



**U.S. Department of Housing and Urban Development**  
Newark Field Office- Region II  
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March 03, 2026

Scott Parsons, Executive Director  
Housing Authority of the Township of Lakewood  
317 Sampson Avenue  
Lakewood, NJ 08701

RE: Final SEMAP Score Letter FY25

Dear Scott Parsons,

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **Housing Authority of the Township of Lakewood**. 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 **Housing Authority of the Township of Lakewood** final SEMAP score for the fiscal year ended **12/31/2025** 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.

Visit Our Web Site at: [www.hud.gov](http://www.hud.gov)

Sincerely,

Mofoluso O. Odunuga  
Portfolio Management Specialist  
Office of Public Housing

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