

Subject: 2025 Fair Market Rents for Project-Based Voucher (PBV) Units

Dear CMHA Project-Based Voucher Participants and Property Owners,

We are writing to inform you of important updates to the Fair Market Rents (FMRs) for Project-Based Voucher (PBV) units, effective **November 1, 2024**, for properties with an annual anniversary date on or after that date. New move-ins will be subject to the new FMRs only if the property's anniversary date occurs in the same month as the move-in.

2025 PBV Fair Market Rents

The updated FMRs for 2025 reflect current market conditions in the Columbus metropolitan area and apply only to PBV units. Below are the new FMRs by bedroom size, with 110% adjustments.

Bedrooms	FMR	110%
Studio	\$1,104	\$1,214
1	\$1,194	\$1,313
2	\$1,445	\$1,589
3	\$1,741	\$1,915
4	\$1,939	\$2,132
5	\$2,229	\$2,452
6	\$2,520	\$2,772

Key Information for PBV Participants

- **Current Participants:** New FMRs will apply on the property's anniversary date. Rent adjustments will occur then for all tenants. Right-sized tenants will not see changes in their portion of rent until their next recertification or during an interim change.

- **New Participants and Movers:** Updated 2025 FMRs will only apply if the property's anniversary date coincides with the move-in month. Otherwise, current FMRs will apply until the property's anniversary date.

Information for PBV Property Owners

Please note the updated FMRs and applicable 110% payment standards. This information will be available on www.cmhanet.com. Submit any rent increase notices at least **60 days before the first of the month** to ensure timely adjustments and compliance with regulations.

Next Steps and Assistance

For questions about these changes or their impact on your rental assistance, please contact us at **833-378-2220**.

Thank you for your participation in the Project-Based Voucher program. We remain committed to providing quality, affordable housing for all participants.

Sincerely,

Justin C. Davis
Vice President, Housing Choice Voucher Program
Columbus Metropolitan Housing Authority