

# New York

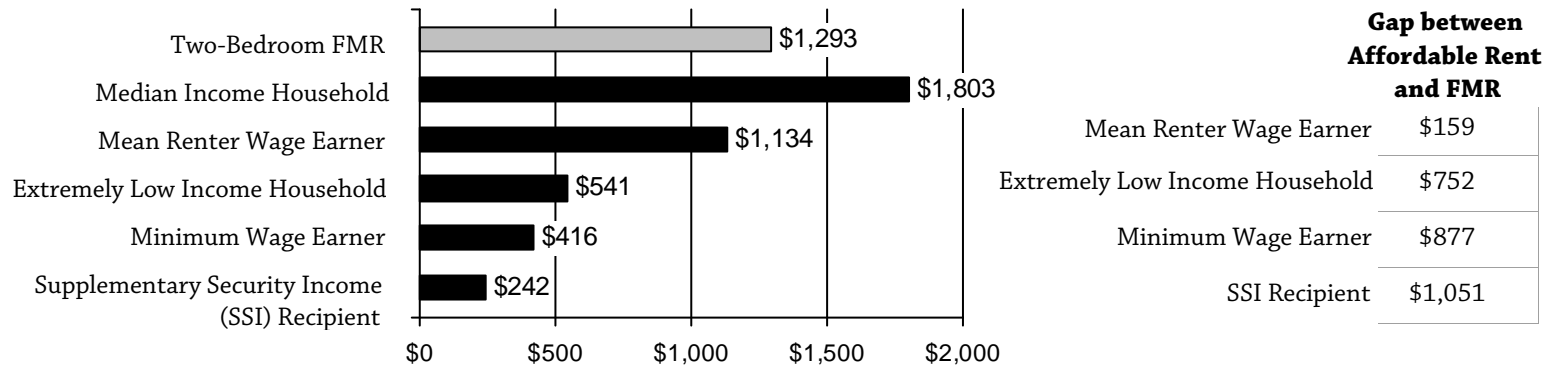
In New York, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,293. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,311 monthly or \$51,731 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$24.87**

