

NEW YORK

#5*

In **New York**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,460**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,867** monthly or **\$58,409** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$28.08
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEW YORK:

STATE FACTS	
Minimum Wage	\$9.70
Average Renter Wage	\$23.98
2-Bedroom Housing Wage	\$28.08
Number of Renter Households	3,367,557
Percent Renters	46%

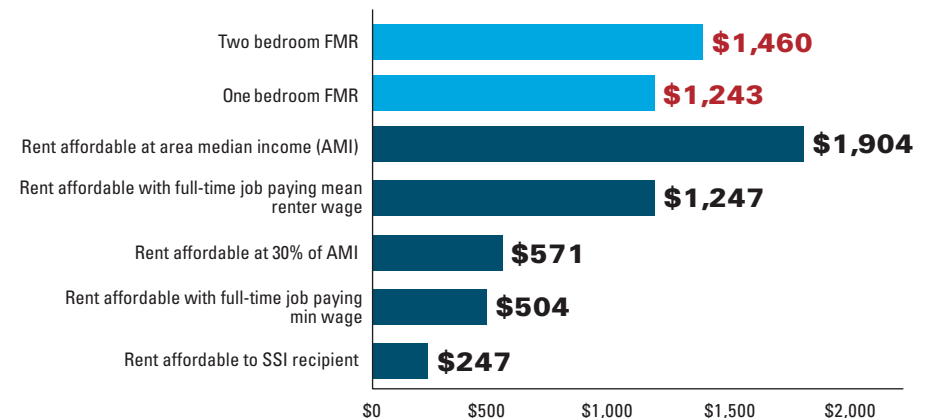
116
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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	\$36.12
Westchester County	\$32.81
New York HMFA	\$31.48
Poughkeepsie-Newburgh-Middletown HMFA	\$24.40
Kingston MSA	\$21.94



* Ranked from Highest to Lowest 2-Bedroom Housing Wage

New York

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New York	\$28.08	\$1,460	\$58,409	2.9	\$76,152	\$1,904	\$22,846	\$571	3,367,557	46%	\$23.98	\$1,247	1.2
Combined Nonmetro Areas	\$15.11	\$786	\$31,429	1.6	\$61,613	\$1,540	\$18,484	\$462	158,152	29%	\$10.51	\$547	1.4
<u>Metropolitan Areas</u>													
Albany-Schenectady-Troy MSA	\$19.35	\$1,006	\$40,240	2.0	\$83,100	\$2,078	\$24,930	\$623	121,066	35%	\$14.54	\$756	1.3
Binghamton MSA	\$14.75	\$767	\$30,680	1.5	\$65,700	\$1,643	\$19,710	\$493	31,427	32%	\$10.30	\$536	1.4
Buffalo-Cheektowaga-Niagara Falls MSA	\$15.58	\$810	\$32,400	1.6	\$68,200	\$1,705	\$20,460	\$512	159,470	34%	\$11.43	\$594	1.4
Elmira MSA	\$15.67	\$815	\$32,600	1.6	\$64,600	\$1,615	\$19,380	\$485	10,881	31%	\$9.78	\$508	1.6
Glens Falls MSA	\$16.75	\$871	\$34,840	1.7	\$64,100	\$1,603	\$19,230	\$481	14,604	29%	\$11.06	\$575	1.5
Ithaca MSA	\$20.60	\$1,071	\$42,840	2.1	\$75,600	\$1,890	\$22,680	\$567	17,104	44%	\$13.76	\$715	1.5
Kingston MSA	\$21.94	\$1,141	\$45,640	2.3	\$78,500	\$1,963	\$23,550	\$589	21,566	31%	\$9.41	\$489	2.3
Nassau-Suffolk HMFA	\$36.12	\$1,878	\$75,120	3.7	\$110,800	\$2,770	\$33,240	\$831	188,322	20%	\$14.15	\$736	2.6
New York HMFA	\$31.48	\$1,637	\$65,480	3.2	\$67,338	\$1,683	\$20,201	\$505	2,159,028	67%	\$35.36	\$1,839	0.9
Poughkeepsie-Newburgh-Middletown HMFA	\$24.40	\$1,269	\$50,760	2.5	\$89,400	\$2,235	\$26,820	\$671	72,130	31%	\$11.39	\$592	2.1
Rochester HMFA	\$17.60	\$915	\$36,600	1.8	\$68,600	\$1,715	\$20,580	\$515	138,156	33%	\$12.26	\$638	1.4
Syracuse MSA	\$15.71	\$817	\$32,680	1.6	\$68,000	\$1,700	\$20,400	\$510	83,270	32%	\$11.88	\$618	1.3
Utica-Rome MSA	\$15.75	\$819	\$32,760	1.6	\$62,100	\$1,553	\$18,630	\$466	38,743	33%	\$10.39	\$540	1.5
Watertown-Fort Drum MSA	\$21.06	\$1,095	\$43,800	2.2	\$62,400	\$1,560	\$18,720	\$468	19,696	44%	\$12.99	\$675	1.6
Westchester County Statutory Exception Area	\$32.81	\$1,706	\$68,240	3.4	\$111,400	\$2,785	\$33,420	\$836	131,671	39%	\$18.25	\$949	1.8
Yates County HMFA	\$13.77	\$716	\$28,640	1.4	\$63,600	\$1,590	\$19,080	\$477	2,271	23%	\$7.63	\$397	1.8
<u>Counties</u>													
Albany County	\$19.35	\$1,006	\$40,240	2.0	\$83,100	\$2,078	\$24,930	\$623	51,451	42%	\$15.04	\$782	1.3

