

**Subject: Important Changes Coming to Housing Choice Voucher Program: Small Area Fair Market Rents (SAFMRs)**

Dear CMHA Voucher Holders and Landlords,

We are writing to inform you about an important change to the Housing Choice Voucher (HCV) program in Columbus and Franklin County. Effective October 1, 2024, HUD is requiring that CMHA implement Small Area Fair Market Rents (SAFMRs), which will calculate rent based on ZIP codes rather than applying a single rate across the entire metropolitan area.

**Benefits of SAFMRs**

- Improved access to high-opportunity areas with better schools, amenities, and employment opportunities
- Greater flexibility for families to choose neighborhoods that best suit their needs

**Impact on Participants**

- Current Voucher Holders: If you remain in your current unit, you will not be affected by decreases in payment standards due to SAFMRs.
- New Voucher Holders and Movers (after October 1, 2024): You will be subject to the new SAFMRs in your ZIP code. This may result in reduced payment standards in lower-rent areas and increased support in higher-cost areas.

**Payment Standards** Starting October 1, 2024, CMHA will apply 110% of the SAFMRs to support unit affordability.

**Family Composition Changes** Changes affecting your voucher size will result in the application of SAFMRs for your new unit should you move to a new unit.

**Affordability Calculator** An online tool will be available on our website to help estimate out-of-pocket rent costs based on the new SAFMRs and your family income.

**Information for Landlords**

- Properties in high-cost areas may see increased rental assistance, making them more attractive to voucher holders.
- Properties in lower-cost ZIP codes may experience a decrease in payment standards.
- Landlords in high-opportunity areas (e.g., 43017 Dublin, 43215 Downtown Columbus) are encouraged to consider accepting HCV families.

## Resources

- FAQs: Visit HUD's SAFMR Website for comprehensive information.
- SAFMR ZIP Codes and Payment Standards: Available in your Request for Tenancy Approval (RfTA) packet and on the CMHA website under the "SAFMR" tab.

For questions or assistance, please contact us at 833-378-2220 or visit [www.cmhanet.com](http://www.cmhanet.com).

We are committed to ensuring a smooth transition to SAFMRs for all our families and landlords.

Sincerely,

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