

 <p style="text-align: center;">MHGB Communication Office of the City Manager</p>	Date: August 23, 2010
	Agenda Item No. MHGB2 Roll Call No. [Roll Call] Communication No. <u>10-507</u> Submitted by: Douglas C Romig, Housing Services Director

AGENDA HEADING:

Authorizing Submission of 2010 Public Housing Management Assessment Sub-System (MASS).

SYNOPSIS:

Recommend approval to submit the 2010 Public Housing Management Assessment Sub-System (MASS) 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 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 with a total point score of 30:

- Vacant Unit Turnaround Time (4)
- Capital Fund (7)
- Work Orders (4)
- Annual Inspection of Dwelling Units & Systems (4)
- Security (4)
- Family Self Sufficiency (7)

DMMHA has received a score of 26 of the 30 points possible for the past seven years, with the exception of FY03 in which DMMHA scored a 25. DMMHA anticipates receiving a score of 26 again this year. The vacant unit turnaround time indicator impacted DMMHA's total MASS score the most this year as several 9th floor units at Royal View Manor had not been rented due to possible hazardous concerns. After contractors had assessed the 9th floor, the issues found were isolated to certain areas and several of the units were put back on line to rent. These units had been vacant in excess of 1,000 days which significantly impacted the vacant unit turnaround time indicator.

Upon approval by the Municipal Housing Governing Board, the MASS certification will be submitted to HUD. HUD will score the certification and notify the DMMHA of the results.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: February 22, 2010

Roll Call Number: 10-239

Action: [Authorizing](#) submission of 2009 Public Housing Management Assessment Sub-System (MASS). ([Board Communication No. 10-082](#)) Moved by Mahaffey to approve. Motion Carried 7-0.

Date: August 11, 2008

Roll Call Number: 08-1388

Action: [Authorizing](#) submission of 2008 Public Housing Management Assessment Sub-System (MASS). ([Board Communication No. 08-491](#)) Moved by Vlassis to approve. Motion Carried 7-1.

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.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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