

In **Utah**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,297**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,322** monthly or **\$51,861** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.93
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT UTAH:

| STATE FACTS | |
|-----------------------------|----------------|
| Minimum Wage | \$7.25 |
| Average Renter Wage | \$19.84 |
| 2-Bedroom Housing Wage | \$24.93 |
| Number of Renter Households | 304,577 |
| Percent Renters | 29% |

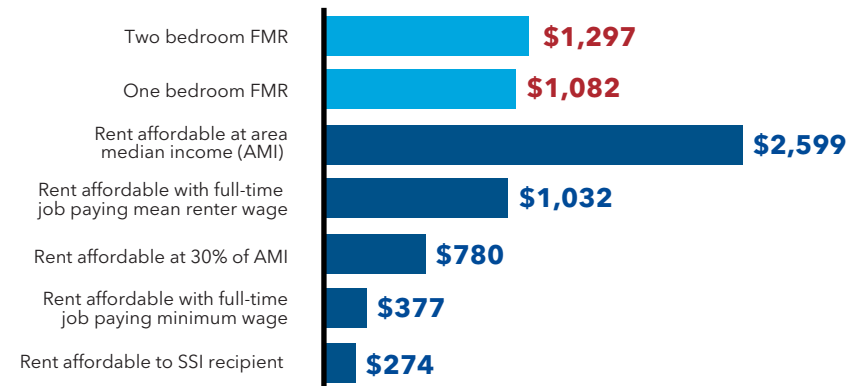
138
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

115
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

3.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.9
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

| MOST EXPENSIVE AREAS | HOUSING WAGE |
|-----------------------|----------------|
| Summit County | \$29.87 |
| Salt Lake City HMFA | \$28.92 |
| Ogden-Clearfield HMFA | \$24.25 |
| Wasatch County | \$24.21 |
| St. George MSA | \$23.58 |



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

| | FY23 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 (2017-2021) | % of total households (2017-2021) | Estimated hourly mean renter wage (2023) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Utah | \$24.93 | \$1,297 | \$51,861 | 3.4 | \$103,948 | \$2,599 | \$31,184 | \$780 | 304,577 | 29% | \$19.84 | \$1,032 | 1.3 |
| Combined Nonmetro Areas | \$19.02 | \$989 | \$39,572 | 2.6 | \$92,639 | \$2,316 | \$27,792 | \$695 | 27,735 | 26% | \$16.24 | \$845 | 1.2 |
| <u>Metropolitan Areas</u> | | | | | | | | | | | | | |
| Box Elder County HMFA | \$18.52 | \$963 | \$38,520 | 2.6 | \$88,900 | \$2,223 | \$26,670 | \$667 | 4,424 | 24% | \$17.41 | \$905 | 1.1 |
| Logan MSA | \$17.92 | \$932 | \$37,280 | 2.5 | \$84,300 | \$2,108 | \$25,290 | \$632 | 14,691 | 36% | \$15.06 | \$783 | 1.2 |
| Ogden-Clearfield HMFA | \$24.25 | \$1,261 | \$50,440 | 3.3 | \$111,900 | \$2,798 | \$33,570 | \$839 | 47,968 | 24% | \$16.36 | \$851 | 1.5 |
| Provo-Orem MSA | \$22.23 | \$1,156 | \$46,240 | 3.1 | \$106,900 | \$2,673 | \$32,070 | \$802 | 57,212 | 31% | \$18.42 | \$958 | 1.2 |
| Salt Lake City HMFA | \$28.92 | \$1,504 | \$60,160 | 4.0 | \$106,000 | \$2,650 | \$31,800 | \$795 | 130,397 | 33% | \$23.05 | \$1,199 | 1.3 |
| St. George MSA | \$23.58 | \$1,226 | \$49,040 | 3.3 | \$91,300 | \$2,283 | \$27,390 | \$685 | 18,605 | 30% | \$16.30 | \$848 | 1.4 |
| Tooele County HMFA | \$21.42 | \$1,114 | \$44,560 | 3.0 | \$109,200 | \$2,730 | \$32,760 | \$819 | 3,545 | 17% | \$14.47 | \$752 | 1.5 |
| <u>Counties</u> | | | | | | | | | | | | | |
| Beaver County | \$15.88 | \$826 | \$33,040 | 2.2 | \$95,500 | \$2,388 | \$28,650 | \$716 | 372 | 17% | \$13.96 | \$726 | 1.1 |
| Box Elder County | \$18.52 | \$963 | \$38,520 | 2.6 | \$88,900 | \$2,223 | \$26,670 | \$667 | 4,424 | 24% | \$17.41 | \$905 | 1.1 |
| Cache County | \$17.92 | \$932 | \$37,280 | 2.5 | \$84,300 | \$2,108 | \$25,290 | \$632 | 14,691 | 36% | \$15.06 | \$783 | 1.2 |
| Carbon County | \$15.88 | \$826 | \$33,040 | 2.2 | \$73,900 | \$1,848 | \$22,170 | \$554 | 2,420 | 31% | \$13.32 | \$693 | 1.2 |
| Daggett County † | \$15.88 | \$826 | \$33,040 | 2.2 | \$107,400 | \$2,685 | \$32,220 | \$806 | 43 | 22% | | | |
| Davis County | \$24.25 | \$1,261 | \$50,440 | 3.3 | \$111,900 | \$2,798 | \$33,570 | \$839 | 24,733 | 23% | \$16.26 | \$845 | 1.5 |
| Duchesne County | \$16.29 | \$847 | \$33,880 | 2.2 | \$82,800 | \$2,070 | \$24,840 | \$621 | 1,410 | 23% | \$17.63 | \$917 | 0.9 |
| Emery County | \$15.88 | \$826 | \$33,040 | 2.2 | \$83,800 | \$2,095 | \$25,140 | \$629 | 796 | 23% | \$13.67 | \$711 | 1.2 |
| Garfield County | \$15.88 | \$826 | \$33,040 | 2.2 | \$77,600 | \$1,940 | \$23,280 | \$582 | 427 | 23% | \$22.24 | \$1,157 | 0.7 |
| Grand County | \$19.62 | \$1,020 | \$40,800 | 2.7 | \$78,500 | \$1,963 | \$23,550 | \$589 | 1,501 | 35% | \$15.11 | \$786 | 1.3 |
| Iron County | \$18.88 | \$982 | \$39,280 | 2.6 | \$77,300 | \$1,933 | \$23,190 | \$580 | 5,952 | 34% | \$13.55 | \$705 | 1.4 |

