



U.S. Department of Housing and Urban Development
Office of the Field Office Director
Los Angeles Field Office, Region IX
611 W. 6th Street, Suite 1100
Los Angeles, CA 90017

Ms. Linda Lowry
Executive Director
Housing Authority of the City of Pomona
505 S. Garey Avenue
P.O. Box 660
Pomona, CA 91769

Dear Ms. Lowry:

Subject: SEMAP Final Score Letter

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **Housing Authority of the City of Pomona**. 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 City of Pomona's** final SEMAP score for the fiscal year ended **06/30/2016** is **102**. 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)	8
Indicator	15	Deconcentration Bonus	5

Your Overall performance rating is **High**. Your PHA has earned a total of **148** points out of **145** possible points.

Thank you for your cooperation with the SEMAP process. If you have any questions, please contact Letitia Henderson, Public Housing Revitalization Specialist at 213-435-2608.

Sincerely,

A handwritten signature in black ink that reads "Marcie Chavez". The signature is written in a cursive, flowing style.

Marcie P. Chavez
Director
Office of Public Housing