



MHGB
Communication
Office of the City Manager

Date

March 26, 2007

Agenda Item No. MHGB4
Roll Call No. 07-
Communication No. 07-175
Submitted by: Chris M. Johansen, Housing
Services Director

AGENDA HEADING:

Receive and File 2006 Section 8 Management Assessment Program (SEMAP) Certification Score.

SYNOPSIS:

Recommend receiving and filing of the Des Moines Municipal Housing Agency's 2006 Section 8 Management Assessment Program (SEMAP) certification score from the United States Department of Housing & Urban Development (HUD).

FISCAL IMPACT: NONE

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:

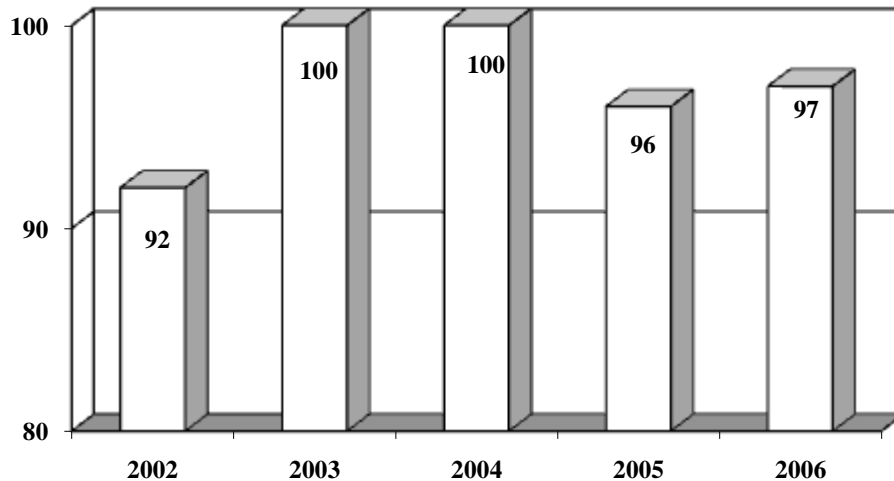
- Selection from the waiting list
- Rent reasonableness
- Determination of adjusted income
- Utility allowance schedule
- Housing Quality Standards quality control inspections
- Housing Quality Standards enforcement
- Expanding housing opportunities
- Fair Market rent limit and payment standards
- Annual 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 also is included.

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

The DMMHA received a score of 97% (140 out of a total of 145 points) and was designated as a “High Performer” for its Section 8 Program. A score of 90% or higher achieves a “High Performer” rating. This is the fifth consecutive year that the agency has received this designation. The chart below shows the agency’s performance over the past 5 years:

SEMAP Scores



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: August 21, 2006

Roll Call Number: 06-1641

Action: Approving 2006 Section 8 Management Assessment Program (SEMAP) Certification. (Council Communication No. 06-515) Moved by Nesbitt to approve. Motion Carried 5-2.

Date: November 21, 2005

Roll Call Number: 05-2735

Action: Receive and file the 2005 Section 8 Management Assessment Program (SEMAP) certification score from the US Department of Housing and Urban Development (HUD). (Council Communication No. 05-649) Moved by Kiernan to approve. Motion Carried 8-0.

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.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE