

New York

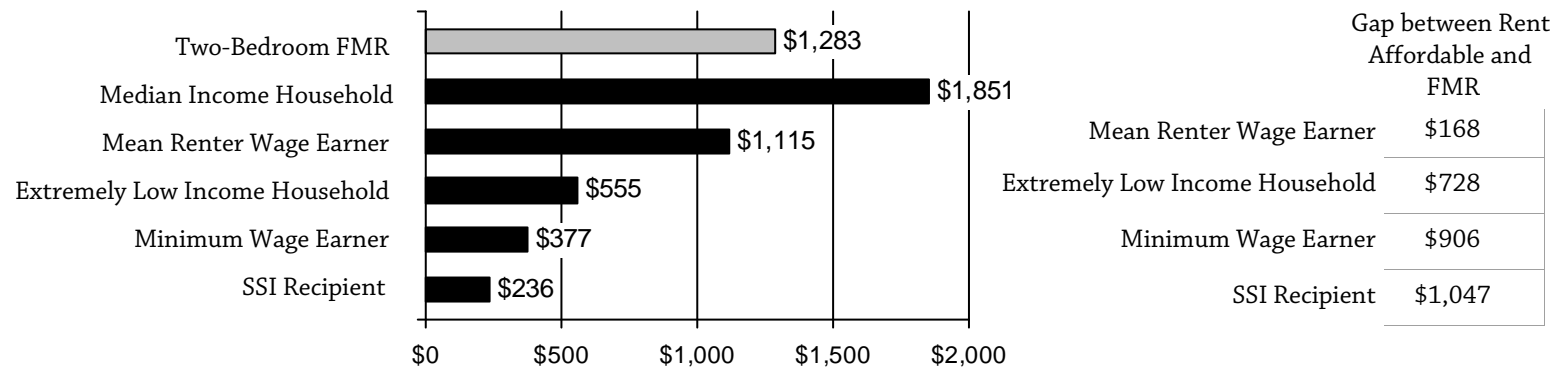
In New York, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,283. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,278 monthly or \$51,337 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$24.68

