

NEW YORK

#5*

In **New York**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,691**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,638** monthly or **\$67,653** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.53
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEW YORK:

STATE FACTS	
Minimum Wage	\$11.80
Average Renter Wage	\$25.68
2-Bedroom Housing Wage	\$32.53
Number of Renter Households	3,373,181
Percent Renters	46%

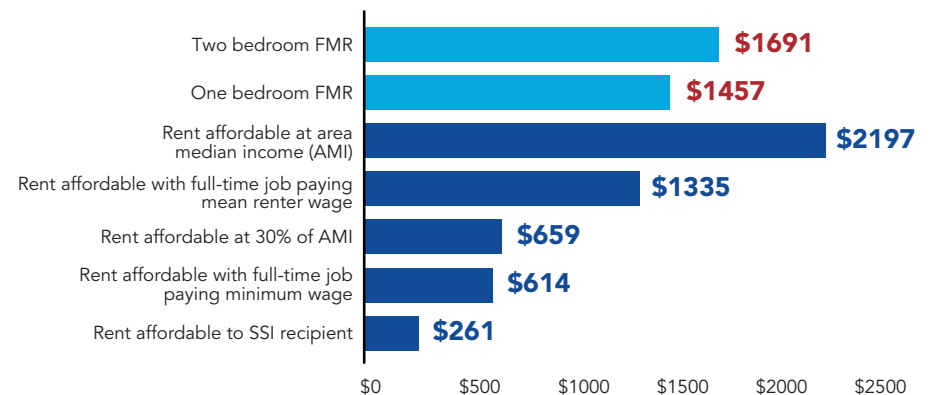
110
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

95
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.4
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	\$38.31
Westchester County Statutory Exception Area	\$37.98
New York HMFA	\$37.52
Poughkeepsie-Newburgh-Middletown HMFA	\$26.87
Kingston MSA	\$23.37



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.

NEW YORK

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)			RENTERS		
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
New York	\$32.53	\$1,691	\$67,653	2.8	\$87,886	\$2,197	\$26,366	\$659	3,373,181	46%	\$25.68	\$1,335	1.3	
Combined Nonmetro Areas	\$15.66	\$814	\$32,570	1.3	\$67,525	\$1,688	\$20,258	\$506	153,608	28%	\$11.50	\$598	1.4	
<u>Metropolitan Areas</u>														
Albany-Schenectady-Troy MSA	\$20.27	\$1,054	\$42,160	1.7	\$99,200	\$2,480	\$29,760	\$744	126,087	36%	\$15.60	\$811	1.3	
Binghamton MSA	\$15.77	\$820	\$32,800	1.3	\$76,900	\$1,923	\$23,070	\$577	31,885	32%	\$11.37	\$591	1.4	
Buffalo-Cheektowaga-Niagara Falls MSA	\$16.21	\$843	\$33,720	1.4	\$77,600	\$1,940	\$23,280	\$582	161,948	34%	\$12.70	\$661	1.3	
Elmira MSA	\$16.13	\$839	\$33,560	1.4	\$73,600	\$1,840	\$22,080	\$552	11,024	32%	\$11.78	\$612	1.4	
Glens Falls MSA	\$18.38	\$956	\$38,240	1.6	\$76,600	\$1,915	\$22,980	\$575	14,508	28%	\$12.18	\$634	1.5	
Ithaca MSA	\$22.54	\$1,172	\$46,880	1.9	\$85,600	\$2,140	\$25,680	\$642	17,577	45%	\$14.62	\$760	1.5	
Kingston MSA	\$23.37	\$1,215	\$48,600	2.0	\$83,700	\$2,093	\$25,110	\$628	21,724	31%	\$10.81	\$562	2.2	
Nassau-Suffolk HMFA	\$38.31	\$1,992	\$79,680	3.2	\$126,600	\$3,165	\$37,980	\$950	183,300	20%	\$15.07	\$783	2.5	
New York HMFA	\$37.52	\$1,951	\$78,040	3.2	\$79,709	\$1,993	\$23,913	\$598	2,161,716	66%	\$37.20	\$1,934	1.0	
Poughkeepsie-Newburgh-Middletown HMFA	\$26.87	\$1,397	\$55,880	2.3	\$102,300	\$2,558	\$30,690	\$767	74,048	32%	\$12.49	\$649	2.2	
Rochester HMFA	\$18.69	\$972	\$38,880	1.6	\$76,400	\$1,910	\$22,920	\$573	139,932	33%	\$13.18	\$685	1.4	
Syracuse MSA	\$17.31	\$900	\$36,000	1.5	\$75,800	\$1,895	\$22,740	\$569	83,865	33%	\$13.28	\$690	1.3	
Utica-Rome MSA	\$15.19	\$790	\$31,600	1.3	\$71,700	\$1,793	\$21,510	\$538	36,480	32%	\$11.03	\$574	1.4	
Watertown-Fort Drum MSA	\$21.13	\$1,099	\$43,960	1.8	\$59,500	\$1,488	\$17,850	\$446	19,159	44%	\$14.26	\$741	1.5	
Westchester County Statutory Exception Area	\$37.98	\$1,975	\$79,000	3.2	\$125,800	\$3,145	\$37,740	\$944	134,443	39%	\$19.27	\$1,002	2.0	
Yates County HMFA	\$14.90	\$775	\$31,000	1.3	\$70,600	\$1,765	\$21,180	\$530	1,877	21%	\$8.48	\$441	1.8	
<u>Counties</u>														
Albany County	\$20.27	\$1,054	\$42,160	1.7	\$99,200	\$2,480	\$29,760	\$744	54,755	43%	\$16.34	\$850	1.2	

