



U.S. Department of Housing and Urban Development
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 Office of Public Housing
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JAN 24 2020

Mr. Henry Alvarez
 Executive Director
 Housing Authority of the
 City of New Braunfels
 300 Laurel Lane
 New Braunfels, TX 78103

Dear Mr. Alvarez:

**SUBJECT: SEMAP Certification Final Score
 New Braunfels Housing Authority**

Thank you for completion of the Section 8 Management Assessment Program (SEMAP) certification for the **New Braunfels Housing Authority**. We appreciate the time and attention that you have given to the SEMAP assessment process. The SEMAP enables HUD to better manage the Section 8 Housing Choice Voucher Tenant-Based Assistance Program by identifying the Division’s capabilities and deficiencies as they relate to the program’s administration. As a result, HUD will be able to provide more effective program assistance to the Division.

New Braunfels Housing Authority’s final SEMAP score for the fiscal year ending on September 30, 2019 is 100 percent. The following are the Authority’s individual performance indicator scores:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities	5
Indicator	8	Payment Standards (24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator	15	Deconcentration Bonus	0

The Division’s overall SEMAP Performance Rating is **high**.

We encourage you to closely monitor your SEMAP performance throughout the year. As a part of these efforts, please ensure that your IMS/PIC data is accurate to ensure that you receive full credit on future ratings.

If you have any questions or require additional information, please contact Ms. Brenner Dee Stiles, Portfolio Management Specialist, at Brenner.d.Stiles@hud.gov or (210) 475-6830.

Sincerely,

for Joseph A. Uriedo

David Pohler
Director
Office of Public Housing

cc:

Mr. Jeffery Jewell, Board Chairperson
Honorable Jerry Major, Mayor