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 136 hours per week, 52 weeks per year. Or a household must include 3.4 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 \$21.45. 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 1.2 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	FY12 HOUSING WAGE		HOUSING COSTS		AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2006-2010)	% of total households (2006-2010)	Estimated mean renter hourly wage (2012)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New York	\$24.68	\$1,283	\$51,337	3.4	\$74,049	\$1,851	\$22,215	\$555	3,228,552	45%	\$21.45	\$1,115	1.2
Combined Nonmetro Areas	\$14.61	\$760	\$30,387	2.0	\$57,153	\$1,429	\$17,146	\$429	175,787	29%	\$9.76	\$508	1.5
<u>Metropolitan Areas</u>													
Albany-Schenectady-Troy MSA	\$16.73	\$870	\$34,800	2.3	\$78,100	\$1,953	\$23,430	\$586	116,988	34%	\$12.82	\$667	1.3
Binghamton MSA	\$13.63	\$709	\$28,360	1.9	\$61,800	\$1,545	\$18,540	\$464	31,062	31%	\$10.49	\$546	1.3
Buffalo-Niagara Falls MSA	\$13.83	\$719	\$28,760	1.9	\$66,100	\$1,653	\$19,830	\$496	153,473	33%	\$10.18	\$529	1.4
Elmira MSA	\$14.79	\$769	\$30,760	2.0	\$56,900	\$1,423	\$17,070	\$427	11,297	32%	\$9.94	\$517	1.5
Glens Falls MSA	\$16.13	\$839	\$33,560	2.2	\$62,600	\$1,565	\$18,780	\$470	15,375	29%	\$10.51	\$546	1.5
Ithaca MSA	\$18.58	\$966	\$38,640	2.6	\$73,800	\$1,845	\$22,140	\$554	17,289	45%	\$13.17	\$685	1.4
Kingston MSA	\$21.12	\$1,098	\$43,920	2.9	\$73,900	\$1,848	\$22,170	\$554	21,488	30%	\$9.90	\$515	2.1
Nassau-Suffolk HMFA	\$32.35	\$1,682	\$67,280	4.5	\$107,500	\$2,688	\$32,250	\$806	171,663	18%	\$13.41	\$697	2.4
New York HMFA	\$27.38	\$1,424	\$56,960	3.8	\$66,169	\$1,654	\$19,851	\$496	2,074,213	65%	\$32.23	\$1,676	0.8
Poughkeepsie-Newburgh-Middletown MSA	\$22.87	\$1,189	\$47,560	3.2	\$87,200	\$2,180	\$26,160	\$654	67,220	29%	\$10.94	\$569	2.1
Rochester MSA	\$15.37	\$799	\$31,960	2.1	\$68,700	\$1,718	\$20,610	\$515	125,668	31%	\$10.68	\$555	1.4
Syracuse MSA	\$14.42	\$750	\$30,000	2.0	\$66,600	\$1,665	\$19,980	\$500	80,967	32%	\$10.87	\$565	1.3
Utica-Rome MSA	\$13.87	\$721	\$28,840	1.9	\$58,800	\$1,470	\$17,640	\$441	37,020	31%	\$8.97	\$466	1.5
Westchester County	\$30.38	\$1,580	\$63,200	4.2	\$107,900	\$2,698	\$32,370	\$809	129,042	37%	\$17.68	\$919	1.7
<u>Counties</u>													
Albany County	\$16.73	\$870	\$34,800	2.3	\$78,100	\$1,953	\$23,430	\$586	51,137	41%	\$13.61	\$708	1.2
Allegany County	\$13.35	\$694	\$27,760	1.8	\$53,200	\$1,330	\$15,960	\$399	4,637	24%	\$7.99	\$415	1.7
Bronx County	\$27.38	\$1,424	\$56,960	3.8	\$65,000	\$1,625	\$19,500	\$488	374,678	79%	\$17.59	\$915	1.6
Broome County	\$13.63	\$709	\$28,360	1.9	\$61,800	\$1,545	\$18,540	\$464	26,976	33%	\$10.03	\$521	1.4
Cattaraugus County	\$13.90	\$723	\$28,920	1.9	\$53,000	\$1,325	\$15,900	\$398	8,703	27%	\$9.47	\$493	1.5
Cayuga County	\$13.77	\$716	\$28,640	1.9	\$62,000	\$1,550	\$18,600	\$465	9,027	28%	\$9.21	\$479	1.5
Chautauqua County	\$13.79	\$717	\$28,680	1.9	\$54,100	\$1,353	\$16,230	\$406	16,616	30%	\$8.05	\$418	1.7
Chemung County	\$14.79	\$769	\$30,760	2.0	\$56,900	\$1,423	\$17,070	\$427	11,297	32%	\$9.94	\$517	1.5
Chenango County	\$13.44	\$699	\$27,960	1.9	\$56,600	\$1,415	\$16,980	\$425	4,557	23%	\$10.93	\$568	1.2
Clinton County	\$15.15	\$788	\$31,520	2.1	\$63,300	\$1,583	\$18,990	\$475	9,213	30%	\$9.46	\$492	1.6
Columbia County	\$16.04	\$834	\$33,360	2.2	\$71,000	\$1,775	\$21,300	\$533	6,882	27%	\$10.48	\$545	1.5

1: FMR = Fiscal Year 2012 Fair Market Rent (HUD, 2011). 2: AMI = Fiscal Year 2012 Area Median Income (HUD, 2011).

