



U.S. Department of Housing and Urban Development  
San Antonio Field Office, Region VI  
Office of Public Housing  
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OCT 24 2016

Mr. Arnold Padilla  
Executive Director  
McAllen Housing Authority  
2301 Jasmine Ave.  
McAllen, TX 78957

Dear Mr. Padilla:

SUBJECT: SEMAP Certification Final Score, FYE 6/30/2016  
McAllen Housing Authority

Thank you for completion of the Section 8 Management Assessment Program (SEMAP) certification for the McAllen 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 Authority'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 Authority.

The McAllen Housing Authority's final SEMAP score for the fiscal year ending on June 30, 2016, 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)	10
Indicator	15	Deconcentration Bonus	0

The Authority'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 Tomas Romero, Facilities Management Specialist, at (210) 475-6834.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

**David G. Pohler**  
Director  
Office of Public Housing

cc:

Mrs. Ronnie Cruz, Board Chair  
Honorable Jim Darling, Mayor