



Office of Public and Indian Housing  
Office of Field Operations

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

CARIBBEAN OFFICE OF PUBLIC HOUSING

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February 18, 2026

Honorable Marcos Cruz Molina  
Mayor  
Municipality of Vega Baja  
Executive Director  
Municipality of Vega Baja Housing Authority  
PO Box 4555  
Vega Baja, PR 00694

**SUBJECT:** Section Eight Management Assessment Program (SEMAP) Score  
Fiscal Year End June 30, 2025  
Housing Choice Voucher Program (HCV)  
Municipality of Vega Baja Housing Authority (RQ032)

Dear Mayor Cruz Molina,

Our office conducted the SEMAP Review of Housing Choice Voucher Program (HCV) that the Municipality of Vega Baja Housing Authority (PHA) administers. Pursuant to 24 CFR §985.3, the US Department of Housing and Urban Development, Caribbean Office of Public Housing (HUD), assessed the PHA’s SEMAP Certification, policies and available independent audit report. SEMAP enables HUD’s identification of PHA capabilities and deficiencies related to the administration of the Section 8 program to provide more effective monitoring and assistance.

Our review of the PHA’s SEMAP Certification yields a total SEMAP score of 130 points of a total 135 available points as detailed below for each indicator:

<b>Indicator &amp; Reference</b>	<i>Maximum Possible Points</i>	<b>Score Based on PHA Certification</b>	<b>HUD Revised Score</b>
1. Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15	15	<b>15</b>
2. Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20	20	<b>20</b>
3. Determination of Adjusted Income (24CFR 5, §F and 24CFR 982.516)	20	20	<b>20</b>
4. Utility Allowance Schedule (24 CFR 982.517)	5	5	<b>5</b>
5. HQS Quality Control (24 CFR 982.405(b))	5	5	<b>5</b>
6. HQS Enforcement (24 CFR 982.404)	10	10	<b>10</b>
7. Expanding Housing Opportunities	5	0	<b>0</b>
8. Payment Standards (24 CFR 982.503)	5	5	<b>5</b>
9. Timely Annual Reexaminations (24 CFR 5.617)	10	10	<b>10</b>
10. Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5	5	<b>5</b>
11. Pre-Contract HQS Inspections (24 CFR 982.305)	5	5	<b>5</b>



12. Annual HQS Inspections (24 CFR 982.405(a))	10	10	<b>10</b>
13. Lease-Up (24 CFR 985.3 (n)).	20	20	<b>20</b>
14. Family self-sufficiency (24 CFR 984.105 and 984.305)	N/A	N/A	<b>N/A</b>
15. Deconcentration Bonus	--	--	--
<b>TOTAL</b>	<i>135</i>	130	<b>130</b>

The SEMAP score for the PHA’s HCV program for fiscal year ended on June 30, 2025, is **96 percent** and the overall performance rating is **High**.

Please note that the zero score on the following indicator is equivalent to identified deficiencies in the administration of the Section 8 Housing Choice Voucher Program, which you must ensure to correct at once:

### **Indicator 7- Expanding Housing Opportunities**

Pursuant to 24 CFR Part 985.106, **the PHA must correct** all SEMAP deficiencies within forty-five (45) calendar days from the date of this letter and provide our Field Office with a written report describing its correction of any/all identified SEMAP deficiencies. Should the PHA fail to correct such deficiencies as required, you will need to provide a Corrective Action Plan (CAP) to our office.

HUD based your PHA’s final score on submitted SEMAP Certification, the FYE reporting ratio and data of Forms HUD 50058 in the PIH Information Center (PIC), and the most recent Independent Auditor’s Report. Pursuant to 24 CFR §985.101, be advised the SEMAP Certification is subject to HUD verification by a **confirmatory review at any time**.

If you have questions regarding this document, please contact Nilsa E. Negrón Garced, Division Director, at [nilsa.e.negron@hud.gov](mailto:nilsa.e.negron@hud.gov) or at (787) 274-5826 or Robert Lugo, Portfolio Management Specialist, at [robert.d.lugo@hud.gov](mailto:robert.d.lugo@hud.gov) or at (787) 274-5818.

Sincerely,

Antonio Córdova Rivera  
Director  
Office of Public Housing

A large, stylized handwritten signature in blue ink, written over the typed name and title of Antonio Córdova Rivera.

cc: Héctor Rosado, Federal Programs Director, Municipality of Vega Baja