

RESOLUTION #3425

FYE25 ANNUAL SEMAP CERTIFICATION FORM 52648

WHEREAS, pursuant to 24 CFR Sec 985.101, PHAs administering a Section 8 tenant-based assistance program must submit an annual Section 8 Management Assessment Program (SEMAP) Certification within 60 days after the end of its fiscal year; and

WHEREAS, the information from the housing authority concerns the performance of the housing authority and provides assurance that there is no evidence of serious deficient performance; and

WHEREAS, HUD uses the information and other data to assess housing authority management capabilities and deficiencies, and to assign an overall performance rating to the authority; and

WHEREAS, there are fourteen performance indicators: Selection from the waiting list, Reasonable Rent, Determination of Adjusted Income, Utility Allowance Schedule, HQS Quality Control Inspections, HQS Enforcement, Expanding Housing Opportunities, FMR Limit and Payment Standards, Annual Reexaminations, Correct Tenant Rent Calculations, Pre-Contract HQS Inspections, Annual HQS Inspections, Lease-Up, and Family Self-Sufficiency Enrollment, as well as a Deconcentration Bonus Indicator which shall be assessed individually and then combined by the Real Estate Assessment Center (REAC) into the agency's PHAS score for the purposes of identifying management capabilities and deficiencies; and

WHEREAS, HUD's verification of the accuracy of the information reported shall determine the authority's capacity to administer Section 8 rental assistance within the Federal law and regulations; and

WHEREAS, PHA's can utilize this assessment to conduct internal audits of their operations and correct identified deficiencies. The results of the assessment can be utilized by a PHA's Board of Commissioners and Executive Director, resident organizations, and the community to understand more comprehensively the PHA's operations; and

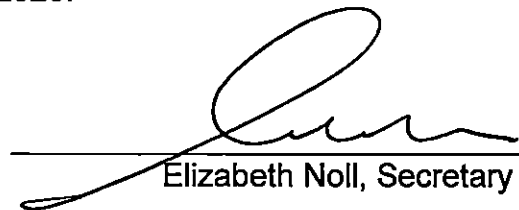
WHEREAS, the assessment will be based on a certification completed by the office of the Executive Director and submitted covering performance for fiscal year ending September 30, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Township of Woodbridge, New Jersey, that the SEMAP Management Certification Form HUD-52648 to the Real Estate Assessment Center covering performance measurements for the fiscal year ended September 30, 2025 was submitted by the Section 8 Administrator on November 6th, 2025, which was before the deadline of **November 29, 2025**.

Motion to adopt Resolution #3425 moved by Commissioner Agarwal and seconded by Commissioner Kenny and upon roll call, the vote was as follows:

ROLL CALL: Agarwal Kenny Mckoy Pires Ravino Perez
AYES: Agarwal Kenny Mckoy Pires Ravino Perez
NAYS: None
Abstain: None
Absent: None

I hereby certify that the above is a true and exact copy of Resolution #3425 adopted by the Board of Commissioners of the Housing Authority of the Township of Woodbridge at their regularly scheduled meeting of November 10, 2025.



Elizabeth Noll, Secretary

Approved as to legal form by
Terrence Corriston, Esq.