U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

ASSISTANT SECRETARY FOR
PUBLIC AND INDIAN HOUSING

Larry Lowe
The Housing Authority of the City of Huntsville
200 Washington Street Ne
Huntsville AL 35804

Dear Chairman,

Thank you and congratulations to you and your team at the The Housing Authority of the City of Huntsville for maintaining fiscal stability and achieving a High Performer designation under the Section 8 Management Assessment Program (SEMAP). I am pleased to recognize this accomplishment, which reflects your agency's commitment to strong leadership, sound management, and effective stewardship of public resources.

Public Housing Authorities (PHAs) play a critical role in ensuring that limited federal resources are managed effectively so that eligible families have access to safe, decent, and affordable housing. Nationwide, 414 PHAs are in a Housing Choice Voucher (HCV) budget shortfall and 102 agencies that administer the HCV program are troubled. Furthermore, six agencies sit under HUD receivership. Meanwhile, the agency's High Performer status highlights your sustained commitment to serving residents while ensuring the effective use of taxpayer resources.

SEMAP serves as HUD's primary framework for evaluating PHA performance for the HCV program across key operational areas, including; housing quality standards, successful income redeterminations, and lease-up. Your agency's High Performer designation demonstrates excellence in these core areas and serves as a positive example of effective HCV administration.

The designation reflects the dedication of you and your staff in administering HUD programs with excellence, integrity, and responsible stewardship of public resources. Successes such as yours are made possible through sustained commitment, collaboration, and a shared focus on delivering meaningful results for the communities you serve. Last week, HUD launched the PHA Accountability Dashboard to publicly recognize PHA performance.

Thank you for your continued partnership with HUD and for your commitment to serving your community. I hope you will share my appreciation with your leadership and staff whose hard work helped make this achievement possible. Congratulations again on this well-earned recognition and best wishes for your continued success.

Sincerely,



Benjamin R. Hobbs
Assistant Secretary for Public and Indian Housing
U.S. Department of Housing and Urban Development