



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

OFFICE OF PUBLIC HOUSING

August 29, 2023

Mr. Peter Zovak  
Section 8 Director  
City of Glendale Community Development and Housing  
ATTENTION: Mr. Arthur Bolbolian, Housing Supervisor  
141 North Glendale Avenue  
Glendale, CA 91206-4996

Dear Mr. Zovak:

**SUBJECT: SEMAP Notification Final Score Letter**

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **City of Glendale Community Development and Housing**. 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 City of Glendale Community Development and Housing final SEMAP score for the fiscal year ended **6/30/2023** is **100**. The following are your scores on each indicator.

Indicator 1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	<b>15</b>
Indicator 2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	<b>20</b>
Indicator 3 Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	<b>20</b>
Indicator 4 Utility Allowance Schedule (24 CFR 982.517)	<b>5</b>
Indicator 5 HQS Quality Control (24 CFR 982.405(b))	<b>5</b>
Indicator 6 HQS Enforcement (24 CFR 982.404)	<b>10</b>
Indicator 7 Expanding Housing Opportunities	<b>5</b>
Indicator 8 Payment Standards (24 CFR 982.503)	<b>5</b>
Indicator 9 Timely Annual Reexaminations (24 CFR 5.617)	<b>10</b>
Indicator 10 Correct Tenant Rent Calculations (24 CFR 5.617)	<b>5</b>
Indicator 11 Pre-Contract HQS Inspections (24 CFR 982.305)	<b>5</b>
Indicator 12 Annual HQS Inspections (24 CFR 982.405(a))	<b>10</b>
Indicator 13 Lease Up	<b>20</b>
Indicator 14 Family Self Sufficiency (24 CFR 984.105 and 984.305)	<b>N/A</b>
Indicator 15 Deconcentration Bonus	<b>N/A</b>

Your overall performance rating is **High**. Your PHA has earned a total of **135** points out of **135** possible points.

Thank you for your cooperation with the SEMAP process. If you have any questions, please contact Mayfelisa Miso, Portfolio Management Specialist at (213) 534-2613.

Sincerely,

*Meena Bavan*

Meena S. Bavan  
Director  
Office of Public Housing