



**Agenda for Sheboygan Housing Authority Monthly Board Meeting
to be held on Thursday, July 9, 2026 at 12:00p.m.
at Wasserman Apartment Building, 611 North Water Street, Sheboygan**

(Please silence cell phones)

Commissioner Roll Call:	Present	Absent
Mercy Yang- Board Chair	_____	_____
Kay Hill-Resident Commissioner	_____	_____
John Donovan-Commissioner	_____	_____
Mary Lynne Donohue-Commissioner	_____	_____
Melody Hermann-Secretary/Executive Director	_____	_____

Pledge of Allegiance

1. Call to order time _____
2. Review of minutes from 06/25/2026 (action needed)
3. The **Public Housing Assessment System (PHAS)** Board discussion on PHAS Recovery Plan and improving the PHAS score. (attachments) (action needed on PHAS Recovery plan)



4. SEMAP (Section Eight Management Assessment Program) Overview

The Section Eight Management Assessment Program (SEMAP) is the U.S. Department of Housing and Urban Development's (HUD) performance measurement system for public housing agencies that administer the Housing Choice Voucher (HCV) Program. SEMAP measures key aspects of program administration to ensure compliance with federal regulations and effective program management.

HUD evaluates housing authorities using 14 performance indicators, including:

- Selection of applicants from the waiting list
- Rent reasonableness
- Housing Quality Standards (HQS) inspections
- Income determination and verification
- Payment standards
- Annual reexaminations
- Program utilization
- Quality control of file reviews and inspections

Based on these indicators, HUD assigns one of the following ratings:

- **High Performer:** 90–100 percent
- **Standard Performer:** 60–89 percent
- **Troubled Performer:** Below 60 percent

(attachment) (action needed)

5. Next meeting date August 11, 2026

8. Adjournment Time _____

Persons with disabilities who need accommodation to attend the meeting should contact the City of Sheboygan Housing Authority, 611 North Water Street, at 920-459-3466 as soon as possible.