

★ **Roll Call Number**

Agenda Item Number

M.H.G.B. - 4

Date March 26, 2007

RECEIVE AND FILE THE 2006 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)
CERTIFICATION SCORE FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

WHEREAS, pursuant to Chapter 403A of the Code of Iowa, the City of Des Moines has established the Des Moines Municipal Housing Agency; and

WHEREAS, the U. S. Department of Housing and Urban Development (HUD) published a final rule on September 10, 1998 establishing certain performance indicators for public housing agencies in key areas of the Section 8 tenant-based assistance program; and

WHEREAS, the Municipal Housing Governing Board of the City of Des Moines, Iowa, approved the submission of the SEMAP Certification to HUD on August 21, 2006.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Housing Governing Board of the City of Des Moines, Iowa, that the 2006 SEMAP Certification score, as attached as Exhibit "A" is hereby received and filed.

(Council Communication No. 07-175)

APPROVED AS TO FORM:

Moved by _____ to approve.

Mary A. Laughlin
Mary A. Laughlin
Assistant City Attorney

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
NESBITT				
VLASSIS				
TOTAL				

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City of Des Moines, Municipal Housing Agency Governing Board, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



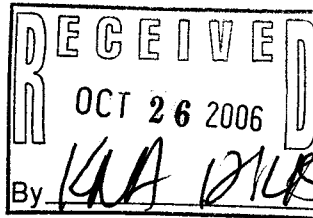
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

KANSAS/MISSOURI STATE OFFICE
Gateway Tower II, Room 200
400 State Avenue
Kansas City, KS 66101-2406
HUD Home Page: www.hud.gov

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October 24, 2006

Mr. Chris Johansen
Executive Director
Housing Authority of the
City of Des Moines
100 E. Euclid - #101
Des Moines, IA 50313-4534



Dear Mr. Johansen:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Housing Authority of the City of Des Moines. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables the Department of Housing and Urban Development to better manage the Section 8 tenant-based program by identifying Public Housing Agency's (PHA) capabilities and deficiencies related to the administration of the Section 8 program. As a result, the Department of Housing and Urban Development will be able to provide more effective program assistance to PHAs.

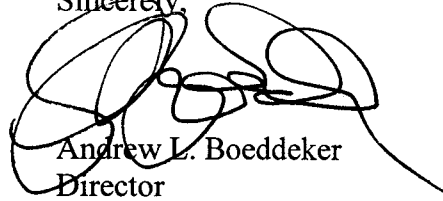
The Housing Authority's final SEMAP score for the fiscal year ended June 30, 2006, is 97 percent. The following are your scores on each indicator:

Table with 3 columns: Indicator #, Indicator, Points. Rows include Selection from Waiting List (15), Reasonable Rent (20), Determination of Adjusted Income (15), Utility Allowance Schedule (5), HQS Quality Control (5), HQS Enforcement (10), Expanding Housing Opportunities (5), Payment Standards (5), Timely Annual Reexaminations (10), Correct Tenant Rent Calculations (5), Pre-Contract HQS Inspections (5), Annual HQS Inspections (10), Lease-Up (15), Family Self-Sufficiency (10), Deconcentration Bonus (5), and TOTAL SCORE (97%).

Your overall performance rating is High.

If you have any questions regarding the above, please do not hesitate to contact Kathy Winter, Public Housing Revitalization Specialist, of my staff, at (515) 284-4315.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Andrew L. Boeddeker
Director
Office of Public Housing