

# UTAH

STATE RANKING #26\*

In **Utah**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$924**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,079** monthly or **\$36,952** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$17.77**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT UTAH:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$13.92</b>
2-Bedroom Housing Wage	<b>\$17.77</b>
Number of Renter Households	<b>279,600</b>
Percent Renters	<b>30%</b>

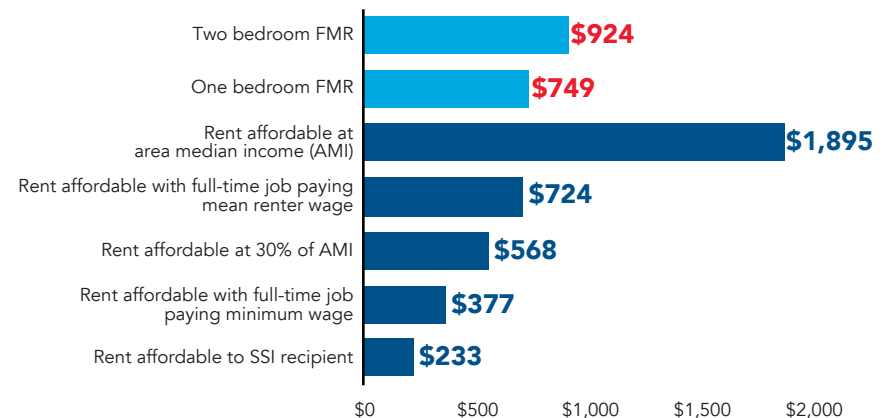
**98**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**79**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

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

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Summit County	<b>\$22.63</b>
Wasatch County	<b>\$20.08</b>
Salt Lake City HMFA	<b>\$19.90</b>
Uintah County	<b>\$18.33</b>
Kane County	<b>\$17.27</b>



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.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Utah	\$17.77	\$924	\$36,952	2.5	\$75,784	\$1,895	\$22,735	\$568	279,600	30%	\$13.92	\$724	1.3
Combined Nonmetro Areas	\$16.35	\$850	\$34,014	2.3	\$70,296	\$1,757	\$21,089	\$527	27,572	27%	\$12.09	\$629	1.4
<b><u>Metropolitan Areas</u></b>													
Box Elder County HMFA	\$13.40	\$697	\$27,880	1.8	\$65,400	\$1,635	\$19,620	\$491	3,957	24%	\$11.72	\$610	1.1
Logan MSA	\$13.50	\$702	\$28,080	1.9	\$64,600	\$1,615	\$19,380	\$485	12,899	36%	\$9.34	\$486	1.4
Ogden-Clearfield HMFA	\$16.96	\$882	\$35,280	2.3	\$78,100	\$1,953	\$23,430	\$586	45,979	25%	\$11.33	\$589	1.5
Provo-Orem MSA	\$16.08	\$836	\$33,440	2.2	\$74,700	\$1,868	\$22,410	\$560	50,236	33%	\$13.08	\$680	1.2
Salt Lake City HMFA	\$19.90	\$1,035	\$41,400	2.7	\$80,000	\$2,000	\$24,000	\$600	119,914	34%	\$15.94	\$829	1.2
St. George MSA	\$16.60	\$863	\$34,520	2.3	\$64,600	\$1,615	\$19,380	\$485	14,741	29%	\$12.27	\$638	1.4
Tooele County HMFA	\$16.33	\$849	\$33,960	2.3	\$73,000	\$1,825	\$21,900	\$548	4,302	23%	\$11.64	\$605	1.4
<b><u>Counties</u></b>													
Beaver County	\$13.54	\$704	\$28,160	1.9	\$63,900	\$1,598	\$19,170	\$479	633	28%	\$10.22	\$531	1.3
Box Elder County	\$13.40	\$697	\$27,880	1.8	\$65,400	\$1,635	\$19,620	\$491	3,957	24%	\$11.72	\$610	1.1
Cache County	\$13.50	\$702	\$28,080	1.9	\$64,600	\$1,615	\$19,380	\$485	12,899	36%	\$9.34	\$486	1.4
Carbon County	\$13.75	\$715	\$28,600	1.9	\$64,900	\$1,623	\$19,470	\$487	2,146	28%	\$12.42	\$646	1.1
Daggett County	\$15.48	\$805	\$32,200	2.1	\$72,500	\$1,813	\$21,750	\$544	15	7%	\$12.30	\$640	1.3
Davis County	\$16.96	\$882	\$35,280	2.3	\$78,100	\$1,953	\$23,430	\$586	23,061	23%	\$11.77	\$612	1.4
Duchesne County	\$16.52	\$859	\$34,360	2.3	\$71,200	\$1,780	\$21,360	\$534	1,641	25%	\$16.35	\$850	1.0
Emery County	\$13.40	\$697	\$27,880	1.8	\$62,300	\$1,558	\$18,690	\$467	623	18%	\$11.45	\$595	1.2
Garfield County	\$13.40	\$697	\$27,880	1.8	\$50,400	\$1,260	\$15,120	\$378	331	20%	\$10.55	\$549	1.3
Grand County	\$16.37	\$851	\$34,040	2.3	\$52,000	\$1,300	\$15,600	\$390	1,162	30%	\$9.00	\$468	1.8
Iron County	\$13.40	\$697	\$27,880	1.8	\$56,100	\$1,403	\$16,830	\$421	5,395	35%	\$9.03	\$470	1.5
Juab County	\$16.08	\$836	\$33,440	2.2	\$74,700	\$1,868	\$22,410	\$560	634	20%	\$12.96	\$674	1.2

