



MHGB
Communication
Office of the City Manager

Date

March 26, 2007

Agenda Item No. MHGB5
Roll Call No. 07-
Communication No. 07-176
Submitted by: Chris M. Johansen, Housing
Services Director

AGENDA HEADING:

Receive and File 2006 Public Housing Assessment System (PHAS) Certification Score.

SYNOPSIS:

Recommend to receive and file the Des Moines Municipal Housing Agency's 2006 Public Housing Assessment System (PHAS) certification score from the United States Department of Housing & Urban Development (HUD).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

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:

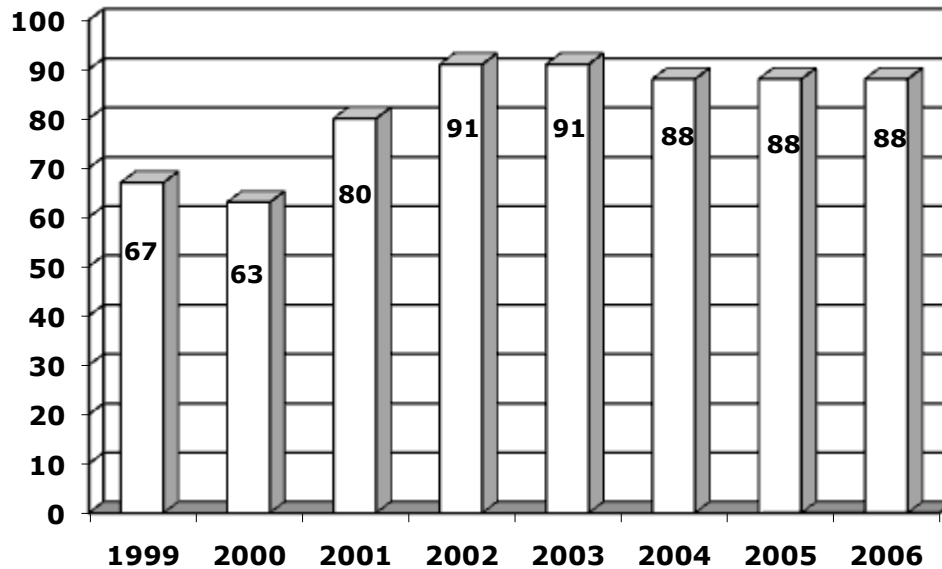
- Vacant Unit Turnaround Time
- Capital Fund
- Work Orders
- Annual Inspection of Dwelling Units & Systems
- Security
- Economic Self-Sufficiency

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 third consecutive year that the agency has received this score and designation. The chart below shows the agency's performance over the past 8 years:

PHAS Score



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: August 21, 2006

Roll Call Number: 06-1642

Action: Authorizing submission of 2006 Public Housing Management Assessment Sub-System (MASS). (Council Communication No. 06-514) Moved by Nesbitt to approve. Motion Carried 5-2.

Date: November 21, 2005

Roll Call Number: 05-2734

Action: Receive and file the 2005 Public Housing Assessment System (PHAS) certification score from the US Department of Housing and Urban Development (HUD). (Council Communication No. 05-650) Moved by Nesbitt to approve. Motion Carried 8-0.

Date: August 22, 2005

Roll Call Number: 05-2012

Action: Approval of the 2005 Public Housing Management Assessment Sub-System (MASS) Certification to the U.S. Department of Housing and Urban Development (HUD). (Council Communication No. 05-465) Moved by Nesbitt to approve. Motion Carried 7-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE