

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

**FY2026 FMR METROPOLITAN AREA  
JACKSON, MISSISSIPPI**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,190.00	\$1,249.50	105.0%
1 Bedroom	\$1,190.00	\$1,249.50	105.0%
2 Bedroom	\$1,400.00	\$1,470.00	105.0%
3 Bedroom	\$1,680.00	\$1,764.00	105.0%
4 Bedroom	\$1,850.00	\$1,942.50	105.0%
5 Bedroom	\$2,127.50	\$2,233.88	105.0%

**39060**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,060.00	\$1,113.00	105.0%
1 Bedroom	\$1,060.00	\$1,113.00	105.0%
2 Bedroom	\$1,250.00	\$1,312.50	105.0%
3 Bedroom	\$1,500.00	\$1,575.00	105.0%
4 Bedroom	\$1,660.00	\$1,743.00	105.0%
5 Bedroom	\$1,909.00	\$2,004.45	105.0%

**39154**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

**39201**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,330.00	\$1,396.50	105.0%
1 Bedroom	\$1,340.00	\$1,407.00	105.0%
2 Bedroom	\$1,570.00	\$1,648.50	105.0%
3 Bedroom	\$1,880.00	\$1,974.00	105.0%
4 Bedroom	\$2,080.00	\$2,184.00	105.0%
5 Bedroom	\$2,392.00	\$2,511.60	105.0%

**39170**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$980.00	\$1,029.00	105.0%
1 Bedroom	\$990.00	\$1,039.50	105.0%
2 Bedroom	\$1,160.00	\$1,218.00	105.0%
3 Bedroom	\$1,390.00	\$1,459.50	105.0%
4 Bedroom	\$1,540.00	\$1,617.00	105.0%
5 Bedroom	\$1,771.00	\$1,859.55	105.0%

**39203**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$750.00	\$825.00	110.0%
1 Bedroom	\$760.00	\$836.00	110.0%
2 Bedroom	\$890.00	\$979.00	110.0%
3 Bedroom	\$1,070.00	\$1,177.00	110.0%
4 Bedroom	\$1,180.00	\$1,298.00	110.0%
5 Bedroom	\$1,357.00	\$1,492.70	110.0%

**39202**

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	\$1,440.00	\$1,584.00	110.0%
5 Bedroom	\$1,656.00	\$1,821.60	110.0%

**39272**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,350.00	\$1,417.50	105.0%
1 Bedroom	\$1,350.00	\$1,417.50	105.0%
2 Bedroom	\$1,590.00	\$1,669.50	105.0%
3 Bedroom	\$1,910.00	\$2,005.50	105.0%
4 Bedroom	\$2,110.00	\$2,215.50	105.0%
5 Bedroom	\$2,426.50	\$2,547.83	105.0%

**39204**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$910.00	\$955.50	105.0%
1 Bedroom	\$920.00	\$966.00	105.0%
2 Bedroom	\$1,080.00	\$1,134.00	105.0%
3 Bedroom	\$1,290.00	\$1,354.50	105.0%
4 Bedroom	\$1,430.00	\$1,501.50	105.0%
5 Bedroom	\$1,644.50	\$1,726.73	105.0%

**39213**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$840.00	\$882.00	105.0%
1 Bedroom	\$840.00	\$882.00	105.0%
2 Bedroom	\$990.00	\$1,039.50	105.0%
3 Bedroom	\$1,190.00	\$1,249.50	105.0%
4 Bedroom	\$1,310.00	\$1,375.50	105.0%
5 Bedroom	\$1,506.50	\$1,581.83	105.0%

**39211**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,240.00	\$1,302.00	105.0%
1 Bedroom	\$1,240.00	\$1,302.00	105.0%
2 Bedroom	\$1,460.00	\$1,533.00	105.0%
3 Bedroom	\$1,750.00	\$1,837.50	105.0%
4 Bedroom	\$1,930.00	\$2,026.50	105.0%
5 Bedroom	\$2,219.50	\$2,330.48	105.0%

**39212**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

**39216**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,150.00	\$1,207.50	105.0%
1 Bedroom	\$1,160.00	\$1,218.00	105.0%
2 Bedroom	\$1,360.00	\$1,428.00	105.0%
3 Bedroom	\$1,630.00	\$1,711.50	105.0%
4 Bedroom	\$1,800.00	\$1,890.00	105.0%
5 Bedroom	\$2,070.00	\$2,173.50	105.0%

**39209**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$970.00	\$1,018.50	105.0%
1 Bedroom	\$980.00	\$1,029.00	105.0%
2 Bedroom	\$1,150.00	\$1,207.50	105.0%
3 Bedroom	\$1,380.00	\$1,449.00	105.0%
4 Bedroom	\$1,520.00	\$1,596.00	105.0%
5 Bedroom	\$1,748.00	\$1,835.40	105.0%

**39206**

Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
0 Bedroom	\$1,080.00	\$1,134.00	105.0%
1 Bedroom	\$1,090.00	\$1,144.50	105.0%
2 Bedroom	\$1,280.00	\$1,344.00	105.0%
3 Bedroom	\$1,530.00	\$1,606.50	105.0%
4 Bedroom	\$1,690.00	\$1,774.50	105.0%
5 Bedroom	\$1,943.50	\$2,040.68	105.0%

9-17-25  
**APPROVED**  
*Alison Cox*

Effective January 1, 2026



**2026 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	\$1,230.00	\$1,291.50	105.0%
1 Bedroom	\$1,240.00	\$1,302.00	105.0%
2 Bedroom	\$1,450.00	\$1,522.50	105.0%
3 Bedroom	\$1,740.00	\$1,827.00	105.0%
4 Bedroom	\$1,920.00	\$2,016.00	105.0%
5 Bedroom	\$2,208.00	\$2,318.40	105.0%

39044			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

39047			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

39073			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

39208			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

39218			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

39232			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

39042			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

**MADISON COUNTY**

39110			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

39130			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

39157			
Bedroom Size	Fair Market Rent	Payment Standard	Percent of FMR
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%

Effective January 1, 2026

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