

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	\$946	\$0-147	\$799- \$946
1	\$1,383	\$0-161	\$1,222- \$1,383
2	\$1,654	\$0-198	\$1,456- \$1,654
3	\$2,164	\$0-237	\$1,927- \$2,164
4	\$2,193	\$0-275	\$1,918- \$2,193
5	\$2,389	\$0-313	\$2,076- \$2,389
6	\$2,747	\$0-337	\$2,410- \$2,747

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 2023	\$1,051	\$1,258	\$1,504	\$2,061	\$2,308
FY 2022	\$924	\$1,112	\$1,327	\$1,843	\$2,066

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	\$1,055	\$0-147	\$908- \$1,055
1	\$1,298	\$0-161	\$1,137- \$1,298
2	\$1,708	\$0-198	\$1,510- \$1,708
3	\$1,984	\$0-237	\$1,747- \$1,984
4	\$2,146	\$0-275	\$1,871- \$2,146
5	\$2,338	\$0-313	\$2,025- \$2,338
6	\$2,688	\$0-337	\$2,351- \$2,668

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

	Studio	1-BDRM	2-BDRM	3-BDRM	4-BDRM
FY 2023	\$1,172	\$1,180	\$1,553	\$1,890	\$2,259
FY 2022	\$1,027	\$1,070	\$1,408	\$1,740	\$2,210

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