8-5397	Complete	Complete	Complete	Complete	Complete	Not Completed	Complete	Complete	Complete	Complete	Complete	Complete	Complete	12/13=92%
12	8-2031	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	13/13=100%
13	8-9288	Complete	Complete	Complete	Complete	Complete	Not Completed	Complete	Complete	Complete	Complete	Complete	Complete	Complete	12/13=92%
14	8-3147	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	13/13=100%
15	8-1859	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	13/13=100%
16	8-0672	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	Complete	12/13=92%
17	8-1002	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	13/13=100%
18	8-2114	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	13/13=100%
19	8-1105	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	13/13=100%
20	8-5323	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	13/13=100%
21	8-2756	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Not Found in File	12/13=92%
22	8-9849	Complete	Complete	Complete	Complete	Complete	Not Completed	Complete	Complete	Complete	Complete	Complete	Complete	Complete	12/13=92%

Payment Standard [SEMAP: Indicator #8]

HUD Guidance [24 CFR 982.503]

The PHA has adopted payment standards schedule in accordance with 982.503

	FMR (CY25)	110%	Payment Standard
0 Bedroom	707	777	777.70
1 Bedroom	831	914	914.10
2 Bedroom	1025	1127	1127.50
3 Bedroom	1336	1469	1469.60
4 Bedroom	1578	1735	1735.80

SUMMARY OF SELF-ASSESSMENT

Indicator 1. SELECTION FROM THE WAITING LIST

This indicator measures whether the Public Housing Agency (PHA) has written policies in its S8 Administrative Plan for selecting applicants from the waiting list and follows those policies. To receive a maximum of 15 points, HACLA must have supporting documentation in at least 98% of the audited cases.

DHC has the required policies in its S8 Administrative Plan for selecting applicants from the waiting list. All applicant draw-downs met audited standards. HACLA is eligible to receive 15 points for this indicator.

TOTAL POSSIBLE POINTS: 15 **PROJECTED POINTS: 15**

Indicator 2. REASONABLE RENT

This indicator measures whether the PHA has a reasonable written methodology to determine and document that each leased unit has a reasonable rent. To receive 20 points, DHC must provide supporting documentation in 98% of audited cases. To receive 15 points, the agency must provide supporting documentation in 80% to 97% of audited cases. Performance below 80% receives 0 points.

DHC has implemented a written method to determine and document rent reasonableness. Our SEMAP audit found 100% of the units met the criteria. DHC is eligible to receive 20 points for this indicator.

TOTAL POSSIBLE POINTS: 20 **PROJECTED POINTS: 20**

Indicator 3. DETERMINATION OF ADJUSTED INCOME (DAI)

This indicator measures whether, at the time of admission and annual reexamination, the PHA verifies and correctly determines annual adjusted income and, as applicable, uses the correct utility allowance. To receive a score of 20 points, 90% to 100% of the files audited must contain third party verification or an explanation of why it is unavailable, accurately calculate adjusted annual income, accurately calculate allowances and deductions, and accurately assign utility allowances. To receive 15 points, DHC accuracy rate must fall between 80% and 89%. An accuracy rate below 80% earns zero points.

Internal audit results on 600+ files sampled show that at the time of admission and annual reexamination DHC staff performed all of the above four functions accurately for 100% of the households. HACLA is eligible to receive 20 points for this indicator.

TOTAL POSSIBLE POINTS: 20 **PROJECTED POINTS: 20**

Indicator 4. UTILITY ALLOWANCE SCHEDULE

This indicator measures whether the PHA maintains an up-to-date utility allowance. A total of 5 points are available for this indicator.

The utility allowance schedule was reviewed during 2024 and appropriate adjustments have been made effective December 1, 2024. HACLA is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5 **PROJECTED POINTS: 5**

Indicator 5. HOUSING QUALITY STANDARDS (HQS) QUALITY CONTROL INSPECTIONS

This indicator measures whether the PHA's supervisor, other certified staff member, re-inspect a sample of units under contract during the fiscal year. A total of 5 points are available for this indicator.

