



U. S. Department of Housing and Urban Development
Jacksonville Field Office
Charles Bennett Federal Building
400 West Bay Street
Suite 1015
Jacksonville, Florida 32202-4410

April 16, 2018

Mr. Benjamin Stevenson
Executive Director
Lakeland Housing Authority
P.O. Box 1009
Lakeland, FL 33802-1009

Dear Mr. Stevenson:

We have calculated the Final Score on your Section 8 Management Assessment Program (SEMAP) Certification for the Fiscal Year Ending December 31, 2017. 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 Lakeland Housing Authority earned 135 points out of a possible 145 points resulting in an Overall Score of 93%. The following are your scores for each indicator:

Indicator 1	Selection from Waiting List	15
Indicator 2	Reasonable Rent	20
Indicator 3	Determination of Adjusted Income	15
Indicator 4	Utility Allowance Schedule	5
Indicator 5	HQS Quality Control	5
Indicator 6	HQS Enforcement	10
Indicator 7	Expanding Housing Opportunities	5
Indicator 8	Payment Standards	5
Indicator 9	Timely Annual Reexaminations	10
Indicator 10	Correct Tenant Rent Calculations	5
Indicator 11	Pre-Contract HQS Inspections	5
Indicator 12	Annual HQS Inspections	10
Indicator 13	Lease-Up	15
Indicator 14	Family Self-Sufficiency	10
Indicator 15	Deconcentration Bonus	0

Your overall rating is “High” on your SEMAP certification for FY 2017, and we congratulate you for your outstanding performance.

We have recorded that your PHA has not been rated zero on any of the Indicators. Response to this letter is not required.

Thank you for your cooperation with the SEMAP process. If you have any questions, please contact Chad E. Nabors, at (904) 208-6040, or by e-mail at Chad.E.Nabors@hud.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Uche Oluku". The signature is fluid and cursive, with a large initial "U" and "O".

Uche Oluku
Director
Office of Public Housing