

Copied: D. Carter
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U. S. Department of Housing & Urban Development



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

July 19, 2011

Mr. David Baldwin
Executive Director, Bristol
Redevelopment and Housing Authority
809 Edmond Street
Bristol, Virginia 24201-4390



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 SEMAP score for the fiscal year ended 03/31/2011 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

BRHA has been rated zero on Performance Indicator 7, Expanding Housing Opportunities (24 CFR 982.54(d)(5), 982.301(a) and 982(b)(4) and 982(b) (12)). BRHA received zero points for Indicator 7 because the Authority indicated “No” on its SEMAP certification for item 7a, 7b, 7c, and 7f.

The following Performance Indicators must be addressed by BHRA:

7a. The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

7b. The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

7c. The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

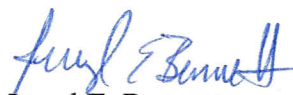
7f. The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

Please take the necessary corrective action(s) to ensure accomplishment of the performance objective and to ensure compliance with the program rules for this area. For each zero rating, HUD requires correction of such a SEMAP deficiency within 45 calendar days from the date of this HUD notice. Please note that HUD may further require non-troubled PHAs that do not correct all SEMAP deficiencies during the 45 calendar day period following notification, to submit thereafter a corrective action plan that complies with 24 CFR Part 985.107 within 30 calendar days of notification at that time.

The PHA 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 appeal 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. Robert Davenport, Public Housing Revitalization Specialist at (804) 822-4899.

Sincerely,



Jerryl E. Bennett
Director

cc: Mr. Doug Fleenor
Chairman, Board of Commissioners