SEMAP requires DHC to conduct HQS QC inspections of a minimum of 414 units under contract. The re-inspected sample must be drawn from recently completed HQS inspections (i.e., performed during the 3 months preceding re-inspection) and it is to be drawn to represent a cross section of neighborhoods and the work of a cross section of inspectors. HQS Inspector(s) conducted 21 quality control inspections for Calendar Year 2025. DHC is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5 **PROJECTED POINTS: 5**

Indicator 6. <u>HQS ENFORCEMENT</u>

This indicator measures whether the PHA followed up on those units failing to meet HQS standards at the time of annual inspection, and abated the payment to the owner or canceled the contract where deficiencies were not corrected in a timely manner.

In order to obtain 10 points for this indicator any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, for at least 98 percent of cases sampled, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension.

The audit sample indicates that HACLA abated payments or cancelled the HAP contract within the required time frame 100% of the time. DHC is eligible to receive 6 points for this indicator.

TOTAL POSSIBLE POINTS: 10 **PROJECTED POINTS: 6**

Indicator 7. <u>EXPANDING HOUSING OPPORTUNITIES</u>

This indicator measures whether the PHA has a written policy in its Section 8 Administrative Plan to encourage participation by owners of units outside areas of poverty or minority concentration; informs voucher and certificate holders of the full range of areas where they may lease units; and provides other information and assistance. DHC is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5 **PROJECTED POINTS: 5**

Indicator 8. <u>FAIR MARKET RENT (FMR) LIMIT AND PAYMENT STANDARDS</u>

This indicator measures whether a PHA has adopted payment standards by unit size for each FMR area in the PHA jurisdiction that do not exceed 110% of the current applicable FMR and are not less than 90% of the published FMR (unless a higher or lower payment standard has been approved by HUD).

During Calendar Year 2025, DHC payment standards were within the required range. Per PIH Notice 2023-29 issued October 12, 2023, HUD approved an expedited waiver request for Section 8 to set the Voucher Payment Standard (VPS) at 120% of the published FY2024 Final Fair Market Rents (FMR). The payment standard waiver expired December 31, 2024. DHC is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5 **PROJECTED POINTS: 5**

Indicator 9. <u>ANNUAL REEXAMINATIONS</u>

This indicator measures whether the PHA completed a reexamination for each participating family at least every 12 months. In order to obtain 10 points for this indicator, fewer than 5% of all PHA reexaminations may be more than two months overdue. In order to obtain 5 points for this indicator, 5% to 10% of all PHA reexaminations may be more than two months overdue.

DHC is eligible to receive 10 points for this indicator.

TOTAL POSSIBLE POINTS: 10 **PROJECTED POINTS: 10**

Indicator 10. <u>CORRECT TENANT RENT CALCULATIONS</u>

This indicator measures whether the PHA correctly calculates the tenant rent in the certificate program and the family's share of rent in the voucher program. A minimum of 98% accuracy in rent calculations is required to obtain the maximum of 5 points.

DHC is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5 **PROJECTED POINTS: 5**

Indicator 11. <u>PRE-CONTRACT HOUSING QUALITY STANDARDS (HQS INSPECTIONS)</u>

This indicator measures whether newly leased units pass HQS inspections on or before the beginning date of the assisted lease and HAP contract. A minimum of 98% is required for maximum of 5 points.

DHC is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 5 **PROJECTED POINTS: 5**

Indicator 12. <u>CONTINUING HOUSING QUALITY STANDARDS (HQS) INSPECTIONS</u>

This indicator measures whether the PHA inspects each unit under contract at least biennially. In order to obtain 10 points for this indicator, less than 5% of all PHA HQS inspections may be overdue. In order to obtain 5 points for this indicator, 5% to 10% of all PHA HQS inspections may be overdue.

DHC is eligible to receive 5 points for this indicator.

