



Agenda Item:

MHGB5

MHGB COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 11/21/05
Agenda Item Type: Receive and File

Communication No.: 05-650
Roll Call No.:

Submitted by: Chris Johansen, Housing Services Director

SUBJECT—

Receive and File 2005 Public Housing Assessment System (PHAS) certification score.

SYNOPSIS—

Receive and File 2005 Public Housing Assessment System (PHAS) 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 Management Assessment Sub-System (MASS) certification to HUD at the end of each fiscal year. The certification is used to evaluate the performance of the Public Housing program in significant areas of management operations.

The certification includes the following indicators:

- Vacant Unit Turnaround Time
- Capital Fund
- Work Orders
- Annual Inspection of Dwelling Units & Systems

- Security
- Economic Self-Sufficiency

Additionally, the Public Housing program is assessed by the following sub-systems, which in return comprise our final assessment score:

- Financial Assessment
- Physical Assessment
- Resident Assessment

The Housing Agency received a score of 88 out of 100 points, designating the agency as a “Standard Performer” for its Public Housing Program. A score of 90 or higher achieves a “High Performer” rating. This is the second consecutive year that the agency has received this score and designation. Unfortunately, this year HUD did not conduct their physical inspections of properties; consequently, DMMHA was given the same score for this indicator as was received last year. The chart below shows the agency’s performance over the past 8 years:

PHAS Score

