

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

**FY2021 FMR METROPOLITAN AREA
JACKSON, MISSISSIPPI**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$748.00	\$700.00	93.6%
1 Bedroom	\$794.00	\$800.00	100.8%
2 Bedroom	\$932.00	\$932.00	100.0%
3 Bedroom	\$1,162.00	\$1,200.00	103.3%
4 Bedroom	\$1,342.00	\$1,350.00	100.6%
5 Bedroom	\$1,543.00	\$1,500.00	97.2%

2020 Data Published
October 1, 2020

Effective Date
January 1, 2021

**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

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.

*****The new payment standards will be effective January 1, 2021 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	\$830.00	\$750.00	90.4%
1 Bedroom	\$890.00	\$810.00	91.0%
2 Bedroom	\$1,040.00	\$950.00	91.3%
3 Bedroom	\$1,300.00	\$1,180.00	90.8%
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	\$640.00	\$650.00	101.6%
1 Bedroom	\$680.00	\$737.00	108.4%
2 Bedroom	\$800.00	\$869.00	108.6%
3 Bedroom	\$1,000.00	\$1,100.00	110.0%
4 Bedroom	\$1,150.00	\$1,265.00	110.0%
5 Bedroom	\$1,322.50	\$1,334.00	100.9%

39060

39205

39207

39225

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$710.00	\$710.00	100.0%
1 Bedroom	\$760.00	\$760.00	100.0%
2 Bedroom	\$890.00	\$900.00	101.1%
3 Bedroom	\$1,110.00	\$1,100.00	99.1%
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	\$750.00	\$750.00	100.0%
1 Bedroom	\$790.00	\$790.00	100.0%
2 Bedroom	\$930.00	\$900.00	96.8%
3 Bedroom	\$1,160.00	\$1,100.00	94.8%
4 Bedroom	\$1,340.00	\$1,300.00	97.0%
5 Bedroom	\$1,541.00	\$1,418.00	92.0%

39154

39202

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$670.00	\$650.00	97.0%
1 Bedroom	\$710.00	\$748.00	105.4%
2 Bedroom	\$830.00	\$880.00	106.0%
3 Bedroom	\$1,030.00	\$1,100.00	106.8%
4 Bedroom	\$1,190.00	\$1,290.00	108.4%
5 Bedroom	\$1,368.50	\$1,357.00	99.2%

39211

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$850.00	\$765.00	90.0%
1 Bedroom	\$900.00	\$810.00	90.0%
2 Bedroom	\$1,060.00	\$960.00	90.6%
3 Bedroom	\$1,320.00	\$1,190.00	90.2%
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	\$1,010.00	\$910.00	90.1%
1 Bedroom	\$1,070.00	\$965.00	90.2%
2 Bedroom	\$1,260.00	\$1,150.00	91.3%
3 Bedroom	\$1,570.00	\$1,420.00	90.4%
4 Bedroom	\$1,810.00	\$1,640.00	90.6%
5 Bedroom	\$2,081.50	\$1,880.00	90.3%

39212

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$740.00	\$670.00	90.5%
1 Bedroom	\$780.00	\$750.00	96.2%
2 Bedroom	\$920.00	\$900.00	97.8%
3 Bedroom	\$1,150.00	\$1,100.00	95.7%
4 Bedroom	\$1,320.00	\$1,300.00	98.5%
5 Bedroom	\$1,518.00	\$1,388.00	91.4%

39170

39213

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$610.00	\$638.00	104.6%
1 Bedroom	\$650.00	\$704.00	108.3%
2 Bedroom	\$760.00	\$825.00	108.6%
3 Bedroom	\$950.00	\$1,045.00	110.0%
4 Bedroom	\$1,090.00	\$1,190.00	109.2%
5 Bedroom	\$1,253.50	\$1,370.00	109.3%

39216

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$710.00	\$650.00	91.5%
1 Bedroom	\$750.00	\$750.00	100.0%
2 Bedroom	\$880.00	\$900.00	102.3%
3 Bedroom	\$1,100.00	\$1,100.00	100.0%
4 Bedroom	\$1,270.00	\$1,300.00	102.4%
5 Bedroom	\$1,460.50	\$1,388.00	95.0%

39203

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$550.00	\$572.00	104.0%
1 Bedroom	\$590.00	\$649.00	110.0%
2 Bedroom	\$690.00	\$750.00	108.7%
3 Bedroom	\$860.00	\$945.00	109.9%
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	\$960.00	\$870.00	90.6%
1 Bedroom	\$1,010.00	\$910.00	90.1%
2 Bedroom	\$1,190.00	\$1,080.00	90.8%
3 Bedroom	\$1,480.00	\$1,340.00	90.5%
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

