



**U.S. Department of Housing and Urban Development**  
Newark Field Office- Region II  
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August 13, 2025

Scott Parson, Executive Director  
Lakewood Housing Authority  
317 Sampson Avenue  
Lakewood, NJ 08701-3565

RE: Final SEMAP Score Letter FY24

Dear Scott Parson,

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 **12/31/2024** is **100**. The following are your scores on each indicator:

Indicator1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	<b>15</b>
Indicator2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	<b>20</b>
Indicator3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	<b>20</b>
Indicator4	Utility Allowance Schedule (24 CFR 982.517)	<b>5</b>
Indicator5	HQS Quality Control (24 CFR 982.405(b))	<b>5</b>
Indicator6	HQS Enforcement (24 CFR 982.404)	<b>10</b>
Indicator7	Expanding Housing Opportunities	<b>5</b>
Indicator8	Payment Standards (24 CFR 982.503)	<b>5</b>
Indicator9	Timely Annual Reexaminations (24 CFR 5.617)	<b>10</b>
Indicator10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	<b>5</b>
Indicator11	Pre-Contract HQS Inspections (24 CFR 982.305)	<b>5</b>
Indicator12	Annual HQS Inspections (24 CFR 982.405(a))	<b>10</b>
Indicator13	Lease-Up	<b>20</b>
Indicator14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	<b>NA</b>
Indicator15	Deconcentration Bonus	

Thanks 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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