



OFFICE OF PUBLIC HOUSING

U.S. Department of Housing and Urban Development

Cleveland Area Office, Region V – Midwest Region
U.S. Bank Centre Building
1350 Euclid Avenue, Suite 500
Cleveland, OH 44115-1815

October 24, 2019

Homer A. Virden
Executive Director
Lorain Metropolitan Housing Authority
1600 Kansas Avenue
Lorain, OH 44052

LMHA OCT 28 '19 2:56PM

Dear Mr. Virden:

Thank you for completing your Section 8 Management Assessment Program ("SEMAP") Certification for the Lorain Metropolitan Housing Authority ("LMHA"). 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 Lorain Metropolitan Housing Authority's final SEMAP score for the fiscal year ended 6/30/2019 is 130. The following are your scores on each indicator:

Table with 3 columns: Indicator number, Indicator description, and Score. Rows include indicators such as Selection from Waiting List (15), Reasonable Rent (20), Determination of Adjusted Income (15), Utility Allowance Schedule (5), HQS Quality Control (5), HQS Enforcement (10), Expanding Housing Opportunities (5), Payment Standards (5), Annual Reexaminations (10), Correct Tenant Rent Calculations (5), Pre-contract HQS (5), Annual HQS (10), Lease-up (20), Family Self Sufficiency (N/A), and Deconcentration bonus (0).

The LMHA has earned 96% of the 135 points potential. Your overall performance rating is High Performer.

In the unlikely event that this rating must be changed as a result of conflicting information appearing in the Annual IPA Audit for the period ended June 30, 2019, this office would consider an appeal at that time.

Congratulations on achieving High Performer status under SEMAP.

If you have any questions or need additional information, please contact Marlene Jue, Portfolio Management Specialist at (216) 357-7734.

Sincerely,

A handwritten signature in black ink, appearing to read "Marguerite A. Irby", with a long horizontal flourish extending to the right.

Marguerite A. Irby, Director
Occupancy and Asset Management Division
HUD Cleveland Office of Public Housing