



MHGB
Communication
Office of the City Manager

Date

August 20, 2007

Agenda Item No. MHGB2
Roll Call No. 07-
Communication No. 07-505
Submitted by: Chris M. Johansen, Housing
Services Director

AGENDA HEADING:

2007 Section 8 Management Assessment Program (SEMAP) Certification.

SYNOPSIS:

Recommend approval to submit the 2007 Section 8 Management Assessment Program (SEMAP) certification to the U.S. Department of Housing and 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 Housing Agency is required to perform a quality control review of client files for some of the indicators; the other indicators are assigned a performance rating using data submitted electronically through HUD's Multifamily Tenant Characteristic System.

Upon approval by the Municipal Housing 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

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: 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.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE