



**U.S. Department of Housing and Urban Development**

Michigan State Office  
Office of Public Housing  
Patrick V. McNamara Federal Building  
477 Michigan Avenue  
Detroit, MI 48226-2592  
Tel. (313) 226-7900

10/28/2022

Laurie Ingram  
Executive Director  
Jackson Housing Commission  
301 Steward Avenue  
Jackson, MI 49201

Dear Ms. Ingram:

**SUBJECT: CORRECTION TO LETTER ISSUED 6/9/2022**  
SEMAP Standard Performer Score Notification FYE 03/31/2022

The purpose of this letter is to notify you of your Section 8 Management Assessment Program (SEMAP) score. Based on the SEMAP certification you submitted for FYE 03/31/2022, the Michigan HUD Field Office of Public Housing has determined that the Jackson Housing Commission overall SEMAP score is 86%. This score is based on scores for each indicator rated during the assessed fiscal year and the total points after weighing each indicator. PHAs scoring less than 90 percent but not less than 60 percent are designated standard performers. As a result of the Commission’s score, it is hereby designated a STANDARD PERFORMER.

Your overall SEMAP score is comprised of scores assigned to each of 15 SEMAP indicators listed below. In cases where an agency is small and expends less than \$300,00 in federal funds, SEMAP Indicator Nos. 1 - 7 will not be rated. Indicator No. 14 - Family Self-Sufficiency will be scored only for PHAs receiving an award of Section 8 units between 1991 and 1998, excluding any units awarded for preservation developments. SEMAP Indicator No. 15 – De-concentration Bonus is mandatory for any PHA in metropolitan areas using payment standards that exceed 100 percent of the published FMR set at the 50<sup>th</sup> percentile.

INDICATOR	TITLE	MAXIMUM RATING	CONFIRMED RATING
No. 1	Selection from Waiting List	15	15
No. 2	Rent Reasonableness	20	20
No. 3	Determination of Adjusted Income	20	20
No. 4	Utility Allowance	5	5
No. 5	HQS Quality Control	5	5
No. 6	HQS Enforcement	10	10
No. 7	Expanding Housing Opportunities	5	5
No. 8	Payment Standards	5	5
No. 9	Timely Annual Reexaminations	10	10

No. 10	Correct Tenant Rent Calculations	5	5
No. 11	Pre-contract HQS	5	5
No. 12	Continuing HQS Inspections	10	0
No. 13	Lease-Up	20	20
No. 14	Family Self-Sufficiency	10	0
No. 15	Deconcentration Bonus	5	N/A

The Housing Commission may appeal its overall rating by providing justification for the appeal. To assure that the rating receives a fair review, we recommend that the Commission provide documentation supporting that the Commission has complied with required SEMAP standards during the assessed fiscal year. This letter serves as your final notification letter unless the Housing Commission chooses to file an appeal.

The Housing Commission must send this office a written report describing correction of any of deficiencies which resulted in a '0' rating for the above indicator(s) within 45 days of the date of this letter. If no response is received within 45 days, or the corrective action does not demonstrate that the deficiency has been corrected, you will be required to submit a corrective action plan in accordance with 24CFR 985.106(c).

If you have any questions, please contact Zena Farah, Portfolio Management Specialist, at (313) 234 - 7371 or via email at [Zena.M.Farah@hud.gov](mailto:Zena.M.Farah@hud.gov).

Sincerely,

Douglas C. Gordon  
 Director  
 Detroit HUD Field Office of Public Housing

Cc: Michelle Woods  
 Board Chair  
[michelle.woods29@yahoo.com](mailto:michelle.woods29@yahoo.com)