



**MHGB**  
**Communication**  
Office of the City Manager

Date

August 21, 2006

Agenda Item No. MHGB2  
Roll Call No. 06-  
Communication No. 06-515  
Submitted by: Chris M. Johansen, Housing  
Services Director

**AGENDA HEADING:**

2006 Section 8 Management Assessment Program (SEMAP) Certification.

**SYNOPSIS:**

Recommend approval to submit the 2006 Section 8 Management Assessment Program (SEMAP) certification to the U.S. Department of Housing and Urban Development (HUD).

**FISCAL IMPACT: NONE**

Amount:

Funding Source:

**ADDITIONAL INFORMATION:**

The Des Moines Municipal Housing Agency (DMMHA) 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 several indicators. The Housing Agency uses data submitted electronically through HUD's Multifamily Tenant Characteristic System to assign performance ratings to the remaining indicators.

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.

**PREVIOUS COUNCIL ACTION(S): NONE**

Date:

Roll Call Number:

Action:

**BOARD/COMMISSION ACTION(S):**

Date: August 22, 2005

Roll Call Number: 05-2013

Action: Approval of the 2005 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development. (Council Communication No. 05-464) Moved by Nesbitt to approve. Motion Carried 7-1.

Date: August 9, 2004

Roll Call Number: 04-1660

Action: Approval of the 2004 Section 8 Management Assessment Program (SEMAP) certification to the U.S. Department of Housing and Urban Development (HUD). (Council Communication No. 04-389). Moved by Vlassis to approve. Motion Carried 7-1. Absent: Coleman.

Date: July 28, 2003

Roll Call Number: 03-1696

Action: Approval of 2003 Section 8 Management Assessment Program (SEMAP) Certification to the United States Department of Housing and Urban Development (HUD). (Council Communication No. 03-348). Moved by Brooks to adopt. Motion Carried 6-2.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**