 <p style="text-align: center;">MHGB Communication Office of the City Manager</p>	Date	November 9, 2009
	Agenda Item No. MHGB2 Roll Call No. <u>09-</u> Communication No. <u>09-769</u> Submitted by: Chris M. Johansen, Assistant City Manager	

AGENDA HEADING:

Receive and File 2009 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:

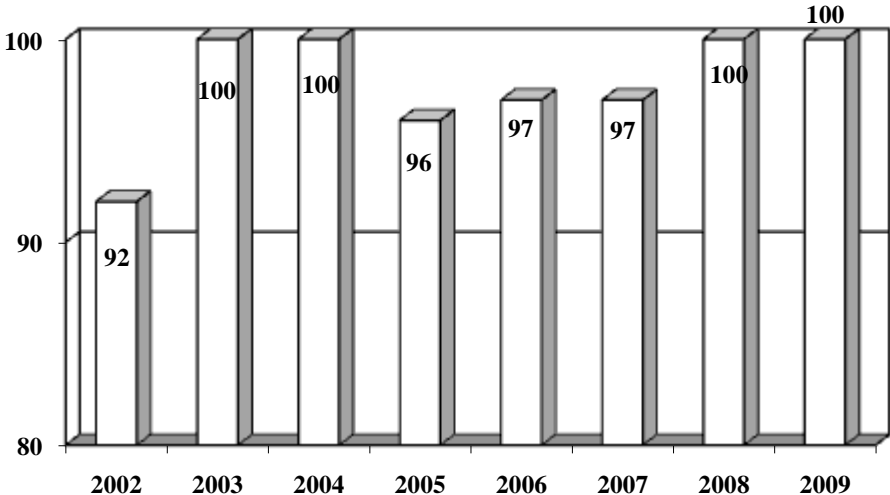
- Selection from the waiting list
- Rent reasonableness
- Determination of adjusted income
- Utility allowance schedule
- Housing Quality Standards quality control inspections
- Housing Quality Standards enforcement
- Expanding housing opportunities
- Fair Market rent limit and payment standards
- Annual 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%, 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 eighth consecutive year that the agency has received this designation. The chart below shows the agency's

SEMAP Scores



performance over the past 8 years:

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: August 10, 2009

Roll Call Number: 09-1406

Action: Approving 2009 Section 8 Management Assessment Program (SEMAP) Certification. (Board Communication No. 09-542) Moved by Vlassis to approve. Motion Carried 7-0.

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: November 10, 2008

Roll Call Number: 08-1932

Action: Receive and file 2008 Section 8 Management Assessment Program (SEMAP) Certification Score from the US Department of Housing and Urban Development. (Board Communication No. 08-680) Moved by Coleman to approve. Motion Carried 5-3.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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