



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Portland Office; Northwest/Alaska Area

400 SW Sixth Avenue, Suite 700

Portland, Oregon 97204-1632

OFFICE OF PUBLIC HOUSING

October 6, 2011

Ned Beman, Executive Director
Coos-Curry Housing Authority
1700 Monroe Street
North Bend, OR 97459-3598

Dear Mr. Beman:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification. 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 HA 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 HAs.

Your Agency's final SEMAP score for the fiscal year ended 6-30-2011 is **100 percent**. Your overall performance rating is High. The following are the scores on each Indicator:

| <i>Indicator</i> | <i>Score</i> |
|---|--------------|
| 1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a)) | 15 |
| 2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507) | 20 |
| 3 Determination of Adjusted Income (24CFR part 5 subpart F & 24CFR 982.516) | 20 |
| 4 Utility Allowance Schedule (24 CFR 982.517) | 5 |
| 5 HQS Quality Control (24 CFR 982.405(b)) | 5 |
| 6 HQS Enforcement (24 CFR 982.404) | 10 |
| 7 Expanding Housing Opportunities | NA |
| 8 Payment Standards (24 CFR 982.503) | 5 |
| 9 Timely Annual Reexaminations (24 CFR 5.617) | 10 |
| 10 Correct Tenant Rent Calculations (24 CFR 982, Subpart K) | 5 |
| 11 Pre-Contract HQS Inspections (24 CFR 982.305) | 5 |
| 12 Annual HQS Inspections (24 CFR 982.405(a)) | 10 |
| 13 Lease-Up | 20 |
| 14 Family Self-Sufficiency (24 CFR 984.105 and 984.305) | NA |
| 15 Deconcentration Bonus | 0 |

Thank you for your cooperation with the SEMAP process. If you have any questions, please contact Donna Nye (971) 222-2620 or via email, donna.nye@hud.gov.

Sincerely,

Joy McCray, PC Coordinator
Office of Public Housing