

UTAH

#25*

In **Utah**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,153**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,845** monthly or **\$46,136** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$22.18
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT UTAH:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$18.44
2-Bedroom Housing Wage	\$22.18
Number of Renter Households	295,682
Percent Renters	29%

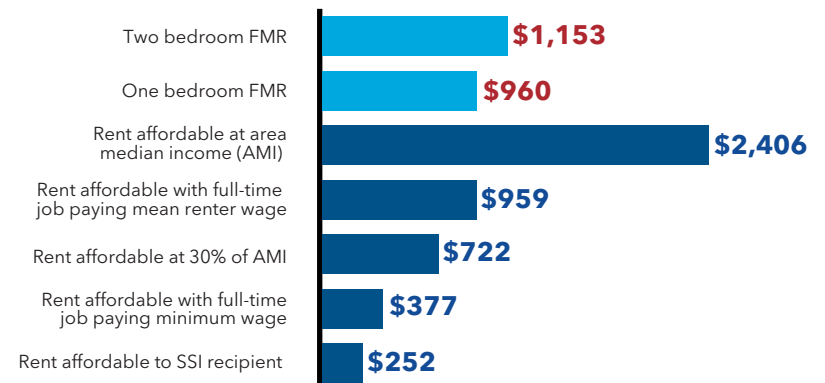
122
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

102
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

3.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Summit County	\$27.08
Salt Lake City HMFA	\$25.52
Wasatch County	\$22.88
Ogden-Clearfield HMFA	\$21.25
St. George MSA	\$20.94



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

Utah	FY22 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Utah	\$22.18	\$1,153	\$46,136	3.1	\$96,221	\$2,406	\$28,866	\$722	295,682	29%	\$18.44	\$959	1.2
Combined Nonmetro Areas	\$17.91	\$932	\$37,262	2.5	\$84,108	\$2,103	\$25,232	\$631	28,648	26%	\$15.06	\$783	1.2
<u>Metropolitan Areas</u>													
Box Elder County HMFA	\$17.52	\$911	\$36,440	2.4	\$77,100	\$1,928	\$23,130	\$578	4,197	24%	\$14.29	\$743	1.2
Logan MSA	\$16.87	\$877	\$35,080	2.3	\$76,900	\$1,923	\$23,070	\$577	14,809	37%	\$12.93	\$672	1.3
Ogden-Clearfield HMFA	\$21.25	\$1,105	\$44,200	2.9	\$100,500	\$2,513	\$30,150	\$754	45,841	23%	\$15.53	\$808	1.4
Provo-Orem MSA	\$20.02	\$1,041	\$41,640	2.8	\$96,000	\$2,400	\$28,800	\$720	55,923	32%	\$17.16	\$892	1.2
Salt Lake City HMFA	\$25.52	\$1,327	\$53,080	3.5	\$102,400	\$2,560	\$30,720	\$768	124,419	32%	\$21.41	\$1,113	1.2
St. George MSA	\$20.94	\$1,089	\$43,560	2.9	\$83,900	\$2,098	\$25,170	\$629	17,772	30%	\$15.29	\$795	1.4
Tooele County HMFA	\$19.88	\$1,034	\$41,360	2.7	\$96,900	\$2,423	\$29,070	\$727	4,073	19%	\$13.09	\$681	1.5
<u>Counties</u>													
Beaver County	\$14.56	\$757	\$30,280	2.0	\$74,500	\$1,863	\$22,350	\$559	408	18%	\$14.38	\$748	1.0
Box Elder County	\$17.52	\$911	\$36,440	2.4	\$77,100	\$1,928	\$23,130	\$578	4,197	24%	\$14.29	\$743	1.2
Cache County	\$16.87	\$877	\$35,080	2.3	\$76,900	\$1,923	\$23,070	\$577	14,809	37%	\$12.93	\$672	1.3
Carbon County	\$14.56	\$757	\$30,280	2.0	\$70,600	\$1,765	\$21,180	\$530	2,165	28%	\$11.70	\$608	1.2
Daggett County	\$15.23	\$792	\$31,680	2.1	\$108,300	\$2,708	\$32,490	\$812	49	29%	\$21.98	\$1,143	0.7
Davis County	\$21.25	\$1,105	\$44,200	2.9	\$100,500	\$2,513	\$30,150	\$754	23,899	22%	\$15.85	\$824	1.3
Duchesne County	\$15.94	\$829	\$33,160	2.2	\$78,300	\$1,958	\$23,490	\$587	1,828	26%	\$18.02	\$937	0.9
Emery County	\$14.56	\$757	\$30,280	2.0	\$77,900	\$1,948	\$23,370	\$584	921	25%	\$13.30	\$692	1.1
Garfield County	\$14.56	\$757	\$30,280	2.0	\$73,700	\$1,843	\$22,110	\$553	398	22%	\$16.44	\$855	0.9
Grand County	\$16.00	\$832	\$33,280	2.2	\$70,600	\$1,765	\$21,180	\$530	1,530	34%	\$12.02	\$625	1.3
Iron County	\$17.81	\$926	\$37,040	2.5	\$71,000	\$1,775	\$21,300	\$533	6,041	35%	\$12.82	\$666	1.4
Juab County	\$20.02	\$1,041	\$41,640	2.8	\$96,000	\$2,400	\$28,800	\$720	756	22%	\$12.87	\$669	1.6

