



Agenda Item:

MHGB-11

MHGB COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 08/22/05
Agenda Item Type: Resolution

Communication No.: 05-464
Roll Call No.:

Submitted by: Chris Johansen, Housing Services Director

SUBJECT—

2005 Section 8 Management Assessment Program (SEMAP) Certification

SYNOPSIS—

Requesting approval for submission of the 2005 Section 8 Management Assessment Program (SEMAP) certification to the U.S. Department of Housing & Urban Development (HUD).

FISCAL IMPACT—

None

RECOMMENDATION—

Approval

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:

- Selection from the waiting list
- Rent reasonableness
- Determination of adjusted income

- Utility allowance schedule
- Housing Quality Standards quality control inspections
- Housing Quality Standards enforcement
- Expanding housing opportunities
- Fair market rent limit and payment standards
- Annual reexamination of clients
- Correct tenant rent calculations
- Pre-contract Housing Quality Standards inspections
- Annual Housing Quality Standards inspections
- Lease-up
- Family Self-Sufficiency (FSS) enrollment and escrow accounts

A deconcentration bonus indicator is also included.

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

Upon approval by the Governing Board, the SEMAP certification will be submitted to HUD. HUD will score the certification and notify the Housing Agency of the results.