

**FAIR MARKET RENTS & PAYMENT STANDARDS  
JACKSON HOUSING AUTHORITY**

**FY2020 FMR METROPOLITAN AREA  
JACKSON, MISSISSIPPI**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$707.00	\$650.00	91.9%
1 Bedroom	\$774.00	\$750.00	96.9%
2 Bedroom	\$911.00	\$900.00	98.8%
3 Bedroom	\$1,148.00	\$1,100.00	95.8%
4 Bedroom	\$1,341.00	\$1,250.00	93.2%
5 Bedroom	\$1,542.00	\$1,388.00	90.0%

**2019 Data Published**  
**August 30, 2019**

**Effective Date**  
**January 1, 2020**

**FY2019 FMR METROPOLITAN AREA  
JACKSON, MISSISSIPPI**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$652.00	\$600.00	92.0%
1 Bedroom	\$729.00	\$750.00	102.9%
2 Bedroom	\$867.00	\$870.00	100.3%
3 Bedroom	\$1,090.00	\$1,100.00	100.9%
4 Bedroom	\$1,294.00	\$1,200.00	92.7%
5 Bedroom	\$1,488.00	\$1,360.00	91.4%

**2019 Data Published**  
**August 31, 2018**

**Effective Date**  
**January 1, 2019**

Beginning on January 1, 2019, the Housing Authority of the City of Jackson, Mississippi (JHA) began using a new method to calculate the amount of money we will pay towards rent and utilities for each family in our Housing Choice Voucher program. This new approach is required by the U.S. Department of Housing and Urban Development (HUD) for all public housing agencies that administer vouchers in Jackson, MS. This new Program is referred to as Small Area Fair Market Rents (SAFMR). The SAFMR will not be applicable to any Project Based Vouchers, they will remain under the original Payment Standards established by JHA.

If payment standards will be reduced in zip codes where voucher holders currently receive assistance, JHA will utilize the "hold harmless" policy for existing residents to remain in current units. The payment standard for these residents will not be reduced as long as they reside at this unit. All 2020 payment standards remained the same or increased with the exception of zip code 39203. The hold harmless policy will apply to 39203 only.

**\*\*\*The new payment standards will be effective January 1, 2020 for any new HAP contracts and during annual recertification for all existing S8 participants.\*\*\***

**FAIR MARKET RENTS & PAYMENT STANDARDS  
JACKSON HOUSING AUTHORITY**

**HINDS COUNTY**

**39056**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$790.00	\$711.00	90.0%
1 Bedroom	\$870.00	\$783.00	90.0%
2 Bedroom	\$1,020.00	\$918.00	90.0%
3 Bedroom	\$1,290.00	\$1,161.00	90.0%
4 Bedroom	\$1,500.00	\$1,350.00	90.0%
5 Bedroom	\$1,725.00	\$1,552.00	90.0%

**39204**

**39209**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$610.00	\$650.00	106.6%
1 Bedroom	\$670.00	\$737.00	110.0%
2 Bedroom	\$790.00	\$869.00	110.0%
3 Bedroom	\$1,000.00	\$1,100.00	110.0%
4 Bedroom	\$1,160.00	\$1,276.00	110.0%
5 Bedroom	\$1,334.00	\$1,334.00	100.0%

**39060**

**39205**

**39207**

**39225**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$680.00	\$650.00	95.6%
1 Bedroom	\$740.00	\$750.00	101.4%
2 Bedroom	\$870.00	\$900.00	103.4%
3 Bedroom	\$1,100.00	\$1,100.00	100.0%
4 Bedroom	\$1,280.00	\$1,300.00	101.6%
5 Bedroom	\$1,472.00	\$1,388.00	94.3%

**39206**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$720.00	\$650.00	90.3%
1 Bedroom	\$790.00	\$750.00	94.9%
2 Bedroom	\$930.00	\$900.00	96.8%
3 Bedroom	\$1,170.00	\$1,100.00	94.0%
4 Bedroom	\$1,370.00	\$1,300.00	94.9%
5 Bedroom	\$1,575.50	\$1,418.00	90.0%

**39154**

**39170**

**39213**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$580.00	\$638.00	110.0%
1 Bedroom	\$640.00	\$704.00	110.0%
2 Bedroom	\$750.00	\$825.00	110.0%
3 Bedroom	\$950.00	\$1,045.00	110.0%
4 Bedroom	\$1,100.00	\$1,210.00	110.0%
5 Bedroom	\$1,265.00	\$1,388.00	109.7%

**39211**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$810.00	\$729.00	90.0%
1 Bedroom	\$880.00	\$792.00	90.0%
2 Bedroom	\$1,040.00	\$936.00	90.0%
3 Bedroom	\$1,310.00	\$1,179.00	90.0%
4 Bedroom	\$1,530.00	\$1,377.00	90.0%
5 Bedroom	\$1,759.50	\$1,583.00	90.0%

**39201**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$920.00	\$828.00	90.0%
1 Bedroom	\$1,000.00	\$900.00	90.0%
2 Bedroom	\$1,180.00	\$1,062.00	90.0%
3 Bedroom	\$1,490.00	\$1,341.00	90.0%
4 Bedroom	\$1,740.00	\$1,566.00	90.0%
5 Bedroom	\$2,001.00	\$1,800.00	90.0%

**39212**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$710.00	\$650.00	91.5%
1 Bedroom	\$770.00	\$750.00	97.4%
2 Bedroom	\$910.00	\$900.00	98.9%
3 Bedroom	\$1,150.00	\$1,100.00	95.7%
4 Bedroom	\$1,340.00	\$1,300.00	97.0%
5 Bedroom	\$1,541.00	\$1,388.00	90.1%

