

# New York

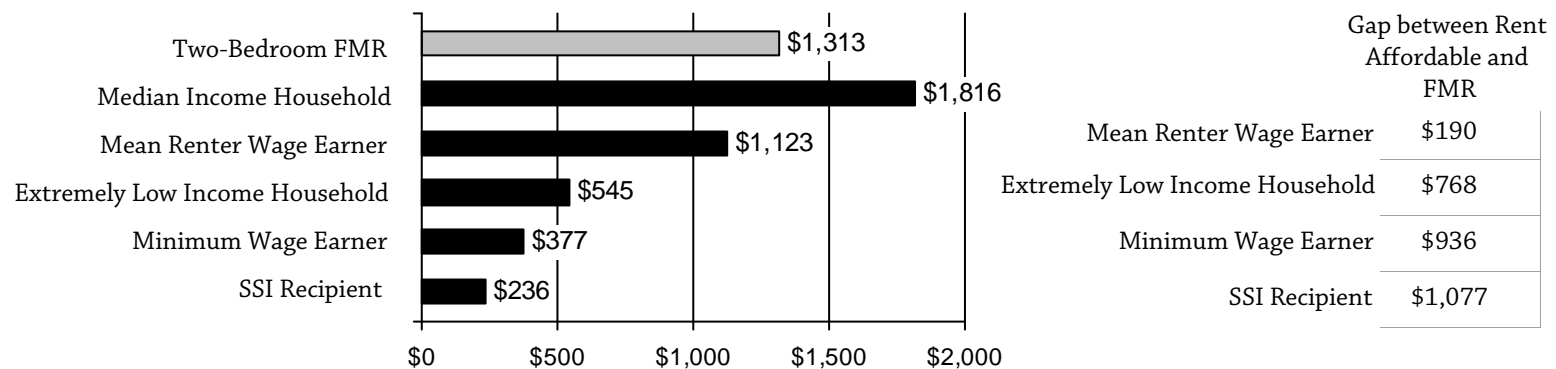
In New York, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,313. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,376 monthly or \$52,513 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$25.25**

In New York, 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 139 hours per week, 52 weeks per year. Or a household must include 3.5 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In New York, the estimated mean (average) wage for a renter is \$21.59. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 47 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 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**



