



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Greensboro Field Office
Office of Public Housing
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October 9, 2024

Mr. Robert Hooper
Executive Director
WNC Source
220 King Creek Boulevard
Hendersonville, North Carolina 28792

Dear Mr. Hooper:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for **WNC Source PHA**. 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 PHA 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 PHAs.

The final SEMAP overall score in percentage for the fiscal year ended **6/30/24** is **100**. 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 points
Indicator 2:	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20 points
Indicator 3:	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20 points
Indicator 4:	Utility Allowance Schedule (24 CFR 982.517)	5 points
Indicator 5:	HQS Quality Control (24 CFR 982.405(b)	5 points
Indicator 6:	HQS Enforcement (24 CFR 982.404)	10 points
Indicator 7:	Expanding Housing Opportunities	5 points
Indicator 8:	Payment Standards (24 CFR 982.503)	5 points
Indicator 9:	Timely Annual Reexaminations (24 CFR 5.617)	10 points
Indicator 10:	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5 points
Indicator 11:	Pre-Contract HQS Inspections (24 CFR 982.305)	5 points
Indicator 12:	Annual HQS Inspections (24 CFR 982.405(a)	10 points
Indicator 13:	Lease-Up	20 points
Indicator 14:	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator 15:	Deconcentration Bonus	N/A

Your overall performance rating is **High**. Thank you for your cooperation with the SEMAP process.

Sincerely,

Raquel K. Hardin
Division Director, Office of Public Housing
Office of Field Operations
U. S. Department of Housing and Urban Development