

COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-507	Meeting:	November 7, 2022
	Agenda Item:	MHGB3	Roll Call:	22-1703
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Approving Des Moines Municipal Housing Agency's (DMMHA) revised payment standards for the Section 8 Housing Choice Voucher Program.

SYNOPSIS:

Approval of the DMMHA's revised payment standards for the Section 8 Housing Choice Voucher Program as required by the U.S. Department of Housing and Urban Development (HUD).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The DMMHA provides decent, safe and affordable housing to low-income families within Des Moines and Polk County.
- HUD provides an annual review of Fair Market Rents (FMR) for geographical locations throughout the United States.
- The DMMHA must set its payment standard between 90% and 110% of the HUD-established FMR.
- The DMMHA is requesting approval to revise its payment standards to be effective January 1, 2023, to be in compliance with the 2023 HUD-established FMR's, increasing all bedroom size payment standards to 100% of the FMR.
- The DMMHA acknowledges the current state of the economy, continues to dramatically affect the local rental market where rental rates continue to increase making it increasingly more difficult for voucher holders to locate available rental units at the existing payment standards
- The recommended revised payment standards are listed below:

Number of bedrooms	FMR 2023	Current Payment Standard 10/1/2022	Payment Standard as % of Current FMR	Proposed Payment Standards 1/1/2023	Proposed Payment Standard as % of Current FMR
0 BR	791	705	89.13%	791	100.00%
1 BR	889	825	92.80%	889	100.00%
2 BR	1074	1000	93.11%	1074	100.00%
3 BR	1,473	1375	93.35%	1473	100.00%
4 BR	1,499	1450	96.73%	1499	100.00%
5 BR	1,724	1670	96.87%	1724	100.00%
6 BR	1,949	1885	96.72%	1949	100.00%
7 BR	2,174	2105	96.83%	2174	100.00%

- The revised payment standards would be effective December 1, 2022, for all entries and relocations and effective January 1, 2023, for all active participants at their next annual re-examination in 2023.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Municipal Housing Governing Board

Date: July 18, 2022

Resolution Number: [22-1106](#)

Action: [Approving](#) Des Moines Municipal Housing Agency revised payment standards. Moved by Boesen to adopt. Second by Gatto. Motion Carried 7-0. [Board Communication No. 22-325](#)

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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