



Payment Standards & Utility Allowances

Effective 1/1/2026

Housing Connect establishes Payment Standards based on the Fair Market Rents, which are established at least annually by the U.S. Department of Housing and Urban Development (HUD). The Payment Standard is the maximum subsidy Housing Connect can provide towards the contract rent (rent plus the utility allowance). The rent for the unit can never be higher than the comparable rent determined by Housing Connect regardless of the Payment Standard.

If the contract rent is higher than the appropriate Payment Standard, the family share cannot be greater than 40% of the household's adjusted monthly income. This is a statutory and regulatory requirement. Housing Connect must use the smaller of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the Payment Standard. A utility allowance schedule is used in determining family share and PHA subsidy.

Salt Lake County

Voucher Size	Payment Standard (If landlord pays all utilities)	Utility Allowance	Payment Standard (If client pays any utilities)
Studio	\$1,268	\$58	\$1,210
1 bedroom	\$1,483	\$94	\$1,389
2 bedroom	\$1,776	\$114	\$1,662
3 bedroom	\$2,399	\$149	\$2,250
4 bedroom	\$2,715	\$187	\$2,528
5 bedroom	\$3,134	\$313	\$2,821

Summit County

Voucher Size	Payment Standard (If landlord pays all utilities)	Utility Allowance	Payment Standard (If client pays any utilities)
Studio	\$1,594	\$58	\$1,536
1 bedroom	\$1,698	\$94	\$1,604
2 bedroom	\$1,997	\$114	\$1,883
3 bedroom	\$2,662	\$149	\$2,513
4 bedroom	\$3,143	\$187	\$2,956
5 bedroom	\$3,614	\$313	\$3,301

