



HOUSING CHOICE VOUCHER PROGRAM SEMAP SUMMARY 2026

(2019 to 2026)

Section 8 SEMAP Executive Summary

The Section 8 Management Assessment Program (SEMAP) is HUD's performance measurement tool for Public Housing Authorities (PHAs) administering the Housing Choice Voucher (HCV) program. It serves as a "report card" to assess whether PHAs help eligible families afford decent rental units at the correct subsidy costs.

Purpose and Applicability

SEMAP evaluates PHA management in key program areas such as leasing, rent reasonableness, tenant selection, and unit inspections. It is required for all PHAs administering the tenant-based Section 8 program, and applies to project-based vouchers and family self-sufficiency program data when reported under HUD's verification methods.

Certification and Scoring

- PHAs submit an annual SEMAP certification within 60 days after the fiscal year-end to HUD.
- **Scoring:** Based on 14 program indicators and one optional bonus indicator. Each indicator is scored on a point scale; the total is divided by 145 to yield a percentage.
- **Performance designations:**
 - **High Performer: 90%+ (e.g., HACLA's 102% score in FY 2024)**
 - **Standard Performer: 60–89%.**
 - **Troubled: 59% and below**
- **Quality control:** Many indicators are scored based on samples showing compliance with written policies (e.g., 98% of waiting list selections follow policy)

Indicators

Examples included here are only 2 out of 14 indicators:

1. **Selection from Waiting List – Written policy and compliance in applicant selection.**

- 2. Rent Reasonableness – Written method and documentation of reasonable rents for comparable units**
Other indicators cover tenant rent reviews, unit inspections, and program compliance.

HUD's Role

- **Reviews and monitors PHA submissions.**
- **May conduct confirmatory on-site reviews.**
- **Issues Corrective Action Plans (CAPs) for troubled PHAs to address deficiencies**
- **Can limit HUD funding awards for failing performance**

Key Takeaways

SEMAP is a mandatory, annual (or biennial for small, non-troubled PHAs) compliance and performance tool. High scores reflect effective program management, while low scores trigger HUD intervention. It is both an assessment and a regulatory requirement, directly impacting PHA operations, funding, and community service quality.

Fiscal Year	PHA Code	PHA Name	Field Office Code	Program Type	PHA SEMAP Fiscal Year End Date	Version Number	SEMAP Submission Due Date	SEMAP Verification Approval Date	SEMAP Designation Code	SEMAP Score Value
2025	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2025	2	12/31/2025	05/04/2026	High Performer	100
2024	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2024	2	12/31/2024	08/04/2025	High Performer	100

2023	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2023	2	12/31/2023	05/08/2024	High Performer	100
2022	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2022	2	12/31/2022	05/15/2023	High Performer	100
2021	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2021	2	12/31/2021	05/22/2023	High Performer	100
2019	FL011	HOUSING AUTHORITY OF THE CITY OF LAKELAND	4HPH / Jacksonville Hub Office	Combined	12/31/2019	2	12/31/2019	04/23/2020	High Performer	100

Conclusion

The achievements of the past 5 years are a testament to the dedication and hard work of our team. We are grateful for the support of our stakeholders, residents and participants and look forward to continuing our journey of growth and innovation.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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OFFICE OF PUBLIC HOUSING

Benjamin Stevenson, Executive Director
 Lakeland Housing Authority
 430 Hartsell Avenue
 Lakeland, FL 33702

Dear Mr. Stevenson,

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Lakeland Housing Authority (LHA). 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 LHA’s **final** SEMAP score for the fiscal year ended December 31, 2025, 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)	10
Indicator 15	De-concentration Bonus	0
Congratulations on your High Performer rating!		

We thank you for your hard work, and we look forward to working closely with Lakeland Housing Authority 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 Ms. Elivette Torres, Portfolio Management Specialist by email at Elivette.torres@hud.gov, or by telephone at 305-520-5003.

Sincerely,

Eric Hoe, Division Director,
Florida State Office of Public
Housing, Region IV