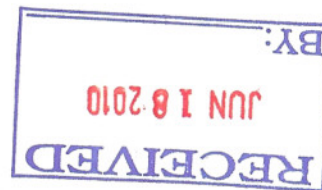


# U. S. Department of Housing & Urban Development



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

June 15, 2010



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 03/31/2010 is 93%. 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	NA
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	15
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	NA
Indicator	15	Deconcentration Bonus	NA

Finally, 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 appealed to the Assistant Secretary.

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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 Senior Specialist at (804) 822-4899.

Sincerely,

A handwritten signature in blue ink that reads "Robert L. Jennings". The signature is written in a cursive style with a large initial "R".

Robert L. Jennings  
Coordinator

cc: Mr. Doug Fleenor  
Chairman, Board of Commissioners

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