

UTAH

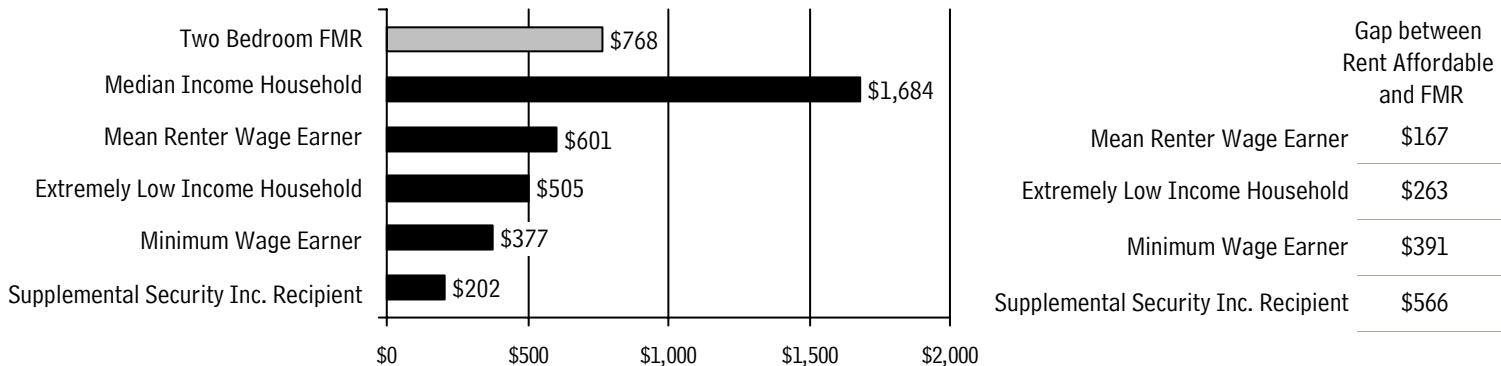
In Utah, the Fair Market Rent (FMR) for a two-bedroom apartment is \$768. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,560 monthly or \$30,719 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$14.77

In Utah, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 81 hours per week, 52 weeks per year. Or a household must include 2.0 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Utah, the estimated mean (average) wage for a renter is \$11.55. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 51 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.3 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