**39202**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$620.00	\$650.00	104.8%
1 Bedroom	\$680.00	\$748.00	110.0%
2 Bedroom	\$800.00	\$880.00	110.0%
3 Bedroom	\$1,010.00	\$1,100.00	108.9%
4 Bedroom	\$1,180.00	\$1,290.00	109.3%
5 Bedroom	\$1,357.00	\$1,357.00	100.0%

**39216**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$640.00	\$650.00	101.6%
1 Bedroom	\$710.00	\$750.00	105.6%
2 Bedroom	\$830.00	\$900.00	108.4%
3 Bedroom	\$1,050.00	\$1,100.00	104.8%
4 Bedroom	\$1,220.00	\$1,300.00	106.6%
5 Bedroom	\$1,403.00	\$1,388.00	98.9%

**39203**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$520.00	\$572.00	110.0%
1 Bedroom	\$570.00	\$627.00	110.0%
2 Bedroom	\$670.00	\$737.00	110.0%
3 Bedroom	\$840.00	\$924.00	110.0%
4 Bedroom	\$990.00	\$1,089.00	110.0%
5 Bedroom	\$1,138.50	\$1,252.00	110.0%

**39272**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$900.00	\$810.00	90.0%
1 Bedroom	\$990.00	\$891.00	90.0%
2 Bedroom	\$1,160.00	\$1,044.00	90.0%
3 Bedroom	\$1,460.00	\$1,314.00	90.0%
4 Bedroom	\$1,710.00	\$1,539.00	90.0%
5 Bedroom	\$1,966.50	\$1,770.00	90.0%

**FAIR MARKET RENTS & PAYMENT STANDARDS  
JACKSON HOUSING AUTHORITY**

**RANKIN COUNTY**

<b>39042</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$780.00	\$702.00	90.0%
1 Bedroom	\$850.00	\$765.00	90.0%
2 Bedroom	\$1,000.00	\$900.00	90.0%
3 Bedroom	\$1,260.00	\$1,134.00	90.0%
4 Bedroom	\$1,470.00	\$1,323.00	90.0%
5 Bedroom	\$1,690.50	\$1,522.00	90.0%

<b>39208</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$690.00	\$650.00	94.2%
1 Bedroom	\$760.00	\$750.00	98.7%
2 Bedroom	\$890.00	\$900.00	101.1%
3 Bedroom	\$1,120.00	\$1,100.00	98.2%
4 Bedroom	\$1,310.00	\$1,300.00	99.2%
5 Bedroom	\$1,506.50	\$1,388.00	92.1%

<b>39044</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$560.00	\$616.00	110.0%
1 Bedroom	\$620.00	\$682.00	110.0%
2 Bedroom	\$720.00	\$792.00	110.0%
3 Bedroom	\$900.00	\$990.00	110.0%
4 Bedroom	\$1,080.00	\$1,188.00	110.0%
5 Bedroom	\$1,242.00	\$1,366.00	110.0%

<b>39218</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$730.00	\$657.00	90.0%
1 Bedroom	\$800.00	\$750.00	93.8%
2 Bedroom	\$940.00	\$900.00	95.7%
3 Bedroom	\$1,190.00	\$1,100.00	92.4%
4 Bedroom	\$1,380.00	\$1,300.00	94.2%
5 Bedroom	\$1,587.00	\$1,428.00	90.0%

<b>39047</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,020.00	\$918.00	90.0%
1 Bedroom	\$1,120.00	\$1,008.00	90.0%
2 Bedroom	\$1,320.00	\$1,188.00	90.0%
3 Bedroom	\$1,660.00	\$1,494.00	90.0%
4 Bedroom	\$1,940.00	\$1,746.00	90.0%
5 Bedroom	\$2,231.00	\$2,007.00	90.0%

<b>39232</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$840.00	\$756.00	90.0%
1 Bedroom	\$920.00	\$828.00	90.0%
2 Bedroom	\$1,080.00	\$972.00	90.0%
3 Bedroom	\$1,360.00	\$1,224.00	90.0%
4 Bedroom	\$1,590.00	\$1,431.00	90.0%
5 Bedroom	\$1,828.50	\$1,645.00	90.0%

<b>39073</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$630.00	\$650.00	103.2%
1 Bedroom	\$690.00	\$750.00	108.7%
2 Bedroom	\$810.00	\$891.00	110.0%
3 Bedroom	\$1,020.00	\$1,100.00	107.8%
4 Bedroom	\$1,200.00	\$1,300.00	108.3%
5 Bedroom	\$1,380.00	\$1,388.00	100.6%

**MADISON COUNTY**

<b>39110</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,060.00	\$954.00	90.0%
1 Bedroom	\$1,160.00	\$1,044.00	90.0%
2 Bedroom	\$1,370.00	\$1,233.00	90.0%
3 Bedroom	\$1,730.00	\$1,557.00	90.0%
4 Bedroom	\$2,020.00	\$1,818.00	90.0%
5 Bedroom	\$2,323.00	\$2,090.00	90.0%

<b>39157</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$910.00	\$819.00	90.0%
1 Bedroom	\$990.00	\$891.00	90.0%
2 Bedroom	\$1,170.00	\$1,053.00	90.0%
3 Bedroom	\$1,470.00	\$1,323.00	90.0%
4 Bedroom	\$1,720.00	\$1,548.00	90.0%
5 Bedroom	\$1,978.00	\$1,780.00	90.0%

<b>39130</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$760.00	\$684.00	90.0%
1 Bedroom	\$830.00	\$747.00	90.0%
2 Bedroom	\$980.00	\$882.00	90.0%
3 Bedroom	\$1,240.00	\$1,116.00	90.0%
4 Bedroom	\$1,440.00	\$1,296.00	90.0%
5 Bedroom	\$1,656.00	\$1,490.00	90.0%