



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Public Housing

Cleveland Office, Region V – Upper Midwest Region

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October 17, 2023

Ms. Peggy Rice
Executive Director
Portsmouth Metropolitan Housing Authority
410 Court Street
Portsmouth, Ohio 45662

Dear Ms. Rice:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) Certification for the Portsmouth Metropolitan Housing Authority. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying 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 Portsmouth Metropolitan Housing Authority’s final SEMAP score for the fiscal year ending 6/30/2023 is 120. Please note, HUD has amended the existing regulation as outlined in the Federal Register dated May 21, 2012 entitled “Revision to the SEMAP Lease-up Indicator” to reflect the assessment of a PHA’s leasing indicator based on calendar year rather than fiscal year. Therefore, Indicator 13 is being measured by the latest calendar year, which is 2022.

The following are your scores on each indicator:

Indicator 1	Selection from the Waiting List (24 CFR 982.64(d)(1) and 882.204(a))	15
Indicator 2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	15
Indicator 3	Determination of Adjusted Income (24 CFR part 5, subpart F and 982.516)	15
Indicator 4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator 5	HQS Quality Control Inspections (24 CFR 982.405(b))	5
Indicator 6	HQS Enforcement (24 CFR 982.404)	10
Indicator 7	Expanding Housing Opportunities (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(5) and (b)(13))	NA

Indicator 8 Payment Standards (24 CFR 982.503)	5
Indicator 9 Annual Reraminations (24 CFR 982.516)	10
Indicator 10 Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator 11 Precontract HQS Inspections (24 CFR 982.305)	5
Indicator 12 Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator 13 Lease-Up	30
Indicator 14 Family-Self-Sufficiency (24 CFR 984.105)	NA

The Portsmouth Metropolitan Housing Authority has earned 92% of the 130 point potential. Your overall performance rating is **High Performer**.

If you have any questions please contact Gordon Black, Portfolio Management Specialist at (216) 522-4058 or via email at GORDON.BLACK@hud.gov

Sincerely,

Susan M. Zanghi
 Division Director
 Cleveland Office of Public Housing

Sincerely,

Brian D. Murray, Director
Office of Public and Indian Housing
Cleveland Field Office