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2022 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Utah

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kane County	\$18.63	\$969	\$38,760	2.6	\$78,100	\$1,953	\$23,430	\$586	651	23%	\$12.78	\$665	1.5
Millard County	\$14.56	\$757	\$30,280	2.0	\$75,700	\$1,893	\$22,710	\$568	1,133	26%	\$15.24	\$792	1.0
Morgan County	\$21.25	\$1,105	\$44,200	2.9	\$100,500	\$2,513	\$30,150	\$754	395	12%	\$17.29	\$899	1.2
Piute County	\$14.56	\$757	\$30,280	2.0	\$64,500	\$1,613	\$19,350	\$484	65	11%	\$13.93	\$724	1.0
Rich County	\$15.23	\$792	\$31,680	2.1	\$69,000	\$1,725	\$20,700	\$518	171	27%	\$11.54	\$600	1.3
Salt Lake County	\$25.52	\$1,327	\$53,080	3.5	\$102,400	\$2,560	\$30,720	\$768	124,419	32%	\$21.41	\$1,113	1.2
San Juan County	\$14.56	\$757	\$30,280	2.0	\$58,600	\$1,465	\$17,580	\$440	1,002	22%	\$16.06	\$835	0.9
Sanpete County	\$15.35	\$798	\$31,920	2.1	\$68,800	\$1,720	\$20,640	\$516	2,025	23%	\$11.82	\$615	1.3
Sevier County	\$14.56	\$757	\$30,280	2.0	\$68,000	\$1,700	\$20,400	\$510	1,582	21%	\$13.32	\$693	1.1
Summit County	\$27.08	\$1,408	\$56,320	3.7	\$134,700	\$3,368	\$40,410	\$1,010	3,166	22%	\$18.92	\$984	1.4
Tooele County	\$19.88	\$1,034	\$41,360	2.7	\$96,900	\$2,423	\$29,070	\$727	4,073	19%	\$13.09	\$681	1.5
Uintah County	\$16.50	\$858	\$34,320	2.3	\$81,800	\$2,045	\$24,540	\$614	2,497	23%	\$13.10	\$681	1.3
Utah County	\$20.02	\$1,041	\$41,640	2.8	\$96,000	\$2,400	\$28,800	\$720	55,167	32%	\$17.22	\$895	1.2
Wasatch County	\$22.88	\$1,190	\$47,600	3.2	\$108,200	\$2,705	\$32,460	\$812	2,751	26%	\$18.08	\$940	1.3
Washington County	\$20.94	\$1,089	\$43,560	2.9	\$83,900	\$2,098	\$25,170	\$629	17,772	30%	\$15.29	\$795	1.4
Wayne County	\$14.56	\$757	\$30,280	2.0	\$65,000	\$1,625	\$19,500	\$488	265	27%	\$13.28	\$691	1.1
Weber County	\$21.25	\$1,105	\$44,200	2.9	\$100,500	\$2,513	\$30,150	\$754	21,547	25%	\$15.11	\$786	1.4

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2022 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.