



Roll Call Number

Agenda Item Number

MHGB-2

Date October 20, 2025

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 identified 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 payment standards by Zip Code rather than bedroom size.

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, 2026 to be in compliance with the HUD-established SAFMR's; and

WHEREAS, the DMMHA's revised payment standards based on the 2026 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 2026 Small Area Fair Market Rents, as listed on the attached, is hereby approved, and shall be effective as of January 1, 2026.

(Board Communication No. 25-376)

Moved by _____ to adopt,

Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr, Assistant City Attorney



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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

CY2026 Payment Standards with CY2026 Small Area Fair Market Rents

Zip Code	0 bedroom	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom	6 bedroom	7 bedroom	8 bedroom	9 bedroom	10 bedroom
50007	920	965	1120	1530	1705	1960	2215	2470	2725	2980	3235
50009	1030	1075	1270	1730	1775	2040	2305	2575	2840	3105	3370
50021	1225	1270	1515	2065	2115	2435	2750	3070	3385	3705	4020
50023	1045	1090	1300	1765	1810	2090	2355	2625	2895	3170	3440
50032	1010	1055	1255	1705	1750	2010	2270	2535	2795	3060	3320
50035	975	1020	1210	1640	1685	1940	2190	2445	2695	2950	3200
50046	920	975	1100	1525	1800	2060	2330	2600	2870	3135	3405
50047	1065	1110	1315	1795	1840	2115	2390	2665	2940	3215	3490
50054	791	810	930	1245	1260	1450	1640	1830	2020	2205	2395
50061	940	975	1155	1575	1620	1865	2110	2350	2695	2835	3080
50073	1030	1075	1270	1730	1775	2040	2305	2575	2840	3105	3370
50109	885	948	1132	1518	1530	1760	1990	2220	2450	2680	2910
50111	940	985	1165	1585	1620	1865	2110	2350	2595	2835	3080
50124	990	1045	1170	1630	1965	2260	2555	2845	3140	3435	3730
50131	1100	1145	1360	1855	1900	2185	2470	2755	3040	3325	3610
50156	791	810	920	1280	1335	1535	1735	1935	2135	2335	2535
50161	791	810	902	1224	1454	1625	1840	2050	2326	2475	2685
50168	791	810	902	1224	1233	1407	1545	1788	1972	2080	2260
50169	791	810	902	1224	1233	1407	1570	1788	1972	2115	2295
50226	819	889	1074	1473	1499	1724	2000	2108	2326	2390	2465
50228	791	810	965	1316	1343	1724	1800	1948	2149	2285	2480
50237	791	840	1000	1370	1400	1610	1825	2040	2250	2460	2670
50243	945	990	1155	1585	1750	2010	2270	2535	2795	3060	3320
50244	791	810	902	1224	1454	1660	1875	2108	2326	2520	2740
50265	920	965	1145	1560	1595	1835	2075	2310	2550	2790	3030
50266	1155	1210	1435	1945	2000	2300	2600	2900	3200	3500	3800
50301	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50302	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50303	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50304	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50305	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50309	1000	1035	1235	1675	1720	1980	2235	2495	2750	3010	3270

50310	930	975	1155	1570	1615	1855	2095	2340	2580	2820	3065
50311	840	889	1074	1473	1499	1724	1885	2105	2320	2540	2755
50312	910	945	1125	1530	1575	1815	2050	2285	2520	2760	2995
50313	940	985	1165	1585	1620	1865	2110	2350	2595	2835	3080
50314	830	889	1074	1473	1499	1724	1860	2075	2290	2505	2720
50315	895	930	1110	1505	1550	1780	2015	2245	2480	2710	2945
50316	850	889	1074	1473	1499	1724	1895	2115	2335	2555	2770
50317	875	910	1080	1473	1515	1740	1970	2195	2420	2650	2875
50318	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50319	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50320	920	955	1135	1550	1585	1825	2060	2300	2535	2775	3010
50321	965	1010	1200	1630	1675	1925	2180	2430	2680	2930	3185
50322	965	1010	1200	1630	1675	1925	2180	2430	2680	2930	3185
50323	1180	1225	1460	1990	2035	2340	2645	2950	3255	3560	3865
50324	1090	1135	1350	1840	1890	2175	2460	2745	3025	3310	3595
50325	955	1000	1190	1620	1660	1905	2155	2405	2650	2900	3150
50327	1010	1055	1255	1705	1750	2010	2270	2535	2795	3060	3320
50363	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50368	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50380	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50391	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50395	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115
50947	945	985	1170	1595	1640	1885	2130	2375	2625	2870	3115