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	FY12 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2006-2010)	% of total households (2006-2010)	Estimated mean renter hourly wage (2012)	Rent affordable at mean wage
Cortland County	\$14.56	\$757	\$30,280	2.0	\$59,800	\$1,495	\$17,940	\$449	6,039	34%	\$9.78	\$509	1.5
Delaware County	\$13.38	\$696	\$27,840	1.8	\$54,400	\$1,360	\$16,320	\$408	4,853	24%	\$11.60	\$603	1.2
Dutchess County	\$22.87	\$1,189	\$47,560	3.2	\$87,200	\$2,180	\$26,160	\$654	31,474	29%	\$12.56	\$653	1.8
Erie County	\$13.83	\$719	\$28,760	1.9	\$66,100	\$1,653	\$19,830	\$496	127,842	34%	\$10.43	\$542	1.3
Essex County	\$14.85	\$772	\$30,880	2.0	\$60,100	\$1,503	\$18,030	\$451	4,342	27%	\$11.32	\$588	1.3
Franklin County	\$13.90	\$723	\$28,920	1.9	\$52,100	\$1,303	\$15,630	\$391	5,236	27%	\$8.10	\$421	1.7
Fulton County	\$13.73	\$714	\$28,560	1.9	\$51,500	\$1,288	\$15,450	\$386	6,956	30%	\$9.75	\$507	1.4
Genesee County	\$15.31	\$796	\$31,840	2.1	\$60,800	\$1,520	\$18,240	\$456	6,246	26%	\$8.99	\$467	1.7
Greene County	\$15.10	\$785	\$31,400	2.1	\$59,000	\$1,475	\$17,700	\$443	4,882	26%	\$10.45	\$544	1.4
Hamilton County	\$14.08	\$732	\$29,280	1.9	\$59,800	\$1,495	\$17,940	\$449	433	18%	\$7.03	\$366	2.0
Herkimer County	\$13.87	\$721	\$28,840	1.9	\$58,800	\$1,470	\$17,640	\$441	7,477	28%	\$8.13	\$423	1.7
Jefferson County	\$16.12	\$838	\$33,520	2.2	\$54,800	\$1,370	\$16,440	\$411	18,875	43%	\$11.96	\$622	1.3
Kings County	\$27.38	\$1,424	\$56,960	3.8	\$65,000	\$1,625	\$19,500	\$488	629,788	70%	\$15.24	\$793	1.8
Lewis County	\$13.10	\$681	\$27,240	1.8	\$51,200	\$1,280	\$15,360	\$384	2,389	22%	\$9.55	\$497	1.4
Livingston County	\$15.37	\$799	\$31,960	2.1	\$68,700	\$1,718	\$20,610	\$515	5,868	24%	\$7.29	\$379	2.1
Madison County	\$14.42	\$750	\$30,000	2.0	\$66,600	\$1,665	\$19,980	\$500	6,409	24%	\$10.08	\$524	1.4
Monroe County	\$15.37	\$799	\$31,960	2.1	\$68,700	\$1,718	\$20,610	\$515	96,923	33%	\$11.27	\$586	1.4
Montgomery County	\$14.42	\$750	\$30,000	2.0	\$56,800	\$1,420	\$17,040	\$426	6,280	31%	\$10.19	\$530	1.4
Nassau County	\$32.35	\$1,682	\$67,280	4.5	\$107,500	\$2,688	\$32,250	\$806	79,467	18%	\$13.04	\$678	2.5
New York County	\$27.38	\$1,424	\$56,960	3.8	\$65,000	\$1,625	\$19,500	\$488	565,173	77%	\$44.13	\$2,295	0.6
Niagara County	\$13.83	\$719	\$28,760	1.9	\$66,100	\$1,653	\$19,830	\$496	25,631	29%	\$8.47	\$440	1.6
Oneida County	\$13.87	\$721	\$28,840	1.9	\$58,800	\$1,470	\$17,640	\$441	29,543	32%	\$9.09	\$473	1.5
Onondaga County	\$14.42	\$750	\$30,000	2.0	\$66,600	\$1,665	\$19,980	\$500	62,496	34%	\$11.14	\$579	1.3
Ontario County	\$15.37	\$799	\$31,960	2.1	\$68,700	\$1,718	\$20,610	\$515	10,521	24%	\$8.75	\$455	1.8
Orange County	\$22.87	\$1,189	\$47,560	3.2	\$87,200	\$2,180	\$26,160	\$654	35,746	29%	\$9.52	\$495	2.4
Orleans County	\$15.37	\$799	\$31,960	2.1	\$68,700	\$1,718	\$20,610	\$515	3,665	23%	\$7.85	\$408	2.0
Oswego County	\$14.42	\$750	\$30,000	2.0	\$66,600	\$1,665	\$19,980	\$500	12,062	26%	\$9.21	\$479	1.6
Otsego County	\$16.17	\$841	\$33,640	2.2	\$58,100	\$1,453	\$17,430	\$436	6,852	27%	\$9.19	\$478	1.8
Putnam County	\$27.38	\$1,424	\$56,960	3.8	\$65,000	\$1,625	\$19,500	\$488	5,364	15%	\$9.96	\$518	2.7
Queens County	\$27.38	\$1,424	\$56,960	3.8	\$65,000	\$1,625	\$19,500	\$488	422,201	55%	\$17.23	\$896	1.6
Rensselaer County	\$16.73	\$870	\$34,800	2.3	\$78,100	\$1,953	\$23,430	\$586	22,167	35%	\$11.70	\$609	1.4

