


U.S. Department of Housing and Urban Development

Los Angeles Field Office
300 North Los Angeles Street, Suite 4054
Los Angeles, CA 90012

OFFICE OF PUBLIC HOUSING

Ms. Linda Lowry
Executive Director
C/O George Montano
Pomona Housing Authority
505 S. Garey Avenue
Pomona, CA 91766

OCT 01 2018

Dear Ms. Lowry:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Pomona 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 Pomona Authority's final SEMAP score (in %) for the fiscal year ended **06/30/2018** is **102**. The following are your scores on each indicator:

Indicator	1	Section 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 (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12))	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	Continuing 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	De-Concentration 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 regarding this letter, please contact Albert Proctor, Portfolio Management Specialist, at (213) 534-2457, or by email at Albert.E.Proctor@hud.gov.

Sincerely,



Marcie Chavez
Director
Los Angeles Office of Public Housing