



Date October 21, 2024

**APPROVING DES MOINES MUNICIPAL HOUSING AGENCY
REVISED PAYMENT STANDARDS**

WHEREAS, the Des Moines Municipal Housing Agency (DMMHA) provides decent, safe and affordable housing to low-income families within Des Moines and Polk County; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) provides an annual review of Small Area Fair Market Rents for geographical locations throughout the United States; and

WHEREAS, 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 Small Area Fair Market Rents (SAFMRs) in the Housing Choice Voucher (HCV) Program.

WHEREAS, On October 25, 2023, the DMMHA was notified by the U.S. Department of Housing and Urban Development that the DMMHA was one of the 41 additional metro areas where the PHA would be required to use SAFMRs to establish our payment standards by Zip Code rather than bedroom size effective no later than 90 days after the effective date of the 2025 SAFMRs.

WHEREAS, 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.

WHEREAS, the DMMHA must set its payment standard between 90% and 110% of the HUD-established Small Area Fair Market Rents; and

WHEREAS, the DMMHA revised its payment standards to be effective January 1, 2025 to be in compliance with the HUD-established SAFMR's; and

WHEREAS, the DMMHA's revised payment standards based on the 2025 SAFMR's are attached to this roll call.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Housing Governing Board of the City of Des Moines, Iowa, that the adjustment of the Des Moines Municipal Housing Agency payment standards to comply with the HUD-established 2025 Small Area Fair Market Rents, as listed on the attached, is hereby approved, and shall be effective as of January 1, 2025.

(Board Communication No. 24-428)



Roll Call Number

Agenda Item Number

MHGB 4

Date October 21, 2024

Moved by _____ to adopt.

Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the Municipal Housing Governing Board of said City of Des Moines, 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.

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk

MHGB4

zipcode	0 bed 92%	1 bed 92%	2 bed 92%	3 bed 92%	4 bed 92%	5 bed 92%	6 bed 92%	7 bed 92%	8 bed 92%
50054	690	745	902	1,224	1,233	1,407	1,172	\$1,788	\$1,972
50168	690	745	902	1,224	1,233	1,407	1,172	\$1,788	\$1,972
50169	690	745	902	1,224	1,233	1,407	1,172	\$1,788	\$1,972
50237	690	745	902	1,224	1,233	1,407	1,172	\$1,788	\$1,972
50156	708	764	902	1,224	1,454	1,407	1,172	\$2,108	\$2,326
50161	708	764	902	1,224	1,454	1,407	1,172	\$2,108	\$2,326
50244	708	764	902	1,224	1,454	1,407	1,172	\$2,108	\$2,326
50228	736	745	957	1,316	1,343	1,513	1,244	\$1,948	\$2,149
50311	754	810	966	1,297	1,297	1,492	1,256	\$1,881	\$2,076
50314	764	819	975	1,306	1,316	1,502	1,268	\$1,908	\$2,105
50316	773	819	984	1,325	1,325	1,524	1,280	\$1,921	\$2,120
50317	800	856	1,021	1,371	1,380	1,576	1,328	\$2,001	\$2,208
50315	810	865	1,030	1,380	1,389	1,587	1,340	\$2,014	\$2,223
50226	819	874	1,049	1,408	1,454	1,619	1,363	\$2,108	\$2,326
50007	828	892	1,021	1,398	1,546	1,608	1,328	\$2,241	\$2,473
50046	828	902	1,012	1,398	1,638	1,608	1,316	\$2,375	\$2,620
50320	828	883	1,058	1,417	1,426	1,629	1,375	\$2,068	\$2,282
50312	837	892	1,067	1,435	1,435	1,650	1,387	\$2,081	\$2,296
50111	856	911	1,086	1,454	1,463	1,672	1,411	\$2,121	\$2,340
50124	856	929	1,030	1,444	1,730	1,661	1,340	\$2,508	\$2,767
50265	856	911	1,086	1,454	1,463	1,672	1,411	\$2,121	\$2,340
50310	856	911	1,086	1,454	1,463	1,672	1,411	\$2,121	\$2,340
50243	865	929	1,086	1,481	1,619	1,703	1,411	\$2,348	\$2,591
50301	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50302	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50303	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50304	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50305	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50318	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50319	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50363	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50368	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50380	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50391	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50395	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50947	865	920	1,104	1,481	1,490	1,703	1,435	\$2,161	\$2,385
50061	874	929	1,113	1,490	1,500	1,714	1,447	\$2,174	\$2,399
50322	874	929	1,113	1,490	1,500	1,714	1,447	\$2,174	\$2,399
50325	874	929	1,113	1,490	1,500	1,714	1,447	\$2,174	\$2,399
50109	883	948	1,132	1,518	1,527	1,746	1,471	\$2,214	\$2,444
50313	883	938	1,122	1,509	1,509	1,735	1,459	\$2,188	\$2,414
50073	892	957	1,141	1,527	1,536	1,756	1,483	\$2,228	\$2,458
50321	902	966	1,150	1,546	1,546	1,777	1,495	\$2,241	\$2,473
50032	920	984	1,178	1,582	1,582	1,820	1,531	\$2,294	\$2,532
50035	920	975	1,168	1,564	1,573	1,799	1,519	\$2,281	\$2,517
50309	920	975	1,168	1,564	1,573	1,799	1,519	\$2,281	\$2,517
50327	920	975	1,168	1,564	1,573	1,799	1,519	\$2,281	\$2,517
50009	929	994	1,187	1,592	1,601	1,830	1,543	\$2,321	\$2,561
50047	929	994	1,187	1,592	1,601	1,830	1,543	\$2,321	\$2,561
50324	957	1,021	1,224	1,638	1,647	1,883	1,591	\$2,388	\$2,635
50023	975	1,040	1,242	1,665	1,674	1,915	1,615	\$2,428	\$2,679
50131	1,021	1,086	1,297	1,739	1,748	2,000	1,686	\$2,535	\$2,797
50323	1,049	1,113	1,334	1,794	1,794	2,063	1,734	\$2,601	\$2,870
50266	1,058	1,132	1,352	1,812	1,822	2,084	1,758	\$2,641	\$2,915
50021	1,113	1,187	1,417	1,904	1,904	2,190	1,842	\$2,761	\$3,047