

**2026 FAIR MARKET RENTS & PAYMENT STANDARDS  
JACKSON HOUSING AUTHORITY**

**FY2026 FMR METROPOLITAN AREA  
JACKSON, MISSISSIPPI**

<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$1,091.00	\$1,146	105.0%
1 Bedroom	\$1,097.00	\$1,152	105.0%
2 Bedroom	\$1,288.00	\$1,352	105.0%
3 Bedroom	\$1,544.00	\$1,621	105.0%
4 Bedroom	\$1,705.00	\$1,790	105.0%
5 Bedroom	\$1,960.00	\$2,058	105.0%

**2026 Data Published**

**August 31, 2025**

**Effective Date**

**January 1, 2026**

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, 2026 for any new HAP contracts and during annual recertification for all existing S8 participants.\*\*\***

9-17-25  
**APPROVED**  
Allison Cox

**2026 FAIR MARKET RENTS & PAYMENT STANDARDS**  
**JACKSON HOUSING AUTHORITY**

**HINDS COUNTY**

39056				39204			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR	Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,190.00	\$1,249.50	105.0%	0 Bedroom	\$910.00	\$955.50	105.0%
1 Bedroom	\$1,190.00	\$1,249.50	105.0%	1 Bedroom	\$920.00	\$966.00	105.0%
2 Bedroom	\$1,400.00	\$1,470.00	105.0%	2 Bedroom	\$1,080.00	\$1,134.00	105.0%
3 Bedroom	\$1,680.00	\$1,764.00	105.0%	3 Bedroom	\$1,290.00	\$1,354.50	105.0%
4 Bedroom	\$1,850.00	\$1,942.50	105.0%	4 Bedroom	\$1,430.00	\$1,501.50	105.0%
5 Bedroom	\$2,127.50	\$2,233.88	105.0%	5 Bedroom	\$1,644.50	\$1,726.73	105.0%
39060		39205	39207	39225			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR	Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,060.00	\$1,113.00	105.0%	0 Bedroom	\$840.00	\$882.00	105.0%
1 Bedroom	\$1,060.00	\$1,113.00	105.0%	1 Bedroom	\$840.00	\$882.00	105.0%
2 Bedroom	\$1,250.00	\$1,312.50	105.0%	2 Bedroom	\$990.00	\$1,039.50	105.0%
3 Bedroom	\$1,500.00	\$1,575.00	105.0%	3 Bedroom	\$1,190.00	\$1,249.50	105.0%
4 Bedroom	\$1,660.00	\$1,743.00	105.0%	4 Bedroom	\$1,310.00	\$1,375.50	105.0%
5 Bedroom	\$1,909.00	\$2,004.45	105.0%	5 Bedroom	\$1,506.50	\$1,581.83	105.0%
39154		39213		39211			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR	Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,130.00	\$1,186.50	105.0%	0 Bedroom	\$1,240.00	\$1,302.00	105.0%
1 Bedroom	\$1,130.00	\$1,186.50	105.0%	1 Bedroom	\$1,240.00	\$1,302.00	105.0%
2 Bedroom	\$1,330.00	\$1,396.50	105.0%	2 Bedroom	\$1,460.00	\$1,533.00	105.0%
3 Bedroom	\$1,590.00	\$1,669.50	105.0%	3 Bedroom	\$1,750.00	\$1,837.50	105.0%
4 Bedroom	\$1,760.00	\$1,848.00	105.0%	4 Bedroom	\$1,930.00	\$2,026.50	105.0%
5 Bedroom	\$2,024.00	\$2,125.20	105.0%	5 Bedroom	\$2,219.50	\$2,330.48	105.0%
39201		39212		39216			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR	Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,330.00	\$1,396.50	105.0%	0 Bedroom	\$1,140.00	\$1,197.00	105.0%
