

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 13, 2012
	Agenda Item No. MHGB2 Roll Call No. <u>12-1219</u> Communication No. <u>12-406</u> Submitted by: Douglas C. Romig, Housing Services Director

AGENDA HEADING:

Approving submittal of the Des Moines Municipal Housing Agency’s 2012 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (HUD).

SYNOPSIS:

Recommend Municipal Housing Governing Board approval to submit the 2012 Section 8 Management Assessment Program (SEMAP) certification to HUD.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The Des Moines Municipal Housing Agency (DMMHA) is required to submit an annual 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 inspection and enforcement
- Expanding housing opportunities
- Fair market rent limits and payment standards
- Annual reexamination of clients
- Correct tenant rent calculations
- Pre-contract Housing Quality Standards inspections and annual Housing Quality Standards inspections
- Lease-up

A de-concentration bonus indicator is also included.

The Housing Agency is required to perform quality control reviews of client files for some of the indicators and 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 HUD and may be given competitive advantage under notices of fund availability. DMMHA has received a designation of high performer for the past 10 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 Housing Agencies 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):

Date: August 8, 2011

Roll Call Number: [11-1338](#)

Action: Approving submission of 2011 Section 8 Management Assessment Program (SEMAP) Certification. ([Board Communication No. 11-523](#)). Moved by Mahaffey to approve. Motion Carried 7-0.

Date: August 23, 2010

Roll Call Number: [10-1345](#)

Action: Approving 2010 Section 8 Management Assessment Program (SEMAP) Certification. ([Board Communication No. 10-508](#)). Moved by Mahaffey to approve. Motion Carried 5-2.

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.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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