

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 10, 2015
	Agenda Item No. MHGB2 Roll Call No. <u>15-1321</u> Communication No. <u>15-431</u> Submitted by: Jackie J. Lloyd, Interim Housing Services Director

AGENDA HEADING:

Approving submittal of the Des Moines Municipal Housing Agency's (DMMHA) 2015 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (HUD).

SYNOPSIS:

Approving submittal of the Des Moines Municipal Housing Agency's 2015 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (HUD).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The DMMHA is required to submit an annual SEMAP Certification to HUD at the end of each fiscal year (FY). 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 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; and
- A de-concentration bonus indicator is also included.

The Housing Agency is required to perform quality control reviews of client files for certain indicators while other indicators are assigned a performance rating using data submitted electronically through HUD's Multifamily Tenant Characteristics 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 a 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 13 years. DMMHA anticipates receiving the high performer designation this year as well.

PREVIOUS COUNCIL ACTION(S):

Date: August 11, 2014

Roll Call Number: [14-1194](#)

Action: [Approving](#) submittal of the Des Moines Municipal Housing Agency’s Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development. ([Board Communication No. 14-376](#)) Moved by Gatto to adopt. Motion Carried 5-2.

Date: August 12, 2013

Roll Call Number: [13-1244](#)

Action: [Approving](#) Submittal of the Des Moines Municipal Housing Agency’s 2013 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (HUD). ([Board Communication No. 13-417](#)) Moved by Mahaffey to approve. Motion Carried 7-0.

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.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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