



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 300 North Los Angeles Street, Suite 4054
 Los Angeles, CA 90012

OFFICE OF PUBLIC HOUSING

September 23, 2025

Ms. Julia Bidwell
 Executive Director
 Orange County Housing Authority
 1501 E. Street Andrew Place
 Santa Ana, CA 92705

Dear Ms. Bidwell:

SUBJECT: 2025 SEMAP Notification Final Score Letter

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **Orange County 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 **Orange County Housing Authority's** final SEMAP score for the fiscal year ended **06/30/2025** is **103**. 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 5.617)	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)	10
Indicator 15 Deconcentration Bonus	5

Your overall performance rating is **High**. Your PHA has earned a total of **150** points out of **145** possible points.

Thank you for your cooperation with the SEMAP process. If you have any questions, please contact me at rudym.rodriguez@hud.gov.

Sincerely,

A handwritten signature in black ink that reads "Rudy Rodriguez". The script is cursive and fluid.

Rudy Rodriguez
Division Director
Office of Public Housing