



U.S. Department of Housing and Urban Development  
New York State Office  
Jacob K. Javits Federal Building  
26 Federal Plaza  
New York, New York 10278-0068  
<http://www.hud.gov/local/nyn/nynopen.html>

DEC 22 2010

Mr. Richard Wankel  
Executive Director  
Islip Housing Authority  
963 Montauk Highway  
Oakdale, New York 11789

SUBJECT: Section 8 Management Assessment Program (SEMAP) Final Rating  
Fiscal Year Ending June 30, 2010

Dear Mr. Wankel:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Islip Housing Authority (IHA). We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 voucher program by identifying PHA capabilities and deficiencies related to the administration of the program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The IHA's final SEMAP score for its fiscal year ending 6/30/2010 is **100**. You are therefore rated as a **High** performer. The voucher assistance you have provided in an exemplary manner has had a positive impact on the lives of many.

The following are your scores on 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)	5
Indicator 15	Deconcentration Bonus	5

If you have any questions, please contact Ms. Deborah Rodriguez, Revitalization Specialist, at (212) 542-7635. Thank you again for your cooperation with the SEMAP process.

Sincerely,



Luigi D'Ancona  
Acting Director  
Office of Public Housing