



# COLUMBUS METROPOLITAN HOUSING AUTHORITY

COMMUNITY. COMMITMENT. COLLABORATION.

|                                                                 |
|-----------------------------------------------------------------|
| <b>2026 Income Limits</b> (Effective 6/1/2026)                  |
| <b>Voucher Payment Standards</b> (Effective 10/1/2026)          |
| <b>New HAP Contract Payment Standards</b> (Effective 10/1/2026) |
| <b>Small Area FMRs (SAFMR)</b> (Effective 10/1/2026)            |

## Income Limits by Family Size

### **Low Income (80%)**

| 1      | 2      | 3      | 4      | 5      | 6       | 7       | 8       |
|--------|--------|--------|--------|--------|---------|---------|---------|
| 62,450 | 71,400 | 80,300 | 89,200 | 96,350 | 103,500 | 110,650 | 117,750 |

### **Very Low Income (50%)**

| 1      | 2      | 3      | 4      | 5      | 6      | 7      | 8      |
|--------|--------|--------|--------|--------|--------|--------|--------|
| 39,050 | 44,600 | 50,200 | 55,750 | 60,250 | 64,700 | 69,150 | 73,600 |

### **Priority Income Limits (30%)**

| 1      | 2      | 3      | 4      | 5      | 6      | 7      | 8      |
|--------|--------|--------|--------|--------|--------|--------|--------|
| 23,450 | 26,800 | 30,150 | 33,450 | 38,680 | 44,360 | 50,040 | 55,720 |

## Voucher Payment Standards for Rental Assistance Demonstration (RAD) & Project Based Vouchers (PBV)

| SRO | 0 BD | 1 BD | 2 BD | 3 BD | 4 BD | 5 BD | 6 BD | 7 BD |
|-----|------|------|------|------|------|------|------|------|
| 944 | 1258 | 1346 | 1602 | 1909 | 2172 | 2498 | 2824 | 3149 |

## 2026 SAFMR Payment Standard Table Organized by Low to High Payment Standard (Organized by Low to High Payment Standard)

Payment standards are used to calculate the maximum subsidy that the PHA will pay toward rent and utilities for families with Housing Choice Vouchers. Owners and tenants can identify the applicable payment standard areas using the unit's ZIP code.

The payment standard is the maximum subsidy that CMHA can pay on behalf of a family. Families may select units with rents that are more or less than the PHA payment standard, although the initial rent burden at lease-up may be no greater than 40 percent (40%) of the monthly adjusted income (MAI). The payment standard amount includes an allowance for any tenant-paid utilities. All rents are subject to rent reasonableness determinations by CMHA.



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**FY2027 SAFMRs at 100% by ZIP Code (Franklin County Only)**