1: BR = Bedroom
 2: FMR = Fiscal Year 2017 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 2017 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

New York

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Allegany County	\$13.10	\$681	\$27,240	1.4	\$53,900	\$1,348	\$16,170	\$404	4,912	27%	\$9.71	\$505	1.3
Bronx County	\$31.48	\$1,637	\$65,480	3.2	\$66,200	\$1,655	\$19,860	\$497	392,909	81%	\$18.73	\$974	1.7
Broome County	\$14.75	\$767	\$30,680	1.5	\$65,700	\$1,643	\$19,710	\$493	27,140	34%	\$9.96	\$518	1.5
Cattaraugus County	\$13.13	\$683	\$27,320	1.4	\$59,300	\$1,483	\$17,790	\$445	9,075	29%	\$10.33	\$537	1.3
Cayuga County	\$15.08	\$784	\$31,360	1.6	\$65,600	\$1,640	\$19,680	\$492	8,944	29%	\$10.54	\$548	1.4
Chautauqua County	\$13.54	\$704	\$28,160	1.4	\$56,000	\$1,400	\$16,800	\$420	16,262	30%	\$8.90	\$463	1.5
Chemung County	\$15.67	\$815	\$32,600	1.6	\$64,600	\$1,615	\$19,380	\$485	10,881	31%	\$9.78	\$508	1.6
Chenango County	\$13.79	\$717	\$28,680	1.4	\$56,600	\$1,415	\$16,980	\$425	4,856	25%	\$11.46	\$596	1.2
Clinton County	\$16.38	\$852	\$34,080	1.7	\$69,300	\$1,733	\$20,790	\$520	10,185	32%	\$10.40	\$541	1.6
Columbia County	\$18.27	\$950	\$38,000	1.9	\$74,600	\$1,865	\$22,380	\$560	7,094	28%	\$10.27	\$534	1.8
Cortland County	\$15.04	\$782	\$31,280	1.6	\$64,900	\$1,623	\$19,470	\$487	6,147	34%	\$12.12	\$630	1.2
Delaware County	\$14.65	\$762	\$30,480	1.5	\$59,000	\$1,475	\$17,700	\$443	5,262	27%	\$11.68	\$607	1.3
Dutchess County	\$24.40	\$1,269	\$50,760	2.5	\$89,400	\$2,235	\$26,820	\$671	33,044	31%	\$12.84	\$668	1.9
Erie County	\$15.58	\$810	\$32,400	1.6	\$68,200	\$1,705	\$20,460	\$512	133,957	35%	\$11.80	\$613	1.3
Essex County	\$16.98	\$883	\$35,320	1.8	\$66,200	\$1,655	\$19,860	\$497	3,993	26%	\$10.64	\$554	1.6
Franklin County	\$14.29	\$743	\$29,720	1.5	\$57,600	\$1,440	\$17,280	\$432	5,221	27%	\$8.07	\$419	1.8
Fulton County	\$14.56	\$757	\$30,280	1.5	\$57,300	\$1,433	\$17,190	\$430	6,597	30%	\$9.91	\$516	1.5
Genesee County	\$15.06	\$783	\$31,320	1.6	\$66,600	\$1,665	\$19,980	\$500	6,471	27%	\$9.47	\$492	1.6
Greene County	\$17.90	\$931	\$37,240	1.8	\$63,800	\$1,595	\$19,140	\$479	4,373	25%	\$9.06	\$471	2.0
Hamilton County	\$15.06	\$783	\$31,320	1.6	\$63,800	\$1,595	\$19,140	\$479	199	14%	\$7.61	\$396	2.0
Herkimer County	\$15.75	\$819	\$32,760	1.6	\$62,100	\$1,553	\$18,630	\$466	7,574	29%	\$10.29	\$535	1.5
Jefferson County	\$21.06	\$1,095	\$43,800	2.2	\$62,400	\$1,560	\$18,720	\$468	19,696	44%	\$12.99	\$675	1.6
Kings County	\$31.48	\$1,637	\$65,480	3.2	\$66,200	\$1,655	\$19,860	\$497	659,069	71%	\$16.17	\$841	1.9
Lewis County	\$13.67	\$711	\$28,440	1.4	\$57,800	\$1,445	\$17,340	\$434	2,473	23%	\$9.31	\$484	1.5
Livingston County	\$17.60	\$915	\$36,600	1.8	\$68,600	\$1,715	\$20,580	\$515	6,602	27%	\$8.41	\$438	2.1
Madison County	\$15.71	\$817	\$32,680	1.6	\$68,000	\$1,700	\$20,400	\$510	6,533	25%	\$10.68	\$555	1.5

