



**MUNICIPAL
HOUSING
GOVERNING
BOARD
COMMUNICATION:**

ITEM _____

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

02-432

SYNOPSIS -

Submission of 2002 Section 8 Management Assessment Program (SEMAP) Certification to United States Department of Housing & Urban Development (HUD).

AGENDA:

AUGUST 19, 2002

FISCAL IMPACT -

SUBJECT:

N/A

2002 SECTION 8
MANAGEMENT
ASSESSMENT
PROGRAM (SEMAP)
CERTIFICATION

RECOMMENDATION -

Approval.

TYPE:

RESOLUTION
RECEIVE/FILE

BACKGROUND -

The Des Moines Municipal Housing Agency is required to submit an annual Section 8 Management Assessment Program (SEMAP) Certification to HUD at the end of each fiscal year. The certification is used to evaluate the performance of the Section 8 program in significant areas of management operations. The certification includes the following "indicators":

SUBMITTED BY:

MIKE MATTHES
ACTING HOUSING
SERVICES
DIRECTOR

1. Selection from the waiting list
2. Rent Reasonableness
3. Determination of adjusted income
4. Utility allowance schedule
5. Housing Quality Standards Quality Control Inspections
6. Housing Quality Standards Enforcement
7. Expanding Housing Opportunities
8. Fair Market Rent Limit and Payment Standards
9. Annual Reexaminations of Clients
10. Correct Tenant Rent Calculations
11. Pre-Contact Housing Quality Standards Inspections
12. Annual Housing Quality Standards Inspections

13. Lease-Up

14. Family Self-Sufficiency (FSS) Enrollment and Escrow Accounts

A deconcentration bonus indicator is also available.

The Housing Agency is required to perform a quality control review of client files for some of the indicators and other indicators are assigned a performance rating using data submitted electronically through HUD's Multifamily Tenant Characteristics System.
