

**2024 FAIR MARKET RENTS & PAYMENT STANDARDS  
JACKSON HOUSING AUTHORITY**

**FY2024 FMR METROPOLITAN AREA  
JACKSON, MISSISSIPPI**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$996.00	\$1,096	110.0%
1 Bedroom	\$997.00	\$1,097	110.0%
2 Bedroom	\$1,159.00	\$1,275	110.0%
3 Bedroom	\$1,401.00	\$1,541	110.0%
4 Bedroom	\$1,564.00	\$1,720	110.0%
5 Bedroom	\$1,798.00	\$1,978	110.0%

**2024 Data Published**  
**August 31, 2023**

**Effective Date**  
**January 1, 2024**

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, 2024 for any new HAP contracts and during annual recertification for all existing S8 participants.\*\*\***

**2024 FAIR MARKET RENTS & PAYMENT STANDARDS  
JACKSON HOUSING AUTHORITY**

**HINDS COUNTY**

**39056**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,100.00	\$1,210.00	110.0%
1 Bedroom	\$1,100.00	\$1,210.00	110.0%
2 Bedroom	\$1,280.00	\$1,408.00	110.0%
3 Bedroom	\$1,550.00	\$1,705.00	110.0%
4 Bedroom	\$1,730.00	\$1,903.00	110.0%
5 Bedroom	\$1,989.50	\$2,188.45	110.0%

**39204**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$840.00	\$924.00	110.0%
1 Bedroom	\$840.00	\$924.00	110.0%
2 Bedroom	\$980.00	\$1,078.00	110.0%
3 Bedroom	\$1,180.00	\$1,298.00	110.0%
4 Bedroom	\$1,320.00	\$1,452.00	110.0%
5 Bedroom	\$1,518.00	\$1,669.80	110.0%

**39060**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$970.00	\$1,067.00	110.0%
1 Bedroom	\$970.00	\$1,067.00	110.0%
2 Bedroom	\$1,130.00	\$1,243.00	110.0%
3 Bedroom	\$1,370.00	\$1,507.00	110.0%
4 Bedroom	\$1,520.00	\$1,672.00	110.0%
5 Bedroom	\$1,748.00	\$1,922.80	110.0%

**39213**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$790.00	\$869.00	110.0%
1 Bedroom	\$790.00	\$869.00	110.0%
2 Bedroom	\$920.00	\$1,012.00	110.0%
3 Bedroom	\$1,110.00	\$1,221.00	110.0%
4 Bedroom	\$1,240.00	\$1,364.00	110.0%
5 Bedroom	\$1,426.00	\$1,568.60	110.0%

**39154**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,070.00	\$1,177.00	110.0%
1 Bedroom	\$1,070.00	\$1,177.00	110.0%
2 Bedroom	\$1,240.00	\$1,364.00	110.0%
3 Bedroom	\$1,500.00	\$1,650.00	110.0%
4 Bedroom	\$1,670.00	\$1,837.00	110.0%
5 Bedroom	\$1,920.50	\$2,112.55	110.0%

**39211**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,150.00	\$1,265.00	110.0%
1 Bedroom	\$1,150.00	\$1,265.00	110.0%
2 Bedroom	\$1,340.00	\$1,474.00	110.0%
3 Bedroom	\$1,620.00	\$1,782.00	110.0%
4 Bedroom	\$1,810.00	\$1,991.00	110.0%
5 Bedroom	\$2,081.50	\$2,289.65	110.0%

**39201**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,250.00	\$1,375.00	110.0%
1 Bedroom	\$1,260.00	\$1,386.00	110.0%
2 Bedroom	\$1,460.00	\$1,606.00	110.0%
3 Bedroom	\$1,770.00	\$1,947.00	110.0%
4 Bedroom	\$1,970.00	\$2,167.00	110.0%
5 Bedroom	\$2,265.50	\$2,492.05	110.0%

**39212**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,050.00	\$1,155.00	110.0%
1 Bedroom	\$1,050.00	\$1,155.00	110.0%
2 Bedroom	\$1,220.00	\$1,342.00	110.0%
3 Bedroom	\$1,480.00	\$1,628.00	110.0%
4 Bedroom	\$1,650.00	\$1,815.00	110.0%
5 Bedroom	\$1,897.50	\$2,087.25	110.0%

**39170**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$860.00	\$946.00	110.0%
1 Bedroom	\$860.00	\$946.00	110.0%
2 Bedroom	\$1,000.00	\$1,100.00	110.0%
3 Bedroom	\$1,210.00	\$1,331.00	110.0%
4 Bedroom	\$1,350.00	\$1,485.00	110.0%
5 Bedroom	\$1,552.50	\$1,707.75	110.0%

**39216**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$990.00	\$1,089.00	110.0%
1 Bedroom	\$990.00	\$1,089.00	110.0%
2 Bedroom	\$1,150.00	\$1,265.00	110.0%
3 Bedroom	\$1,390.00	\$1,529.00	110.0%
4 Bedroom	\$1,550.00	\$1,705.00	110.0%
5 Bedroom	\$1,782.50	\$1,960.75	110.0%

**39203**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$780.00	\$858.00	110.0%
1 Bedroom	\$780.00	\$858.00	110.0%
2 Bedroom	\$900.00	\$990.00	110.0%
3 Bedroom	\$1,090.00	\$1,199.00	110.0%
4 Bedroom	\$1,220.00	\$1,342.00	110.0%
5 Bedroom	\$1,403.00	\$1,543.30	110.0%

**39272**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,190.00	\$1,309.00	110.0%
1 Bedroom	\$1,200.00	\$1,320.00	110.0%
2 Bedroom	\$1,390.00	\$1,529.00	110.0%
3 Bedroom	\$1,680.00	\$1,848.00	110.0%
4 Bedroom	\$1,880.00	\$2,068.00	110.0%
5 Bedroom	\$2,162.00	\$2,378.20	110.0%

**39202**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$870.00	\$957.00	110.0%
1 Bedroom	\$870.00	\$957.00	110.0%
2 Bedroom	\$1,010.00	\$1,111.00	110.0%
3 Bedroom	\$1,220.00	\$1,342.00	110.0%
4 Bedroom	\$1,360.00	\$1,496.00	110.0%
5 Bedroom	\$1,564.00	\$1,720.40	110.0%

**39209**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$820.00	\$902.00	110.0%
1 Bedroom	\$830.00	\$913.00	110.0%
2 Bedroom	\$960.00	\$1,056.00	110.0%
3 Bedroom	\$1,160.00	\$1,276.00	110.0%
4 Bedroom	\$1,300.00	\$1,430.00	110.0%
5 Bedroom	\$1,495.00	\$1,644.50	110.0%

**2024 FAIR MARKET RENTS & PAYMENT STANDARDS  
JACKSON HOUSING AUTHORITY**

**RANKIN COUNTY**

<b>39298</b>			
<b>39043</b>	<b>39288</b>		
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,110.00	\$1,221.00	110.0%
1 Bedroom	\$1,110.00	\$1,221.00	110.0%
2 Bedroom	\$1,290.00	\$1,419.00	110.0%
3 Bedroom	\$1,560.00	\$1,716.00	110.0%
4 Bedroom	\$1,740.00	\$1,914.00	110.0%
5 Bedroom	\$2,001.00	\$2,201.10	110.0%

<b>39208</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,010.00	\$1,111.00	110.0%
1 Bedroom	\$1,010.00	\$1,111.00	110.0%
2 Bedroom	\$1,170.00	\$1,287.00	110.0%
3 Bedroom	\$1,410.00	\$1,551.00	110.0%
4 Bedroom	\$1,580.00	\$1,738.00	110.0%
5 Bedroom	\$1,817.00	\$1,998.70	110.0%