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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.

New York

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	HOUSING COSTS			AREA MEDIAN INCOME (AMI)			RENTER HOUSEHOLDS					
		2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Monroe County	\$17.60	\$915	\$36,600	1.8	\$68,600	\$1,715	\$20,580	\$515	107,438	36%	\$12.54	\$652	1.4
Montgomery County	\$14.81	\$770	\$30,800	1.5	\$58,100	\$1,453	\$17,430	\$436	6,430	33%	\$9.75	\$507	1.5
Nassau County	\$36.12	\$1,878	\$75,120	3.7	\$110,800	\$2,770	\$33,240	\$831	86,863	20%	\$14.17	\$737	2.5
New York County	\$31.48	\$1,637	\$65,480	3.2	\$66,200	\$1,655	\$19,860	\$497	578,340	77%	\$49.14	\$2,556	0.6
Niagara County	\$15.58	\$810	\$32,400	1.6	\$68,200	\$1,705	\$20,460	\$512	25,513	29%	\$8.98	\$467	1.7
Oneida County	\$15.75	\$819	\$32,760	1.6	\$62,100	\$1,553	\$18,630	\$466	31,169	34%	\$10.41	\$541	1.5
Onondaga County	\$15.71	\$817	\$32,680	1.6	\$68,000	\$1,700	\$20,400	\$510	64,112	35%	\$12.03	\$625	1.3
Ontario County	\$17.60	\$915	\$36,600	1.8	\$68,600	\$1,715	\$20,580	\$515	12,024	27%	\$13.40	\$697	1.3
Orange County	\$24.40	\$1,269	\$50,760	2.5	\$89,400	\$2,235	\$26,820	\$671	39,086	31%	\$10.22	\$532	2.4
Orleans County	\$17.60	\$915	\$36,600	1.8	\$68,600	\$1,715	\$20,580	\$515	3,904	24%	\$8.09	\$421	2.2
Oswego County	\$15.71	\$817	\$32,680	1.6	\$68,000	\$1,700	\$20,400	\$510	12,625	28%	\$11.53	\$600	1.4
Otsego County	\$16.40	\$853	\$34,120	1.7	\$62,200	\$1,555	\$18,660	\$467	6,284	27%	\$10.85	\$564	1.5
Putnam County	\$31.48	\$1,637	\$65,480	3.2	\$66,200	\$1,655	\$19,860	\$497	6,144	18%	\$10.17	\$529	3.1
Queens County	\$31.48	\$1,637	\$65,480	3.2	\$66,200	\$1,655	\$19,860	\$497	440,083	56%	\$18.26	\$949	1.7
Rensselaer County	\$19.35	\$1,006	\$40,240	2.0	\$83,100	\$2,078	\$24,930	\$623	22,207	35%	\$12.76	\$663	1.5
Richmond County	\$31.48	\$1,637	\$65,480	3.2	\$66,200	\$1,655	\$19,860	\$497	51,784	31%	\$11.22	\$584	2.8
Rockland County	\$31.48	\$1,637	\$65,480	3.2	\$103,600	\$2,590	\$31,080	\$777	30,699	31%	\$11.90	\$619	2.6
