

July 1, 2026

Subject: Important Notice Regarding Housing Choice Voucher Payment Standards

Dear Housing Choice Voucher Participant:

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 (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 change is being made to help ensure the long-term financial stability of the HCV Program and to reduce the risk of future funding shortfalls that could impact housing assistance payments for families and landlords.

We understand this notice may raise concerns about how your portion of rent could be affected in the future. CMHA is committed to providing advance notice, clear communication, and support throughout the process.

What This Means for Your Household

If you are currently living in an assisted unit under an active HAP contract and remain in your current home, this change will not immediately affect your rent portion. Rather, your rent portion may be affected at your annual reexamination or if you choose to move to another unit. Depending on your household income, rent amount, and utility costs, this change could result in an increase to your portion of rent at that time.

CMHA will notify you in advance if your tenant portion changes. You will continue to receive all standard notices and opportunities to discuss your rent calculations with your Housing Specialist.

What This Means for New Moves or New Leases

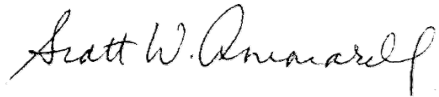
For new moves or new leases effective on or after August 1, 2026, the updated payment standards will apply immediately. This will apply to vouchers currently in-hand that are not submitted with a Request for Tenancy Approval before that date. Any changes will be fully explained during the move and/or recertification process.

CMHA remains committed to helping families access safe, decent, and affordable housing throughout Central Ohio while responsibly managing federal funding to support the long-term success of the HCV Program.

Thank you for your continued participation in the Housing Choice Voucher Program.

Sincerely,

Scott W. Ammarell

A handwritten signature in black ink that reads "Scott W. Ammarell". The signature is written in a cursive style with a prominent initial 'S'.

Chief Program Officer
Columbus Metropolitan Housing Authority