



GHA Fact Sheet Series

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GHA Performance Evaluations

Section 8 Management Assessment Program (SEMAP)

The Section 8 Management Assessment Program (SEMAP) is the tool utilized by the U.S. Department of Housing and Urban Development (HUD) to measure the performance of Public Housing Agencies (PHAs) that administer the housing choice voucher program. Since 2007, the Galveston Housing Authority has continued to operate its Section 8 Housing Choice Voucher Program efficiently and effectively. For fiscal year 2009, HUD designated the **Galveston Housing Authority as a “High Performer”** Public Housing Agency for its ability to accurately and consistently apply the regulations set forth through the Code of Federal Regulations, both financially and administratively.

Public Housing Assessment System (PHAS)

HUD's Real Estate Assessment Center (REAC) effectively and fairly measures the performance of a public housing agency (PHA) using the PHAS. The PHAS is broken down into four components; Management Assessment Subsystem (MASS), Financial Assessment Subsystem (FASS), Physical Assessment Subsystem (PASS), and Resident Assessment Subsystem (RASS).

The Management Assessment Sub-system (MASS) component of PHAS evaluates the management operations of the Low Income Public Housing Program.

The Management Operations Indicator of the PHAS rule measures certain key PHA management operations and responsibilities for the purpose of assessing the PHA's capabilities and performance in these areas. These areas are Vacant Unit Turnaround Time, Expenditure of Capital Funds, Timeliness of Work Orders, Annual Inspection of Units and Systems, Security, and Economic Self-Sufficiency.

PHAs that are designated high performers receive public recognition, relief from specific HUD requirements, and may qualify for bonus funding pursuant to applicable program regulations.