

Lakewood Housing Authority Scored 100% From HUD

The Lakewood Housing Authority (LHA) once again achieved a perfect 100% score on its HUD Section Eight Management Assessment Program, (SEMAP)!

SEMAP is the tool HUD uses to manage the Section 8 Tenant-based program by identifying individual housing provider's capabilities and deficiencies related to the Section 8 program. The LHA received a total of 145 out of a possible 145 points on fourteen different performance indicators. The LHA has consistently been ranked by HUD as a "High Performer" while almost exclusively receiving scoring of 100% each year. The LHAs average SEMAP score over the past 10 years is 99%, one of the highest in the nation.

The LHA was created in the 1960s to provide housing for low income individuals and families. In the late 1990s/early 2000s the LHA was only servicing 440 families due to administrative obstacles. Under the Directorship of Mary Jo Grauso, the LHA has grown to where it now services 1,133 households consisting of almost 6,000 individuals through both the Housing Choice Voucher and Project Based Voucher programs. Even though the LHA has grown tremendously over the past 18 years, the LHA still has over 500 individuals and families on its waiting list.

Despite the LHA's nearly \$16 million annual budget, the LHA receives \$0 from the Township of Lakewood and the State of NJ. 92% of the LHA's budget is received from HUD, 5% from rental income and 3% from entrepreneurial endeavors. The LHA provides over \$1 million in Section 8 rent subsidies per month into the Lakewood/Ocean County economy, to over 600 participating landlords, while assisting Lakewood's most vulnerable and disenfranchised populations.

In addition to being scored by HUD through SEMAP, the LHA also has its financial operations and program compliance audited each year by an Independent Public Accountant (IPA). The IPA is selected through a public Request for Proposal procurement process. The annual audits consistently report no audit findings and highlight the LHA's fiscal health and compliance with program laws, rules and regulations. In 2015 the LHA was the first Housing Authority in NJ to close on a HUD Rental Assistance Demonstration (RAD) deal, which helped preserve 62 units of low income housing in Lakewood. The LHA is also the only Housing Authority in NJ to be approved by HUD to run the Family Unification Program for Youths Aging out of Foster Care (FUPY).

The LHA prides itself on not only being a high performing agency, but also on its transparency related to its operations. Amongst many other items on the LHA website, the website includes the agendas, minutes and resolutions for every board meeting, the annual budget, annual unaudited financial statements and annual audit reports for each year along with key policy documents. The LHA website can be viewed at www.lakewoodha.org.

With all factors considered, the LHA is proud to say it is not only one of the best affordable housing agencies in the State of NJ, but also nationwide.



U.S. Department of Housing and Urban Development
Newark Field Office - Region II
One Newark Center, 12th Floor
Newark, NJ 07102-5260

April 15, 2020

Mr. Scott Parsons
Executive Director
Lakewood Housing Authority
317 Sampson Avenue
Lakewood, New Jersey 08701-0871

Dear Mr. Parsons:

**Subject: Section 8 Management Assessment Program (SEMAP) Final Score
Lakewood Housing Authority for FYE 012/31/2019**

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **Lakewood 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 Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **Lakewood PHA** final SEMAP score for the fiscal year ended 12/31/19 is **100%**. The following are your scores on each indicator:

Indicator 1 Selection from Waiting List (24CFR982.54(d)(1) and 982.204(a))	15
Indicator 2 Reasonable Rent (24CFR982.4, 982.54 (d) (15), 982.158(f)(7) and 24 CFR 982.516)	20
Indicator 3 Determination of Adjusted Income (24CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator 4 Utility Allowance Schedule (24 CFR982.517)	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 (24CFR 5.617)	10
Indicator 10 Correct Tenant Rent Calculations (24CFR 982, Subpart K)	5
Indicator 11 Pre-Contract HQS Inspections (24CFR 982.305)	5
Indicator 12 Continuing 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)	10
Indicator 15 Deconcentration Bonus	0

Your overall performance rating is **High-Performer**.

Please contact me at (973) 776-7222, if you have any questions.

Thank you and your staff for your cooperation with the SEMAP process and congratulations of being rated a High-Performer.

Sincerely,

Kelly Peterson
Portfolio Management Specialist
Office of Public Housing