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

UTAH

| | FY23 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 (2017-2021) | % of total households (2017-2021) | Estimated hourly mean renter wage (2023) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Juab County | \$22.23 | \$1,156 | \$46,240 | 3.1 | \$106,900 | \$2,673 | \$32,070 | \$802 | 770 | 22% | \$14.10 | \$733 | 1.6 |
| Kane County | \$19.67 | \$1,023 | \$40,920 | 2.7 | \$86,500 | \$2,163 | \$25,950 | \$649 | 709 | 24% | \$13.82 | \$719 | 1.4 |
| Millard County | \$15.88 | \$826 | \$33,040 | 2.2 | \$83,100 | \$2,078 | \$24,930 | \$623 | 1,147 | 27% | \$15.05 | \$783 | 1.1 |
| Morgan County | \$24.25 | \$1,261 | \$50,440 | 3.3 | \$111,900 | \$2,798 | \$33,570 | \$839 | 459 | 13% | \$20.14 | \$1,047 | 1.2 |
| Piute County | \$15.88 | \$826 | \$33,040 | 2.2 | \$56,300 | \$1,408 | \$16,890 | \$422 | 59 | 11% | \$14.19 | \$738 | 1.1 |
| Rich County | \$15.88 | \$826 | \$33,040 | 2.2 | \$84,800 | \$2,120 | \$25,440 | \$636 | 147 | 22% | \$12.58 | \$654 | 1.3 |
| Salt Lake County | \$28.92 | \$1,504 | \$60,160 | 4.0 | \$106,000 | \$2,650 | \$31,800 | \$795 | 130,397 | 33% | \$23.05 | \$1,199 | 1.3 |
| San Juan County | \$15.88 | \$826 | \$33,040 | 2.2 | \$68,500 | \$1,713 | \$20,550 | \$514 | 881 | 20% | \$17.53 | \$911 | 0.9 |
| Sanpete County | \$16.40 | \$853 | \$34,120 | 2.3 | \$79,400 | \$1,985 | \$23,820 | \$596 | 1,931 | 22% | \$12.86 | \$669 | 1.3 |
| Sevier County | \$15.88 | \$826 | \$33,040 | 2.2 | \$79,000 | \$1,975 | \$23,700 | \$593 | 1,527 | 21% | \$14.00 | \$728 | 1.1 |
| Summit County | \$29.87 | \$1,553 | \$62,120 | 4.1 | \$148,600 | \$3,715 | \$44,580 | \$1,115 | 2,767 | 21% | \$20.57 | \$1,070 | 1.5 |
| Tooele County | \$21.42 | \$1,114 | \$44,560 | 3.0 | \$109,200 | \$2,730 | \$32,760 | \$819 | 3,545 | 17% | \$14.47 | \$752 | 1.5 |
| Uintah County | \$15.90 | \$827 | \$33,080 | 2.2 | \$86,700 | \$2,168 | \$26,010 | \$650 | 2,864 | 26% | \$15.52 | \$807 | 1.0 |
| Utah County | \$22.23 | \$1,156 | \$46,240 | 3.1 | \$106,900 | \$2,673 | \$32,070 | \$802 | 56,442 | 31% | \$18.48 | \$961 | 1.2 |
| Wasatch County | \$24.21 | \$1,259 | \$50,360 | 3.3 | \$122,600 | \$3,065 | \$36,780 | \$920 | 2,479 | 23% | \$17.41 | \$905 | 1.4 |
| Washington County | \$23.58 | \$1,226 | \$49,040 | 3.3 | \$91,300 | \$2,283 | \$27,390 | \$685 | 18,605 | 30% | \$16.30 | \$848 | 1.4 |
| Wayne County | \$15.88 | \$826 | \$33,040 | 2.2 | \$78,600 | \$1,965 | \$23,580 | \$590 | 303 | 29% | \$17.76 | \$924 | 0.9 |
| Weber County | \$24.25 | \$1,261 | \$50,440 | 3.3 | \$111,900 | \$2,798 | \$33,570 | \$839 | 22,776 | 26% | \$16.39 | \$852 | 1.5 |

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