

# NEW YORK

STATE RANKING

#4\*

In **New York**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,561**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,204** monthly or **\$62,454** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$30.03**  
PER HOUR  
STATE HOUSING WAGE

## FACTS ABOUT NEW YORK:

STATE FACTS	
Minimum Wage	<b>\$10.40</b>
Average Renter Wage	<b>\$24.23</b>
2-Bedroom Housing Wage	<b>\$30.03</b>
Number of Renter Households	<b>3,371,574</b>
Percent Renters	<b>46%</b>

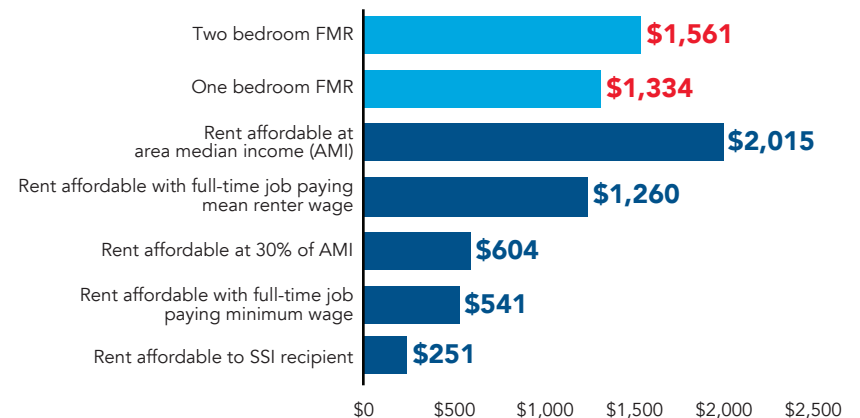
**115**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**99**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.9**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**2.5**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Nassau-Suffolk HMFA	<b>\$36.12</b>
New York HMFA	<b>\$34.40</b>
Westchester County	<b>\$32.44</b>
Poughkeepsie-Newburgh-Middletown HMFA	<b>\$25.40</b>
Ithaca MSA	<b>\$22.38</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

	FY18 HOUSING WAGE		HOUSING COSTS		AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> 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 <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New York	\$30.03	\$1,561	\$62,454	2.9	\$80,598	\$2,015	\$24,179	\$604	3,371,574	46%	\$24.23	\$1,260	1.2
Combined Nonmetro Areas	\$14.92	\$776	\$31,038	1.4	\$63,554	\$1,589	\$19,066	\$477	155,668	29%	\$10.74	\$559	1.4
<b>Metropolitan Areas</b>													
Albany-Schenectady-Troy MSA	\$19.85	\$1,032	\$41,280	1.9	\$86,400	\$2,160	\$25,920	\$648	122,546	35%	\$14.93	\$776	1.3
Binghamton MSA	\$15.02	\$781	\$31,240	1.4	\$66,900	\$1,673	\$20,070	\$502	31,553	32%	\$10.69	\$556	1.4
Buffalo-Cheektowaga-Niagara Falls MSA	\$15.37	\$799	\$31,960	1.5	\$74,700	\$1,868	\$22,410	\$560	158,336	34%	\$11.80	\$613	1.3
Elmira MSA	\$15.52	\$807	\$32,280	1.5	\$71,000	\$1,775	\$21,300	\$533	11,072	32%	\$9.92	\$516	1.6
Glens Falls MSA	\$17.77	\$924	\$36,960	1.7	\$72,500	\$1,813	\$21,750	\$544	14,566	29%	\$11.53	\$599	1.5
Ithaca MSA	\$22.38	\$1,164	\$46,560	2.2	\$89,000	\$2,225	\$26,700	\$668	17,094	45%	\$14.09	\$733	1.6
Kingston MSA	\$22.21	\$1,155	\$46,200	2.1	\$79,200	\$1,980	\$23,760	\$594	20,992	30%	\$9.64	\$501	2.3
Nassau-Suffolk HMFA	\$36.12	\$1,878	\$75,120	3.5	\$116,700	\$2,918	\$35,010	\$875	187,386	20%	\$14.51	\$755	2.5
New York HMFA	\$34.40	\$1,789	\$71,560	3.3	\$71,354	\$1,784	\$21,406	\$535	2,164,907	66%	\$35.39	\$1,840	1.0
Poughkeepsie-Newburgh-Middletown HMFA	\$25.40	\$1,321	\$52,840	2.4	\$94,600	\$2,365	\$28,380	\$710	73,282	32%	\$11.81	\$614	2.2
Rochester HMFA	\$17.77	\$924	\$36,960	1.7	\$74,000	\$1,850	\$22,200	\$555	139,644	33%	\$12.70	\$660	1.4
Syracuse MSA	\$17.42	\$906	\$36,240	1.7	\$74,100	\$1,853	\$22,230	\$556	83,708	33%	\$12.30	\$640	1.4
Utica-Rome MSA	\$15.00	\$780	\$31,200	1.4	\$65,000	\$1,625	\$19,500	\$488	37,781	33%	\$10.53	\$548	1.4
Watertown-Fort Drum MSA	\$19.40	\$1,009	\$40,360	1.9	\$62,100	\$1,553	\$18,630	\$466	19,095	44%	\$13.49	\$701	1.4
Westchester County Statutory Exception Area	\$32.44	\$1,687	\$67,480	3.1	\$117,100	\$2,928	\$35,130	\$878	131,758	39%	\$18.38	\$956	1.8
Yates County HMFA	\$14.13	\$735	\$29,400	1.4	\$64,900	\$1,623	\$19,470	\$487	2,186	23%	\$8.12	\$422	1.7
<b>Counties</b>													
Albany County	\$19.85	\$1,032	\$41,280	1.9	\$86,400	\$2,160	\$25,920	\$648	52,829	43%	\$15.72	\$817	1.3