1 Bedroom	\$1,340.00	\$1,407.00	105.0%	1 Bedroom	\$1,150.00	\$1,207.50	105.0%
2 Bedroom	\$1,570.00	\$1,648.50	105.0%	2 Bedroom	\$1,350.00	\$1,417.50	105.0%
3 Bedroom	\$1,880.00	\$1,974.00	105.0%	3 Bedroom	\$1,620.00	\$1,701.00	105.0%
4 Bedroom	\$2,080.00	\$2,184.00	105.0%	4 Bedroom	\$1,790.00	\$1,879.50	105.0%
5 Bedroom	\$2,392.00	\$2,511.60	105.0%	5 Bedroom	\$2,058.50	\$2,161.43	105.0%
39170		39209		39216			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR	Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$980.00	\$1,029.00	105.0%	0 Bedroom	\$1,150.00	\$1,207.50	105.0%
1 Bedroom	\$990.00	\$1,039.50	105.0%	1 Bedroom	\$1,160.00	\$1,218.00	105.0%
2 Bedroom	\$1,160.00	\$1,218.00	105.0%	2 Bedroom	\$1,360.00	\$1,428.00	105.0%
3 Bedroom	\$1,390.00	\$1,459.50	105.0%	3 Bedroom	\$1,630.00	\$1,711.50	105.0%
4 Bedroom	\$1,540.00	\$1,617.00	105.0%	4 Bedroom	\$1,800.00	\$1,890.00	105.0%
5 Bedroom	\$1,771.00	\$1,859.55	105.0%	5 Bedroom	\$2,070.00	\$2,173.50	105.0%
39203		39209		39206			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR	Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$750.00	\$825.00	110.0%	0 Bedroom	\$970.00	\$1,018.50	105.0%
1 Bedroom	\$760.00	\$836.00	110.0%	1 Bedroom	\$980.00	\$1,029.00	105.0%
2 Bedroom	\$890.00	\$979.00	110.0%	2 Bedroom	\$1,150.00	\$1,207.50	105.0%
3 Bedroom	\$1,070.00	\$1,177.00	110.0%	3 Bedroom	\$1,380.00	\$1,449.00	105.0%
4 Bedroom	\$1,180.00	\$1,298.00	110.0%	4 Bedroom	\$1,520.00	\$1,596.00	105.0%
5 Bedroom	\$1,357.00	\$1,492.70	110.0%	5 Bedroom	\$1,748.00	\$1,835.40	105.0%
39202		39209		39206			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR	Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$920.00	\$1,012.00	110.0%	0 Bedroom	\$1,080.00	\$1,134.00	105.0%
1 Bedroom	\$930.00	\$1,023.00	110.0%	1 Bedroom	\$1,090.00	\$1,144.50	105.0%
2 Bedroom	\$1,090.00	\$1,199.00	110.0%	2 Bedroom	\$1,280.00	\$1,344.00	105.0%
3 Bedroom	\$1,310.00	\$1,441.00	110.0%	3 Bedroom	\$1,530.00	\$1,606.50	105.0%
4 Bedroom	\$1,440.00	\$1,584.00	110.0%	4 Bedroom	\$1,690.00	\$1,774.50	105.0%
5 Bedroom	\$1,656.00	\$1,821.60	110.0%	5 Bedroom	\$1,943.50	\$2,040.68	105.0%
39272		39206		39206			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR	Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,350.00	\$1,417.50	105.0%	0 Bedroom	\$970.00	\$1,018.50	105.0%
1 Bedroom	\$1,350.00	\$1,417.50	105.0%	1 Bedroom	\$980.00	\$1,029.00	105.0%
2 Bedroom	\$1,590.00	\$1,669.50	105.0%	2 Bedroom	\$1,150.00	\$1,207.50	105.0%
3 Bedroom	\$1,910.00	\$2,005.50	105.0%	3 Bedroom	\$1,380.00	\$1,449.00	105.0%
4 Bedroom	\$2,110.00	\$2,215.50	105.0%	4 Bedroom	\$1,520.00	\$1,596.00	105.0%
5 Bedroom	\$2,426.50	\$2,547.83	105.0%	5 Bedroom	\$1,748.00	\$1,835.40	105.0%

