

# JACKSON HOUSING AUTHORITY

Mark Reid, Executive Director

Post Office Box 3188/125 Preston Street

Jackson, TN 38303-0188

731-422-1671 Fax: 731-425-4605

## Payment Standards

Effective January 1, 2019

According to 24 CFR 982.503, HUD publishes the fair market rents for each market area in the United States. The PHA must adopt a payment standard scheduled that establishes voucher payment standards for each FMR area in the PHA jurisdiction. In addition, the PHA must establish payment standard amounts for each unit size. (Unit size is measured by number of bedrooms, zero, one, two, etc). HUD approval is not required to establish payment standard amount for a unit size at any level between 90 percent and 110 percent of the published FMR for that unit size. Therefore, the Jackson Housing Authority is proposing for calendar year 2019 that the following payment standard schedule be considered.

2018 FMR	2019 FMR		Proposed PS	BEDROOM SIZE		
		2018	2019	% of FMR		
603	634	663	697	110%	1 BR	
734	775	807	852	110%	2 BR	
1019	1085	1120	1193	110%	3 BR	
1167	1172	1167	1289	110%	4 BR	

Please note that HUD requires the PHA to make a determination of rent reasonableness (even if the owner has not requested a change) if there is a 5 percent decrease in the Fair Market Rent that goes into effect at least 60 days before the contract anniversary date. HUD also may direct the PHA to make a determination at any other time. The PHA may decide that a new determination of rent reasonableness is needed at any time.