

In **Utah**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,031**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,438** monthly or **\$41,251** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$19.83
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT UTAH:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$14.94
2-Bedroom Housing Wage	\$19.83
Number of Renter Households	288,634
Percent Renters	30%

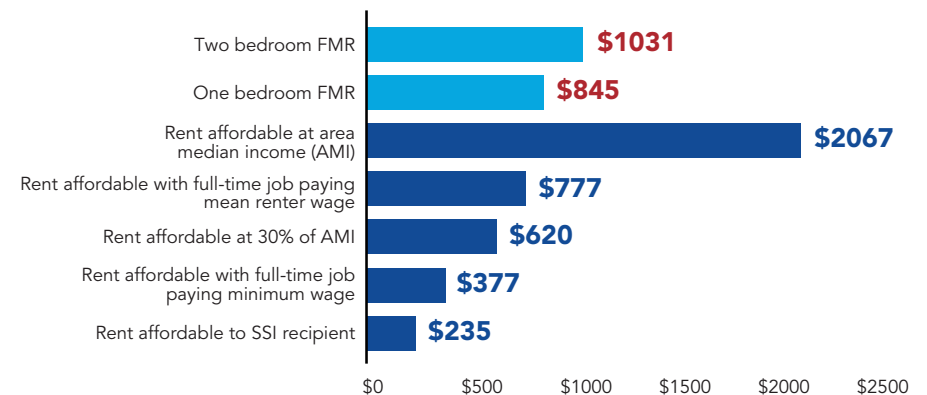
109
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

90
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Summit County	\$24.15
Salt Lake City HMFA	\$22.62
Wasatch County	\$21.15
Ogden-Clearfield HMFA	\$19.69
St. George MSA	\$18.44



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

	FY20 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Utah	\$19.83	\$1,031	\$41,251	2.7	\$82,685	\$2,067	\$24,805	\$620	288,634	30%	\$14.94	\$777	1.3	
Combined Nonmetro Areas	\$16.39	\$852	\$34,099	2.3	\$74,501	\$1,863	\$22,350	\$559	27,944	26%	\$12.67	\$659	1.3	
<u>Metropolitan Areas</u>														
Box Elder County HMFA	\$15.31	\$796	\$31,840	2.1	\$69,200	\$1,730	\$20,760	\$519	4,078	24%	\$12.62	\$656	1.2	
Logan MSA	\$13.77	\$716	\$28,640	1.9	\$71,000	\$1,775	\$21,300	\$533	14,074	37%	\$10.02	\$521	1.4	
Ogden-Clearfield HMFA	\$19.69	\$1,024	\$40,960	2.7	\$86,300	\$2,158	\$25,890	\$647	46,226	25%	\$12.40	\$645	1.6	
Provo-Orem MSA	\$17.81	\$926	\$37,040	2.5	\$80,400	\$2,010	\$24,120	\$603	52,732	32%	\$14.25	\$741	1.2	
Salt Lake City HMFA	\$22.62	\$1,176	\$47,040	3.1	\$87,900	\$2,198	\$26,370	\$659	122,970	33%	\$17.10	\$889	1.3	
St. George MSA	\$18.44	\$959	\$38,360	2.5	\$70,700	\$1,768	\$21,210	\$530	16,577	30%	\$12.93	\$672	1.4	
Tooele County HMFA	\$18.31	\$952	\$38,080	2.5	\$80,800	\$2,020	\$24,240	\$606	4,033	20%	\$10.59	\$551	1.7	
<u>Counties</u>														
Beaver County	\$13.73	\$714	\$28,560	1.9	\$67,000	\$1,675	\$20,100	\$503	591	26%	\$12.18	\$633	1.1	
Box Elder County	\$15.31	\$796	\$31,840	2.1	\$69,200	\$1,730	\$20,760	\$519	4,078	24%	\$12.62	\$656	1.2	
Cache County	\$13.77	\$716	\$28,640	1.9	\$71,000	\$1,775	\$21,300	\$533	14,074	37%	\$10.02	\$521	1.4	
Carbon County	\$13.73	\$714	\$28,560	1.9	\$63,700	\$1,593	\$19,110	\$478	2,125	27%	\$12.16	\$632	1.1	
Daggett County	\$15.08	\$784	\$31,360	2.1	\$88,600	\$2,215	\$26,580	\$665	16	11%	\$10.91	\$567	1.4	
Davis County	\$19.69	\$1,024	\$40,960	2.7	\$86,300	\$2,158	\$25,890	\$647	23,043	22%	\$13.08	\$680	1.5	
Duchesne County	\$16.00	\$832	\$33,280	2.2	\$73,700	\$1,843	\$22,110	\$553	1,685	25%	\$15.74	\$818	1.0	
Emery County	\$13.73	\$714	\$28,560	1.9	\$69,100	\$1,728	\$20,730	\$518	761	21%	\$13.90	\$723	1.0	
Garfield County	\$13.73	\$714	\$28,560	1.9	\$67,300	\$1,683	\$20,190	\$505	373	21%	\$9.58	\$498	1.4	
Grand County	\$15.12	\$786	\$31,440	2.1	\$62,600	\$1,565	\$18,780	\$470	1,413	35%	\$12.17	\$633	1.2	
Iron County	\$13.73	\$714	\$28,560	1.9	\$59,700	\$1,493	\$17,910	\$448	5,784	36%	\$10.20	\$531	1.3	
Juab County	\$17.81	\$926	\$37,040	2.5	\$80,400	\$2,010	\$24,120	\$603	688	20%	\$12.36	\$643	1.4	

