



MHGB
Communication
Office of the City Manager

Date	December 3, 2007
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Agenda Item No.	MHGB3
Roll Call No.	<u>07-</u>
Communication No.	<u>07-710</u>
Submitted by:	Chris M. Johansen, Housing Services Director

AGENDA HEADING:

Receive and File 2007 Section 8 Management Assessment Program (SEMAP) Certification Score.

SYNOPSIS:

Recommend approval to receive and file 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

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

The Des Moines Municipal Housing Agency 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:

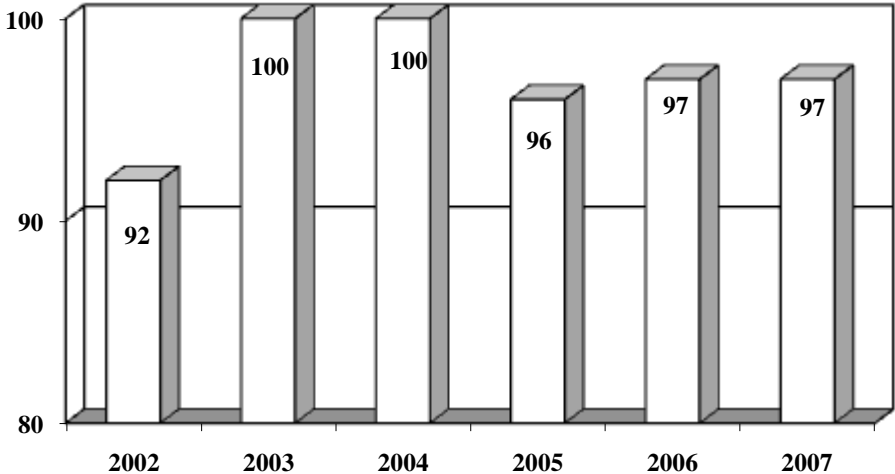
- Selection from the waiting list
- Rent reasonableness
- Determination of adjusted income
- Utility allowance schedule
- Housing Quality Standards quality control inspections
- Housing Quality Standards enforcement
- Expanding housing opportunities
- Fair Market rent limit and payment standards
- Annual 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 some of the indicators and the other indicators are assigned a performance rating using data submitted electronically through HUD's Multifamily Tenant Characteristics System.

The Housing Agency received a score of 97% (140 out of a total of 145 points), designating the agency as a "High Performer" for its Section 8 Program. A score of 90% or higher achieves a "High Performer" rating. This is the sixth consecutive year that the agency has received this designation. The chart below shows the agency's performance over the past 6 years:

SEMAP Scores



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: August 20, 2007

Roll Call Number: 07-1566 (MHAGB)

Action: Approving 2007 Section 8 Management Assessment Program (SEMAP) Certification. (Council Communication No. 07-505) Moved by Nesbitt to approve. Motion Carried 7-1. Absent: Coleman.

Date: March 26, 2007

Roll Call Number: 07-514 (MHAGB)

Action: Receive and file 2006 Section 8 Management Assessment Program (SEMAP) Certification Score from the U.S. Department of Housing and Urban Development. (Council Communication No. 07-175) Moved by Hensley to approve. Motion Carried 7-1.

Date: August 21, 2006

Roll Call Number: 06-1641 (MHAGB)

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

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE