 <p style="text-align: center;">MHGB Communication Office of the City Manager</p>	Date	November 10, 2008
	Agenda Item No. MHGB2 Roll Call No. <u>08-</u> Communication No. <u>08-680</u> Submitted by: Chris M. Johansen, Housing Services Director	

AGENDA HEADING:

Receive and File 2008 Section 8 Management Assessment Program (SEMAP) Certification Score.

SYNOPSIS:

Recommend approval to receive and file the Des Moines Municipal Housing Agency’s 2008 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.

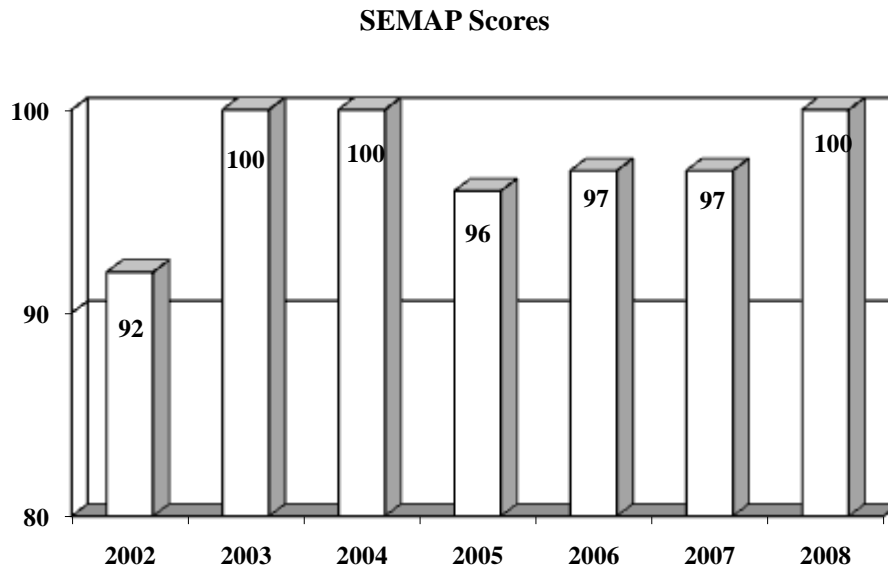
The certification includes the following indicators:

- 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 100% (145 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 7 years:



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: August 11, 2008

Roll Call Number: 08-1389

Action: Authorizing submission of 2008 Section 8 Management Assessment Program (SEMAP) Certification. (Board Communication No. 08-494) Moved by Vlassis to approve. Motion Carried 7-1.

Date: August 20, 2007

Roll Call Number: 07-1566

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

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.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.