

★ **Roll Call Number**

**Agenda Item Number**

M.H.G.B. 2

Date November 19, 2012

RECEIVE AND FILE FISCAL YEAR 2012 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION HIGH PERFORMER RATING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

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, on August 13, 2012 by Roll Call No. 12-1219, the Des Moines Municipal Housing Governing Board approved for submission to HUD the Section 8 Management Assessment Program (SEMAP) Certification, which provides data on the specified performance indicators by Roll Call No. 12-1219; and

WHEREAS, the U.S. Department of Housing and Urban Development has certified a score of 100% and High Performer rating to the Des Moines Municipal Housing Agency.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Housing Governing Board of the City of Des Moines, Iowa, that the SEMAP Certification rating of High Performer is hereby received and filed.

APPROVED AS TO FORM:

Moved by \_\_\_\_\_ to receive and file.

  
\_\_\_\_\_  
Michael F. Kelley  
Assistant City Attorney

**(Board Communication No. 12-575 )**

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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](http://www.hud.gov)

October 23, 2012

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

BT 2:00

Dear Mr. Romig:

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 authorities' 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 housing authorities.

The Housing Authority's final SEMAP score for the Fiscal Year Ended June 30, 2012, is **100 percent**. The following are your scores on each indicator:

Indicator #	Indicator	Points
1	Selection from Waiting List	15
2	Reasonable Rent	20
3	Determination of Adjusted Income	20
4	Utility Allowance Schedule	5
5	HQS Quality Control	5
6	HQS Enforcement	10
7	Expanding Housing Opportunities	5
8	Payment Standards	5
9	Timely Annual Reexaminations	10
10	Correct Tenant Rent Calculations	5
11	Pre-Contract HQS Inspections	5
12	Annual HQS Inspections	10
13	Lease-Up	20
14	Family Self-Sufficiency	NA
15	Deconcentration Bonus	0
	<b>TOTAL SCORE</b>	<b>100%</b>

Your overall performance rating is **High**.

If you have any questions regarding the above, please do not hesitate to contact Tom Atzmilller, Public Housing Revitalization Specialist at (913) 551-6556.

Thank you for your cooperation with the SEMAP process.

Sincerely,



Frances M. Cleary  
Director  
Office of Public Housing