

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

98-332

SYNOPSIS —

AGENDA:
AUGUST 17, 1998

Submittal of the annual Public Housing Management Assessment Program (PHMAP) Certification to the U.S. Department of Housing and Urban Development (HUD).

SUBJECT:
1998 PUBLIC
HOUSING
MANAGEMENT
ASSESSMENT
PROGRAM
CERTIFICATION

FISCAL IMPACT –

N/A

TYPE:
RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION –

Approval.

SUBMITTED BY:
WILLIAM WILKINS
HOUSING SERVICES
DIRECTOR

BACKGROUND –

The Department of Housing Services is required to submit an annual PHMAP Certification to HUD each year. The PHMAP Certification is utilized to evaluate the performance of a Public Housing Authority in significant areas of management operations. PHMAP also provides HUD staff with an objective system of measuring performance using standard criteria. Scores are assigned to evaluate the following “ Indicators” :

- 1) Vacancy number and percentage;
- 2) Rents uncollected;
- 3) Work orders;
- 4) Annual Inspections of units and systems;
- 5) Financial management;
- 6) Resident services and community building; and
- 7) Security.

For the fiscal year ending June 30, 1997, the agency received a weighted score of 92.33 percent, or “ High Performer” . Because of the increased number of vacancies due to more

evictions and continued high intensive screenings, we expect the PHMAP score to drop a few percentage points this year, but no lower than that of a “ Standard Performer” .

On July 17, 1998, the Public Housing Board approved the referral of the PHMAP Certification to City Council for approval and submission to HUD. This Certification must be submitted to HUD within 60 days from the beginning of the agency’ s fiscal year, or August 28, 1998.