



AGENDA STAFF REPORT

Control: 26001363

MEETING DATE: 08/11/2026
LEGAL ENTITY TAKING ACTION: Orange County Housing Authority
BOARD OF SUPERVISORS DISTRICT(S): All Districts
SUBMITTING AGENCY/DEPARTMENT: OC Community Resources
DEPARTMENT CONTACT PERSON(S): Dylan Wright, 714-480-2788
Julia Bidwell, 714-480-2991

SUBJECT: Annual Section Eight Management Assessment Program Certification FY 2025-26

CEO CONCUR

Concur

COUNTY COUNSEL REVIEW

Approve agreement to form

CLERK OF THE BOARD

CONSENT CALENDAR

3 Votes Board Majority

Budgeted: N/A

Current Year Cost: N/A

Annual Cost: N/A

Staffing Impact: No

Sole Source: No

Current Fiscal Year

Funding Source: See Financial Impact

County Audit in Last 3

Revenue: N/A

Section

years: No

Levine Act Review

Completed? N/A

Prior Board Action: 8/26/25, #5

RECOMMENDED ACTION(S):

1. Authorize the Executive Director of the Orange County Housing Authority or designee to sign the Section Eight Management Assessment Program Certification as required by the U.S. Department of Housing and Urban Development.
2. Authorize the Chairperson of the Board of Commissioners of the Orange County Housing Authority to sign the Section Eight Management Assessment Program Certification for submittal to the U.S. Department of Housing and Urban Development Department by the required deadline of August 29, 2026.

SUMMARY:

Authorizing the Orange County Housing Authority to submit its annual Section Eight Management Assessment Program Certification supports compliance with the U.S. Department of Housing and Urban Development mandates for monitoring key performance indicators of the Section Eight Housing Choice Voucher Program.

BACKGROUND INFORMATION:

The Section 8 Housing Choice Voucher Program (HCV) provides tenant-based rental assistance to low-income families, elderly and disabled households to obtain and maintain safe housing in the private rental market at reasonable costs. The program is federally funded by the U.S. Department of Housing and Urban Development (HUD) and is administered locally by the Orange County Housing Authority (OCHA), which serves more than 12,000 households monthly across 31 cities in Orange County.

HUD requires Public Housing Agencies (PHA) to complete the Section Eight Management Assessment Program (SEMAP) Certification annually. SEMAP evaluates OCHA's performance in administering the HCV Program.

The SEMAP evaluates performance across the following 14 performance indicators and one bonus indicator, measuring compliance with federal regulations, program utilization, management effectiveness, and quality control. (Attachment C).

INDICATOR	DESCRIPTION	OCHA*	HUD**
Indicator 1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	X	
Indicator 2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	X	
Indicator 3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	X	
Indicator 4	Utility Allowance Schedule (24 CFR 982.517)	X	
Indicator 5	HQS Quality Control (24 CFR 982.405(b))	X	
Indicator 6	HQS Enforcement (24 CFR 982.404)	X	
Indicator 7	Expanding Housing Opportunities	X	
Indicator 8	Payment Standards (24 CFR 982.503)	X	
Indicator 9	Timely Annual Reexaminations (24 CFR 5.617)		X
Indicator 10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)		X
Indicator 11	Pre-Contract HQS Inspections (24 CFR 982.305)		X
Indicator 12	Annual HQS Inspections (24 CFR 982.405(a))		X
Indicator 13	Lease-Up		X
Indicator 14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)		X
Indicator 15	Deconcentration Bonus	X	

**Nine indicators require a self-assessment audit subject to confirmation by HUD.

**Six SEMAP indicators are generated from computer data that OCHA transmits to HUD monthly.

SEMAP Scoring and Performance Ratings

PHA's overall SEMAP scores are determined by dividing the total points earned by the maximum possible score of 145, then rounding to the nearest percent. Based on this score, PHAs are assigned one of three performance ratings:

High Performer: 90 percent or above

Standard Performer: Between 60 percent and 89 percent

Troubled Performer: Below 60 percent

Based on OCHA’s review of reports and sampled client files to prepare estimated indicator ratings for the fiscal year ending June 30, 2026, OCHA anticipates achieving a SEMAP score sufficient to qualify for a “high performer” PHA rating.

Impact of Ratings

High Performers may receive national recognition and receive a competitive edge in obtaining future funding. In contrast, Troubled Performers are subject to increased HUD oversight, including mandatory on-site reviews and the requirement to develop and implement corrective action plans.

On August 26, 2025, the Board of Supervisors (Board) authorized the OCHA to sign and submit the annual SEMAP Certification for FY 2025. The OCHA received a SEMAP score of 150, earning the OCHA a “High Performing” Public Housing Agency rating (Attachment B).

OCHA is requesting the Board to authorize the Executive Director of the OCHA or designee to sign the SEMAP Certification as required by HUD.

OCHA also requests the Board to authorize the Chairperson of the Board of Commissioners of the Orange County Housing Authority to sign the SEMAP Certification for submittal to HUD by the required deadline of August 29, 2026.

FINANCIAL IMPACT:

There is no financial impact associated with this action. The SEMAP Certification is a federally required administrative reporting process and does not result in any cost or revenue to the County or the Orange County Housing Authority.

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A -Section eight Management Assessment Program Certification for FY2025-26

Attachment B - FY 2024-25 SEMAP Score

Attachment C - SEMAP Performance Indicators - HUD Regulations