



U. S. Department of Housing and Urban Development

South Carolina Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

September 10, 2024

Mr. Jeremy Erling
Executive Director
North Charleston Housing Authority
6327 Rivers Avenue
North Charleston, SC 29406

Dear Mr. Erling:

Subject: SEMAP Score Fiscal Year End June 30, 2024

We have reviewed your Section Eight Management Assessment Program (SEMAP) certification for the North Charleston Housing Authority for June 30, 2024. As you are aware, 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 Housing Choice Voucher Program. As a result, HUD is able to provide more effective program assistance to PHAs.

The North Charleston Housing Authority's final SEMAP score for the fiscal year ended June 30, 2024, is **83%**. The following are your scores on each indicator:

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)	15
Indicator 3 Determination of Adjusted Income (24 CFR part 5 (F) and 24 CFR 982.516)	0
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	NA

Your overall performance rating is **STANDARD**.

If your PHA has been rated zero on one or more of the performance indicators, or received a score of less than 8 points on Indicator 14, you must correct these deficiencies within 45 calendar days of the date of this letter. You must also provide this office with written notification describing the status of the deficiencies and corrective actions taken. If the items are not corrected and the notification provided within 45 days, HUD may require a formal corrective action plan.

If you have any questions concerning your SEMAP score or the rating process, please contact Fatima Pittman by telephone at 803-253-3422 or via email at Fatima.C.Pittman@hud.gov.

Sincerely,



Bernard R. Dyal
Director
Public Housing Program Center