



# Roll Call Number

Agenda Item Number

MHGB-3

Date August 18, 2025

**APPROVING SUBMITTAL OF THE DES MOINES MUNICIPAL HOUSING  
AGENCY'S 2025 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP)  
CERTIFICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, pursuant to Chapter 403A of the Code of Iowa, the City of Des Moines has established the City of Des Moines, Iowa Municipal Housing Agency (DMMHA); and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) published a final rule on September 10, 1998 establishing certain performance indicators for public housing agencies in key areas of the Section 8 tenant-based assistance program; and

WHEREAS, the DMMHA is required to submit an annual Section 8 Management Assessment Program (SEMAP) Certification at the end of each fiscal year, which provides data on the specified performance indicators, and which current Certification is on file in the office of the City Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Housing Governing Board of the City of Des Moines, Iowa, that the current SEMAP Certification, as on file in the office of the City Clerk, is hereby approved for submission to HUD, and the Director of the Des Moines Municipal Housing Agency is authorized and directed to submit this certification and report to HUD.

(Board Communication No. 25-304)

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				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
				Mayor

## CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council 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.

City Clerk



Attachment 1 to SEMAP Certification form HUD-52648\_FY25

DMMHA SAFMR payment standard schedule by ZIP code effective January 1, 2025 is:

Zip Code	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	7 Bedroom	8 Bedroom
50007	\$828	\$892	\$1,074	\$1,473	\$1,546	\$1,724	\$1,387	\$2,241	\$2,473
50009	\$929	\$994	\$1,187	\$1,592	\$1,601	\$1,830	\$1,543	\$2,321	\$2,561
50021	\$1,113	\$1,187	\$1,417	\$1,904	\$1,904	\$2,190	\$1,842	\$2,761	\$3,047
50023	\$975	\$1,040	\$1,242	\$1,665	\$1,674	\$1,915	\$1,615	\$2,428	\$2,679
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
50046	\$828	\$902	\$1,074	\$1,473	\$1,638	\$1,724	\$1,411	\$2,375	\$2,620
50047	\$929	\$994	\$1,187	\$1,592	\$1,601	\$1,830	\$1,543	\$2,321	\$2,561
50054	\$791	\$792	\$902	\$1,224	\$1,233	\$1,407	\$1,172	\$1,788	\$1,972
50061	\$874	\$929	\$1,113	\$1,490	\$1,500	\$1,724	\$1,447	\$2,174	\$2,399
50073	\$892	\$957	\$1,141	\$1,527	\$1,536	\$1,756	\$1,483	\$2,228	\$2,458
50109	\$883	\$948	\$1,132	\$1,518	\$1,527	\$1,746	\$1,471	\$2,214	\$2,444
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
50131	\$1,021	\$1,086	\$1,297	\$1,739	\$1,748	\$2,000	\$1,686	\$2,535	\$2,797
50156	\$791	\$792	\$902	\$1,224	\$1,454	\$1,407	\$1,172	\$2,108	\$2,326
50161	\$791	\$792	\$902	\$1,224	\$1,454	\$1,407	\$1,172	\$2,108	\$2,326
50168	\$791	\$745	\$902	\$1,224	\$1,233	\$1,407	\$1,172	\$1,788	\$1,972
50169	\$791	\$792	\$902	\$1,224	\$1,233	\$1,407	\$1,172	\$1,788	\$1,972
50226	\$819	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,375	\$2,108	\$2,326
50228	\$791	\$792	\$957	\$1,316	\$1,343	\$1,724	\$1,244	\$1,948	\$2,149
50237	\$791	\$885	\$1,070	\$1,450	\$1,465	\$1,670	\$1,172	\$1,788	\$1,972
50243	\$865	\$929	\$1,086	\$1,481	\$1,619	\$1,724	\$1,435	\$2,348	\$2,591
50244	\$791	\$792	\$902	\$1,224	\$1,454	\$1,407	\$1,172	\$2,108	\$2,326
50265	\$856	\$911	\$1,086	\$1,473	\$1,499	\$1,724	\$1,435	\$2,121	\$2,340
50266	\$1,058	\$1,132	\$1,352	\$1,812	\$1,822	\$2,084	\$1,758	\$2,641	\$2,915
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
50309	\$920	\$975	\$1,168	\$1,564	\$1,573	\$1,799	\$1,519	\$2,281	\$2,517
50310	\$856	\$911	\$1,086	\$1,473	\$1,499	\$1,724	\$1,435	\$2,121	\$2,340
50311	\$791	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,256	\$1,881	\$2,076
50312	\$837	\$892	\$1,074	\$1,473	\$1,499	\$1,724	\$1,411	\$2,081	\$2,296
50313	\$883	\$938	\$1,122	\$1,509	\$1,509	\$1,735	\$1,459	\$2,188	\$2,414
50314	\$791	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,268	\$1,908	\$2,105
50315	\$810	\$889	\$1,074	\$1,473	\$1,499	\$1,724	\$1,316	\$2,014	\$2,223
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
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
50320	\$828	\$883	\$1,074	\$1,473	\$1,499	\$1,724	\$1,340	\$2,068	\$2,282
50321	\$902	\$966	\$1,150	\$1,546	\$1,546	\$1,777	\$1,495	\$2,241	\$2,473
50322	\$874	\$929	\$1,113	\$1,490	\$1,500	\$1,724	\$1,447	\$2,174	\$2,399
50323	\$1,049	\$1,113	\$1,334	\$1,794	\$1,794	\$2,063	\$1,734	\$2,601	\$2,870
50324	\$957	\$1,021	\$1,224	\$1,638	\$1,647	\$1,883	\$1,591	\$2,388	\$2,635
50325	\$874	\$929	\$1,113	\$1,490	\$1,500	\$1,724	\$1,447	\$2,174	\$2,399
50327	\$920	\$975	\$1,168	\$1,564	\$1,573	\$1,799	\$1,519	\$2,281	\$2,517
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



