

 <h1 style="text-align: center;">Council Communication</h1> <p style="text-align: center;">Office of the City Manager</p>	Date: January 11, 2016
	Agenda Item No. M-2 Roll Call No. <u>16-0002</u> Communication No. <u>16-001</u> Submitted by: Jackie J. Lloyd, Acting Housing Services Director

AGENDA HEADING:

Approving Des Moines Municipal Housing Agency's (DMMHA) revised payment standards for the Section 8 Housing Choice Voucher program.

SYNOPSIS:

Approval of DMMHA’s revised payment standards for the Section 8 Housing Choice Voucher program as required by the U.S. Department of Housing & Urban Development (HUD).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

HUD provides an annual review of Fair Market Rents (FMR) for geographical locations throughout the United States. HUD has replaced the historical-based annualized change in gross rent (rent plus utilities) trend factor. Instead, HUD now uses a “forward-looking forecast” for the final Fiscal Year (FY) 2016 FMRs. The results of this change show a sufficient increase in the FMRs for the metropolitan area.

Public Housing Agencies, which receive funding from HUD, must set their payment standards for the Section 8 Housing Choice Voucher program between 90% and 110% of the HUD established FMRs. Staff is recommending establishing DMMHA’s payment standards at 90% of the revised FMRs.

In reviewing the final FMRs, adjustments in the payment standards will need to be made in order to comply with the regulatory 90% threshold. The proposed revised payment standards are listed below:

BR Size	Prior FMR	New FMR	Current Payment Standard	Proposed Payment Standard	% of FMR
0	\$528	\$570	\$480	\$520	90.00%
1	\$634	\$674	\$575	\$614	90.00%
2	\$787	\$834	\$710	\$760	90.00%
3	\$1095	\$1136	\$990	\$1035	90.00%
4	\$1167	\$1234	\$1060	\$1125	90.00%
5	\$1342	\$1419	\$1210	\$1293	90.00%
6	\$1517	\$1604	\$1370	\$1462	90.00%
7	\$1692	\$1789	\$1525	\$1630	90.00%

The revised payment standards are to be effective retroactively to December 11, 2015, per HUD requirements.

PREVIOUS COUNCIL ACTION(S):

Date: October 6, 2014

Roll Call Number: [14-1538](#)

Action: [Approving](#) Des Moines Municipal Housing Agency revised payment standards. ([Board Communication No. 14-475](#)) Moved by Mahaffey to approve. Motion Carried 7-0.

Date: November 4, 2013

Roll Call Number: [13-1699](#)

Action: [Approving](#) Des Moines Municipal Housing Agency payment standards. ([Board Communication No. 13-529](#)) Moved by Coleman to approve. Motion Carried 6-0.

Date: April 9, 2012

Roll Call Number: [12-0501](#)

Action: [Approving](#) Des Moines Municipal Housing Payment Standards Recommendations. ([Board Communication No. 12-170](#)) Moved by Hensley to approve. Motion Carried 5-2.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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