St. Lawrence County	\$15.85	\$824	\$32,960	1.6	\$57,700	\$1,443	\$17,310	\$433	11,849	29%	\$9.62	\$500	1.6
Saratoga County	\$19.35	\$1,006	\$40,240	2.0	\$83,100	\$2,078	\$24,930	\$623	25,498	28%	\$15.53	\$807	1.2
Schenectady County	\$19.35	\$1,006	\$40,240	2.0	\$83,100	\$2,078	\$24,930	\$623	19,013	33%	\$13.48	\$701	1.4
Schoharie County	\$19.35	\$1,006	\$40,240	2.0	\$83,100	\$2,078	\$24,930	\$623	2,897	23%	\$9.80	\$510	2.0
Schuyler County	\$13.13	\$683	\$27,320	1.4	\$61,900	\$1,548	\$18,570	\$464	1,753	23%	\$9.00	\$468	1.5
Seneca County	\$14.71	\$765	\$30,600	1.5	\$64,500	\$1,613	\$19,350	\$484	3,755	28%	\$10.01	\$521	1.5
Steuben County	\$13.98	\$727	\$29,080	1.4	\$59,400	\$1,485	\$17,820	\$446	12,302	30%	\$16.08	\$836	0.9
Suffolk County	\$36.12	\$1,878	\$75,120	3.7	\$110,800	\$2,770	\$33,240	\$831	101,459	21%	\$14.13	\$735	2.6
Sullivan County	\$18.31	\$952	\$38,080	1.9	\$64,300	\$1,608	\$19,290	\$482	9,793	34%	\$10.42	\$542	1.8

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New York

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

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Tioga County	\$14.75	\$767	\$30,680	1.5	\$65,700	\$1,643	\$19,710	\$493	4,287	22%	\$12.61	\$656	1.2
Tompkins County	\$20.60	\$1,071	\$42,840	2.1	\$75,600	\$1,890	\$22,680	\$567	17,104	44%	\$13.76	\$715	1.5
Ulster County	\$21.94	\$1,141	\$45,640	2.3	\$78,500	\$1,963	\$23,550	\$589	21,566	31%	\$9.41	\$489	2.3
Warren County	\$16.75	\$871	\$34,840	1.7	\$64,100	\$1,603	\$19,230	\$481	7,898	29%	\$10.75	\$559	1.6
Washington County	\$16.75	\$871	\$34,840	1.7	\$64,100	\$1,603	\$19,230	\$481	6,706	28%	\$12.07	\$628	1.4
Wayne County	\$17.60	\$915	\$36,600	1.8	\$68,600	\$1,715	\$20,580	\$515	8,188	22%	\$9.97	\$519	1.8
Westchester County	\$32.81	\$1,706	\$68,240	3.4	\$111,400	\$2,785	\$33,420	\$836	131,671	39%	\$18.25	\$949	1.8
Wyoming County	\$13.15	\$684	\$27,360	1.4	\$66,700	\$1,668	\$20,010	\$500	3,922	25%	\$9.20	\$478	1.4
Yates County	\$13.77	\$716	\$28,640	1.4	\$63,600	\$1,590	\$19,080	\$477	2,271	23%	\$7.63	\$397	1.8

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