



MHGB
Communication
Office of the City Manager

Date

May 5, 2008

Agenda Item No. MHGB2
Roll Call No. 08-
Communication No. 08-243
Submitted by: Chris M. Johansen, Housing
Services Director

AGENDA HEADING:

Receive and File 2007 Public Housing Assessment System (PHAS) Certification Score.

SYNOPSIS:

Recommend receipt and filing of the Des Moines Municipal Housing Agency's 2007 Public Housing Assessment System (PHAS) 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 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:

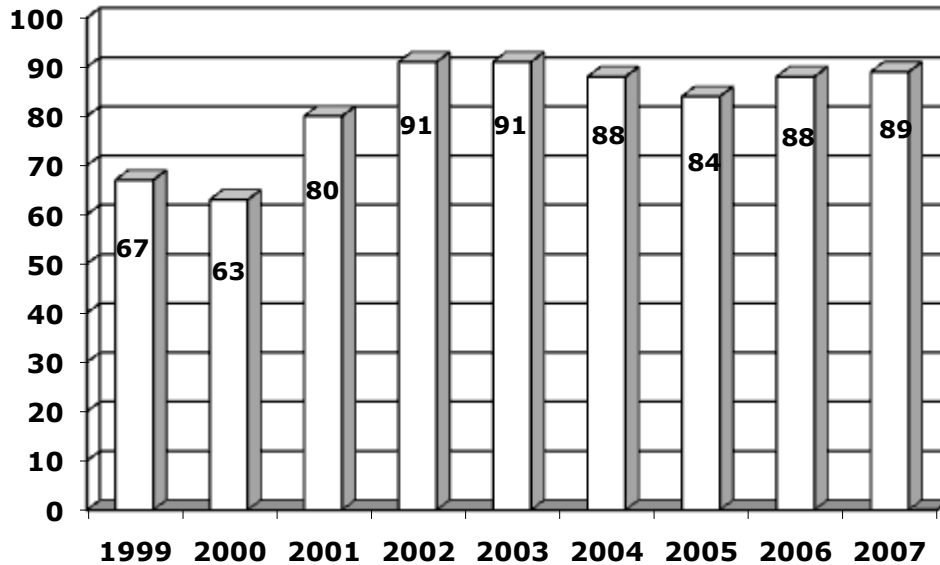
- Vacant Unit Turnaround Time
- Capital Fund
- Work Orders
- Annual Inspection of Dwelling Units & Systems
- Security
- Economic Self-Sufficiency

Additionally, the Public Housing program is assessed by the following sub-systems, which in turn, comprise our final assessment score:

- Financial Assessment
- Physical Assessment
- Resident Assessment

The Housing Agency received a score of 89 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. The chart below shows the agency's performance over the past nine years:

PHAS Score



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: August 20, 2007

Roll Call Number: 07-1568

Action: [Authorizing](#) submission of 2007 Public Housing Management Assessment Sub-System (MASS). ([Council Communication No. 07-504](#)) Moved by Mahaffey to approve. Motion Carried 8-0.

Date: March 26, 2007

Roll Call Number: 07-515

Action: [Receive](#) and file 2006 Public Housing Assessment System (PHAS) Certification Score from the U.S. Department of Housing and Urban Development. ([Council Communication No. 07-176](#)) Moved by Kiernan to approve. Motion Carried 7-1.

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.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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