

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> November 19, 2012
	<b>Agenda Item No.</b> MHGB2 <b>Roll Call No.</b> <u>12-1746</u> <b>Communication No.</b> <u>12-575</u> <b>Submitted by:</b> Douglas C. Romig, Housing Services Director

**AGENDA HEADING:**

Receive and file Fiscal Year 2012 Section 8 Management Assessment Program (SEMAP) Certification High Performer rating from the U.S. Department of Housing and Urban Development (HUD).

**SYNOPSIS:**

Receive and file 2012 SEMAP Certification High Performer rating from 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.

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 ten years. The DMMHA received a score of 100% and a performance rating of High Performer from HUD.

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

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. Attached to the Roll is the official notification of DMMHA's SEMAP score and performance rating.

**PREVIOUS COUNCIL ACTION(S):**

Date: August 13, 2012

Roll Call Number: [12-1219](#)

Action: [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). ([Board Communication No. 12-406](#)). Moved by Mahaffey to approve. Motion carried 7-0.

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.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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