

MHGB COMMUNICATION

	Number:	25-304	Meeting:	August 18, 2025
	Agenda Item:	MHGB3	Roll Call:	25-1088
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Approving submittal of the Des Moines Municipal Housing Agency's (DMMHA) 2025 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 2025 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. 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 a competitive advantage under notices of fund availability. DMMHA has received a designation of high performer for 21 years. The certification for 2022 received a standard performer designation (scoring 89%) due to the impacts COVID had on the processing of lease ups. The DMMHA anticipates receiving a high performer designation this year.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Municipal Housing Governing Board

Date: August 19, 2024

Resolution Number: [24-1127](#)

Action: [Approving](#) submittal of the Des Moines Municipal Housing Agency’s (DMMHA) 2024 Section 8 Management Assessment program (SEMAP) certification to the U.S. Department of Housing and Urban Development (HUD). ([Board Communication Number 24-338](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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