TOTAL POSSIBLE POINTS: 10 **PROJECTED POINTS: 5**

Indicator 13. LEASE-UP

This indicator measures whether the PHA enters into HAP contracts for the full number of units allocated or utilizes its full budget authority for the given time period. A 98% rate of lease-up or use of budget authority is required for 20 points; 95% - 97% is required for 15 points; less than 95% equals 0 points.

DHC has expended 97.5% of its budgeted authority as of June 30, 2025. DHC is eligible to receive 20 points for this indicator.

TOTAL POSSIBLE POINTS: 20 **PROJECTED POINTS: 20**

Indicator 14. FAMILY SELF-SUFFICIENCY (FSS) ENROLLMENT AND ESCROW ACCOUNTS

The Family Self-Sufficiency (FSS) indicator consists of two components which show (1) whether the PHA has enrolled families in the FSS program as required and, (2) the extent to which the PHA has supported FSS by measuring the percentage of enrolled FSS participants with progress report and escrow account balances. HUD verifies this indicator directly through MTCS.

Indicators 14 (a) and 14 (b) are calculated for a potential 10 points available.

THIS INDICATOR IS NOT APPLICABLE TO DHC

Indicator 14(a). FSS Enrollment..

THIS INDICATOR IS NOT APPLICABLE TO DHC

Indicator 14(b). FSS Escrow Accounts. This part of the indicator
THIS INDICATOR IS NOT APPLICABLE TO DHC

Indicator (15). DECONCENTRATION BONUS - DHC DID NOT SUBMIT FOR BONUS

To receive bonus points on this indicator, HACLA must either:

A. Document that the percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last completed Fiscal Year (FY) is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last completed PHA FY; or

B. Document that the percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two completed FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last completed PHA FY;

C. Document that half or more of all Section 8 families with children assisted by the PHA in its principal operating area at the end of the last completed PHA FY reside in low poverty census tracts.

Under the Housing Choice Voucher program, a Housing Authority may receive deconcentration bonus points under the Section Eight Management Assessment Program (SEMAP) if the Housing Authority submits deconcentration data in a HUD-prescribed format, and HUD verifies that the Housing Authority met the requirements for the bonus. For any Housing Authority participating in the Community Choice Demonstration (CCD), HUD is waiving 24 CFR 985.3(h), which governs the deconcentration bonus points. Instead, HUD is providing that such a PHA shall receive deconcentration bonus points for the first year after full implementation of the demonstration and for the rest of the years the PHA participates in the CCD program. HACLA is eligible for the deconcentration bonus points for its participation. As of January 2025, 118 families with children were randomly selected to receive Comprehensive Mobility Related Services to move to high opportunity areas.

TOTAL POSSIBLE (BONUS) POINTS: 5 **PROJECTED POINTS: N/A**

DAVENPORT HOUSING COMMISSION

SECTION 8 MANAGEMENT ASSESSMENT PROGRAM

As of June 30, 2025

INDICATORS	TOTAL Possible Points	FY 2025 Projected Points
1. Selection from Waiting List	15	13
2. Reasonable Rent	20	20
3. Determination of Adjusted Income	20	20
4. Utility Allowance Schedule	5	5
5. HQS Quality Control Inspections	5	5
6. HQS Enforcement	10	6
7. Expanding Housing Opportunities	5	5
8. FMR Limit and Payment Standards	5	5
9. Annual Reexaminations	10	10
10. Correct Tenant Rent Calculations	5	4
11. Pre-contract HQS Inspections	5	5
12. Continuing HQS Inspection	10	10
13. Lease-up	20	20
14. Family Self-Sufficiency Enrollment and Escrow Accounts Success Rate	N/A	N/A
Deconcentration Bonus (bonus)*	N/A	0
Total Points	145	128
Projected Score		88.2%

(*) Deconcentration Bonus is not a required indicator

Scores for indicators 9 – 12 and 14 are as of June 30,2025 as reported by HUD MTCS SEMAP and detail reports.

