

# COUNCIL COMMUNICATION

 CITY OF <b>DES MOINES</b> OFFICE OF THE CITY MANAGER	Number:	<b>22-351</b>	Meeting:	<b>August 8, 2022</b>
	Agenda Item:	<b>MHBG3</b>	Roll Call:	<b>22-1215</b>
	Submitted by:	<b>Chris Johansen, Neighborhood Services Department Director</b>		

## AGENDA HEADING:

Approving submittal of the Des Moines Municipal Housing Agency's (DMMHA) 2022 Section 8 Management Assessment Program (SEMAP) certification to the U.S. Department of Housing and Urban Development (HUD).

## SYNOPSIS:

Recommend approving submittal of the DMMHA SEMAP certification 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 (HUD waived the required submission in 2020 and 2021 due to COVID-19). 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 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 19 years.

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

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

Board: Municipal Housing Governing Board

Date: August 19, 2019

Resolution Number: [19-1284](#)

Action: [Approving](#) submittal of the Des Moines Municipal Housing Agency’s 2018 Section 8 Management Assessment Program (SEMAP) Certification to the U.S. Department of Housing and Urban Development (HUD). ([Board Communication No. 19-361](#)) Moved by Gatto to adopt. Motion Carried 7-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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