1: BR = Bedroom

2: FMR = Fiscal Year 2018 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2018 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> 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 <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Allegany County	\$13.40	\$697	\$27,880	1.3	\$55,800	\$1,395	\$16,740	\$419	4,698	26%	\$9.44	\$491	1.4
Bronx County	\$34.40	\$1,789	\$71,560	2.7	\$70,300	\$1,758	\$21,090	\$527	397,171	81%	\$19.60	\$1,019	1.8
Broome County	\$15.02	\$781	\$31,240	1.4	\$66,900	\$1,673	\$20,070	\$502	27,263	35%	\$10.34	\$538	1.5
Cattaraugus County	\$13.40	\$697	\$27,880	1.3	\$54,800	\$1,370	\$16,440	\$411	8,896	28%	\$10.35	\$538	1.3
Cayuga County	\$14.81	\$770	\$30,800	1.4	\$68,700	\$1,718	\$20,610	\$515	9,046	29%	\$11.55	\$601	1.3
Chautauqua County	\$13.40	\$697	\$27,880	1.3	\$63,500	\$1,588	\$19,050	\$476	15,830	30%	\$9.10	\$473	1.5
Chemung County	\$15.52	\$807	\$32,280	1.5	\$71,000	\$1,775	\$21,300	\$533	11,072	32%	\$9.92	\$516	1.6
Chenango County	\$13.79	\$717	\$28,680	1.3	\$60,200	\$1,505	\$18,060	\$452	4,869	25%	\$11.32	\$589	1.2
Clinton County	\$15.54	\$808	\$32,320	1.5	\$63,500	\$1,588	\$19,050	\$476	10,050	32%	\$10.66	\$555	1.5
Columbia County	\$18.29	\$951	\$38,040	1.8	\$76,100	\$1,903	\$22,830	\$571	6,964	28%	\$10.33	\$537	1.8
Cortland County	\$15.08	\$784	\$31,360	1.4	\$68,500	\$1,713	\$20,550	\$514	6,172	35%	\$10.89	\$566	1.4
Delaware County	\$14.37	\$747	\$29,880	1.4	\$58,800	\$1,470	\$17,640	\$441	5,030	27%	\$10.11	\$526	1.4
Dutchess County	\$25.40	\$1,321	\$52,840	2.4	\$94,600	\$2,365	\$28,380	\$710	33,444	31%	\$13.41	\$698	1.9
Erie County	\$15.37	\$799	\$31,960	1.5	\$74,700	\$1,868	\$22,410	\$560	133,007	35%	\$12.11	\$630	1.3
Essex County	\$16.62	\$864	\$34,560	1.6	\$69,500	\$1,738	\$20,850	\$521	3,982	26%	\$11.50	\$598	1.4
Franklin County	\$13.96	\$726	\$29,040	1.3	\$60,900	\$1,523	\$18,270	\$457	5,343	28%	\$9.33	\$485	1.5
Fulton County	\$14.60	\$759	\$30,360	1.4	\$58,900	\$1,473	\$17,670	\$442	6,642	30%	\$10.81	\$562	1.4
Genesee County	\$14.88	\$774	\$30,960	1.4	\$68,000	\$1,700	\$20,400	\$510	6,369	27%	\$9.91	\$515	1.5
Greene County	\$17.65	\$918	\$36,720	1.7	\$67,500	\$1,688	\$20,250	\$506	4,230	25%	\$8.80	\$458	2.0
Hamilton County	\$13.77	\$716	\$28,640	1.3	\$63,900	\$1,598	\$19,170	\$479	184	15%	\$8.45	\$440	1.6
Herkimer County	\$15.00	\$780	\$31,200	1.4	\$65,000	\$1,625	\$19,500	\$488	7,604	30%	\$10.72	\$558	1.4
Jefferson County	\$19.40	\$1,009	\$40,360	1.9	\$62,100	\$1,553	\$18,630	\$466	19,095	44%	\$13.49	\$701	1.4
Kings County	\$34.40	\$1,789	\$71,560	2.7	\$70,300	\$1,758	\$21,090	\$527	662,356	71%	\$16.45	\$855	2.1
Lewis County	\$13.81	\$718	\$28,720	1.3	\$63,100	\$1,578	\$18,930	\$473	2,458	24%	\$9.57	\$497	1.4
Livingston County	\$17.77	\$924	\$36,960	1.7	\$74,000	\$1,850	\$22,200	\$555	6,472	27%	\$8.51	\$442	2.1
Madison County	\$17.42	\$906	\$36,240	1.7	\$74,100	\$1,853	\$22,230	\$556	6,418	25%	\$10.50	\$546	1.7