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	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2006-2010)	% of total households (2006-2010)	Estimated mean renter hourly wage (2012)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Richmond County	\$27.38	\$1,424	\$56,960	3.8	\$65,000	\$1,625	\$19,500	\$488	48,752	30%	\$9.75	\$507	2.8
Rockland County	\$27.38	\$1,424	\$56,960	3.8	\$103,100	\$2,578	\$30,930	\$773	28,257	29%	\$12.10	\$629	2.3
Saratoga County	\$16.73	\$870	\$34,800	2.3	\$78,100	\$1,953	\$23,430	\$586	22,732	26%	\$12.35	\$642	1.4
Schenectady County	\$16.73	\$870	\$34,800	2.3	\$78,100	\$1,953	\$23,430	\$586	18,018	31%	\$12.70	\$661	1.3
Schoharie County	\$16.73	\$870	\$34,800	2.3	\$78,100	\$1,953	\$23,430	\$586	2,934	23%	\$5.87	\$305	2.8
Schuyler County	\$12.92	\$672	\$26,880	1.8	\$55,200	\$1,380	\$16,560	\$414	1,564	21%	\$8.71	\$453	1.5
Seneca County	\$14.62	\$760	\$30,400	2.0	\$56,100	\$1,403	\$16,830	\$421	2,960	23%	\$9.61	\$500	1.5
St. Lawrence County	\$13.81	\$718	\$28,720	1.9	\$52,600	\$1,315	\$15,780	\$395	11,875	28%	\$8.76	\$455	1.6
Steuben County	\$13.75	\$715	\$28,600	1.9	\$55,100	\$1,378	\$16,530	\$413	10,978	27%	\$13.46	\$700	1.0
Suffolk County	\$32.35	\$1,682	\$67,280	4.5	\$107,500	\$2,688	\$32,250	\$806	92,196	19%	\$13.78	\$717	2.3
Sullivan County	\$17.08	\$888	\$35,520	2.4	\$61,500	\$1,538	\$18,450	\$461	9,649	32%	\$8.87	\$461	1.9
Tioga County	\$13.63	\$709	\$28,360	1.9	\$61,800	\$1,545	\$18,540	\$464	4,086	20%	\$13.58	\$706	1.0
Tompkins County	\$18.58	\$966	\$38,640	2.6	\$73,800	\$1,845	\$22,140	\$554	17,289	45%	\$13.17	\$685	1.4
Ulster County	\$21.12	\$1,098	\$43,920	2.9	\$73,900	\$1,848	\$22,170	\$554	21,488	30%	\$9.90	\$515	2.1
Warren County	\$16.13	\$839	\$33,560	2.2	\$62,600	\$1,565	\$18,780	\$470	8,976	31%	\$10.81	\$562	1.5
Washington County	\$16.13	\$839	\$33,560	2.2	\$62,600	\$1,565	\$18,780	\$470	6,399	26%	\$9.47	\$492	1.7
Wayne County	\$15.37	\$799	\$31,960	2.1	\$68,700	\$1,718	\$20,610	\$515	8,691	24%	\$8.85	\$460	1.7
Westchester County	\$30.38	\$1,580	\$63,200	4.2	\$107,900	\$2,698	\$32,370	\$809	129,042	37%	\$17.68	\$919	1.7
Wyoming County	\$14.19	\$738	\$29,520	2.0	\$60,800	\$1,520	\$18,240	\$456	3,664	24%	\$7.73	\$402	1.8
Yates County	\$13.23	\$688	\$27,520	1.8	\$58,900	\$1,473	\$17,670	\$442	2,079	22%	\$6.30	\$328	2.1

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