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Davenport Housing Commission	06/30/2025	08/30/2025

Check here if the PHA expends less than $300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than $300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than $300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))
(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☑ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☐ No ☑

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)
(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☑ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☑ **At least 98% of units sampled** ☐ **80 to 97% of units sampled** ☐ **Less than 80% of units sampled**

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)
The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☑ **At least 90% of files sampled** ☐ **80 to 89% of files sampled** ☐ **Less than 80% of files sampled**

4. Utility Allowance Schedule. (24 CFR 982.517)
The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained 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.
PHA Response Yes ☑ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))
A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☑ No ☐

6. HQS Enforcement. (24 CFR 982.404)
The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):
PHA Response ☐ **At least 98% of cases sampled** ☑ **Less than 98% of cases sampled**

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.
Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response **Yes** ☑ **No** ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response **Yes** ☑ **No** ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response **Yes** ☑ **No** ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response **Yes** ☑ **No** ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response **Yes** ☑ **No** ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response **Yes** ☐ **No** ☑

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response **Yes** ☑ **No** ☐

Enter current FMRs and payment standards (PS)

0-BR FMR	1-BR FMR	2-BR FMR	3-BR FMR	4-BR FMR
707	831	1025	1336	1578
PS 777.70	PS 914.10	PS 1127.50	PS 1469.60	PS 1735.80

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response **Yes** ☑ **No** ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response **Yes** ☑ **No** ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response **Yes** ☑ **No** ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response **Yes** ☑ **No** ☐

13. Lease-Up. 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.

PHA Response **Yes** ☑ **No** ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)
Applies only to PHAs required to administer an FSS program.
Check here if not applicable ☑

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.) ☐

or, Number of mandatory FSS slots under HUD-approved exception ☐

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program .
Check here if not applicable ✓

PHA Response **Yes** ☐ **No** ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response **Yes** ☐ **No** ☐ **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature ______________________

Chairperson, Board of Commissioners, signature ______________________

Date (mm/dd/yyyy) ______________________

Date (mm/dd/yyyy) ______________________

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

RESOLUTION NO.____________________

RESOLUTION APPROVING DAVENPORT HOUSING COMMISSION

SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING JUNE 30, 2025.

WHEREAS, on October 13, 1998, the U.S. Department of Housing and Urban Development (HUD) published a final rule adopting the Section 8 Management Assessment Program (SEMAP);

WHEREAS, SEMAP has established 14 indicators to measure public housing agency (PHA) management performance;

WHEREAS, the 14 SEMAP Indicators are:

1. Selection from the Waiting List
2. Reasonable Rent
3. Determination of Adjusted Income
4. Utility Allowance Schedule
5. Housing Quality Standards (HQS) quality control inspection
6. HQS enforcement
7. Expanding housing opportunities;
8. Fair market rent limit and payment standards
9. Annual reexaminations
10. Correct tenant rent calculations
11. Pre-contract HQS inspections
12. Continuing HQS inspections
13. Lease-up
14. Family Self-Sufficiency enrollment and escrow account

WHEREAS, The Davenport Housing Commission has completed the SEMAP Certification for fiscal year ending June 30,2025, for electronic submission to HUD by the submission deadline of Aug 31, 2025; and

WHEREAS, Davenport Housing Commission projects a score of 128 points out of a possible 145 points, which equates to 88%, and a "High Performer" designation.

NOW, THEREFORE, BE IT RESOLVED that the Davenport Housing Commission, who provides oversight for the Housing Choice Voucher

Program, approves the Section 8 Management Assessment Program (SEMAP) 2025 certification for submission to the U.S. Department of Housing and Urban Development (HUD) and authorizes the Housing Programs Manager to submit the certification electronically by August 31, 2025.

BE IT FURTHER RESOLVED on August 25, 2025 that this Resolution shall take effect immediately.

APPROVED AS TO FORM

By: ______________________________

Matt Wissing, Housing Commission

By: ______________________________

Yolanda Roberts, Co-Chair