

**2025 FAIR MARKET RENTS & PAYMENT STANDARDS
JACKSON HOUSING AUTHORITY**

**FY2025 FMR METROPOLITAN AREA
JACKSON, MISSISSIPPI**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,045.00	\$1,150	110.0%
1 Bedroom	\$1,051.00	\$1,156	110.0%
2 Bedroom	\$1,232.00	\$1,355	110.0%
3 Bedroom	\$1,484.00	\$1,632	110.0%
4 Bedroom	\$1,633.00	\$1,796	110.0%
5 Bedroom	\$1,878.00	\$2,066	110.0%

2025 Data Published
August 31, 2024

Effective Date
January 1, 2025

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, 2025 for any new HAP contracts and during annual recertification for all existing S8 participants.*****

**2025 FAIR MARKET RENTS & PAYMENT STANDARDS
JACKSON HOUSING AUTHORITY**

HINDS COUNTY

39056

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,160.00	\$1,276.00	110.0%
1 Bedroom	\$1,170.00	\$1,287.00	110.0%
2 Bedroom	\$1,370.00	\$1,507.00	110.0%
3 Bedroom	\$1,650.00	\$1,815.00	110.0%
4 Bedroom	\$1,820.00	\$2,002.00	110.0%
5 Bedroom	\$2,093.00	\$2,302.30	110.0%

39204

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$870.00	\$957.00	110.0%
1 Bedroom	\$880.00	\$968.00	110.0%
2 Bedroom	\$1,030.00	\$1,133.00	110.0%
3 Bedroom	\$1,240.00	\$1,364.00	110.0%
4 Bedroom	\$1,370.00	\$1,507.00	110.0%
5 Bedroom	\$1,575.50	\$1,733.05	110.0%

39060

39205

39207

39225

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,020.00	\$1,122.00	110.0%
1 Bedroom	\$1,020.00	\$1,122.00	110.0%
2 Bedroom	\$1,200.00	\$1,320.00	110.0%
3 Bedroom	\$1,450.00	\$1,595.00	110.0%
4 Bedroom	\$1,590.00	\$1,749.00	110.0%
5 Bedroom	\$1,828.50	\$2,011.35	110.0%

39213

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$810.00	\$891.00	110.0%
1 Bedroom	\$820.00	\$902.00	110.0%
2 Bedroom	\$960.00	\$1,056.00	110.0%
3 Bedroom	\$1,160.00	\$1,276.00	110.0%
4 Bedroom	\$1,270.00	\$1,397.00	110.0%
5 Bedroom	\$1,460.50	\$1,606.55	110.0%

39154

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,110.00	\$1,221.00	110.0%
1 Bedroom	\$1,120.00	\$1,232.00	110.0%
2 Bedroom	\$1,310.00	\$1,441.00	110.0%
3 Bedroom	\$1,580.00	\$1,738.00	110.0%
4 Bedroom	\$1,740.00	\$1,914.00	110.0%
5 Bedroom	\$2,001.00	\$2,201.10	110.0%

39211

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,190.00	\$1,309.00	110.0%
1 Bedroom	\$1,190.00	\$1,309.00	110.0%
2 Bedroom	\$1,400.00	\$1,540.00	110.0%
3 Bedroom	\$1,690.00	\$1,859.00	110.0%
4 Bedroom	\$1,860.00	\$2,046.00	110.0%
5 Bedroom	\$2,139.00	\$2,352.90	110.0%

39201

39272

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,270.00	\$1,397.00	110.0%
1 Bedroom	\$1,280.00	\$1,408.00	110.0%
2 Bedroom	\$1,500.00	\$1,650.00	110.0%
3 Bedroom	\$1,810.00	\$1,991.00	110.0%
4 Bedroom	\$1,990.00	\$2,189.00	110.0%
5 Bedroom	\$2,288.50	\$2,517.35	110.0%

39212

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,090.00	\$1,199.00	110.0%
1 Bedroom	\$1,100.00	\$1,210.00	110.0%
2 Bedroom	\$1,290.00	\$1,419.00	110.0%
3 Bedroom	\$1,550.00	\$1,705.00	110.0%
4 Bedroom	\$1,710.00	\$1,881.00	110.0%
5 Bedroom	\$1,966.50	\$2,163.15	110.0%

39170

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$910.00	\$1,001.00	110.0%
1 Bedroom	\$910.00	\$1,001.00	110.0%
2 Bedroom	\$1,070.00	\$1,177.00	110.0%
3 Bedroom	\$1,290.00	\$1,419.00	110.0%
4 Bedroom	\$1,420.00	\$1,562.00	110.0%
5 Bedroom	\$1,633.00	\$1,796.30	110.0%

39216

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,060.00	\$1,166.00	110.0%
1 Bedroom	\$1,070.00	\$1,177.00	110.0%
2 Bedroom	\$1,250.00	\$1,375.00	110.0%
3 Bedroom	\$1,510.00	\$1,661.00	110.0%
4 Bedroom	\$1,660.00	\$1,826.00	110.0%
5 Bedroom	\$1,909.00	\$2,099.90	110.0%

39203

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$790.00	\$869.00	110.0%
1 Bedroom	\$800.00	\$880.00	110.0%
2 Bedroom	\$930.00	\$1,023.00	110.0%
3 Bedroom	\$1,120.00	\$1,232.00	110.0%
4 Bedroom	\$1,240.00	\$1,364.00	110.0%
5 Bedroom	\$1,426.00	\$1,568.60	110.0%