MONTHLY RENT AFFORDABLE TO SELECTED INCOME LEVELS COMPARED WITH TWO-BEDROOM FMR



UTAH	FY10 HOUSING WAGE		HOUSING COSTS			ESTIMATED AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2010) ⁵	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
UTAH	\$14.77	30%	\$768	\$30,719	2.0	\$67,356	\$1,684	\$20,207	\$505	199,622	28%	\$11.55	\$601	1.3
COMBINED NONMETRO AREAS	\$12.47	36%	\$648	\$25,930	1.7	\$54,054	\$1,351	\$16,216	\$405	19,017	23%	\$11.27	\$586	1.1
METROPOLITAN AREAS														
LOGAN MSA	\$12.75	31%	\$663	\$26,520	1.8	\$58,300	\$1,458	\$17,490	\$437	9,741	35%	\$8.76	\$455	1.5
OGDEN-CLEARFIELD MSA	\$14.40	30%	\$749	\$29,960	2.0	\$71,900	\$1,798	\$21,570	\$539	32,699	24%	\$9.38	\$488	1.5
PROVO-OREM MSA	\$13.44	26%	\$699	\$27,960	1.9	\$65,900	\$1,648	\$19,770	\$494	33,637	33%	\$10.84	\$564	1.2
SALT LAKE CITY HMFA	\$16.08	30%	\$836	\$33,440	2.2	\$70,400	\$1,760	\$21,120	\$528	91,451	31%	\$12.91	\$671	1.2
ST. GEORGE MSA	\$13.40	30%	\$697	\$27,880	1.8	\$56,200	\$1,405	\$16,860	\$422	7,795	26%	\$9.98	\$519	1.3
SUMMIT COUNTY HMFA	\$20.37	26%	\$1,059	\$42,360	2.8	\$98,100	\$2,453	\$29,430	\$736	2,529	24%	\$9.94	\$517	2.0
TOOELE COUNTY HMFA	\$13.62	32%	\$708	\$28,320	1.9	\$67,900	\$1,698	\$20,370	\$509	2,753	22%	\$11.27	\$586	1.2
COUNTIES														
BEAVER COUNTY	\$12.62	30%	\$656	\$26,240	1.7	\$51,300	\$1,283	\$15,390	\$385	418	21%	\$9.36	\$487	1.3
BOX ELDER COUNTY	\$12.37	30%	\$643	\$25,720	1.7	\$63,000	\$1,575	\$18,900	\$473	2,634	20%	\$13.64	\$709	0.9
CACHE COUNTY	\$12.75	31%	\$663	\$26,520	1.8	\$58,300	\$1,458	\$17,490	\$437	9,741	35%	\$8.76	\$455	1.5
CARBON COUNTY	\$11.31	33%	\$588	\$23,520	1.6	\$53,900	\$1,348	\$16,170	\$404	1,678	23%	\$11.13	\$579	1.0
DAGGETT COUNTY	\$11.46	30%	\$596	\$23,840	1.6	\$54,600	\$1,365	\$16,380	\$410	100	29%	\$10.86	\$565	1.1
DAVIS COUNTY	\$14.40	30%	\$749	\$29,960	2.0	\$71,900	\$1,798	\$21,570	\$539	15,956	22%	\$9.60	\$499	1.5
DUCHESNE COUNTY	\$15.35	74%	\$798	\$31,920	2.1	\$44,900	\$1,123	\$13,470	\$337	876	19%	\$15.60	\$811	1.0
EMERY COUNTY	\$11.46	30%	\$596	\$23,840	1.6	\$58,200	\$1,455	\$17,460	\$437	623	18%	\$11.41	\$593	1.0
GARFIELD COUNTY	\$12.62	30%	\$656	\$26,240	1.7	\$52,900	\$1,323	\$15,870	\$397	331	21%	\$7.44	\$387	1.7
GRAND COUNTY	\$11.52	30%	\$599	\$23,960	1.6	\$51,500	\$1,288	\$15,450	\$386	999	29%	\$7.82	\$406	1.5
IRON COUNTY	\$11.46	30%	\$596	\$23,840	1.6	\$48,800	\$1,220	\$14,640	\$366	3,577	34%	\$8.50	\$442	1.3
JUAB COUNTY	\$13.44	26%	\$699	\$27,960	1.9	\$65,900	\$1,648	\$19,770	\$494	500	20%	\$10.36	\$539	1.3
KANE COUNTY	\$12.62	30%	\$656	\$26,240	1.7	\$52,000	\$1,300	\$15,600	\$390	491	22%	\$9.01	\$468	1.4
MILLARD COUNTY	\$12.62	30%	\$656	\$26,240	1.7	\$55,200	\$1,380	\$16,560	\$414	783	20%	\$9.62	\$500	1.3
MORGAN COUNTY	\$14.40	30%	\$749	\$29,960	2.0	\$71,900	\$1,798	\$21,570	\$539	239	12%	\$10.44	\$543	1.4
PIUTE COUNTY	\$12.62	30%	\$656	\$26,240	1.7	\$46,400	\$1,160	\$13,920	\$348	65	13%	\$4.95	\$258	2.5
RICH COUNTY	\$12.75	30%	\$663	\$26,520	1.8	\$57,900	\$1,448	\$17,370	\$434	105	16%	\$7.15	\$372	1.8
SALT LAKE COUNTY	\$16.08	30%	\$836	\$33,440	2.2	\$70,400	\$1,760	\$21,120	\$528	91,451	31%	\$12.91	\$671	1.2
SAN JUAN COUNTY	\$11.46	30%	\$596	\$23,840	1.6	\$41,800	\$1,045	\$12,540	\$314	847	21%	\$12.41	\$645	0.9
SANPETE COUNTY	\$12.62	30%	\$656	\$26,240	1.7	\$49,600	\$1,240	\$14,880	\$372	1,388	21%	\$7.91	\$411	1.6
SEVIER COUNTY	\$12.62	30%	\$656	\$26,240	1.7	\$52,800	\$1,320	\$15,840	\$396	1,097	18%	\$8.68	\$451	1.5
SUMMIT COUNTY	\$20.37	26%	\$1,059	\$42,360	2.8	\$98,100	\$2,453	\$29,430	\$736	2,529	24%	\$9.94	\$517	2.0
TOOELE COUNTY	\$13.62	32%	\$708	\$28,320	1.9	\$67,900	\$1,698	\$20,370	\$509	2,753	22%	\$11.27	\$586	1.2
UINTAH COUNTY	\$13.23	75%	\$688	\$27,520	1.8	\$55,400	\$1,385	\$16,620	\$416	1,887	23%	\$14.55	\$756	0.9
UTAH COUNTY	\$13.44	26%	\$699	\$27,960	1.9	\$65,900	\$1,648	\$19,770	\$494	33,137	33%	\$10.85	\$564	1.2
WASATCH COUNTY	\$16.40	30%	\$853	\$34,120	2.3	\$67,900	\$1,698	\$20,370	\$509	919	19%	\$9.92	\$516	1.7

1: FMR = Fiscal Year 2010 Fair Market Rent (HUD, 2010; revised as of March 11). 2: AMI = NLIHC Estimated 2010 AMI (See Appendix A).

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

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments. 5: Based on 2008 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000 and projected to April 1, 2010.

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WASHINGTON COUNTY	\$13.40	30%	\$697	\$27,880	1.8	\$56,200	\$1,405	16,860	\$422	7,795	26%	\$9.98	\$519	1.3
WAYNE COUNTY	\$12.62	30%	\$656	\$26,240	1.7	\$47,800	\$1,195	14,340	\$359	199	22%	\$9.20	\$478	1.4
WEBER COUNTY	\$14.40	30%	\$749	\$29,960	2.0	\$71,900	\$1,798	21,570	\$539	16,504	25%	\$9.13	\$475	1.6

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