1: BR = Bedroom  
 2: FMR = Fiscal Year 2018 Fair Market Rent.  
 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.  
 4: AMI = Fiscal Year 2018 Area Median Income  
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kane County	\$17.27	\$898	\$35,920	2.4	\$67,000	\$1,675	\$20,100	\$503	584	23%	\$12.44	\$647	1.4
Millard County	\$13.40	\$697	\$27,880	1.8	\$64,900	\$1,623	\$19,470	\$487	912	22%	\$13.48	\$701	1.0
Morgan County	\$16.96	\$882	\$35,280	2.3	\$78,100	\$1,953	\$23,430	\$586	469	15%	\$9.77	\$508	1.7
Piute County	\$16.21	\$843	\$33,720	2.2	\$47,400	\$1,185	\$14,220	\$356	66	12%	\$8.05	\$419	2.0
Rich County	\$15.48	\$805	\$32,200	2.1	\$59,900	\$1,498	\$17,970	\$449	156	25%	\$7.05	\$366	2.2
Salt Lake County	\$19.90	\$1,035	\$41,400	2.7	\$80,000	\$2,000	\$24,000	\$600	119,914	34%	\$15.94	\$829	1.2
San Juan County	\$13.40	\$697	\$27,880	1.8	\$53,000	\$1,325	\$15,900	\$398	782	20%	\$13.01	\$676	1.0
Sanpete County	\$14.31	\$744	\$29,760	2.0	\$61,100	\$1,528	\$18,330	\$458	2,142	27%	\$9.45	\$491	1.5
Sevier County	\$13.85	\$720	\$28,800	1.9	\$57,900	\$1,448	\$17,370	\$434	1,648	23%	\$10.83	\$563	1.3
Summit County	\$22.63	\$1,177	\$47,080	3.1	\$107,100	\$2,678	\$32,130	\$803	3,910	27%	\$12.61	\$656	1.8
Tooele County	\$16.33	\$849	\$33,960	2.3	\$73,000	\$1,825	\$21,900	\$548	4,302	23%	\$11.64	\$605	1.4
Uintah County	\$18.33	\$953	\$38,120	2.5	\$77,600	\$1,940	\$23,280	\$582	2,701	25%	\$16.40	\$853	1.1
Utah County	\$16.08	\$836	\$33,440	2.2	\$74,700	\$1,868	\$22,410	\$560	49,602	33%	\$13.08	\$680	1.2
Wasatch County	\$20.08	\$1,044	\$41,760	2.8	\$80,100	\$2,003	\$24,030	\$601	2,559	29%	\$12.17	\$633	1.6
Washington County	\$16.60	\$863	\$34,520	2.3	\$64,600	\$1,615	\$19,380	\$485	14,741	29%	\$12.27	\$638	1.4
Wayne County	\$13.40	\$697	\$27,880	1.8	\$48,600	\$1,215	\$14,580	\$365	166	17%	\$10.14	\$527	1.3
Weber County	\$16.96	\$882	\$35,280	2.3	\$78,100	\$1,953	\$23,430	\$586	22,449	28%	\$10.86	\$565	1.6

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