

MHGB COMMUNICATION

	Number:	25-376	Meeting:	October 20, 2025
	Agenda Item:	MHGB3	Roll Call:	25-1373
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Approval of the Des Moines Municipal Housing Agency (DMMHA) Payment Standards for the Section 8 Housing Choice Voucher (HCV) Program after review of the U.S. Department of Housing and Urban Development (HUD) published Small Area Fair Market Rents (SAFMR) for 2026 as required by HUD.

SYNOPSIS:

Approval of the DMMHA Payment Standards for the Section 8 HCV Program after review of the HUD published SAFMR for 2026 as required by HUD.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The DMMHA provides decent, safe, and affordable housing to low-income families within Des Moines and Polk County;
- HUD provides an annual review of SAFMR for geographical locations throughout the United States;
- The DMMHA must set its payment standard between 90% and 110% of the HUD-established SAFMR;
- HUD published Federal Register Notice FR-6426-N-01, which identifies 41 additional metro areas where Public Housing Agencies (PHAs) will be required to use SAFMR in the HCV Program;
- SAFMRs are calculated at the zip code level rather than the larger metropolitan area level, which allows PHAs to establish payment standards that better reflect the local market and help voucher holders access neighborhoods of their choice;
- HUD has published its 2026 SAFMR;
- The DMMHA revised its payment standards to be effective January 1, 2026, to be in compliance with the HUD-established SAFMR's; and

- The revised payment standards will become effective January 1, 2026.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Municipal Housing Governing Board

Date: November 4, 2024

Resolution Number: [24-1482](#)

Action: [Approving](#) the DMMHA Payment Standards for the Section 8 Program after review of the HUD published Fiscal Year (FY) 2025 SAFMR. ([Board Communication No. 24-433](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-0. Absent: Simonson.

Board: Municipal Housing Governing Board

Date: October 21, 2024

Resolution Number: [24-1408](#)

Action: [Approving](#) the DMMHA Payment Standards for the Section 8 Program after review of the HUD published FY 2025 SAFMR. ([Board Communication No. 24-428](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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