New York	FY13 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage
New York	\$25.25	\$1,313	\$52,513	3.5	\$72,630	\$1,816	\$21,789	\$545	3,260,455	45%	\$21.59	\$1,123	1.2
Combined Nonmetro Areas	\$14.58	\$758	\$30,325	2.0	\$58,327	\$1,458	\$17,498	\$437	178,628	29%	\$9.69	\$504	1.5
<u>Metropolitan Areas</u>													
Albany-Schenectady-Troy MSA	\$17.71	\$921	\$36,840	2.4	\$77,700	\$1,943	\$23,310	\$583	116,641	34%	\$12.79	\$665	1.4
Binghamton MSA	\$13.71	\$713	\$28,520	1.9	\$58,600	\$1,465	\$17,580	\$440	31,015	31%	\$9.97	\$518	1.4
Buffalo-Niagara Falls MSA	\$14.15	\$736	\$29,440	2.0	\$63,500	\$1,588	\$19,050	\$476	155,605	33%	\$10.19	\$530	1.4
Elmira MSA	\$14.15	\$736	\$29,440	2.0	\$58,600	\$1,465	\$17,580	\$440	11,674	33%	\$9.93	\$516	1.4
Glens Falls MSA	\$15.56	\$809	\$32,360	2.1	\$65,100	\$1,628	\$19,530	\$488	15,069	28%	\$10.36	\$539	1.5
Ithaca MSA	\$19.25	\$1,001	\$40,040	2.7	\$82,000	\$2,050	\$24,600	\$615	17,226	45%	\$12.55	\$653	1.5
Kingston MSA	\$23.02	\$1,197	\$47,880	3.2	\$69,800	\$1,745	\$20,940	\$524	21,516	31%	\$9.52	\$495	2.4
Nassau-Suffolk HMFA	\$30.44	\$1,583	\$63,320	4.2	\$105,900	\$2,648	\$31,770	\$794	175,977	19%	\$13.30	\$692	2.3
New York HMFA	\$28.35	\$1,474	\$58,960	3.9	\$64,307	\$1,608	\$19,292	\$482	2,091,080	66%	\$32.48	\$1,689	0.9
Poughkeepsie-Newburgh-Middletown MSA	\$23.29	\$1,211	\$48,440	3.2	\$85,800	\$2,145	\$25,740	\$644	68,750	30%	\$10.95	\$569	2.1
Rochester MSA	\$16.52	\$859	\$34,360	2.3	\$66,600	\$1,665	\$19,980	\$500	128,197	31%	\$10.67	\$555	1.5
Syracuse MSA	\$15.08	\$784	\$31,360	2.1	\$65,800	\$1,645	\$19,740	\$494	81,267	32%	\$10.75	\$559	1.4
Utica-Rome MSA	\$14.02	\$729	\$29,160	1.9	\$63,800	\$1,595	\$19,140	\$479	36,667	31%	\$9.26	\$482	1.5
Westchester County	\$28.23	\$1,468	\$58,720	3.9	\$104,200	\$2,605	\$31,260	\$782	131,143	38%	\$17.06	\$887	1.7
<u>Counties</u>													
Albany County	\$17.71	\$921	\$36,840	2.4	\$77,700	\$1,943	\$23,310	\$583	50,031	40%	\$13.48	\$701	1.3
Allegany County	\$12.58	\$654	\$26,160	1.7	\$53,000	\$1,325	\$15,900	\$398	4,839	26%	\$8.26	\$429	1.5
Bronx County	\$28.35	\$1,474	\$58,960	3.9	\$63,000	\$1,575	\$18,900	\$473	377,020	80%	\$17.48	\$909	1.6
Broome County	\$13.71	\$713	\$28,520	1.9	\$58,600	\$1,465	\$17,580	\$440	26,759	33%	\$9.57	\$498	1.4
Cattaraugus County	\$13.35	\$694	\$27,760	1.8	\$54,500	\$1,363	\$16,350	\$409	8,935	28%	\$9.69	\$504	1.4
Cayuga County	\$13.88	\$722	\$28,880	1.9	\$59,600	\$1,490	\$17,880	\$447	8,850	28%	\$8.78	\$457	1.6
Chautauqua County	\$12.90	\$671	\$26,840	1.8	\$54,000	\$1,350	\$16,200	\$405	17,116	31%	\$8.09	\$421	1.6
Chemung County	\$14.15	\$736	\$29,440	2.0	\$58,600	\$1,465	\$17,580	\$440	11,674	33%	\$9.93	\$516	1.4
Chenango County	\$12.88	\$670	\$26,800	1.8	\$55,500	\$1,388	\$16,650	\$416	4,632	23%	\$10.16	\$528	1.3
Clinton County	\$14.17	\$737	\$29,480	2.0	\$65,100	\$1,628	\$19,530	\$488	9,688	31%	\$8.70	\$452	1.6
Columbia County	\$15.75	\$819	\$32,760	2.2	\$73,500	\$1,838	\$22,050	\$551	6,729	26%	\$10.56	\$549	1.5

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

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.