| <b>ZIP Code</b> | <b>100% 0BR</b> | <b>100% 1BR</b> | <b>100% 2BR</b> | <b>100% 3BR</b> | <b>100% 4BR</b> | <b>100% 5BR</b> | <b>100% 6BR</b> | <b>7BR 100%</b> |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>43002</b>    | 1660            | 1780            | 2120            | 2530            | 2880            | 3312            | 3744            | 4176            |
| <b>43004</b>    | 1450            | 1550            | 1850            | 2200            | 2510            | 2886            | 3263            | 3640            |
| <b>43016</b>    | 1700            | 1820            | 2180            | 2600            | 2950            | 3392            | 3835            | 4278            |
| <b>43017</b>    | 1540            | 1650            | 1970            | 2350            | 2670            | 3070            | 3471            | 3872            |
| <b>43026</b>    | 1510            | 1610            | 1920            | 2290            | 2600            | 2990            | 3380            | 3770            |
| <b>43054</b>    | 1810            | 1930            | 2300            | 2740            | 3120            | 3588            | 4056            | 4524            |
| <b>43065</b>    | 1710            | 1830            | 2180            | 2600            | 2960            | 3404            | 3848            | 4292            |
| <b>43068</b>    | 1320            | 1410            | 1680            | 2000            | 2280            | 2622            | 2964            | 3306            |
| <b>43081</b>    | 1520            | 1630            | 1940            | 2310            | 2630            | 3024            | 3419            | 3814            |
| <b>43085</b>    | 1450            | 1550            | 1850            | 2200            | 2510            | 2886            | 3263            | 3640            |
| <b>43086</b>    | 1370            | 1470            | 1750            | 2090            | 2370            | 2726            | 3081            | 3436            |
| <b>43109</b>    | 1150            | 1240            | 1470            | 1750            | 1990            | 2288            | 2587            | 2886            |
| <b>43110</b>    | 1260            | 1340            | 1600            | 1910            | 2170            | 2496            | 2821            | 3146            |
| <b>43119</b>    | 1350            | 1450            | 1720            | 2050            | 2330            | 2680            | 3029            | 3378            |
| <b>43123</b>    | 1270            | 1360            | 1620            | 1930            | 2200            | 2530            | 2860            | 3190            |
| <b>43125</b>    | 1220            | 1300            | 1550            | 1850            | 2100            | 2415            | 2730            | 3045            |
| <b>43126</b>    | 950             | 1020            | 1210            | 1450            | 1640            | 1886            | 2132            | 2378            |
| <b>43137</b>    | 1130            | 1210            | 1440            | 1710            | 1950            | 2242            | 2535            | 2828            |
| <b>43140</b>    | 990             | 1060            | 1260            | 1500            | 1710            | 1966            | 2223            | 2480            |
| <b>43146</b>    | 1040            | 1120            | 1330            | 1580            | 1800            | 2070            | 2340            | 2610            |
| <b>43201</b>    | 1330            | 1420            | 1690            | 2010            | 2290            | 2634            | 2977            | 3320            |
| <b>43202</b>    | 1190            | 1270            | 1510            | 1800            | 2050            | 2358            | 2665            | 2972            |
| <b>43203</b>    | 1020            | 1090            | 1300            | 1550            | 1760            | 2024            | 2288            | 2552            |
| <b>43204</b>    | 1160            | 1240            | 1480            | 1760            | 2010            | 2312            | 2613            | 2914            |
| <b>43205</b>    | 1080            | 1160            | 1380            | 1640            | 1870            | 2150            | 2431            | 2712            |
| <b>43206</b>    | 1310            | 1400            | 1670            | 1990            | 2260            | 2599            | 2938            | 3277            |
| <b>43207</b>    | 1120            | 1190            | 1420            | 1690            | 1930            | 2220            | 2509            | 2798            |
| <b>43209</b>    | 1190            | 1270            | 1510            | 1800            | 2050            | 2358            | 2665            | 2972            |
| <b>43210</b>    | 790             | 840             | 1000            | 1200            | 1360            | 1564            | 1768            | 1972            |
| <b>43211</b>    | 1050            | 1130            | 1340            | 1600            | 1820            | 2093            | 2366            | 2639            |
| <b>43212</b>    | 1380            | 1480            | 1760            | 2100            | 2390            | 2748            | 3107            | 3466            |
| <b>43213</b>    | 1140            | 1220            | 1450            | 1730            | 1970            | 2266            | 2561            | 2856            |
| <b>43214</b>    | 1300            | 1390            | 1650            | 1970            | 2240            | 2576            | 2912            | 3248            |
| <b>43215</b>    | 1850            | 1970            | 2350            | 2800            | 3190            | 3668            | 4147            | 4626            |
| <b>43216</b>    | 1270            | 1360            | 1620            | 1930            | 2200            | 2530            | 2860            | 3190            |
| <b>43217</b>    | 1190            | 1280            | 1520            | 1810            | 2060            | 2369            | 2678            | 2987            |
| <b>43219</b>    | 1280            | 1370            | 1630            | 1940            | 2210            | 2542            | 2873            | 3204            |
| <b>43220</b>    | 1300            | 1390            | 1650            | 1970            | 2240            | 2576            | 2912            | 3248            |



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|--------------|------|------|------|------|------|------|------|------|
| <b>43221</b> | 1550 | 1660 | 1970 | 2350 | 2670 | 3070 | 3471 | 3872 |
| <b>43222</b> | 990  | 1060 | 1260 | 1500 | 1710 | 1966 | 2223 | 2480 |
| <b>43223</b> | 1130 | 1210 | 1440 | 1720 | 1950 | 2242 | 2535 | 2828 |
| <b>43224</b> | 1060 | 1130 | 1350 | 1610 | 1830 | 2104 | 2379 | 2654 |
| <b>43227</b> | 1220 | 1310 | 1560 | 1860 | 2110 | 2426 | 2743 | 3060 |
| <b>43228</b> | 1190 | 1280 | 1520 | 1810 | 2060 | 2369 | 2678 | 2987 |
| <b>43229</b> | 1160 | 1240 | 1480 | 1760 | 2010 | 2312 | 2613 | 2914 |
| <b>43230</b> | 1540 | 1650 | 1960 | 2340 | 2660 | 3059 | 3458 | 3857 |
| <b>43231</b> | 1170 | 1250 | 1490 | 1780 | 2020 | 2323 | 2626 | 2929 |
| <b>43232</b> | 1120 | 1190 | 1420 | 1690 | 1930 | 2220 | 2509 | 2798 |
| <b>43234</b> | 1270 | 1360 | 1620 | 1930 | 2200 | 2530 | 2860 | 3190 |
| <b>43235</b> | 1490 | 1600 | 1900 | 2260 | 2580 | 2967 | 3354 | 3741 |