

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

**FY2018 FMR METROPOLITAN AREA
JACKSON, MISSISSIPPI**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$640.00	\$600.00	93.8%
1 Bedroom	\$736.00	\$750.00	101.9%
2 Bedroom	\$880.00	\$870.00	98.9%
3 Bedroom	\$1,112.00	\$1,100.00	98.9%
4 Bedroom	\$1,312.00	\$1,200.00	91.5%
5 Bedroom	\$1,508.00	\$1,360.00	90.2%

2018 Data Published
September 1, 2017

Effective Date
January 1, 2018

**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) will be 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).

Under the new approach, JHA will no longer use Fair Market Rents (FMRs) for the entire metropolitan area to determine the payment standard that reflects the maximum amount of assistance we will pay toward rent and utilities. Effective January 1, 2019, JHA will switch to FMRs established at the ZIP code level, which are known as Small Area Fair Market Rents (SAFMRs). The use of multiple payment standards will allow us to provide rental assistance at levels that more accurately reflect the rents charged in individual neighborhoods. The new 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.

*****The new payment standards will be effective January 1, 2019 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	\$730.00	\$657.00	90.0%
1 Bedroom	\$820.00	\$750.00	91.5%
2 Bedroom	\$970.00	\$873.00	90.0%
3 Bedroom	\$1,220.00	\$1,100.00	90.2%
4 Bedroom	\$1,450.00	\$1,305.00	90.0%
5 Bedroom	\$1,667.50	\$1,500.00	90.0%

39204

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$580.00	\$600.00	103.4%
1 Bedroom	\$650.00	\$715.00	110.0%
2 Bedroom	\$770.00	\$847.00	110.0%
3 Bedroom	\$970.00	\$1,067.00	110.0%
4 Bedroom	\$1,150.00	\$1,200.00	104.3%
5 Bedroom	\$1,322.50	\$1,360.00	102.8%

39216

39060

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$620.00	\$600.00	96.8%
1 Bedroom	\$700.00	\$750.00	107.1%
2 Bedroom	\$830.00	\$870.00	104.8%
3 Bedroom	\$1,040.00	\$1,100.00	105.8%
4 Bedroom	\$1,240.00	\$1,200.00	96.8%
5 Bedroom	\$1,426.00	\$1,360.00	95.4%

39206

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$660.00	\$600.00	90.9%
1 Bedroom	\$740.00	\$750.00	101.4%
2 Bedroom	\$880.00	\$870.00	98.9%
3 Bedroom	\$1,110.00	\$1,100.00	99.1%
4 Bedroom	\$1,310.00	\$1,200.00	91.6%
5 Bedroom	\$1,506.50	\$1,360.00	90.3%

39205

39207

39225

39154

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$530.00	\$583.00	110.0%
1 Bedroom	\$590.00	\$649.00	110.0%
2 Bedroom	\$700.00	\$770.00	110.0%
3 Bedroom	\$880.00	\$968.00	110.0%
4 Bedroom	\$1,040.00	\$1,144.00	110.0%
5 Bedroom	\$1,196.00	\$1,196.00	100.0%

39209

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$550.00	\$600.00	109.1%
1 Bedroom	\$610.00	\$671.00	110.0%
2 Bedroom	\$730.00	\$803.00	110.0%
3 Bedroom	\$920.00	\$1,012.00	110.0%
4 Bedroom	\$1,090.00	\$1,199.00	110.0%
5 Bedroom	\$1,253.50	\$1,360.00	108.5%

39170

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$540.00	\$594.00	110.0%
1 Bedroom	\$610.00	\$671.00	110.0%
2 Bedroom	\$720.00	\$792.00	110.0%
3 Bedroom	\$910.00	\$1,001.00	110.0%
4 Bedroom	\$1,070.00	\$1,177.00	110.0%
5 Bedroom	\$1,230.50	\$1,354.00	110.0%

39211

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$740.00	\$667.00	90.1%
1 Bedroom	\$830.00	\$750.00	90.4%
2 Bedroom	\$990.00	\$891.00	90.0%
3 Bedroom	\$1,240.00	\$1,116.00	90.0%
4 Bedroom	\$1,480.00	\$1,332.00	90.0%
5 Bedroom	\$1,702.00	\$1,532.00	90.0%

39201

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$810.00	\$729.00	90.0%
1 Bedroom	\$910.00	\$819.00	90.0%
2 Bedroom	\$1,080.00	\$972.00	90.0%
3 Bedroom	\$1,360.00	\$1,224.00	90.0%
4 Bedroom	\$1,610.00	\$1,449.00	90.0%
5 Bedroom	\$1,851.50	\$1,666.00	90.0%

39212

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$670.00	\$603.00	90.0%
1 Bedroom	\$750.00	\$750.00	100.0%
2 Bedroom	\$890.00	\$870.00	97.8%
3 Bedroom	\$1,120.00	\$1,100.00	98.2%
4 Bedroom	\$1,330.00	\$1,200.00	90.2%
5 Bedroom	\$1,529.50	\$1,377.00	90.0%

39202

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$560.00	\$600.00	107.1%
1 Bedroom	\$630.00	\$693.00	110.0%
2 Bedroom	\$750.00	\$825.00	110.0%
3 Bedroom	\$940.00	\$1,034.00	110.0%
4 Bedroom	\$1,120.00	\$1,200.00	107.1%
5 Bedroom	\$1,288.00	\$1,360.00	105.6%

