



**PAYMENT STANDARDS
 EFFECTIVE DECEMBER 1, 2019**

HUD publishes the Fair Market Rents for each market area in the United States in accordance with 24 CFR § 982.503. The PHA must adopt a payment standard schedule that establishes voucher payment standard amounts for each FMR area in the PHA jurisdiction. For each FMR area, the PHA must establish payment standard amounts for each “unit size”. Unit size is measured by the number of bedrooms (one-bedroom, two bedrooms, etc.). The payment standard amounts on the PHA schedule are used to calculate the monthly housing assistance payment for a family.

The PHA may establish the payment standard amount for a unit size at any level between 90 percent and 110 percent of the published FMR for that unit size. HUD approval is not required to establish a payment standard amount in that range. The PHA must revise the payment standard amount no later than three (3) months following the effective date of the published FMR if a change is necessary to stay within the basic range.

Payment standards will remain the same as 2019 amounts for one, two and three bedroom units. However, the four bedroom FMR decreased from 2019, and Jackson Housing Authority proposes the following payment standard for that unit size:

BEDROOM SIZE	2019 FMR	2019 PAYMENT STANDARDS	2020 FMR	2020 PROPOSED PAYMENT STANDARDS	% OF FMR
1	634	697	648	697	108%
2	775	852	792	852	108%
3	1,085	1,193	1,129	1,193	106%
4	1,172	1,289	1,133	1,246	110%

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.