



## U. S. Department of Housing & Urban Development

Virginia Public Housing Program Center  
600 E. Broad Street, 3<sup>rd</sup> Floor  
Richmond, VA 23219  
1-800-842-2610

July 29, 2009

Mr. David Baldwin  
Executive Director  
Bristol Redevelopment and Housing Authority  
809 Edmond Street  
Bristol, VA 24201

Dear Mr. Baldwin:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Bristol Redevelopment and Housing Authority (BRHA). We appreciate your time and attention to the SEMAP assessment process. 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 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The Bristol Redevelopment and Housing Authority final SEMAP score for the fiscal year ended 3/31/09 is 96%. Your overall performance rating is a "High Performer". 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)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
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	0
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)	NA
Indicator	15	Deconcentration Bonus	NA

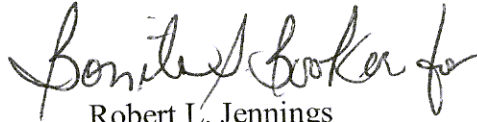
Please visit our website at [www.hud.gov/virginia](http://www.hud.gov/virginia)

We have recorded that your PHA has been rated zero on at least one of the performance indicators. Please take the necessary corrective action to ensure compliance with the program rules for those areas. For each zero rating, you must send HUD a written report describing the corrective action taken within 45 calendar days of the date of this letter. HUD may require non-troubled PHAs that do not correct all SEMAP deficiencies during the 45 calendar day period following notification, to submit a corrective action plan that complies with 24 CFR Part 985.107 within 30 calendar days.

The BRHA may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to a HUD Hub or Program Center may be further appealed to the Assistant Secretary.

Thank you for your cooperation with the SEMAP process. If you have any questions, please call me at (804) 822-4898. If your staff requires any technical assistance, they should contact Mr. Andre Basmajian at (804) 822-4892.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert L. Jennings for".

Robert L. Jennings  
Coordinator

cc: Mr. Larry Neese  
Chairman

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Assessment Profile Reports Submission Approval

List Summary Certification Profile Notifications Comments

Field Office: 3FPH RICHMOND PROGRAM CENTER

Wilma Henry (H01811)

Housing Agency: VA002 Bristol RHA

PHA Fiscal Year End: 3/31/2009

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SEMAP  
Risk Assessment  
KDHAP  
DIS

## Multifamily Tenant Characteristics System

### SEMAP Indicators

Program type: SEMAP

Extract date: 03/31/2009

Reporting Rate	
Percent Reported	97
Late Reexamination	
Percent Late Reexamination	0
Tenant Rent Discrepancies	
Percent of Family Rent Discrepancy	0
HQS - Newly Leased Units(% of Units)	
Passed Inspection Before Contract Effective	100
Late HQS Inspections	
Percent Late HQS Inspections	0
Family Self-Sufficiency	
Number of Families Enrolled	0
Percent With Escrow Balance	0
Family Self-Sufficiency (FO Input)	
Number of Mandatory FSS Slots	0
Lease-up (FO Input)	
Percent Leased	100

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