



## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Region IV, Miami Field Office  
Brickell Plaza Federal Building  
909 SE First Avenue, Rm. 500  
Miami, FL 33131-3042

OFFICE OF PUBLIC HOUSING

Benjamin Stevenson, Executive Director  
Housing Authority of the City of Lakeland  
430 Hartsell Avenue  
Lakeland, FL 33815

Dear Mr. Stevenson,

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Housing Authority of the City of Lakeland (HACL). 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 efficient program assistance to PHAs.

The HACL's final SEMAP score for the fiscal year ended December 31, 2024, is **100%**. The following are your scores on each indicator:

Indicator No.	Indicator Description & Criteria	Score
Indicator 1	Selection for the 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 No.	Indicator Description & Criteria	Score
Indicator 14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator 15	De-concentration Bonus	0
Congratulations on your <b>High Performer</b> rating!		

We thank you for your hard work, and we look forward to working closely with Housing Authority of the City of Lakeland as you continue to improve and maintain the Housing Choice Voucher program.

In accordance with 24 CFR 985.104, a Housing Authority may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to a HUD program center and denied may be further appealed to the Assistant Secretary.

If you have any questions or concerns pertaining to this letter, please contact Mr. Eric Hoe, Division Director by email at [eric.h.hoe@hud.gov](mailto:eric.h.hoe@hud.gov), or by telephone at 305-520-5037.

Sincerely,

/s/ Janice Clark  
Director, Florida State Office  
of Public Housing, Region IV