## FY2025 SMALL AREA FMRs FOR POLK COUNTY, IA

As of FY2025, HUD defines Small Areas using ZIP Codes within a metropolitan area or non-metropolitan county. Using ZIP codes as the basis for Small Area FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area or non-metropolitan county, and they are likely to reduce the need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Polk County is part of the **Des Moines-West Des Moines, IA HUD Metro FMR Area.**

Polk County, IA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<u>50007</u>	\$900	\$970	\$1,110	\$1,520	\$1,680
<u>50009</u>	\$1,010	\$1,080	\$1,290	\$1,730	\$1,740
<u>50021</u>	\$1,210	\$1,290	\$1,540	\$2,070	\$2,070
<u>50023</u>	\$1,060	\$1,130	\$1,350	\$1,810	\$1,820
<u>50032</u>	\$1,000	\$1,070	\$1,280	\$1,720	\$1,720
<u>50035</u>	\$1,000	\$1,060	\$1,270	\$1,700	\$1,710
<u>50046</u>	\$900	\$980	\$1,100	\$1,520	\$1,780
<u>50047</u>	\$1,010	\$1,080	\$1,290	\$1,730	\$1,740
<u>50054</u>	\$750	\$810	\$980	\$1,330	\$1,340
<u>50061</u>	\$950	\$1,010	\$1,210	\$1,620	\$1,630
<u>50073</u>	\$970	\$1,040	\$1,240	\$1,660	\$1,670
<u>50109</u>	\$960	\$1,030	\$1,230	\$1,650	\$1,660
<u>50111</u>	\$930	\$990	\$1,180	\$1,580	\$1,590
<u>50124</u>	\$930	\$1,010	\$1,120	\$1,570	\$1,880
<u>50131</u>	\$1,110	\$1,180	\$1,410	\$1,890	\$1,900
<u>50156</u>	\$770	\$830	\$980	\$1,330	\$1,580



**Polk County, IA Advisory Small Area FMRs By Unit Bedrooms**

<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<u>50161</u>	\$770	\$830	\$980	\$1,330	\$1,580
<u>50168</u>	\$750	\$810	\$980	\$1,330	\$1,340
<u>50169</u>	\$750	\$810	\$980	\$1,330	\$1,340
<u>50226</u>	\$890	\$950	\$1,140	\$1,530	\$1,580
<u>50228</u>	\$800	\$810	\$1,040	\$1,430	\$1,460
<u>50237</u>	\$750	\$810	\$980	\$1,330	\$1,340
<u>50243</u>	\$940	\$1,010	\$1,180	\$1,610	\$1,760
<u>50244</u>	\$770	\$830	\$980	\$1,330	\$1,580
<u>50265</u>	\$930	\$990	\$1,180	\$1,580	\$1,590
<u>50266</u>	\$1,150	\$1,230	\$1,470	\$1,970	\$1,980
<u>50301</u>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<u>50302</u>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<u>50303</u>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<u>50304</u>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<u>50305</u>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<u>50309</u>	\$1,000	\$1,060	\$1,270	\$1,700	\$1,710
<u>50310</u>	\$930	\$990	\$1,180	\$1,580	\$1,590
<u>50311</u>	\$820	\$880	\$1,050	\$1,410	\$1,410
<u>50312</u>	\$910	\$970	\$1,160	\$1,560	\$1,560
<u>50313</u>	\$960	\$1,020	\$1,220	\$1,640	\$1,640
<u>50314</u>	\$830	\$890	\$1,060	\$1,420	\$1,430
<u>50315</u>	\$880	\$940	\$1,120	\$1,500	\$1,510
<u>50316</u>	\$840	\$890	\$1,070	\$1,440	\$1,440
<u>50317</u>	\$870	\$930	\$1,110	\$1,490	\$1,500
<u>50318</u>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<u>50319</u>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<u>50320</u>	\$900	\$960	\$1,150	\$1,540	\$1,550
<u>50321</u>	\$980	\$1,050	\$1,250	\$1,680	\$1,680

**Polk County, IA Advisory Small Area FMRs By Unit Bedrooms**

<b>ZIP Code</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<a href="#"><u>50322</u></a>	\$950	\$1,010	\$1,210	\$1,620	\$1,630
<a href="#"><u>50323</u></a>	\$1,140	\$1,210	\$1,450	\$1,950	\$1,950
<a href="#"><u>50324</u></a>	\$1,040	\$1,110	\$1,330	\$1,780	\$1,790
<a href="#"><u>50325</u></a>	\$950	\$1,010	\$1,210	\$1,620	\$1,630
<a href="#"><u>50327</u></a>	\$1,000	\$1,060	\$1,270	\$1,700	\$1,710
<a href="#"><u>50363</u></a>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<a href="#"><u>50368</u></a>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<a href="#"><u>50380</u></a>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<a href="#"><u>50391</u></a>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<a href="#"><u>50395</u></a>	\$940	\$1,000	\$1,200	\$1,610	\$1,620
<a href="#"><u>50947</u></a>	\$940	\$1,000	\$1,200	\$1,610	\$1,620

[| HUD Home Page](#) | [| HUD User Home](#) | [| Data Sets](#) | [| Fair Market Rents](#) | [| Section 8 Income Limits](#)  
[| FMR/IL Summary System](#) | [| Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [| HUD](#)  
[| LIHTC Database](#) |

Technical Problems or questions? [Contact Us.](#)