9-17-25  
**APPROVED**  
*Allison Cox*

Effective January 1, 2026

**2026 FAIR MARKET RENTS & PAYMENT STANDARDS**  
**JACKSON HOUSING AUTHORITY**

**RANKIN COUNTY**

<b>39298</b>		<b>39043</b>		<b>39288</b>	
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>	<b>Bedroom Size</b>	<b>Fair Market Rent</b>
0 Bedroom	\$1,230.00	\$1,291.50	105.0%	0 Bedroom	\$1,140.00
1 Bedroom	\$1,240.00	\$1,302.00	105.0%	1 Bedroom	\$1,150.00
2 Bedroom	\$1,450.00	\$1,522.50	105.0%	2 Bedroom	\$1,350.00
3 Bedroom	\$1,740.00	\$1,827.00	105.0%	3 Bedroom	\$1,620.00
4 Bedroom	\$1,920.00	\$2,016.00	105.0%	4 Bedroom	\$1,790.00
5 Bedroom	\$2,208.00	\$2,318.40	105.0%	5 Bedroom	\$2,058.50

<b>39208</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$1,140.00	\$1,197.00	105.0%
1 Bedroom	\$1,150.00	\$1,207.50	105.0%
2 Bedroom	\$1,350.00	\$1,417.50	105.0%
3 Bedroom	\$1,620.00	\$1,701.00	105.0%
4 Bedroom	\$1,790.00	\$1,879.50	105.0%
5 Bedroom	\$2,058.50	\$2,161.43	105.0%

<b>39044</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$790.00	\$869.00	110.0%
1 Bedroom	\$850.00	\$935.00	110.0%
2 Bedroom	\$990.00	\$1,089.00	110.0%
3 Bedroom	\$1,260.00	\$1,386.00	110.0%
4 Bedroom	\$1,440.00	\$1,584.00	110.0%
5 Bedroom	\$1,656.00	\$1,821.60	110.0%

<b>39218</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$1,130.00	\$1,186.50	105.0%
1 Bedroom	\$1,140.00	\$1,197.00	105.0%
2 Bedroom	\$1,340.00	\$1,407.00	105.0%
3 Bedroom	\$1,610.00	\$1,690.50	105.0%
4 Bedroom	\$1,770.00	\$1,858.50	105.0%
5 Bedroom	\$2,035.50	\$2,137.28	105.0%

<b>39047</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$1,550.00	\$1,627.50	105.0%
1 Bedroom	\$1,560.00	\$1,638.00	105.0%
2 Bedroom	\$1,830.00	\$1,921.50	105.0%
3 Bedroom	\$2,190.00	\$2,299.50	105.0%
4 Bedroom	\$2,420.00	\$2,541.00	105.0%
5 Bedroom	\$2,783.00	\$2,922.15	105.0%

<b>39232</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$1,440.00	\$1,512.00	105.0%
1 Bedroom	\$1,450.00	\$1,522.50	105.0%
2 Bedroom	\$1,700.00	\$1,785.00	105.0%
3 Bedroom	\$2,040.00	\$2,142.00	105.0%
4 Bedroom	\$2,250.00	\$2,362.50	105.0%
5 Bedroom	\$2,587.50	\$2,716.88	105.0%

<b>39073</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$960.00	\$1,056.00	110.0%
1 Bedroom	\$970.00	\$1,067.00	110.0%
2 Bedroom	\$1,140.00	\$1,254.00	110.0%
3 Bedroom	\$1,380.00	\$1,518.00	110.0%
4 Bedroom	\$1,530.00	\$1,683.00	110.0%
5 Bedroom	\$1,759.50	\$1,935.45	110.0%

<b>39042</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$1,130.00	\$1,186.50	105.0%
1 Bedroom	\$1,130.00	\$1,186.50	105.0%
2 Bedroom	\$1,330.00	\$1,396.50	105.0%
3 Bedroom	\$1,590.00	\$1,669.50	105.0%
4 Bedroom	\$1,760.00	\$1,848.00	105.0%
5 Bedroom	\$2,024.00	\$2,125.20	105.0%

<b>39110</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$1,630.00	\$1,711.50	105.0%
1 Bedroom	\$1,640.00	\$1,722.00	105.0%
2 Bedroom	\$1,930.00	\$2,026.50	105.0%
3 Bedroom	\$2,310.00	\$2,425.50	105.0%
4 Bedroom	\$2,560.00	\$2,688.00	105.0%
5 Bedroom	\$2,944.00	\$3,091.20	105.0%

<b>39157</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$1,220.00	\$1,281.00	105.0%
1 Bedroom	\$1,230.00	\$1,291.50	105.0%
2 Bedroom	\$1,440.00	\$1,512.00	105.0%
3 Bedroom	\$1,730.00	\$1,816.50	105.0%
4 Bedroom	\$1,910.00	\$2,005.50	105.0%
5 Bedroom	\$2,196.50	\$2,306.33	105.0%

<b>39130</b>			
<b>Bedroom Size</b>	<b>Fair Market Rent</b>	<b>Payment Standard</b>	<b>Percent of FMR</b>
0 Bedroom	\$1,100.00	\$1,155.00	105.0%
1 Bedroom	\$1,110.00	\$1,165.50	105.0%
2 Bedroom	\$1,300.00	\$1,365.00	105.0%
3 Bedroom	\$1,560.00	\$1,638.00	105.0%
4 Bedroom	\$1,720.00	\$1,806.00	105.0%
5 Bedroom	\$1,978.00	\$2,076.90	105.0%