

UTAH

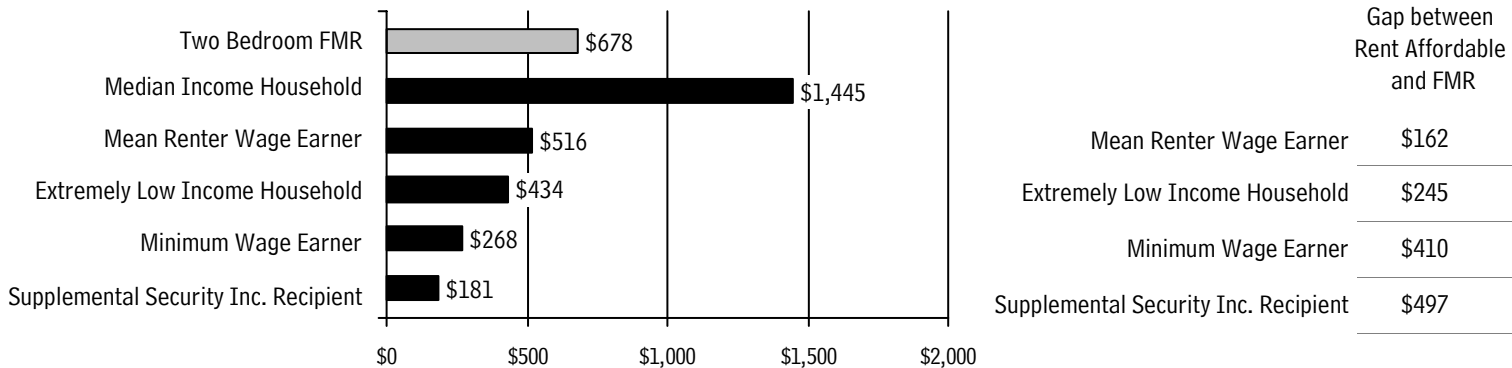
In Utah, the Fair Market Rent (FMR) for a two-bedroom apartment is \$678. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,261 monthly or \$27,130 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$13.04

