



Roll Call Number

Agenda Item Number

MHGB.4

Date November 4, 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 Municipal Housing Governing Board approved the revised payment standards based on the 2025 SAFMR's at it October 21, 2024 meeting by roll call 24-1408; and

WHEREAS, following the October 21, 2024 approval, City staff further reviewed the approved revised payment standards and is recommending additional changes to the payment standards as set forth in the form attached hereto.

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 revised and listed on the attached, is hereby approved, and shall be effective as of January 1, 2025.

(Board Communication No. 24-433)

Moved by _____ to adopt.

Second by _____



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M.H.G.B.-4

Date November 4, 2024

APPROVED AS TO FORM:

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

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, Laura Baumgartner, 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

Zip Code	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	7 Bedroom	8 Bedroom
50054	\$791	\$745	\$902	\$1,224	\$1,233	\$1,407	\$1,172	\$1,788	\$1,972
50168	\$791	\$745	\$902	\$1,224	\$1,233	\$1,407	\$1,172	\$1,788	\$1,972
50169	\$791	\$745	\$902	\$1,224	\$1,233	\$1,407	\$1,172	\$1,788	\$1,972
50237	\$791	\$885	\$1,070	\$1,450	\$1,465	\$1,670	\$1,172	\$1,788	\$1,972
50156	\$791	\$764	\$902	\$1,224	\$1,454	\$1,407	\$1,172	\$2,108	\$2,326
50161	\$791	\$764	\$902	\$1,224	\$1,454	\$1,407	\$1,172	\$2,108	\$2,326
50244	\$791	\$764	\$902	\$1,224	\$1,454	\$1,407	\$1,172	\$2,108	\$2,326
50228	\$791	\$745	\$957	\$1,316	\$1,343	\$1,724	\$1,244	\$1,948	\$2,149
50311	\$791	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,256	\$1,881	\$2,076
50314	\$791	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,268	\$1,908	\$2,105
50316	\$791	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,280	\$1,921	\$2,120
50317	\$800	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,328	\$2,001	\$2,208
50315	\$810	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,316	\$2,014	\$2,223
50226	\$819	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,375	\$2,108	\$2,326
50007	\$828	\$892	\$1,074	\$1,473	\$1,546	\$1,724	\$1,387	\$2,241	\$2,473
50046	\$828	\$902	\$1,074	\$1,473	\$1,638	\$1,724	\$1,411	\$2,375	\$2,620
50320	\$828	\$883	\$1,074	\$1,473	\$1,499	\$1,724	\$1,340	\$2,068	\$2,282
50312	\$837	\$892	\$1,074	\$1,473	\$1,499	\$1,724	\$1,411	\$2,081	\$2,296
50111	\$856	\$911	\$1,086	\$1,473	\$1,499	\$1,724	\$1,411	\$2,121	\$2,340
50124	\$856	\$929	\$1,074	\$1,473	\$1,730	\$1,724	\$1,411	\$2,508	\$2,767
50265	\$856	\$911	\$1,086	\$1,473	\$1,499	\$1,724	\$1,435	\$2,121	\$2,340
50310	\$856	\$911	\$1,086	\$1,473	\$1,499	\$1,724	\$1,435	\$2,121	\$2,340
50243	\$865	\$929	\$1,086	\$1,481	\$1,619	\$1,724	\$1,435	\$2,348	\$2,591
50301	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50302	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50303	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50304	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50305	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50318	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50319	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50363	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50368	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385

50380	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50391	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50395	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50947	\$865	\$920	\$1,104	\$1,481	\$1,499	\$1,724	\$1,435	\$2,161	\$2,385
50061	\$874	\$929	\$1,113	\$1,490	\$1,500	\$1,724	\$1,447	\$2,174	\$2,399
50322	\$874	\$929	\$1,113	\$1,490	\$1,500	\$1,724	\$1,447	\$2,174	\$2,399
50325	\$874	\$929	\$1,113	\$1,490	\$1,500	\$1,724	\$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