

(6) Specify time frames for achievement of each goal, including intermediate time frames to complete each key task; and

(7) Provide for regular evaluation of progress toward improvement.

(8) Be signed by the PHA board of commissioners chairperson and by the PHA executive director. If the PHA is a unit of local government or a state, the corrective action plan must be signed by the Section 8 program director and by the chief executive officer of the unit of government or his or her designee.

(d) *Monitoring.* The PHA and HUD must monitor the PHA's implementation of its corrective action plan to ensure performance targets are met.

(e) *Use of administrative fee reserve prohibited.* Any PHA assigned an overall performance rating of troubled may not use any part of the administrative fee reserve for other housing purposes (see 24 CFR 982.155(b)).

(f) *Upgrading poor performance rating.* HUD shall change an PHA's overall performance rating from troubled to standard or high performer if HUD determines that a change in the rating is warranted because of improved PHA performance and an improved SEMAP score.

(Information collection requirements in this section have been approved by the Office of Management and Budget under control number 2577-0215)

[63 FR 48555, Sept. 10, 1998, as amended at 68 FR 37672, June 24, 2003]

#### **§ 985.108 SEMAP records.**

HUD shall maintain SEMAP files, including certifications, notifications, appeals, corrective action plans, and related correspondence for at least 3 years.

(Information collection requirements in this section have been approved by the Office of Management and Budget under control number 2577-0215)

#### **§ 985.109 Default under the Annual Contributions Contract (ACC).**

HUD may determine that an PHA's failure to correct identified SEMAP deficiencies or to prepare and implement a corrective action plan required by HUD constitutes a default under the ACC.

### **Subpart C—Physical Assessment Component [Reserved]**

## **PART 990—THE PUBLIC HOUSING OPERATING FUND PROGRAM**

### **Subpart A—Purpose, Applicability, Formula, and Definitions**

Sec.	
990.100	Purpose.
990.105	Applicability.
990.110	Operating fund formula.
990.115	Definitions.
990.116	Environmental review requirements.

### **Subpart B—Eligibility for Operating Subsidy; Computation of Eligible Unit Months**

990.120	Unit months.
990.125	Eligible units.
990.130	Ineligible units.
990.135	Eligible unit months (EUMs).
990.140	Occupied dwelling units.
990.145	Dwelling units with approved vacancies.
990.150	Limited vacancies.
990.155	Addition and deletion of units.

### **Subpart C—Calculating Formula Expenses**

990.160	Overview of calculating formula expenses.
990.165	Computation of project expense level (PEL).
990.170	Computation of utilities expense level (UEL): Overview.
990.175	Utilities expense level: Computation of the current consumption level.
990.180	Utilities expense level: Computation of the rolling base consumption level.
990.185	Utilities expense level: Incentives for energy conservation/rate reduction.
990.190	Other formula expenses (add-ons).

### **Subpart D—Calculating Formula Income**

990.195	Calculation of formula income.
---------	--------------------------------

### **Subpart E—Determination and Payment of Operating Subsidy**

990.200	Determination of formula amount.
990.205	Fungibility of operating subsidy between projects.
990.210	Payment of operating subsidy.
990.215	Payments of operating subsidy conditioned upon reexamination of income of families in occupancy.

### **Subpart F—Transition Policy and Transition Funding**

990.220	Purpose.
990.225	Transition determination.