In Utah, a minimum wage worker earns an hourly wage of \$5.15. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 101 hours per week, 52 weeks per year. Or a household must include 2.5 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 \$9.92. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 53 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	HOUSING WAGE Hourly wage necessary to afford 2 BR FMR	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
		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 (2005) ⁵	Rent affordable at mean wage	
UTAH	\$13.04	\$678	\$27,130	2.5	\$57,805	\$1,445	\$17,341	\$434	199,622	28%	\$9.92	\$516	1.3
METROPOLITAN AREAS													
LOGAN, UT-ID MSA	\$11.83	\$615	\$24,600	2.3	\$49,200	\$1,230	\$14,760	\$369	9,741	35%	\$7.46	\$388	1.6
OGDEN-CLEARFIELD, UT MSA	\$12.29	\$639	\$25,560	2.4	\$61,200	\$1,530	\$18,360	\$459	32,699	24%	\$8.16	\$424	1.5
PROVO-OREM, UT MSA	\$12.98	\$675	\$27,000	2.5	\$56,000	\$1,400	\$16,800	\$420	33,637	33%	\$9.07	\$472	1.4
SALT LAKE CITY, UT HMFA	\$13.73	\$714	\$28,560	2.7	\$61,300	\$1,533	\$18,390	\$460	91,451	31%	\$11.25	\$585	1.2
ST. GEORGE, UT MSA	\$12.50	\$650	\$26,000	2.4	\$46,900	\$1,173	\$14,070	\$352	7,795	26%	\$8.74	\$454	1.4
SUMMIT COUNTY, UT HMFA	\$19.58	\$1,018	\$40,720	3.8	\$81,200	\$2,030	\$24,360	\$609	2,529	24%	\$8.71	\$453	2.2
TOOELE COUNTY, UT HMFA	\$12.54	\$652	\$26,080	2.4	\$56,600	\$1,415	\$16,980	\$425	2,753	22%	\$9.97	\$518	1.3
COMBINED NONMETRO AREAS													
UTAH	\$11.19	\$582	\$23,283	2.2	\$46,163	\$1,154	\$13,849	\$346	19,017	23%	\$8.90	\$463	1.3
COUNTIES													
BEAVER COUNTY	\$11.77	\$612	\$24,480	2.3	\$44,300	\$1,108	\$13,290	\$332	418	21%	\$8.20	\$426	1.4
BOX ELDER COUNTY	\$11.50	\$598	\$23,920	2.2	\$55,200	\$1,380	\$16,560	\$414	2,634	20%	\$11.00	\$572	1.0
CACHE COUNTY	\$11.83	\$615	\$24,600	2.3	\$49,200	\$1,230	\$14,760	\$369	9,741	35%	\$7.46	\$388	1.6
CARBON COUNTY	\$10.29	\$535	\$21,400	2.0	\$45,800	\$1,145	\$13,740	\$344	1,678	23%	\$8.83	\$459	1.2
DAGGETT COUNTY	\$10.67	\$555	\$22,200	2.1	\$45,800	\$1,145	\$13,740	\$344	100	29%	\$9.17	\$477	1.2
DAVIS COUNTY	\$12.29	\$639	\$25,560	2.4	\$61,200	\$1,530	\$18,360	\$459	15,956	22%	\$8.41	\$438	1.5
DUCHESNE COUNTY	\$10.67	\$555	\$22,200	2.1	\$39,700	\$993	\$11,910	\$298	876	19%	\$10.14	\$527	1.1
EMERY COUNTY	\$10.67	\$555	\$22,200	2.1	\$49,100	\$1,228	\$14,730	\$368	623	18%	\$10.60	\$551	1.0
GARFIELD COUNTY	\$11.77	\$612	\$24,480	2.3	\$45,100	\$1,128	\$13,530	\$338	331	21%	\$6.61	\$344	1.8
GRAND COUNTY	\$10.73	\$558	\$22,320	2.1	\$43,700	\$1,093	\$13,110	\$328	999	29%	\$6.57	\$342	1.6
IRON COUNTY	\$10.67	\$555	\$22,200	2.1	\$41,600	\$1,040	\$12,480	\$312	3,577	34%	\$7.10	\$369	1.5
JUAB COUNTY	\$12.98	\$675	\$27,000	2.5	\$56,000	\$1,400	\$16,800	\$420	500	20%	\$8.79	\$457	1.5
KANE COUNTY	\$11.77	\$612	\$24,480	2.3	\$45,100	\$1,128	\$13,530	\$338	491	22%	\$7.55	\$393	1.6
MILLARD COUNTY	\$11.77	\$612	\$24,480	2.3	\$47,200	\$1,180	\$14,160	\$354	783	20%	\$8.27	\$430	1.4
MORGAN COUNTY	\$12.29	\$639	\$25,560	2.4	\$61,200	\$1,530	\$18,360	\$459	239	12%	\$8.40	\$437	1.5
PIUTE COUNTY	\$11.77	\$612	\$24,480	2.3	\$38,900	\$973	\$11,670	\$292	65	13%	\$5.01	\$260	2.3
RICH COUNTY	\$11.88	\$618	\$24,720	2.3	\$50,300	\$1,258	\$15,090	\$377	105	16%	\$4.87	\$253	2.4
SALT LAKE COUNTY	\$13.73	\$714	\$28,560	2.7	\$61,300	\$1,533	\$18,390	\$460	91,451	31%	\$11.25	\$585	1.2
SAN JUAN COUNTY	\$10.67	\$555	\$22,200	2.1	\$35,300	\$883	\$10,590	\$265	847	21%	\$10.36	\$539	1.0
SANPETE COUNTY	\$11.77	\$612	\$24,480	2.3	\$42,500	\$1,063	\$12,750	\$319	1,388	21%	\$6.22	\$323	1.9
SEVIER COUNTY	\$11.77	\$612	\$24,480	2.3	\$45,000	\$1,125	\$13,500	\$338	1,097	18%	\$7.16	\$372	1.6
SUMMIT COUNTY	\$19.58	\$1,018	\$40,720	3.8	\$81,200	\$2,030	\$24,360	\$609	2,529	24%	\$8.71	\$453	2.2
TOOELE COUNTY	\$12.54	\$652	\$26,080	2.4	\$56,600	\$1,415	\$16,980	\$425	2,753	22%	\$9.97	\$518	1.3
UINTAH COUNTY	\$9.98	\$519	\$20,760	1.9	\$44,100	\$1,103	\$13,230	\$331	1,887	23%	\$10.80	\$562	0.9

1: FMR = Fair Market Rent (HUD, 2006; final as of October 1).

2: AMI = Area Median Income (HUD, 2006).

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

4: Annual income of 30% of AMI or less is the federal standard for extremely low income households. Does not include HUD-specific adjustments.

5: Estimated mean renter wage is based on BLS data and adjusted using the ratio of renter to overall household income reported in Census 2000.

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	HOUSING WAGE Hourly wage necessary to afford 2 BR FMR	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
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UTAH COUNTY	\$12.98	\$675	\$27,000	2.5	\$56,000	\$1,400	\$16,800	\$420	33,137	33%	\$9.08	\$472	1.4
WASATCH COUNTY	\$15.31	\$796	\$31,840	3.0	\$59,100	\$1,478	\$17,730	\$443	919	19%	\$8.55	\$445	1.8
WASHINGTON COUNTY	\$12.50	\$650	\$26,000	2.4	\$46,900	\$1,173	\$14,070	\$352	7,795	26%	\$8.74	\$454	1.4
WAYNE COUNTY	\$11.77	\$612	\$24,480	2.3	\$41,700	\$1,043	\$12,510	\$313	199	22%	\$8.58	\$446	1.4
WEBER COUNTY	\$12.29	\$639	\$25,560	2.4	\$61,200	\$1,530	\$18,360	\$459	16,504	25%	\$7.89	\$410	1.6

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