

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> August 14, 2017
	<b>Agenda Item No.</b> MHGB3 <b>Roll Call No.</b> <u>17-1317</u> <b>Communication No.</b> <u>17-574</u> <b>Submitted by:</b> Jackie J. Lloyd, Interim Housing Services Director

**AGENDA HEADING:**

Approving submittal of the Des Moines Municipal Housing Agency's (DMMHA) 2017 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (HUD).

**SYNOPSIS:**

Requesting approval to submit the Des Moines Municipal Housing Agency's 2017 SEMAP Certification, which is used to evaluate the performance of significant areas of management operations of the Section 8 program, to 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. 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
  - 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 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 15 years. DMMHA anticipates receiving the high performer designation this year as well.

**PREVIOUS COUNCIL ACTION(S): NONE**

**BOARD/COMMISSION ACTION(S):**

Board: Municipal Housing Agency Governing Board

Date: August 8, 2016

Roll Call Number: [16-1273](#)

Action: [Approving](#) submittal of the Des Moines Municipal Housing Agency’s 2016 Section 8 Management Assessment Program (SEMAP) Certification to the U. S. Department of Housing and Urban Development. ([Board Communication No. 16-437](#)) Moved by Gatto to adopt. Motion Carried 7-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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