



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](mailto:donna.nye@hud.gov).

Sincerely,

Joy McCray, PC Coordinator  
Office of Public Housing