

In **Utah**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,051**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,503** monthly or **\$42,036** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.21
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT UTAH:

| STATE FACTS | |
|-----------------------------|----------------|
| Minimum Wage | \$7.25 |
| Average Renter Wage | \$15.66 |
| 2-Bedroom Housing Wage | \$20.21 |
| Number of Renter Households | 291,614 |
| Percent Renters | 30% |

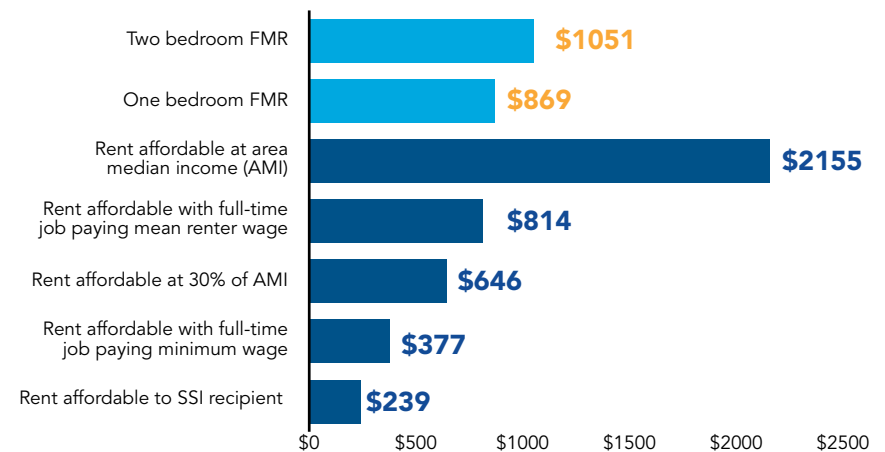
112
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

92
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.8
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.3
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

| MOST EXPENSIVE AREAS | HOUSING WAGE |
|-----------------------|----------------|
| Summit County | \$25.40 |
| Salt Lake City HMFA | \$23.15 |
| Wasatch County | \$22.29 |
| Ogden-Clearfield HMFA | \$19.63 |
| St. George MSA | \$18.65 |



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.

FY21 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 (2015-2019) | % of total households (2015-2019) | Estimated hourly mean renter wage (2021) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
|---------------------------|--|----------|--|---|-------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
| Utah | \$20.21 | \$1,051 | \$42,036 | 2.8 | \$86,186 | \$2,155 | \$25,856 | \$646 | 291,614 | 30% | \$15.66 | \$814 | 1.3 |
| Combined Nonmetro Areas | \$16.77 | \$872 | \$34,889 | 2.3 | \$76,331 | \$1,908 | \$22,899 | \$572 | 28,209 | 26% | \$12.99 | \$675 | 1.3 |
| Metropolitan Areas | | | | | | | | | | | | | |
| Box Elder County HMFA | \$15.17 | \$789 | \$31,560 | 2.1 | \$69,500 | \$1,738 | \$20,850 | \$521 | 3,904 | 22% | \$12.64 | \$657 | 1.2 |
| Logan MSA | \$15.04 | \$782 | \$31,280 | 2.1 | \$69,800 | \$1,745 | \$20,940 | \$524 | 14,213 | 37% | \$10.65 | \$554 | 1.4 |
| Ogden-Clearfield HMFA | \$19.63 | \$1,021 | \$40,840 | 2.7 | \$90,900 | \$2,273 | \$27,270 | \$682 | 46,764 | 24% | \$12.98 | \$675 | 1.5 |
| Provo-Orem MSA | \$18.13 | \$943 | \$37,720 | 2.5 | \$83,700 | \$2,093 | \$25,110 | \$628 | 54,443 | 32% | \$15.05 | \$783 | 1.2 |
| Salt Lake City HMFA | \$23.15 | \$1,204 | \$48,160 | 3.2 | \$92,900 | \$2,323 | \$27,870 | \$697 | 123,265 | 33% | \$18.00 | \$936 | 1.3 |
| St. George MSA | \$18.65 | \$970 | \$38,800 | 2.6 | \$69,600 | \$1,740 | \$20,880 | \$522 | 16,914 | 30% | \$13.21 | \$687 | 1.4 |
| Tooele County HMFA | \$18.50 | \$962 | \$38,480 | 2.6 | \$83,000 | \$2,075 | \$24,900 | \$623 | 3,902 | 19% | \$10.36 | \$539 | 1.8 |
| Counties | | | | | | | | | | | | | |
| Beaver County | \$14.12 | \$734 | \$29,360 | 1.9 | \$69,700 | \$1,743 | \$20,910 | \$523 | 590 | 26% | \$10.65 | \$554 | 1.3 |
| Box Elder County | \$15.17 | \$789 | \$31,560 | 2.1 | \$69,500 | \$1,738 | \$20,850 | \$521 | 3,904 | 22% | \$12.64 | \$657 | 1.2 |
| Cache County | \$15.04 | \$782 | \$31,280 | 2.1 | \$69,800 | \$1,745 | \$20,940 | \$524 | 14,213 | 37% | \$10.65 | \$554 | 1.4 |
| Carbon County | \$14.12 | \$734 | \$29,360 | 1.9 | \$65,800 | \$1,645 | \$19,740 | \$494 | 2,056 | 26% | \$10.64 | \$553 | 1.3 |
| Daggett County | \$15.29 | \$795 | \$31,800 | 2.1 | \$99,900 | \$2,498 | \$29,970 | \$749 | 21 | 13% | \$17.00 | \$884 | 0.9 |
| Davis County | \$19.63 | \$1,021 | \$40,840 | 2.7 | \$90,900 | \$2,273 | \$27,270 | \$682 | 24,033 | 23% | \$13.49 | \$702 | 1.5 |
| Duchesne County | \$15.85 | \$824 | \$32,960 | 2.2 | \$73,500 | \$1,838 | \$22,050 | \$551 | 1,707 | 25% | \$15.76 | \$820 | 1.0 |
| Emery County | \$14.12 | \$734 | \$29,360 | 1.9 | \$69,400 | \$1,735 | \$20,820 | \$521 | 847 | 23% | \$12.48 | \$649 | 1.1 |
| Garfield County | \$14.12 | \$734 | \$29,360 | 1.9 | \$67,000 | \$1,675 | \$20,100 | \$503 | 361 | 21% | \$10.42 | \$542 | 1.4 |
| Grand County | \$15.58 | \$810 | \$32,400 | 2.1 | \$61,700 | \$1,543 | \$18,510 | \$463 | 1,461 | 35% | \$14.46 | \$752 | 1.1 |
| Iron County | \$14.12 | \$734 | \$29,360 | 1.9 | \$61,900 | \$1,548 | \$18,570 | \$464 | 6,131 | 36% | \$10.31 | \$536 | 1.4 |
| Juab County | \$18.13 | \$943 | \$37,720 | 2.5 | \$83,700 | \$2,093 | \$25,110 | \$628 | 743 | 21% | \$12.59 | \$655 | 1.4 |

