



Roll Call Number

25-1373

Agenda Item Number

MHGB-3

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 Coleman to adopt,

Second by Voss

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr, Assistant City Attorney



Roll Call Number

25-1373

Agenda Item Number

MHGB-3

Date October 20, 2025

| M.H.G.B. ACTION | YEAS | NAYS | PASS | ABSENT |
|-----------------|------|------|------|--------|
| BOESEN          | ✓    |      |      |        |
| SIMONSON        | ✓    |      |      |        |
| VOSS            | ✓    |      |      |        |
| COLEMAN         | ✓    |      |      |        |
| WESTERGAARD     | ✓    |      |      |        |
| MANDELBAUM      | ✓    |      |      |        |
| GATTO           | ✓    |      |      |        |
| TOTAL           | 7    |      |      |        |

MOTION CARRIED

APPROVED

*Connie Boesen*

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.

*Laura Baumgartner*

City Clerk