39213

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$520.00	\$572.00	110.0%
1 Bedroom	\$580.00	\$638.00	110.0%
2 Bedroom	\$700.00	\$770.00	110.0%
3 Bedroom	\$880.00	\$968.00	110.0%
4 Bedroom	\$1,030.00	\$1,133.00	110.0%
5 Bedroom	\$1,184.50	\$1,303.00	110.0%

39203

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$490.00	\$539.00	110.0%
1 Bedroom	\$580.00	\$638.00	110.0%
2 Bedroom	\$700.00	\$770.00	110.0%
3 Bedroom	\$880.00	\$968.00	110.0%
4 Bedroom	\$1,020.00	\$1,122.00	110.0%
5 Bedroom	\$1,173.00	\$1,290.00	110.0%

39272

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$830.00	\$747.00	90.0%
1 Bedroom	\$930.00	\$837.00	90.0%
2 Bedroom	\$1,110.00	\$1,000.00	90.1%
3 Bedroom	\$1,400.00	\$1,260.00	90.0%
4 Bedroom	\$1,660.00	\$1,494.00	90.0%
5 Bedroom	\$1,909.00	\$1,719.00	90.0%

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

RANKIN COUNTY

39042

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$710.00	\$639.00	90.0%
1 Bedroom	\$790.00	\$750.00	94.9%
2 Bedroom	\$940.00	\$870.00	92.6%
3 Bedroom	\$1,180.00	\$1,100.00	93.2%
4 Bedroom	\$1,400.00	\$1,260.00	90.0%
5 Bedroom	\$1,610.00	\$1,449.00	90.0%

39208

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$650.00	\$600.00	92.3%
1 Bedroom	\$720.00	\$750.00	104.2%
2 Bedroom	\$860.00	\$870.00	101.2%
3 Bedroom	\$1,080.00	\$1,100.00	101.9%
4 Bedroom	\$1,280.00	\$1,200.00	93.8%
5 Bedroom	\$1,472.00	\$1,360.00	92.4%

39043

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$710.00	\$639.00	90.0%
1 Bedroom	\$800.00	\$750.00	93.8%
2 Bedroom	\$950.00	\$870.00	91.6%
3 Bedroom	\$1,190.00	\$1,100.00	92.4%
4 Bedroom	\$1,420.00	\$1,278.00	90.0%
5 Bedroom	\$1,633.00	\$1,469.00	90.0%

39218

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$670.00	\$603.00	90.0%
1 Bedroom	\$750.00	\$750.00	100.0%
2 Bedroom	\$890.00	\$870.00	97.8%
3 Bedroom	\$1,120.00	\$1,100.00	98.2%
4 Bedroom	\$1,330.00	\$1,200.00	90.2%
5 Bedroom	\$1,529.50	\$1,377.00	90.0%

39044

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$520.00	\$572.00	110.0%
1 Bedroom	\$600.00	\$660.00	110.0%
2 Bedroom	\$700.00	\$770.00	110.0%
3 Bedroom	\$880.00	\$968.00	110.0%
4 Bedroom	\$1,020.00	\$1,122.00	110.0%
5 Bedroom	\$1,173.00	\$1,290.00	110.0%

39232

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$750.00	\$675.00	90.0%
1 Bedroom	\$840.00	\$756.00	90.0%
2 Bedroom	\$1,000.00	\$900.00	90.0%
3 Bedroom	\$1,260.00	\$1,134.00	90.0%
4 Bedroom	\$1,490.00	\$1,341.00	90.0%
5 Bedroom	\$1,713.50	\$1,542.00	90.0%

39047

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$950.00	\$855.00	90.0%
1 Bedroom	\$1,060.00	\$954.00	90.0%
2 Bedroom	\$1,260.00	\$1,134.00	90.0%
3 Bedroom	\$1,580.00	\$1,422.00	90.0%
4 Bedroom	\$1,880.00	\$1,692.00	90.0%
5 Bedroom	\$2,162.00	\$1,946.00	90.0%

39288

39298

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$710.00	\$639.00	90.0%
1 Bedroom	\$800.00	\$750.00	93.8%
2 Bedroom	\$950.00	\$870.00	91.6%
3 Bedroom	\$1,190.00	\$1,100.00	92.4%
4 Bedroom	\$1,420.00	\$1,278.00	90.0%
5 Bedroom	\$1,633.00	\$1,470.00	90.0%

39073

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$600.00	\$600.00	100.0%
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	\$1,180.00	\$1,200.00	101.7%
5 Bedroom	\$1,357.00	\$1,360.00	100.2%

MADISON COUNTY

39110

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$980.00	\$882.00	90.0%
1 Bedroom	\$1,090.00	\$981.00	90.0%
2 Bedroom	\$1,300.00	\$1,170.00	90.0%
3 Bedroom	\$1,630.00	\$1,467.00	90.0%
4 Bedroom	\$1,940.00	\$1,746.00	90.0%
5 Bedroom	\$2,231.00	\$2,009.00	90.0%

39157

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$830.00	\$747.00	90.0%
1 Bedroom	\$930.00	\$837.00	90.0%
2 Bedroom	\$1,110.00	\$1,000.00	90.1%
3 Bedroom	\$1,400.00	\$1,260.00	90.0%
4 Bedroom	\$1,660.00	\$1,494.00	90.0%
5 Bedroom	\$1,909.00	\$1,719.00	90.0%

39130

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$700.00	\$630.00	90.0%
1 Bedroom	\$780.00	\$750.00	96.2%
2 Bedroom	\$930.00	\$870.00	93.5%
3 Bedroom	\$1,170.00	\$1,100.00	94.0%
4 Bedroom	\$1,390.00	\$1,251.00	90.0%
5 Bedroom	\$1,598.50	\$1,439.00	90.0%