New York	FY13 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Cortland County	\$13.98	\$727	\$29,080	1.9	\$61,400	\$1,535	\$18,420	\$461	6,053	34%	\$9.56	\$497	1.5
Delaware County	\$13.10	\$681	\$27,240	1.8	\$57,000	\$1,425	\$17,100	\$428	4,876	24%	\$11.71	\$609	1.1
Dutchess County	\$23.29	\$1,211	\$48,440	3.2	\$85,800	\$2,145	\$25,740	\$644	31,838	30%	\$12.51	\$651	1.9
Erie County	\$14.15	\$736	\$29,440	2.0	\$63,500	\$1,588	\$19,050	\$476	129,263	34%	\$10.45	\$543	1.4
Essex County	\$15.15	\$788	\$31,520	2.1	\$59,300	\$1,483	\$17,790	\$445	4,366	27%	\$10.15	\$528	1.5
Franklin County	\$13.12	\$682	\$27,280	1.8	\$54,000	\$1,350	\$16,200	\$405	5,281	28%	\$8.47	\$440	1.5
Fulton County	\$13.31	\$692	\$27,680	1.8	\$53,600	\$1,340	\$16,080	\$402	6,872	30%	\$8.47	\$440	1.6
Genesee County	\$14.63	\$761	\$30,440	2.0	\$63,900	\$1,598	\$19,170	\$479	6,373	27%	\$8.93	\$464	1.6
Greene County	\$15.23	\$792	\$31,680	2.1	\$58,700	\$1,468	\$17,610	\$440	5,158	27%	\$9.84	\$512	1.5
Hamilton County	\$13.52	\$703	\$28,120	1.9	\$63,700	\$1,593	\$19,110	\$478	402	17%	\$7.47	\$388	1.8
Herkimer County	\$14.02	\$729	\$29,160	1.9	\$63,800	\$1,595	\$19,140	\$479	7,387	28%	\$8.37	\$435	1.7
Jefferson County	\$20.15	\$1,048	\$41,920	2.8	\$56,700	\$1,418	\$17,010	\$425	18,853	42%	\$11.52	\$599	1.8
Kings County	\$28.35	\$1,474	\$58,960	3.9	\$63,000	\$1,575	\$18,900	\$473	636,778	70%	\$15.07	\$784	1.9
Lewis County	\$12.44	\$647	\$25,880	1.7	\$52,700	\$1,318	\$15,810	\$395	2,395	23%	\$9.17	\$477	1.4
Livingston County	\$16.52	\$859	\$34,360	2.3	\$66,600	\$1,665	\$19,980	\$500	6,025	25%	\$7.28	\$378	2.3
Madison County	\$15.08	\$784	\$31,360	2.1	\$65,800	\$1,645	\$19,740	\$494	6,555	24%	\$10.18	\$530	1.5
Monroe County	\$16.52	\$859	\$34,360	2.3	\$66,600	\$1,665	\$19,980	\$500	99,510	34%	\$11.23	\$584	1.5
Montgomery County	\$14.06	\$731	\$29,240	1.9	\$56,800	\$1,420	\$17,040	\$426	6,331	32%	\$9.61	\$500	1.5
Nassau County	\$30.44	\$1,583	\$63,320	4.2	\$105,900	\$2,648	\$31,770	\$794	80,645	18%	\$12.96	\$674	2.3
New York County	\$28.35	\$1,474	\$58,960	3.9	\$63,000	\$1,575	\$18,900	\$473	567,229	77%	\$44.62	\$2,320	0.6
Niagara County	\$14.15	\$736	\$29,440	2.0	\$63,500	\$1,588	\$19,050	\$476	26,342	30%	\$8.45	\$439	1.7
Oneida County	\$14.02	\$729	\$29,160	1.9	\$63,800	\$1,595	\$19,140	\$479	29,280	32%	\$9.40	\$489	1.5
Onondaga County	\$15.08	\$784	\$31,360	2.1	\$65,800	\$1,645	\$19,740	\$494	62,637	34%	\$10.92	\$568	1.4
Ontario County	\$16.52	\$859	\$34,360	2.3	\$66,600	\$1,665	\$19,980	\$500	10,742	25%	\$9.08	\$472	1.8
Orange County	\$23.29	\$1,211	\$48,440	3.2	\$85,800	\$2,145	\$25,740	\$644	36,912	30%	\$9.60	\$499	2.4
Orleans County	\$16.52	\$859	\$34,360	2.3	\$66,600	\$1,665	\$19,980	\$500	3,674	23%	\$7.24	\$377	2.3
Oswego County	\$15.08	\$784	\$31,360	2.1	\$65,800	\$1,645	\$19,740	\$494	12,075	26%	\$9.77	\$508	1.5
Otsego County	\$15.69	\$816	\$32,640	2.2	\$60,400	\$1,510	\$18,120	\$453	6,855	28%	\$9.42	\$490	1.7
Putnam County	\$28.35	\$1,474	\$58,960	3.9	\$63,000	\$1,575	\$18,900	\$473	5,796	17%	\$10.27	\$534	2.8
Queens County	\$28.35	\$1,474	\$58,960	3.9	\$63,000	\$1,575	\$18,900	\$473	426,053	55%	\$16.89	\$879	1.7
Rensselaer County	\$17.71	\$921	\$36,840	2.4	\$77,700	\$1,943	\$23,310	\$583	21,907	34%	\$11.39	\$592	1.6