In New York, a minimum wage worker earns an hourly wage of \$8.00. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 124 hours per week, 52 weeks per year. Or a household must include 3.1 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 \$21.81. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 46 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 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	FY14 HOUSING WAGE				HOUSING COSTS			AREA MEDIAN INCOME (AMI)			RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR		
New York	\$24.87	\$1,293	\$51,731	3.1	\$72,134	\$1,803	\$21,640	\$541	3,290,208	46%	\$21.81	\$1,134	1.1		
Combined Nonmetro Areas	\$14.69	\$764	\$30,561	1.8	\$57,856	\$1,446	\$17,357	\$434	180,403	29%	\$9.79	\$509	1.5		
<b>Metropolitan Areas</b>															
Albany-Schenectady-Troy MSA	\$17.87	\$929	\$37,160	2.2	\$78,300	\$1,958	\$23,490	\$587	116,769	34%	\$12.87	\$669	1.4		
Binghamton MSA	\$13.31	\$692	\$27,680	1.7	\$62,900	\$1,573	\$18,870	\$472	31,084	31%	\$10.04	\$522	1.3		
Buffalo-Niagara Falls MSA	\$13.65	\$710	\$28,400	1.7	\$63,900	\$1,598	\$19,170	\$479	156,647	33%	\$10.22	\$532	1.3		
Elmira MSA	\$15.13	\$787	\$31,480	1.9	\$63,400	\$1,585	\$19,020	\$476	11,388	32%	\$9.71	\$505	1.6		
Glens Falls MSA	\$19.52	\$1,015	\$40,600	2.4	\$62,900	\$1,573	\$18,870	\$472	15,028	28%	\$10.46	\$544	1.9		
Ithaca MSA	\$21.73	\$1,130	\$45,200	2.7	\$78,800	\$1,970	\$23,640	\$591	17,114	44%	\$12.69	\$660	1.7		
Kingston MSA	\$20.42	\$1,062	\$42,480	2.6	\$71,300	\$1,783	\$21,390	\$535	21,504	31%	\$9.20	\$478	2.2		
Nassau-Suffolk HMFA	\$31.02	\$1,613	\$64,520	3.9	\$105,100	\$2,628	\$31,530	\$788	181,239	19%	\$13.54	\$704	2.3		
New York HMFA	\$27.69	\$1,440	\$57,600	3.5	\$63,497	\$1,587	\$19,049	\$476	2,108,127	66%	\$32.62	\$1,696	0.8		
Poughkeepsie-Newburgh-Middletown MSA	\$24.19	\$1,258	\$50,320	3.0	\$83,100	\$2,078	\$24,930	\$623	70,573	30%	\$10.98	\$571	2.2		
Rochester MSA	\$16.04	\$834	\$33,360	2.0	\$67,000	\$1,675	\$20,100	\$503	130,095	31%	\$10.85	\$564	1.5		
Syracuse MSA	\$15.40	\$801	\$32,040	1.9	\$67,700	\$1,693	\$20,310	\$508	82,392	32%	\$10.88	\$566	1.4		
Utica-Rome MSA	\$14.98	\$779	\$31,160	1.9	\$59,500	\$1,488	\$17,850	\$446	37,067	31%	\$8.93	\$464	1.7		
Westchester County	\$27.87	\$1,449	\$57,960	3.5	\$103,700	\$2,593	\$31,110	\$778	130,778	38%	\$17.29	\$899	1.6		
<b>Counties</b>															
Albany County	\$17.87	\$929	\$37,160	2.2	\$78,300	\$1,958	\$23,490	\$587	48,933	40%	\$13.37	\$695	1.3		
Allegany County	\$12.25	\$637	\$25,480	1.5	\$52,600	\$1,315	\$15,780	\$395	4,884	26%	\$8.62	\$448	1.4		
Bronx County	\$27.69	\$1,440	\$57,600	3.5	\$62,500	\$1,563	\$18,750	\$469	379,151	80%	\$17.60	\$915	1.6		
Broome County	\$13.31	\$692	\$27,680	1.7	\$62,900	\$1,573	\$18,870	\$472	27,000	34%	\$9.78	\$508	1.4		
Cattaraugus County	\$12.73	\$662	\$26,480	1.6	\$49,800	\$1,245	\$14,940	\$374	8,899	27%	\$9.80	\$510	1.3		
Cayuga County	\$14.35	\$746	\$29,840	1.8	\$62,600	\$1,565	\$18,780	\$470	8,868	28%	\$8.71	\$453	1.6		
Chautauqua County	\$12.25	\$637	\$25,480	1.5	\$50,900	\$1,273	\$15,270	\$382	16,819	31%	\$8.28	\$430	1.5		
Chemung County	\$15.13	\$787	\$31,480	1.9	\$63,400	\$1,585	\$19,020	\$476	11,388	32%	\$9.71	\$505	1.6		
Chenango County	\$12.25	\$637	\$25,480	1.5	\$56,200	\$1,405	\$16,860	\$422	4,748	24%	\$10.21	\$531	1.2		
Clinton County	\$15.65	\$814	\$32,560	2.0	\$66,000	\$1,650	\$19,800	\$495	10,258	32%	\$8.90	\$463	1.8		
Columbia County	\$17.23	\$896	\$35,840	2.2	\$74,000	\$1,850	\$22,200	\$555	6,895	27%	\$10.67	\$555	1.6		

1: BR = Bedroom

2: FMR = Fiscal Year 2014 Fair Market Rent (HUD, 2013).

3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).

4: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on rent and utilities.

