



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 SAN JUAN FIELD OFFICE • REGION IV
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October 26, 2009

MR. GEORGE JOYNER
EXECUTIVE DIRECTOR
PUERTO RICO HOUSING FINANCE AUTHORITY
PO BOX 71361
SAN JUAN, P.R. 00936-8461

Dear Mr. Joyner:

Subject: FYE 09 Section Eight Management Assessment Program (SEMAP)
Final Score - PRHFA Section 8 PHA No. RQ911

Thank you for completing the SEMAP certification for your municipality. SEMAP enables HUD's identification of PHA capabilities and deficiencies related to the administration of the Section 8 tenant-based program, to provide more effective monitoring and assistance.

Your PHA earned a total of 130 out of the 145 total possible points as outlined below for each indicator:

Indicator & Reference	Maximum Possible Points	Score Based on PHA Certification	HUD Revised Score
1. Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15	15	15
2. Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20	20	20
3. Determination of Adjusted Income (24CFR 5, §F and 24CFR 982.516)	20	20	20
4. Utility Allowance Schedule (24 CFR 982.517)	5	5	5
5. HQS Quality Control (24 CFR 982.405(b))	5	5	5
6. HQS Enforcement (24 CFR 982.404)	10	10	10
7. Expanding Housing Opportunities	5	5	5
8. Payment Standards (24 CFR 982.503)	5	5	5
9. Timely Annual Reexaminations (24 CFR 5.617)	10	10	10
10. Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5	5	5
11. Pre-Contract HQS Inspections (24 CFR 982.305)	5	5	0
12. Annual HQS Inspections (24 CFR 982.405(a))	10	10	10
13. Lease-Up (24 CFR 985.3 (n)).	20	20	20
14. Family self-sufficiency (24 CFR 984.105 and 984.305)	10	0	0
15. Deconcentration Bonus	0	0	0
TOTAL	145	135	130

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.

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The SEMAP score for PRDH Section 8 Program fiscal year ended on 6/30/09 is 90 percent, and the overall performance rating is "High".

Please note that a zero score on the following indicator(s) is equivalent to identified deficiencies in the administration of the section 8 Housing Choice Voucher Program, which you must ensure to correct at once:

Pre Contract HQS Inspections

Pursuant to the 24 CFR Part 985.106, you must correct all deficiencies within forty-five (45) calendar days from the date of this letter (by December 10, 2009); and provide our Field Office with a written report on actions taken. Should your PHA fail to correct such deficiencies as required, you will need to provide a Corrective Action Plan (CAP) to our office.

The HUD Field Office based your PHA's final score, among others, on the documentation you submitted to support the 6/30/09 SEMAP Certification, the FYE reporting ratio and data on Forms HUD 50058 in the PIH Information Center (PIC), and the most recent Independent Auditor's Report.

For assistance on the contents of this letter, please contact the Public Housing Revitalization Specialist, Juan O. Rodríguez at 787-766-5400 ext. 2081, or at juan.o.rodriguez@hud.gov.

Sincerely,



Domingo García
Division Director