



U.S. Department of Housing and Urban Development  
New York Office of Public Housing  
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New York, NY 10278-0068  
[https://www.hud.gov/states/new\\_york](https://www.hud.gov/states/new_york)

October 10, 2023

By email: [jackief@isliphousing.org](mailto:jackief@isliphousing.org)

Jackie Foster  
Executive Director  
Town of Islip Housing Authority  
963 Montauk Highway  
Oakdale, NY 11769

SUBJECT: Section 8 Management Assessment Program (SEMAP) Final Rating  
NY077 Town of Islip Fiscal Year Ending 6/30/2023  
PIH Status#: 24-10101105

Dear Ms. Forster:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Town of Islip Housing Authority. 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 Town of Islip Housing Authority's final SEMAP score for its fiscal year ending 6/30/2023 is **104% (135 out of 140 points)**. 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)	N/A
Indicator 15: Deconcentration Bonus	5

If you have any questions, please contact Raul Marrero, Portfolio Management Specialist, at Raul.E.Marrero@hud.gov or at (212) 542-7906. Thank you again for your cooperation with the SEMAP process.

Sincerely,  
**SUEN PING  
YIP**

Suen Ping Yip  
Housing Management Division Director  
Office of Public Housing

Digitally signed by: SUEN PING YIP  
DN: CN = SUEN PING YIP C = US O = U.  
S. Government OU = Department of  
Housing and Urban Development, Office of  
Administration  
Date: 2023.10.10 11:20:50 -04'00'