39209

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$920.00	\$1,012.00	110.0%
1 Bedroom	\$930.00	\$1,023.00	110.0%
2 Bedroom	\$1,090.00	\$1,199.00	110.0%
3 Bedroom	\$1,310.00	\$1,441.00	110.0%
4 Bedroom	\$1,450.00	\$1,595.00	110.0%
5 Bedroom	\$1,667.50	\$1,834.25	110.0%

39202

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$900.00	\$990.00	110.0%
1 Bedroom	\$900.00	\$990.00	110.0%
2 Bedroom	\$1,060.00	\$1,166.00	110.0%
3 Bedroom	\$1,280.00	\$1,408.00	110.0%
4 Bedroom	\$1,410.00	\$1,551.00	110.0%
5 Bedroom	\$1,621.50	\$1,783.65	110.0%

39206

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,030.00	\$1,133.00	110.0%
1 Bedroom	\$1,040.00	\$1,144.00	110.0%
2 Bedroom	\$1,220.00	\$1,342.00	110.0%
3 Bedroom	\$1,470.00	\$1,617.00	110.0%
4 Bedroom	\$1,620.00	\$1,782.00	110.0%
5 Bedroom	\$1,863.00	\$2,049.30	110.0%

**2025 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	\$1,180.00	\$1,298.00	110.0%
1 Bedroom	\$1,190.00	\$1,309.00	110.0%
2 Bedroom	\$1,390.00	\$1,529.00	110.0%
3 Bedroom	\$1,670.00	\$1,837.00	110.0%
4 Bedroom	\$1,840.00	\$2,024.00	110.0%
5 Bedroom	\$2,116.00	\$2,327.60	110.0%

39044			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$870.00	\$957.00	110.0%
1 Bedroom	\$940.00	\$1,034.00	110.0%
2 Bedroom	\$1,100.00	\$1,210.00	110.0%
3 Bedroom	\$1,400.00	\$1,540.00	110.0%
4 Bedroom	\$1,600.00	\$1,760.00	110.0%
5 Bedroom	\$1,840.00	\$2,024.00	110.0%

39047			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,540.00	\$1,694.00	110.0%
1 Bedroom	\$1,550.00	\$1,705.00	110.0%
2 Bedroom	\$1,820.00	\$2,002.00	110.0%
3 Bedroom	\$2,190.00	\$2,409.00	110.0%
4 Bedroom	\$2,410.00	\$2,651.00	110.0%
5 Bedroom	\$2,771.50	\$3,048.65	110.0%

39073			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$950.00	\$1,045.00	110.0%
1 Bedroom	\$970.00	\$1,067.00	110.0%
2 Bedroom	\$1,140.00	\$1,254.00	110.0%
3 Bedroom	\$1,390.00	\$1,529.00	110.0%
4 Bedroom	\$1,540.00	\$1,694.00	110.0%
5 Bedroom	\$1,771.00	\$1,948.10	110.0%

39042	39208		
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,080.00	\$1,188.00	110.0%
1 Bedroom	\$1,080.00	\$1,188.00	110.0%
2 Bedroom	\$1,270.00	\$1,397.00	110.0%
3 Bedroom	\$1,530.00	\$1,683.00	110.0%
4 Bedroom	\$1,680.00	\$1,848.00	110.0%
5 Bedroom	\$1,932.00	\$2,125.20	110.0%

39218			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,070.00	\$1,177.00	110.0%
1 Bedroom	\$1,080.00	\$1,188.00	110.0%
2 Bedroom	\$1,260.00	\$1,386.00	110.0%
3 Bedroom	\$1,520.00	\$1,672.00	110.0%
4 Bedroom	\$1,670.00	\$1,837.00	110.0%
5 Bedroom	\$1,920.50	\$2,112.55	110.0%

39232			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,370.00	\$1,507.00	110.0%
1 Bedroom	\$1,380.00	\$1,518.00	110.0%
2 Bedroom	\$1,620.00	\$1,782.00	110.0%
3 Bedroom	\$1,950.00	\$2,145.00	110.0%
4 Bedroom	\$2,150.00	\$2,365.00	110.0%
5 Bedroom	\$2,472.50	\$2,719.75	110.0%

MADISON COUNTY

39110			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,570.00	\$1,727.00	110.0%
1 Bedroom	\$1,580.00	\$1,738.00	110.0%
2 Bedroom	\$1,850.00	\$2,035.00	110.0%
3 Bedroom	\$2,230.00	\$2,453.00	110.0%
4 Bedroom	\$2,450.00	\$2,695.00	110.0%
5 Bedroom	\$2,817.50	\$3,099.25	110.0%

39157			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,180.00	\$1,298.00	110.0%
1 Bedroom	\$1,190.00	\$1,309.00	110.0%
2 Bedroom	\$1,390.00	\$1,529.00	110.0%
3 Bedroom	\$1,670.00	\$1,837.00	110.0%
4 Bedroom	\$1,840.00	\$2,024.00	110.0%
5 Bedroom	\$2,116.00	\$2,327.60	110.0%

39130			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,050.00	\$1,155.00	110.0%
1 Bedroom	\$1,060.00	\$1,166.00	110.0%
2 Bedroom	\$1,240.00	\$1,364.00	110.0%
3 Bedroom	\$1,490.00	\$1,639.00	110.0%
4 Bedroom	\$1,640.00	\$1,804.00	110.0%
5 Bedroom	\$1,886.00	\$2,074.60	110.0%

Effective January 1, 2025