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ANSWERS TO

SEMAP  
SELF-ASSESSMENT  
QUIZ



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## ANSWERS TO SEMAP SELF-ASSESSMENT QUIZ

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*Instructions: Select the correct answer to each question.*

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| <ol style="list-style-type: none"><li>1. In order to be a high performer under SEMAP, a PHA must score.<ol style="list-style-type: none"><li>a. 85% or more of possible points</li><li>b. 90% or more of possible points *</li><li>c. 95% or more of possible points</li></ol></li><li>2. HUD performed a confirmatory review and removed points from the PHA's SEMAP score. The PHA wishes to appeal. If the PHA wins its appeal, its points earned will increase from 65% to 75%. May the PHA appeal?<ol style="list-style-type: none"><li>a. Yes</li><li>b. No *</li></ol></li><li>3. If a PHA receives a zero rating on an indicator, the PHA:<ol style="list-style-type: none"><li>a. Must report to HUD how they corrected the deficiency within 45 days *</li><li>b. Is now troubled</li><li>c. Will be placed on an agency Corrective Action Plan</li><li>d. Will lose administrative fees</li></ol></li><li>4. Which two indicators share the same universe?<ol style="list-style-type: none"><li>a. Selection from the Waiting List/Rent Reasonableness</li><li>b. Rent Reasonableness/Determination of Adjusted Income *</li><li>c. Determination of Adjusted Income/Correct Tenant Rent</li><li>d. HQS Enforcement/HQS Pre-Contract Inspections</li></ol></li></ol> | <ol style="list-style-type: none"><li>5. Which family(s) qualify for the working family preference?<ol style="list-style-type: none"><li>a. Head of household (62, not disabled); spouse (61, not disabled), neither work</li><li>b. Head of household (62, not disabled); spouse (61, disabled), neither work</li><li>c. Head of household (49, disabled), does not work</li><li>d. All of the above</li><li>e. Both b and c *</li></ol></li><li>6. A family consists of a 42 year old head and his 15 year old disabled son. This family qualifies for the PHA's disability preference.<ol style="list-style-type: none"><li>a. True *</li><li>b. False</li></ol></li><li>7. The minimum number of files to review for Indicator 1: Selection from the Waiting List is based on:<ol style="list-style-type: none"><li>a. The number of assisted families during the PHA's fiscal year</li><li>b. The number units under contract during the PHA's fiscal year</li><li>c. The number of families selected from the waiting list during the PHA's fiscal year</li><li>d. The number of families admitted to the PHA's program during the PHA's fiscal year *</li></ol></li></ol> |
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| <p>8. Indicator 1: Selection from the Waiting List requires two audits to be conducted. One is conducted from families selected from the waiting list (regardless of whether or not the family was admitted to the program), and one from families admitted to the program. When reviewing family files from families admitted to the program, the PHA is confirming that these families were properly admitted.</p> <ul style="list-style-type: none"><li>a. True</li><li>b. False *</li></ul> <p>9. When reviewing for Indicator 3: Determination of Adjusted Income, the reviewer finds no consent/Authorization for Release forms in file. This file fails the indicator.</p> <ul style="list-style-type: none"><li>a. True *</li><li>b. False</li></ul> <p>10. When reviewing for Indicator 3: Determination of Adjusted Income, the reviewer finds in file: EIV records, paystubs, a third-party verification form from the employer, and the family declaration. There are no notes in file. The employment income was calculated based on wages as shown in EIV. This file passes the indicator.</p> <ul style="list-style-type: none"><li>a. True</li><li>b. False *</li></ul> <p>11. When reviewing for Indicator 3: Determination of Adjusted Income, the reviewer finds in file: EIV records, paystubs, a third-party verification form from the employer, and the family declaration. There are no notes in file. The employment income was calculated based on the third-party verification form from the employer. This file passes the indicator.</p> <ul style="list-style-type: none"><li>a. True</li><li>b. False *</li></ul> | <p>12. When reviewing for the Indicator 4: Utility Allowance indicator, the reviewer sees that only electricity rates increased by more than 10%. All other rates increased by approximately 5%. Although the PHA increased all rates last year to match the then current rates, this year, the PHA only increased the electricity rates to the current rate. This fails the indicator.</p> <ul style="list-style-type: none"><li>a. True</li><li>b. False *</li></ul> <p>13. When reviewing Indicator 6: HQS Enforcement, the reviewer finds that a unit under contract failed HQS on 2/24 (non-emergency fail, owner responsibility). PHA policy stated the PHA will reinspect one month later, and if the unit fails again, HAP will be abated the first of the month after the failed reinspection. On 3/24, the unit did fail the reinspection. The unit did pass an owner-requested reinspection on 3/26. The PHA did not abate HAP. This case passes the indicator.</p> <ul style="list-style-type: none"><li>a. True *</li><li>b. False</li></ul> <p>14. Only 98% of files must pass the review for the PHA to receive points under Indicator 6: HQS Enforcement.</p> <ul style="list-style-type: none"><li>a. True</li><li>b. False *</li></ul> <p>15. A PHA sets its payment standards at 110% of FMR: \$1,021.66. The PHA rounds to \$1,022. This is within the basic range.</p> <ul style="list-style-type: none"><li>a. True</li><li>b. False *</li></ul> <p>16. To receive the maximum 20 points possible under Indicator 13: Lease-up Indicator, a PHA must utilize at least 98% of allocated vouchers and expend at least 98% of Annual Budget Authority (ABA).</p> <ul style="list-style-type: none"><li>a. True</li><li>b. False *</li></ul> |
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| <p>17. An FSS participant has \$0 in his FSS escrow account as the PHA distributed all funds to enable him to buy tools to accept a new job. This family counts as a positive escrow balance under the Indicator 14: FSS indicator.</p> <ul style="list-style-type: none"><li>a. True *</li><li>b. False</li></ul> <p>18. A PHA conducts all HQS QC inspections within 90 days of its fiscal year end. The PHA conducted more than the minimum required size, from a satisfactory cross section of neighborhoods and inspectors. The PHA passes the Indicator 5: HQS QC.</p> <ul style="list-style-type: none"><li>a. True</li><li>b. False *</li></ul> | <p>19. A PHA scored 125 points out of a possible 145, and then also scores 5 points under the bonus indicator. The PHA now has scored 130 points out of a possible 150.</p> <ul style="list-style-type: none"><li>a. True</li><li>b. False *</li></ul> <p>20. Indicator 7: Expanding Housing Opportunities only applies to PHAs in a Metropolitan Statistical Area (MSA).</p> <ul style="list-style-type: none"><li>a. True *</li><li>b. False</li></ul> |
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