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5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> 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 <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Monroe County	\$17.77	\$924	\$36,960	1.7	\$74,000	\$1,850	\$22,200	\$555	108,582	36%	\$13.18	\$686	1.3
Montgomery County	\$14.46	\$752	\$30,080	1.4	\$58,000	\$1,450	\$17,400	\$435	6,500	33%	\$10.09	\$525	1.4
Nassau County	\$36.12	\$1,878	\$75,120	3.3	\$116,700	\$2,918	\$35,010	\$875	86,810	20%	\$14.58	\$758	2.5
New York County	\$34.40	\$1,789	\$71,560	2.7	\$70,300	\$1,758	\$21,090	\$527	579,024	77%	\$49.03	\$2,550	0.7
Niagara County	\$15.37	\$799	\$31,960	1.5	\$74,700	\$1,868	\$22,410	\$560	25,329	29%	\$9.71	\$505	1.6
Oneida County	\$15.00	\$780	\$31,200	1.4	\$65,000	\$1,625	\$19,500	\$488	30,177	33%	\$10.50	\$546	1.4
Onondaga County	\$17.42	\$906	\$36,240	1.7	\$74,100	\$1,853	\$22,230	\$556	64,766	35%	\$12.54	\$652	1.4
Ontario County	\$17.77	\$924	\$36,960	1.7	\$74,000	\$1,850	\$22,200	\$555	12,105	27%	\$12.19	\$634	1.5
Orange County	\$25.40	\$1,321	\$52,840	2.4	\$94,600	\$2,365	\$28,380	\$710	39,838	32%	\$10.53	\$548	2.4
Orleans County	\$17.77	\$924	\$36,960	1.7	\$74,000	\$1,850	\$22,200	\$555	3,946	24%	\$8.78	\$457	2.0
Oswego County	\$17.42	\$906	\$36,240	1.7	\$74,100	\$1,853	\$22,230	\$556	12,524	28%	\$11.61	\$603	1.5
Otsego County	\$16.00	\$832	\$33,280	1.5	\$63,800	\$1,595	\$19,140	\$479	6,189	26%	\$10.78	\$561	1.5
Putnam County	\$34.40	\$1,789	\$71,560	3.3	\$70,300	\$1,758	\$21,090	\$527	6,141	18%	\$11.19	\$582	3.1
Queens County	\$34.40	\$1,789	\$71,560	2.7	\$70,300	\$1,758	\$21,090	\$527	437,941	56%	\$18.86	\$981	1.8
Rensselaer County	\$19.85	\$1,032	\$41,280	1.9	\$86,400	\$2,160	\$25,920	\$648	22,804	36%	\$12.71	\$661	1.6
Richmond County	\$34.40	\$1,789	\$71,560	2.7	\$70,300	\$1,758	\$21,090	\$527	51,512	31%	\$11.33	\$589	3.0
Rockland County	\$34.40	\$1,789	\$71,560	3.3	\$105,000	\$2,625	\$31,500	\$788	30,762	31%	\$11.13	\$579	3.1
St. Lawrence County	\$15.27	\$794	\$31,760	1.5	\$57,300	\$1,433	\$17,190	\$430	11,875	29%	\$10.52	\$547	1.5
Saratoga County	\$19.85	\$1,032	\$41,280	1.9	\$86,400	\$2,160	\$25,920	\$648	25,797	28%	\$15.51	\$807	1.3
Schenectady County	\$19.85	\$1,032	\$41,280	1.9	\$86,400	\$2,160	\$25,920	\$648	18,030	33%	\$13.79	\$717	1.4
Schoharie County	\$19.85	\$1,032	\$41,280	1.9	\$86,400	\$2,160	\$25,920	\$648	3,086	25%	\$10.42	\$542	1.9
Schuyler County	\$13.40	\$697	\$27,880	1.3	\$64,500	\$1,613	\$19,350	\$484	1,609	22%	\$8.82	\$459	1.5
Seneca County	\$14.96	\$778	\$31,120	1.4	\$67,400	\$1,685	\$20,220	\$506	3,750	27%	\$10.96	\$570	1.4
Steuben County	\$13.69	\$712	\$28,480	1.3	\$61,800	\$1,545	\$18,540	\$464	11,893	29%	\$16.19	\$842	0.8
Suffolk County	\$36.12	\$1,878	\$75,120	3.3	\$116,700	\$2,918	\$35,010	\$875	100,576	21%	\$14.44	\$751	2.5
Sullivan County	\$18.23	\$948	\$37,920	1.8	\$71,300	\$1,783	\$21,390	\$535	9,245	33%	\$10.45	\$543	1.7