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	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Richmond County	\$28.35	\$1,474	\$58,960	3.9	\$63,000	\$1,575	\$18,900	\$473	49,387	30%	\$9.91	\$515	2.9
Rockland County	\$28.35	\$1,474	\$58,960	3.9	\$105,400	\$2,635	\$31,620	\$791	28,817	29%	\$11.92	\$620	2.4
Saratoga County	\$17.71	\$921	\$36,840	2.4	\$77,700	\$1,943	\$23,310	\$583	23,103	26%	\$12.38	\$644	1.4
Schenectady County	\$17.71	\$921	\$36,840	2.4	\$77,700	\$1,943	\$23,310	\$583	18,616	32%	\$13.04	\$678	1.4
Schoharie County	\$17.71	\$921	\$36,840	2.4	\$77,700	\$1,943	\$23,310	\$583	2,984	23%	\$5.94	\$309	3.0
Schuyler County	\$12.17	\$633	\$25,320	1.7	\$57,700	\$1,443	\$17,310	\$433	1,538	20%	\$8.74	\$454	1.4
Seneca County	\$13.87	\$721	\$28,840	1.9	\$57,200	\$1,430	\$17,160	\$429	3,269	25%	\$9.62	\$500	1.4
St. Lawrence County	\$13.44	\$699	\$27,960	1.9	\$54,800	\$1,370	\$16,440	\$411	11,908	28%	\$8.94	\$465	1.5
Steuben County	\$13.19	\$686	\$27,440	1.8	\$59,100	\$1,478	\$17,730	\$443	11,619	28%	\$14.17	\$737	0.9
Suffolk County	\$30.44	\$1,583	\$63,320	4.2	\$105,900	\$2,648	\$31,770	\$794	95,332	19%	\$13.65	\$710	2.2
Sullivan County	\$16.48	\$857	\$34,280	2.3	\$60,000	\$1,500	\$18,000	\$450	9,765	33%	\$9.81	\$510	1.7
Tioga County	\$13.71	\$713	\$28,520	1.9	\$58,600	\$1,465	\$17,580	\$440	4,256	21%	\$12.60	\$655	1.1
Tompkins County	\$19.25	\$1,001	\$40,040	2.7	\$82,000	\$2,050	\$24,600	\$615	17,226	45%	\$12.55	\$653	1.5
Ulster County	\$23.02	\$1,197	\$47,880	3.2	\$69,800	\$1,745	\$20,940	\$524	21,516	31%	\$9.52	\$495	2.4
Warren County	\$15.56	\$809	\$32,360	2.1	\$65,100	\$1,628	\$19,530	\$488	8,699	31%	\$10.55	\$548	1.5
Washington County	\$15.56	\$809	\$32,360	2.1	\$65,100	\$1,628	\$19,530	\$488	6,370	26%	\$9.72	\$506	1.6
Wayne County	\$16.52	\$859	\$34,360	2.3	\$66,600	\$1,665	\$19,980	\$500	8,246	23%	\$8.84	\$459	1.9
Westchester County	\$28.23	\$1,468	\$58,720	3.9	\$104,200	\$2,605	\$31,260	\$782	131,143	38%	\$17.06	\$887	1.7
Wyoming County	\$14.00	\$728	\$29,120	1.9	\$61,700	\$1,543	\$18,510	\$463	3,764	24%	\$8.14	\$423	1.7
Yates County	\$12.71	\$661	\$26,440	1.8	\$60,100	\$1,503	\$18,030	\$451	2,161	23%	\$6.71	\$349	1.9

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