<b>39044</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$850.00	\$935.00	110.0%
1 Bedroom	\$910.00	\$1,001.00	110.0%
2 Bedroom	\$1,050.00	\$1,155.00	110.0%
3 Bedroom	\$1,330.00	\$1,463.00	110.0%
4 Bedroom	\$1,540.00	\$1,694.00	110.0%
5 Bedroom	\$1,771.00	\$1,948.10	110.0%

<b>39218</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,040.00	\$1,144.00	110.0%
1 Bedroom	\$1,040.00	\$1,144.00	110.0%
2 Bedroom	\$1,210.00	\$1,331.00	110.0%
3 Bedroom	\$1,460.00	\$1,606.00	110.0%
4 Bedroom	\$1,630.00	\$1,793.00	110.0%
5 Bedroom	\$1,874.50	\$2,061.95	110.0%

<b>39047</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,480.00	\$1,628.00	110.0%
1 Bedroom	\$1,480.00	\$1,628.00	110.0%
2 Bedroom	\$1,720.00	\$1,892.00	110.0%
3 Bedroom	\$2,080.00	\$2,288.00	110.0%
4 Bedroom	\$2,320.00	\$2,552.00	110.0%
5 Bedroom	\$2,668.00	\$2,934.80	110.0%

<b>39232</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,300.00	\$1,430.00	110.0%
1 Bedroom	\$1,300.00	\$1,430.00	110.0%
2 Bedroom	\$1,510.00	\$1,661.00	110.0%
3 Bedroom	\$1,830.00	\$2,013.00	110.0%
4 Bedroom	\$2,040.00	\$2,244.00	110.0%
5 Bedroom	\$2,346.00	\$2,580.60	110.0%

<b>39073</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$880.00	\$968.00	110.0%
1 Bedroom	\$900.00	\$990.00	110.0%
2 Bedroom	\$1,040.00	\$1,144.00	110.0%
3 Bedroom	\$1,270.00	\$1,397.00	110.0%
4 Bedroom	\$1,430.00	\$1,573.00	110.0%
5 Bedroom	\$1,644.50	\$1,808.95	110.0%

<b>39042</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,030.00	\$1,133.00	110.0%
1 Bedroom	\$1,030.00	\$1,133.00	110.0%
2 Bedroom	\$1,200.00	\$1,320.00	110.0%
3 Bedroom	\$1,450.00	\$1,595.00	110.0%
4 Bedroom	\$1,620.00	\$1,782.00	110.0%
5 Bedroom	\$1,863.00	\$2,049.30	110.0%

**MADISON COUNTY**

<b>39110</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,500.00	\$1,650.00	110.0%
1 Bedroom	\$1,500.00	\$1,650.00	110.0%
2 Bedroom	\$1,740.00	\$1,914.00	110.0%
3 Bedroom	\$2,100.00	\$2,310.00	110.0%
4 Bedroom	\$2,350.00	\$2,585.00	110.0%
5 Bedroom	\$2,702.50	\$2,972.75	110.0%

<b>39157</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,130.00	\$1,243.00	110.0%
1 Bedroom	\$1,140.00	\$1,254.00	110.0%
2 Bedroom	\$1,320.00	\$1,452.00	110.0%
3 Bedroom	\$1,600.00	\$1,760.00	110.0%
4 Bedroom	\$1,780.00	\$1,958.00	110.0%
5 Bedroom	\$2,047.00	\$2,251.70	110.0%

<b>39130</b>			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,010.00	\$1,111.00	110.0%
1 Bedroom	\$1,010.00	\$1,111.00	110.0%
2 Bedroom	\$1,180.00	\$1,298.00	110.0%
3 Bedroom	\$1,430.00	\$1,573.00	110.0%
4 Bedroom	\$1,590.00	\$1,749.00	110.0%
5 Bedroom	\$1,828.50	\$2,011.35	110.0%

Effective January 1, 2024