5: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

New York	FY14 HOUSING WAGE				HOUSING COSTS		AREA MEDIAN INCOME (AMI)			RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Cortland County	\$14.40	\$749	\$29,960	1.8	\$60,100	\$1,503	\$18,030	\$451	6,003	34%	\$9.62	\$500	1.5	
Delaware County	\$12.83	\$667	\$26,680	1.6	\$57,500	\$1,438	\$17,250	\$431	5,044	25%	\$11.74	\$610	1.1	
Dutchess County	\$24.19	\$1,258	\$50,320	3.0	\$83,100	\$2,078	\$24,930	\$623	32,674	30%	\$12.63	\$657	1.9	
Erie County	\$13.65	\$710	\$28,400	1.7	\$63,900	\$1,598	\$19,170	\$479	130,158	34%	\$10.48	\$545	1.3	
Essex County	\$15.71	\$817	\$32,680	2.0	\$59,500	\$1,488	\$17,850	\$446	4,427	27%	\$9.72	\$505	1.6	
Franklin County	\$13.77	\$716	\$28,640	1.7	\$54,600	\$1,365	\$16,380	\$410	5,305	28%	\$8.09	\$421	1.7	
Fulton County	\$13.62	\$708	\$28,320	1.7	\$55,500	\$1,388	\$16,650	\$416	6,846	30%	\$9.71	\$505	1.4	
Genesee County	\$14.71	\$765	\$30,600	1.8	\$65,300	\$1,633	\$19,590	\$490	6,346	26%	\$9.00	\$468	1.6	
Greene County	\$15.02	\$781	\$31,240	1.9	\$58,400	\$1,460	\$17,520	\$438	5,015	27%	\$10.03	\$521	1.5	
Hamilton County	\$12.50	\$650	\$26,000	1.6	\$64,100	\$1,603	\$19,230	\$481	374	18%	\$7.59	\$395	1.6	
Herkimer County	\$14.98	\$779	\$31,160	1.9	\$59,500	\$1,488	\$17,850	\$446	7,785	29%	\$8.80	\$457	1.7	
Jefferson County	\$19.46	\$1,012	\$40,480	2.4	\$54,000	\$1,350	\$16,200	\$405	19,338	43%	\$11.49	\$597	1.7	
Kings County	\$27.69	\$1,440	\$57,600	3.5	\$62,500	\$1,563	\$18,750	\$469	640,513	70%	\$14.98	\$779	1.8	
Lewis County	\$12.79	\$665	\$26,600	1.6	\$55,900	\$1,398	\$16,770	\$419	2,373	22%	\$9.00	\$468	1.4	
Livingston County	\$16.04	\$834	\$33,360	2.0	\$67,000	\$1,675	\$20,100	\$503	6,002	25%	\$7.44	\$387	2.2	
Madison County	\$15.40	\$801	\$32,040	1.9	\$67,700	\$1,693	\$20,310	\$508	6,400	24%	\$10.72	\$557	1.4	
Monroe County	\$16.04	\$834	\$33,360	2.0	\$67,000	\$1,675	\$20,100	\$503	100,937	34%	\$11.33	\$589	1.4	
Montgomery County	\$14.23	\$740	\$29,600	1.8	\$57,000	\$1,425	\$17,100	\$428	6,400	32%	\$9.56	\$497	1.5	
Nassau County	\$31.02	\$1,613	\$64,520	3.9	\$105,100	\$2,628	\$31,530	\$788	82,654	19%	\$13.04	\$678	2.4	
New York County	\$27.69	\$1,440	\$57,600	3.5	\$62,500	\$1,563	\$18,750	\$469	571,648	77%	\$44.81	\$2,330	0.6	
Niagara County	\$13.65	\$710	\$28,400	1.7	\$63,900	\$1,598	\$19,170	\$479	26,489	30%	\$8.49	\$441	1.6	
Oneida County	\$14.98	\$779	\$31,160	1.9	\$59,500	\$1,488	\$17,850	\$446	29,282	32%	\$8.95	\$465	1.7	
Onondaga County	\$15.40	\$801	\$32,040	1.9	\$67,700	\$1,693	\$20,310	\$508	63,518	34%	\$11.02	\$573	1.4	
Ontario County	\$16.04	\$834	\$33,360	2.0	\$67,000	\$1,675	\$20,100	\$503	11,285	26%	\$9.74	\$507	1.6	
Orange County	\$24.19	\$1,258	\$50,320	3.0	\$83,100	\$2,078	\$24,930	\$623	37,899	30%	\$9.58	\$498	2.5	
Orleans County	\$16.04	\$834	\$33,360	2.0	\$67,000	\$1,675	\$20,100	\$503	3,512	22%	\$7.95	\$413	2.0	
Oswego County	\$15.40	\$801	\$32,040	1.9	\$67,700	\$1,693	\$20,310	\$508	12,474	27%	\$9.76	\$507	1.6	
Otsego County	\$16.23	\$844	\$33,760	2.0	\$60,600	\$1,515	\$18,180	\$455	6,748	27%	\$9.72	\$506	1.7	
Putnam County	\$27.69	\$1,440	\$57,600	3.5	\$62,500	\$1,563	\$18,750	\$469	5,866	17%	\$9.10	\$473	3.0	
Queens County	\$27.69	\$1,440	\$57,600	3.5	\$62,500	\$1,563	\$18,750	\$469	430,896	56%	\$16.97	\$882	1.6	
Rensselaer County	\$17.87	\$929	\$37,160	2.2	\$78,300	\$1,958	\$23,490	\$587	21,869	34%	\$11.16	\$581	1.6	

1: BR = Bedroom

2: FMR = Fiscal Year 2014 Fair Market Rent (HUD, 2013).

