

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) for the fiscal year ending 12/31/2022!

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 135 out of a possible 135 points on thirteen 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. The LHA has grown to where it now services 1,140 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 20 years, the LHA still has over 1,000 individuals and families on its waiting list.

Despite the LHA's its \$18+ million annual budget, the LHA receives \$0 from the Township of Lakewood and the State of NJ. 94% of the LHA's budget is received from HUD, 5% from rental income and 1% 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.



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05/12/2023

Mr. Scott Parsons
 Lakewood Housing Authority
 317 Sampson Ave.
 Lakewood, NJ 08701

Dear Mr. Scott Parsons:

Subject: Section 8 Management Assessment Program (SEMAP) Final Score Lakewood Housing Authority for FYE 6/30/2022

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **Lakewood Housing Authority**. 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 **Lakewood Housing Authority** final SEMAP score for the fiscal year ended **12/31/2022** 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
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)	NA
Indicator	15	Deconcentration Bonus	0

Thank you for your cooperation with the SEMAP process.

Sincerely,
JENNIFER SMOKOWSKI
 Jennifer Smokowski

Digitally signed by: JENNIFER SMOKOWSKI
 DN: cn = JENNIFER SMOKOWSKI c = US
 o = U.S. Government ou = Department of
 Housing and Urban Development, Office of
 Public and Indian Housing
 Date: 2023.05.12 13:36:40 -0400

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