



Agenda Item:

MHGB6

## MHGB COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 11/21/05  
649

Communication No.: 05-

Agenda Item Type: Receive and File  
No.:

Roll Call

Submitted by: Chris Johansen, Housing Services Director

### SUBJECT—

Receive and File 2005 Section 8 Management Assessment Program (SEMAP) certification score.

### SYNOPSIS—

Receive and File 2005 Section 8 Management Assessment Program (SEMAP) certification score from the United States Department of Housing & Urban Development (HUD).

### FISCAL IMPACT—

None

### RECOMMENDATION—

Receive and 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:

- 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.

The Housing Agency received a score of 96% (135 out of a total of 140 points), designating the agency as a “High Performer” for its Section 8 Program. The agency missed five points on the indicator for determination of adjusted income. A score of 90% or higher achieves a “High Performer” rating. This is the fourth consecutive year that the agency has received this designation. The chart below shows the agency’s performance over the past 5 years:

