COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

2026 Income Limits (Effective 6/1/2026)
Voucher Payment Standards (Effective 1/1/2026)
New HAP Contract Payment Standards (Effective 1/1/2026)
Small Area FMRs (SAFMR) (Effective 1/1/2026)

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
916	1222	1313	1573	1887	2120	2543	2862	3180

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.