3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).

4: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on rent and utilities.

5: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

New York	FY14 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage needed to afford 2 BR FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Housholds (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage
Richmond County	\$27.69	\$1,440	\$57,600	3.5	\$62,500	\$1,563	\$18,750	\$469	50,576	31%	\$9.96	\$518	2.8
Rockland County	\$27.69	\$1,440	\$57,600	3.5	\$94,900	\$2,373	\$28,470	\$712	29,477	30%	\$12.25	\$637	2.3
Saratoga County	\$17.87	\$929	\$37,160	2.2	\$78,300	\$1,958	\$23,490	\$587	23,848	27%	\$13.02	\$677	1.4
Schenectady County	\$17.87	\$929	\$37,160	2.2	\$78,300	\$1,958	\$23,490	\$587	19,229	33%	\$13.21	\$687	1.4
Schoharie County	\$17.87	\$929	\$37,160	2.2	\$78,300	\$1,958	\$23,490	\$587	2,890	23%	\$6.15	\$320	2.9
Schuyler County	\$12.37	\$643	\$25,720	1.5	\$57,300	\$1,433	\$17,190	\$430	1,427	19%	\$8.80	\$458	1.4
Seneca County	\$13.65	\$710	\$28,400	1.7	\$57,700	\$1,443	\$17,310	\$433	3,354	25%	\$9.87	\$513	1.4
St. Lawrence County	\$13.92	\$724	\$28,960	1.7	\$54,000	\$1,350	\$16,200	\$405	12,395	29%	\$9.09	\$473	1.5
Steuben County	\$13.02	\$677	\$27,080	1.6	\$54,500	\$1,363	\$16,350	\$409	11,738	28%	\$14.55	\$757	0.9
Suffolk County	\$31.02	\$1,613	\$64,520	3.9	\$105,100	\$2,628	\$31,530	\$788	98,585	20%	\$14.04	\$730	2.2
Sullivan County	\$17.44	\$907	\$36,280	2.2	\$63,200	\$1,580	\$18,960	\$474	9,943	34%	\$9.21	\$479	1.9
Tioga County	\$13.31	\$692	\$27,680	1.7	\$62,900	\$1,573	\$18,870	\$472	4,084	20%	\$11.79	\$613	1.1
Tompkins County	\$21.73	\$1,130	\$45,200	2.7	\$78,800	\$1,970	\$23,640	\$591	17,114	44%	\$12.69	\$660	1.7
Ulster County	\$20.42	\$1,062	\$42,480	2.6	\$71,300	\$1,783	\$21,390	\$535	21,504	31%	\$9.20	\$478	2.2
Warren County	\$19.52	\$1,015	\$40,600	2.4	\$62,900	\$1,573	\$18,870	\$472	8,774	31%	\$10.58	\$550	1.8
Washington County	\$19.52	\$1,015	\$40,600	2.4	\$62,900	\$1,573	\$18,870	\$472	6,254	25%	\$10.04	\$522	1.9
Wayne County	\$16.04	\$834	\$33,360	2.0	\$67,000	\$1,675	\$20,100	\$503	8,359	23%	\$8.98	\$467	1.8
Westchester County	\$27.87	\$1,449	\$57,960	3.5	\$103,700	\$2,593	\$31,110	\$778	130,778	38%	\$17.29	\$899	1.6
Wyoming County	\$13.02	\$677	\$27,080	1.6	\$62,600	\$1,565	\$18,780	\$470	3,843	25%	\$7.99	\$416	1.6
Yates County	\$12.67	\$659	\$26,360	1.6	\$60,900	\$1,523	\$18,270	\$457	2,113	22%	\$6.85	\$356	1.9

1: BR = Bedroom  
2: FMR = Fiscal Year 2014 Fair Market Rent (HUD, 2013).  
3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).  
4: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on rent and utilities.  
5: The federal standard for extremely low income households. Does not include HUD-specific adjustments.