


# COUNCIL COMMUNICATION

|   |               |  |            |                          |
|---|---------------|--|------------|--------------------------|
|  | Number:       | <b>23-515</b>  | Meeting:   | <b>November 20, 2023</b> |
|   | Agenda Item:  | <b>MHGB3</b>   | Roll Call: | <b>23-1588</b>           |
|   | Submitted by: | <b>Chris Johansen, Neighborhood Services Department Director</b> |            |                          |

## AGENDA HEADING:

Approving the Des Moines Municipal Housing Agency (DMMHA) Payment Standards to remain unchanged for the Section 8 Program after review of the U.S. Department of Housing and Urban Development (HUD) published Fiscal Year (FY) 2024 Fair Market Rents (FMR).

## SYNOPSIS:

Approval of the DMMHA's payment standards for the Section 8 Housing Choice Voucher Program after review of the HUD published FMR for 2024 as required by the HUD.

**FISCAL IMPACT: NONE**

## ADDITIONAL INFORMATION:

- The DMMHA provides decent, safe, and affordable housing to low-income families within Des Moines and Polk County.
- The HUD provides an annual review of FMR for geographical locations throughout the United States.
- The DMMHA must set its payment standard between 90% and 110% of the HUD-established FMR.
- HUD has published its 2024 FMR, and the DMMHA payment standards.
- The DMMHA has reviewed the current payment standards and believe no changes are needed in the current payment standards that were effective January 1, 2023.
- The DMMHA payment standards are still within the HUD required range of 90% to 110% of the 2024 HUD-established FMR.

The recommended revised payment standards are listed below:

| Number of Bedrooms | FMR 2024 | Current Payment Standard 1/1/23 | Payment Standard as % of Current FMR | Proposed Payment Standards 1/1/2024 | Proposed Payment Standard as % of Current FMR |
|--------------------|----------|---------------------------------|--------------------------------------|-------------------------------------|---|
| 0 BR               | 833      | 791                             | 94.96%                               | 791                                 | 94.96%  |
| 1 BR               | 899      | 889                             | 98.89%                               | 889                                 | 98.89%  |
| 2 BR               | 1080     | 1074                            | 99.44%                               | 1074                                | 99.44%  |
| 3 BR               | 1,477    | 1,473                           | 99.73%                               | 1473                                | 99.73%  |
| 4 BR               | 1,481    | 1,499                           | 101.22%                              | 1499                                | 101.22%                                       |
| 5 BR               | 1,703    | 1,724                           | 101.23%                              | 1724                                | 101.23%                                       |
| 6 BR               | 1,925    | 1,949                           | 101.25%                              | 1949                                | 101.25%                                       |
| 7 BR               | 2,147    | 2,174                           | 101.26%                              | 2174                                | 101.26%                                       |

- There will be no change to DMMHA payment standards effective January 1, 2024, as they are already in compliance with the HUD-established 2024 FMR.

**PREVIOUS COUNCIL ACTION(S): NONE**

**BOARD/COMMISSION ACTION(S):**

Board: Municipal Housing Governing Board

Date: November 7, 2022

Resolution Number: [22-1703](#)

Action: [Approving](#) DMMHA revised payment standards. [Board Communication No. 22-507](#). Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-1. Absent: Cownie.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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