

July 1, 2026

Subject: Notice of Updated Housing Choice Voucher Payment Standards

Dear Landlord/Owner:

The Columbus Metropolitan Housing Authority (CMHA) is facing a projected funding shortfall within the federal Housing Choice Voucher (HCV) Program due to insufficient federal appropriations. As a result, effective August 1, 2026, CMHA will adjust its voucher payment standards from 110% of the U.S. Department of Housing and Urban Development's (HUD) Fair Market Rent (FMR) to 100% of HUD's FMR for applicable unit sizes and ZIP codes within our jurisdiction.

This adjustment is not the result of any action taken by CMHA, nor is it a reflection of local program management. Rather, it is a direct consequence of federal funding levels that have failed to keep pace with rising rental costs and Housing Assistance Payment (HAP) expenses. CMHA is experiencing a projected HCV funding shortfall because renewal funding from the U.S. Department of Housing and Urban Development (HUD) is not keeping pace with increasing rents and subsidy costs in today's housing market, and CMHA is limited by law to the funding limits authorized by HUD. Housing authorities across the country are facing similar financial pressures, and many are being forced to make difficult decisions.

This adjustment is part of CMHA's ongoing commitment to ensure the long-term financial stability and sustainability of the HCV Program. As housing costs and program utilization continue to evolve, CMHA must carefully manage available federal funding to minimize the risk of disruptions to HAP payments for landlords and families.

We understand changes to payment standards may raise questions regarding subsidy calculations, tenant rent portions, and future lease decisions. CMHA's goal is to implement this change thoughtfully, communicate clearly, and avoid unnecessary disruption to existing landlord-tenant relationships whenever possible.

What This Means for Current HCV Tenancies

For families currently under an active HAP contract who remain in their current assisted unit, the updated payment standard will not immediately result in a change to the housing assistance payment or tenant rent portion. Leases in effect before August 1, 2026 will remain as contracted through the end of the lease's original term. Any changes to subsidy payments or tenant portions will be communicated in advance through CMHA's standard notification and recertification process.

What This Means for New Leases and New HAP Contracts

For new leases, moves, or HAP contracts effective on or after August 1, 2026, the updated payment standards will apply immediately.

All requested rents will continue to be reviewed for rent reasonableness, tenant affordability, and compliance with other HUD requirements.

Our Commitment to Our Partners

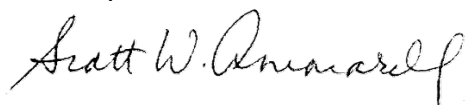
CMHA values the landlords and property owners who participate in the HCV Program. Your partnership plays a critical role in helping provide safe, stable, and affordable housing opportunities to families throughout Central Ohio.

While this adjustment is necessary to maintain long-term program sustainability, CMHA remains committed to working collaboratively with property owners and communicating proactively throughout the implementation process.

If you have questions regarding how this change may affect a specific tenancy or property, please contact your assigned Housing Specialist or CMHA's HCV Department at landlordrelations@cmhanet.com.

Thank you for your continued partnership and commitment to providing housing opportunities to CMHA families.

Sincerely,



Scott W. Ammarell

Chief Program Officer
Columbus Metropolitan Housing Authority