



New England

U.S. Department of Housing and Urban Development

Office of Public Housing  
Boston Hub  
Thomas P. O'Neill, Jr. Federal Building  
10 Causeway Street  
Boston, Massachusetts 02222-1092

Mr. Gary Wallace  
Executive Director  
Lowell Housing Authority  
350 Moody Street  
Lowell, MA 01879

JAN 31 2019

Dear Mr. Wallace:

SUBJECT: Section 8 Management Assessment Program (SEMAP)  
Fiscal Year Ending 09/30/18

The purpose of this letter is to inform you of Lowell Housing Authority's (LHA) overall SEMAP score, overall performance rating (designation) and the rating on each SEMAP indicator.

SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying LHA 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.

Lowell Housing Authority's overall SEMAP score for the fiscal year ending 09/30/2018 is **97%**. Attached please find your rating on each indicator. The overall SEMAP score is derived by dividing the sum of the indicator ratings by the total possible points. The SEMAP scores are rounded off to the nearest possible whole number. As a result of your overall SEMAP score of **97%**, Lowell Housing Authority is hereby designated as a **High Performer**.

If you have any questions regarding your SEMAP rating, please contact Terri A. Green, Portfolio Management Specialist, at (617) 994-8423 or by e-mail at [terri.a.green@hud.gov](mailto:terri.a.green@hud.gov).

Very sincerely yours,

A handwritten signature in blue ink that reads "Robert P. Cwieka".

Robert P. Cwieka  
Deputy Director

Attachment



Assessment Profile | Reports

List Summary Certification Profile Notifications Comments

**Terri Green (H50639)**  
 PIC Main  
 SEMAP  
 Risk Assessment  
 Logoff

Hub: **1HBOS Boston Hub**  
 Field Office: **1APH BOSTON HUB OFFICE**  
 Housing Agency: **MA001 Lowell Housing Authority**  
 PHA Fiscal Year End: **9/30/2018**

**Profile**

**Profile Number:** 1  
**Points Earned:** 140  
**Total Possible Points:** 145  
**Overall Score(in %):** 97  
**Overall Rating:** High  
**Profile Status:** Overall Rating to FO Director  
**Profile Type:**

Indicator #	Previous Rating	Current Rating	HUD/FO Rating
1 - Waiting List Selection	NA	15	15
2 - Reasonable Rent	NA	20	20
3 - Determination of Adjusted Income	NA	15	15
4 - Utility Allowance Schedule	NA	5	5
5 - HQS Quality Control	NA	5	5
6 - HQS Enforcement	NA	10	10
7 - Expanding Housing Opportunities	NA	5	5
8 - Payment Standards	NA	5	5
9 - Timely Annual Reexaminations	NA	10	10
10 - Correct Tenant Rent Calculations	NA	5	5
11 - Pre-contract HQS	NA	5	5
12 - Continuing HQS Inspections	NA	10	10
13 - Lease-Up	NA	20	20
14 - Family Self Sufficiency	NA	10	10
15 - Deconcentration Bonus	NA	0	0

[MTCS Extract Details](#)