

Payment Standards

Payment standards represent the maximum amount of subsidy that Housing Connect can provide a family and are used to calculate the tenant's portion of the rent. They **do not** determine how much rent an owner can collect.

The chart below includes a quick reference for the most common leasing situations. The contract rent plus the tenant-paid utilities is compared to the payment standard when determining rent reasonableness.

<u>Bedroom Size</u>	<u>Payment Standard</u>	<u>Utility Allowance</u> (Varies)	<u>Contract Rent</u> (Range Estimate)
Studio	\$896	\$0-146	\$750-896
1	\$1,223	\$0-160	\$1,063-1,223
2	\$1,459	\$0-196	\$1,263-1,459
3	\$1,788	\$0-233	\$1,555-1,788
4	\$2,004	\$0-272	\$1,732-2004
5	\$2,304	\$0-311	\$1,993-2,304
6	\$2,459	\$0-335	\$2,124-2,459

HUD Final Salt Lake County Fair Market Rents (FMR) by Unit Bedrooms

	<u>Studio</u>	<u>1-BDRM</u>	<u>2-BDRM</u>	<u>3-BDRM</u>	<u>4-BDRM</u>
FY 2022	\$924	\$1,112	\$1,327	\$1,843	\$2,066
FY 2021	\$829	\$1,001	\$1,204	\$1,690	\$1,892

The FMR for unit sizes larger than 4-bedrooms is calculated by adding 15% for each additional bed to the 4-bedroom FMR.

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<u>Bedroom Size</u>	<u>Payment Standard</u>	<u>Utility Allowance</u> (Varies)	<u>Contract Rent</u> (Estimated Range)
Studio	\$996	\$0-146	\$850-996
1	\$1,177	\$0-160	\$1,017-1,177
2	\$1,548	\$0-196	\$1,352-1,548
3	\$1,687	\$0-233	\$1,454-1,687
4	\$2,143	\$0-272	\$1,871-2,143
5	\$2,464	\$0-311	\$2,153-2,464
6	\$2,833	\$0-335	\$2,498-2,833

HUD Final Salt Lake County Fair Market Rents (FMR) by Unit Bedrooms

	Studio	1-BDRM	2-BDRM	3-BDRM	4-BDRM
FY 2022	\$1,027	\$1,070	\$1,408	\$1,740	\$2,210
FY 2021	\$872	\$1,002	\$1,321	\$1,643	\$2,216

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