

Attachment: tx037e01
Housing Authority City of Orange
SEMAP Corrective Action Plan

Housing Authority of the City of Orange

516 Burton Avenue P.O. Box 3107 Orange, TX 77631-3107 | Phone: 409.883.5882 | Fax: 409.883.8014 | www.orangeha.com

December 21, 2016

U.S. Department of Housing and Urban Development
ATTN: Lorraine Walls, Director of Public Housing
1301 Fannin, Suite 2200
Houston, TX 77002

RE: Housing Authority of the City of Orange Public Section Eight Management Assessment Program (SEMAP) Corrective Action Plan

Dear Ms. Walls:

The Housing Authority of the City of Orange, Texas (HACO) received the final score for Section Eight Management Assessment Program (SEMAP) for Fiscal Year 2016. HACO received 0 points in the following areas: Reasonable Rent and Pre-Contract HQS Inspections which requires a Corrective Action Plan.

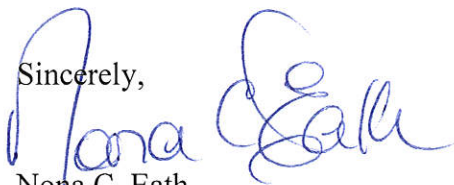
HACO has developed the following plan to address the areas of deficiency outlined in the SEMAP score:

Deficiency #1 – Rent Reasonableness – HACO has contracted with a third-party software vendor - NELROD EZ-Reasonable Rent Determination Software to assist the Housing Counselors to compare rents for non-assisted units. The Housing Authority has added verifying the Rent Reasonableness to the File Screening Process for transactions to ensure the comparables meet all criteria associated with location, size, amenities, etc.

Deficiency #2 – Pre-Contract HQS Inspections– HACO has been conducting ongoing weekly training with staff on how to pull and review PIC reports and make the required 50058 changes prior to the next PIC upload. PIC Training started with staff on November 2, 2016.

If you should have any questions or would like to speak more in-depth about this corrective action plan please feel free to contact me at (409)883-4042 x 306 or ed_ohousing@gt.rr.com.

Sincerely,



Nona C. Eath
Executive Director

CC: Karen B. Knolley, Deputy Executive Director
Charles P. Bunkers, Portfolio Management Specialist