1: BR = Bedroom
 2: FMR = Fiscal Year 2020 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2020 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

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	FY20 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Kane County	\$15.08	\$784	\$31,360	2.1	\$73,700	\$1,843	\$22,110	\$553	551	21%	\$11.36	\$590	1.3	
Millard County	\$13.73	\$714	\$28,560	1.9	\$68,700	\$1,718	\$20,610	\$515	937	22%	\$13.33	\$693	1.0	
Morgan County	\$19.69	\$1,024	\$40,960	2.7	\$86,300	\$2,158	\$25,890	\$647	525	16%	\$10.29	\$535	1.9	
Piute County	\$13.73	\$714	\$28,560	1.9	\$54,600	\$1,365	\$16,380	\$410	60	12%	\$11.91	\$619	1.2	
Rich County	\$15.08	\$784	\$31,360	2.1	\$67,300	\$1,683	\$20,190	\$505	143	23%	\$8.72	\$453	1.7	
Salt Lake County	\$22.62	\$1,176	\$47,040	3.1	\$87,900	\$2,198	\$26,370	\$659	122,970	33%	\$17.10	\$889	1.3	
San Juan County	\$13.73	\$714	\$28,560	1.9	\$53,900	\$1,348	\$16,170	\$404	798	20%	\$13.82	\$719	1.0	
Sanpete County	\$14.08	\$732	\$29,280	1.9	\$62,200	\$1,555	\$18,660	\$467	2,175	26%	\$10.64	\$553	1.3	
Sevier County	\$13.73	\$714	\$28,560	1.9	\$62,900	\$1,573	\$18,870	\$472	1,641	23%	\$10.98	\$571	1.2	
Summit County	\$24.15	\$1,256	\$50,240	3.3	\$113,900	\$2,848	\$34,170	\$854	3,462	24%	\$13.77	\$716	1.8	
Tooele County	\$18.31	\$952	\$38,080	2.5	\$80,800	\$2,020	\$24,240	\$606	4,033	20%	\$10.59	\$551	1.7	
Uintah County	\$18.04	\$938	\$37,520	2.5	\$78,500	\$1,963	\$23,550	\$589	2,427	23%	\$14.71	\$765	1.2	
Utah County	\$17.81	\$926	\$37,040	2.5	\$80,400	\$2,010	\$24,120	\$603	52,044	32%	\$14.27	\$742	1.2	
Wasatch County	\$21.15	\$1,100	\$44,000	2.9	\$88,400	\$2,210	\$26,520	\$663	2,747	29%	\$13.39	\$696	1.6	
Washington County	\$18.44	\$959	\$38,360	2.5	\$70,700	\$1,768	\$21,210	\$530	16,577	30%	\$12.93	\$672	1.4	
Wayne County	\$13.73	\$714	\$28,560	1.9	\$62,700	\$1,568	\$18,810	\$470	255	25%	\$12.36	\$643	1.1	
Weber County	\$19.69	\$1,024	\$40,960	2.7	\$86,300	\$2,158	\$25,890	\$647	22,658	27%	\$11.65	\$606	1.7	

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