



MHGB
Communication
Office of the City Manager

Date

November 23, 2009

Agenda Item No. MHGB3
Roll Call No. 09-
Communication No. 09-815
Submitted by: Chris M. Johansen, Assistant
City Manager

AGENDA HEADING:

Authorizing the City of Des Moines Municipal Housing Agency to submit proposed payment standards for the Section 8 Housing Choice Voucher program to the U.S. Department of Housing and Urban Development.

SYNOPSIS:

Recommend approval to revise and submit the proposed payment standards for the Section 8 Housing Choice Voucher program to the U.S. Department of Housing and Urban Development (HUD).

FISCAL IMPACT:

Amount: \$3,408 (estimated)

Funding Source: 2009-10 Operating Budget: Housing Services Department – Section 8 SP350 HSG190000, Page 139.

ADDITIONAL INFORMATION:

The Des Moines Municipal Housing Agency (DMMHA) is required by the U.S. Department of Housing and Urban Development (HUD) to establish payment standards by bedroom size for the Section 8 Housing Choice Voucher program. Further, the Federal regulations require that Housing Agencies review their payment standards annually. The payment standard is used to calculate the monthly housing assistance payment for a family under the Section 8 Housing Choice Voucher program. The range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedules.

The current payment standards represent 89-104% of the FMRs and are not within the HUD guidelines (payment standards must be between 90% and 110% of the FMRs). DMMHA has conducted a review of the current payment standards and the zero bedroom payment standard must be raised by one (1) dollar. DMMHA has reviewed the success rates for current Section 8 Voucher program participants in finding affordable housing and the rent burdens of current participants and found these two factors to be within acceptable Federal payment standard guidelines.

DMMHA proposes to revise only the zero bedroom payment standard from \$455 to \$456 and leave the other bedroom payment standards as they are.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: November 24, 2008

Roll Call Number: 08-2020

Action: Authorizing Des Moines Municipal Housing Agency to submit Proposed Payment Standards for the Section 8 Housing Choice Voucher Program to the U.S. Department of Housing and Urban Development. (Board Communication No. 08-707) Moved by Vlassis to adopt. Motion Carried 6-2.

Date: November 19, 2007

Roll Call Number: 07-2168

Action: Approving Des Moines Municipal Housing Agency to submit proposed payment standards for the Section 8 Housing Choice Voucher Program to the US Department of Housing and Urban Development. Moved by Mahaffey to adopt. Motion Carried 7-1.

Date: July 10, 2006

Roll Call Number: 06-1286

Action: Authorizing Des Moines Municipal Housing Agency to submit proposed payment standards for the Section 8 Housing Choice Voucher Program to the U.S. Department of Housing and Urban Development. (Council Communication No. 06-403) Moved by Vlassis to adopt. Motion Carried 7-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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