



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

November 15, 2023

Mr. Jim Kruse
Executive Director
Stanislaus Housing Authority
1701 Robertson Rd.
Modesto, CA 95350

Dear Mr. Kruse:

This letter provides the scoring information for the **Stanislaus Housing Authority's** Section 8 Management Assessment Program (SEMAP) for fiscal year ending **September 30, 2023**. SEMAP enables HUD to better manage the Housing Choice Voucher (HCV) program by identifying PHA capabilities and deficiencies related the administration of the HCV program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Stanislaus Housing Authority's** final score for fiscal year ending **September 30, 2023**, is **96%**. 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 (24 CFR 982.54(d)(5), 982.301(a) 982.301(b)(4), 982.301(b)(12))	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	15
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator	15	Deconcentration Bonus	0

Thank you for your cooperation with the SEMAP process. Should you have any questions concerning your scores or required corrective actions you may contact Benjamin Palmer, Portfolio Management Specialist, at (415) 489-6445.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gerard R. Windt".

for
Gerard R. Windt
Director
Office of Public Housing, San Francisco