



U.S. Department of Housing and Urban Development

St. Louis Field Office
Robert A. Young Federal Building
1222 Spruce Street – Room 3.203
St. Louis, Missouri 63103-2836

December 11, 2018

VIA ELECTRONIC MAIL

Ms. Jill Lombardo
Executive Director
Franklin County Public Housing Agency
2 Merchant Drive
Hillsboro, MO 63050
JLombardo@jfcac.org

Re: SEMAP

Dear Ms. Lombardo,

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Franklin County Housing Agency. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables the Department of Housing and Urban Development (HUD) to better manage the Section 8 tenant-based program by identifying Public Housing Agency's (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 Housing Authority's final SEMAP score for the fiscal year ended September 30, 2017 is **86 percent**. The following are your scores on each indicator:

| Indicator # | Indicator | Points |
|-------------|----------------------------------|------------|
| 1 | Selection from Waiting List | 15 |
| 2 | Reasonable Rent | 15 |
| 3 | Determination of Adjusted Income | 20 |
| 4 | Utility Allowance Schedule | 5 |
| 5 | HQS Quality Control | 5 |
| 6 | HQS Enforcement | 10 |
| 7 | Expanding Housing Opportunities | 5 |
| 8 | Payment Standards | 5 |
| 9 | Timely Annual Reexaminations | 10 |
| 10 | Correct Tenant Rent Calculations | 5 |
| 11 | Pre-Contract HQS Inspections | 5 |
| 12 | Annual HQS Inspections | 10 |
| 13 | Lease-Up | 10 |
| 14 | Family Self-Sufficiency | N/A |
| 15 | Deconcentration Bonus | 5 |
| | TOTAL SCORE | 86% |

Your overall performance rating is **Standard**.

We have recorded that your PHA has been rated zero on the following performance indicators:

| Indicator # | Indicator | Points |
|-------------|-----------|--------|
| 13 | Lease Up | 0 |

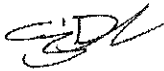
Please take the necessary corrective action to ensure compliance with program rules. For each zero rating, you must send HUD a written report describing the corrective action taken within 45 calendar days of the date of this letter or HUD may require a written corrective action plan.

Should you have any questions or require any additional assistance, please contact Marcella Starck, Portfolio Management Specialist at 314-418-5292 or via email at Marcella.D.Starck@hud.gov.

Thank you for your cooperation with the SEMAP process.

Sincerely,

12/11/2018

X 

Craig Dobson
Director, Office of Public Housing
Signed by: CRAIG DOBSON