

 <p style="text-align: center;">MHGB Communication Office of the City Manager</p>	Date	August 10, 2009
	Agenda Item No. MHGB2 Roll Call No. <u>09-</u> Communication No. <u>09-542</u> Submitted by: Chris M. Johansen, Assistant City Manager	

AGENDA HEADING:

2009 Section 8 Management Assessment Program (SEMAP) Certification.

SYNOPSIS:

Recommend Municipal Housing Governing Board approval to submit the 2009 Section 8 Management Assessment Program (SEMAP) certification to the U.S. Department of Housing and Urban Development (HUD).

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

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 is also included.

The Housing Agency is required to perform a quality control review of client files for some indicators. Other indicators are assigned a performance rating using data submitted electronically through HUD's Multifamily Tenant Characteristic System.

Upon approval by the 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 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: 07-1567

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: August 21, 2006

Roll Call Number: 06-1641

Action: Approval of the 2006 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development. (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.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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