39298			
39043	39288		
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$820.00	\$750.00	91.5%
1 Bedroom	\$870.00	\$800.00	92.0%
2 Bedroom	\$1,020.00	\$1,000.00	98.0%
3 Bedroom	\$1,270.00	\$1,200.00	94.5%
4 Bedroom	\$1,470.00	\$1,323.00	90.0%
5 Bedroom	\$1,690.50	\$1,522.00	90.0%

39208			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$730.00	\$750.00	102.7%
1 Bedroom	\$780.00	\$800.00	102.6%
2 Bedroom	\$910.00	\$1,000.00	109.9%
3 Bedroom	\$1,130.00	\$1,200.00	106.2%
4 Bedroom	\$1,310.00	\$1,323.00	101.0%
5 Bedroom	\$1,506.50	\$1,388.00	92.1%

39044			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$610.00	\$616.00	101.0%
1 Bedroom	\$660.00	\$682.00	103.3%
2 Bedroom	\$760.00	\$792.00	104.2%
3 Bedroom	\$940.00	\$990.00	105.3%
4 Bedroom	\$1,250.00	\$1,188.00	95.0%
5 Bedroom	\$1,437.50	\$1,366.00	95.0%

39218			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$770.00	\$700.00	90.9%
1 Bedroom	\$820.00	\$750.00	91.5%
2 Bedroom	\$960.00	\$900.00	93.8%
3 Bedroom	\$1,200.00	\$1,100.00	91.7%
4 Bedroom	\$1,380.00	\$1,300.00	94.2%
5 Bedroom	\$1,587.00	\$1,428.00	90.0%

39047			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,090.00	\$990.00	90.8%
1 Bedroom	\$1,160.00	\$1,050.00	90.5%
2 Bedroom	\$1,360.00	\$1,230.00	90.4%
3 Bedroom	\$1,700.00	\$1,530.00	90.0%
4 Bedroom	\$1,940.00	\$1,746.00	90.0%
5 Bedroom	\$2,231.00	\$2,007.00	90.0%

39232			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$920.00	\$830.00	90.2%
1 Bedroom	\$970.00	\$880.00	90.7%
2 Bedroom	\$1,140.00	\$1,030.00	90.4%
3 Bedroom	\$1,420.00	\$1,290.00	90.8%
4 Bedroom	\$1,640.00	\$1,480.00	90.2%
5 Bedroom	\$1,886.00	\$1,700.00	90.1%

39073			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$670.00	\$650.00	97.0%
1 Bedroom	\$710.00	\$750.00	105.6%
2 Bedroom	\$830.00	\$891.00	107.3%
3 Bedroom	\$1,040.00	\$1,100.00	105.8%
4 Bedroom	\$1,220.00	\$1,300.00	106.6%
5 Bedroom	\$1,403.00	\$1,388.00	98.9%

39042			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$810.00	\$750.00	92.6%
1 Bedroom	\$860.00	\$800.00	93.0%
2 Bedroom	\$1,010.00	\$1,000.00	99.0%
3 Bedroom	\$1,260.00	\$1,200.00	95.2%
4 Bedroom	\$1,450.00	\$1,323.00	91.2%
5 Bedroom	\$1,667.50	\$1,522.00	91.3%

MADISON COUNTY

39110			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,120.00	\$1,010.00	90.2%
1 Bedroom	\$1,190.00	\$1,080.00	90.8%
2 Bedroom	\$1,400.00	\$1,260.00	90.0%
3 Bedroom	\$1,740.00	\$1,570.00	90.2%
4 Bedroom	\$2,020.00	\$1,818.00	90.0%
5 Bedroom	\$2,323.00	\$2,090.00	90.0%

39157			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$960.00	\$870.00	90.6%
1 Bedroom	\$1,010.00	\$910.00	90.1%
2 Bedroom	\$1,190.00	\$1,190.00	100.0%
3 Bedroom	\$1,480.00	\$1,350.00	91.2%
4 Bedroom	\$1,710.00	\$1,548.00	90.5%
5 Bedroom	\$1,966.50	\$1,780.00	90.5%

39130			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$790.00	\$715.00	90.5%
1 Bedroom	\$840.00	\$770.00	91.7%
2 Bedroom	\$990.00	\$900.00	90.9%
3 Bedroom	\$1,230.00	\$1,116.00	90.7%
4 Bedroom	\$1,430.00	\$1,296.00	90.6%
5 Bedroom	\$1,644.50	\$1,490.00	90.6%