

 <p style="text-align: center;">MHGB Communication Office of the City Manager</p>	Date: August 23, 2010
	Agenda Item No. MHGB3 Roll Call No. [Roll Call] Communication No. <u>10-508</u> Submitted by: Douglas C. Romig, Housing Services Director

AGENDA HEADING:

2010 Section 8 Management Assessment Program (SEMAP) Certification.

SYNOPSIS:

Recommend Municipal Housing Governing Board approval to submit the 2010 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 of the indicators and the 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 DMMHA of the results.

A housing agency with SEMAP scores of at least 90% will receive the designation of "high performer." Housing agencies that achieve an overall performance rating of high performer may receive national recognition by the Department of Housing and Urban Development and may be given competitive advantage under notices of fund availability. DMMHA has received a designation of high performer for the past eight years. DMMHA anticipates receiving the high performer designation this year as well.

A housing agency with SEMAP scores of 60% to 89% will be designated "standard". Housing agencies with SEMAP scores of less than 60% will be rated "troubled". Required actions for a housing agency with a troubled designation include HUD on-site reviews of program management to assess the magnitude and seriousness of the housing agency's noncompliance with performance requirements; creation of a corrective action plan to be submitted to HUD; and the prohibition of the housing agency's use of administrative fee reserves.

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: 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

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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