



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
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DEC 22 2010

Ms. Barbara Kauss
Executive Director
Housing Authority of the County of Stanislaus
P.O. Box 581918
Modesto, CA 95358-0033

Dear Ms. Kauss:

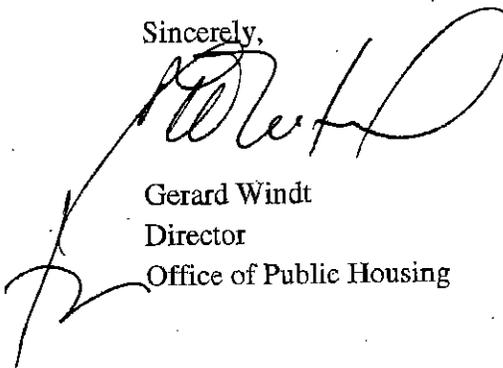
This letter provides the scoring information for the **Housing Authority of the County of Stanislaus's** Section 8 Management Assessment Program (SEMAP) for fiscal year ending **September 30, 2016**. SEMAP enables HUD to better manage the Housing Choice Voucher (HCV) program by identifying PHA capabilities and deficiencies related to the administration of the HCV program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Housing Authority of the County of Stanislaus's** final score for fiscal year ending **September 30, 2016**, is **100%**. The Housing Authority's overall designation is **High**. The following are the scores for 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	5
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)	10
Indicator 15	Deconcentration Bonus	N/A

Thank you for your cooperation with the SEMAP process. Should you have any questions concerning your scores or required corrective actions, you may contact Rhonda Wilson, Portfolio Management Specialist, at (415) 489-6427.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerard Windt", written over a large, stylized flourish that extends downwards and to the left.

Gerard Windt
Director
Office of Public Housing