1: BR = Bedroom
 2: FMR = Fiscal Year 2021 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2021 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY21 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 (2015-2019) | % of total households (2015-2019) | Estimated hourly mean renter wage (2021) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
|-------------------|--|----------|--|---|-------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
| Kane County | \$17.62 | \$916 | \$36,640 | 2.4 | \$72,600 | \$1,815 | \$21,780 | \$545 | 597 | 23% | \$11.76 | \$611 | 1.5 |
| Millard County | \$14.12 | \$734 | \$29,360 | 1.9 | \$70,500 | \$1,763 | \$21,150 | \$529 | 1,106 | 26% | \$13.31 | \$692 | 1.1 |
| Morgan County | \$19.63 | \$1,021 | \$40,840 | 2.7 | \$90,900 | \$2,273 | \$27,270 | \$682 | 494 | 15% | \$11.02 | \$573 | 1.8 |
| Piute County | \$14.12 | \$734 | \$29,360 | 1.9 | \$46,200 | \$1,155 | \$13,860 | \$347 | 87 | 16% | \$11.93 | \$620 | 1.2 |
| Rich County | \$15.29 | \$795 | \$31,800 | 2.1 | \$66,400 | \$1,660 | \$19,920 | \$498 | 180 | 28% | \$7.93 | \$412 | 1.9 |
| Salt Lake County | \$23.15 | \$1,204 | \$48,160 | 3.2 | \$92,900 | \$2,323 | \$27,870 | \$697 | 123,265 | 33% | \$18.00 | \$936 | 1.3 |
| San Juan County | \$14.12 | \$734 | \$29,360 | 1.9 | \$58,800 | \$1,470 | \$17,640 | \$441 | 835 | 19% | \$12.60 | \$655 | 1.1 |
| Sanpete County | \$14.60 | \$759 | \$30,360 | 2.0 | \$63,200 | \$1,580 | \$18,960 | \$474 | 1,927 | 22% | \$9.65 | \$502 | 1.5 |
| Sevier County | \$14.12 | \$734 | \$29,360 | 1.9 | \$62,700 | \$1,568 | \$18,810 | \$470 | 1,610 | 22% | \$11.74 | \$610 | 1.2 |
| Summit County | \$25.40 | \$1,321 | \$52,840 | 3.5 | \$120,800 | \$3,020 | \$36,240 | \$906 | 3,216 | 23% | \$14.73 | \$766 | 1.7 |
| Tooele County | \$18.50 | \$962 | \$38,480 | 2.6 | \$83,000 | \$2,075 | \$24,900 | \$623 | 3,902 | 19% | \$10.36 | \$539 | 1.8 |
| Uintah County | \$17.46 | \$908 | \$36,320 | 2.4 | \$76,600 | \$1,915 | \$22,980 | \$575 | 2,546 | 24% | \$13.78 | \$716 | 1.3 |
| Utah County | \$18.13 | \$943 | \$37,720 | 2.5 | \$83,700 | \$2,093 | \$25,110 | \$628 | 53,700 | 32% | \$15.09 | \$784 | 1.2 |
| Wasatch County | \$22.29 | \$1,159 | \$46,360 | 3.1 | \$95,400 | \$2,385 | \$28,620 | \$716 | 2,670 | 27% | \$16.17 | \$841 | 1.4 |
| Washington County | \$18.65 | \$970 | \$38,800 | 2.6 | \$69,600 | \$1,740 | \$20,880 | \$522 | 16,914 | 30% | \$13.21 | \$687 | 1.4 |
| Wayne County | \$14.12 | \$734 | \$29,360 | 1.9 | \$61,600 | \$1,540 | \$18,480 | \$462 | 261 | 26% | \$12.53 | \$651 | 1.1 |
| Weber County | \$19.63 | \$1,021 | \$40,840 | 2.7 | \$90,900 | \$2,273 | \$27,270 | \$682 | 22,237 | 27% | \$12.42 | \$646 | 1.6 |

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