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	Hourly wage necessary to afford 2 BR <sup>1</sup> 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 <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Tioga County	\$15.02	\$781	\$31,240	1.4	\$66,900	\$1,673	\$20,070	\$502	4,290	22%	\$12.96	\$674	1.2
Tompkins County	\$22.38	\$1,164	\$46,560	2.2	\$89,000	\$2,225	\$26,700	\$668	17,094	45%	\$14.09	\$733	1.6
Ulster County	\$22.21	\$1,155	\$46,200	2.1	\$79,200	\$1,980	\$23,760	\$594	20,992	30%	\$9.64	\$501	2.3
Warren County	\$17.77	\$924	\$36,960	1.7	\$72,500	\$1,813	\$21,750	\$544	7,907	29%	\$11.35	\$590	1.6
Washington County	\$17.77	\$924	\$36,960	1.7	\$72,500	\$1,813	\$21,750	\$544	6,659	28%	\$12.12	\$630	1.5
Wayne County	\$17.77	\$924	\$36,960	1.7	\$74,000	\$1,850	\$22,200	\$555	8,539	23%	\$10.49	\$546	1.7
Westchester County	\$32.44	\$1,687	\$67,480	3.0	\$117,100	\$2,928	\$35,130	\$878	131,758	39%	\$18.38	\$956	1.8
Wyoming County	\$13.40	\$697	\$27,880	1.3	\$67,600	\$1,690	\$20,280	\$507	3,844	24%	\$9.77	\$508	1.4
Yates County	\$14.13	\$735	\$29,400	1.4	\$64,900	\$1,623	\$19,470	\$487	2,186	23%	\$8.12	\$422	1.7

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