1: BR = Bedroom
 2: FMR = Fiscal Year 2020 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2020 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

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Allegany County	\$13.73	\$714	\$28,560	1.2	\$58,700	\$1,468	\$17,610	\$440	4,476	25%	\$9.75	\$507	1.4
Bronx County	\$37.52	\$1,951	\$78,040	2.5	\$78,700	\$1,968	\$23,610	\$590	401,745	80%	\$20.57	\$1,070	1.8
Broome County	\$15.77	\$820	\$32,800	1.3	\$76,900	\$1,923	\$23,070	\$577	27,267	35%	\$11.07	\$576	1.4
Cattaraugus County	\$13.77	\$716	\$28,640	1.2	\$65,700	\$1,643	\$19,710	\$493	8,975	29%	\$10.36	\$539	1.3
Cayuga County	\$15.71	\$817	\$32,680	1.3	\$71,100	\$1,778	\$21,330	\$533	9,062	29%	\$11.64	\$605	1.3
Chautauqua County	\$13.94	\$725	\$29,000	1.2	\$58,600	\$1,465	\$17,580	\$440	15,770	30%	\$9.54	\$496	1.5
Chemung County	\$16.13	\$839	\$33,560	1.4	\$73,600	\$1,840	\$22,080	\$552	11,024	32%	\$11.78	\$612	1.4
Chenango County	\$15.00	\$780	\$31,200	1.3	\$63,900	\$1,598	\$19,170	\$479	5,246	25%	\$12.29	\$639	1.2
Clinton County	\$16.19	\$842	\$33,680	1.4	\$76,800	\$1,920	\$23,040	\$576	10,131	32%	\$12.13	\$631	1.3
Columbia County	\$18.56	\$965	\$38,600	1.6	\$81,300	\$2,033	\$24,390	\$610	7,042	28%	\$10.68	\$555	1.7
Cortland County	\$16.33	\$849	\$33,960	1.4	\$72,300	\$1,808	\$21,690	\$542	5,975	34%	\$11.28	\$586	1.4
Delaware County	\$14.85	\$772	\$30,880	1.3	\$64,300	\$1,608	\$19,290	\$482	4,898	26%	\$11.04	\$574	1.3
Dutchess County	\$26.87	\$1,397	\$55,880	2.3	\$102,300	\$2,558	\$30,690	\$767	33,538	31%	\$13.64	\$709	2.0
Erie County	\$16.21	\$843	\$33,720	1.4	\$77,600	\$1,940	\$23,280	\$582	136,609	35%	\$13.13	\$683	1.2
Essex County	\$16.60	\$863	\$34,520	1.4	\$73,700	\$1,843	\$22,110	\$553	3,762	24%	\$12.12	\$630	1.4
Franklin County	\$14.31	\$744	\$29,760	1.2	\$65,200	\$1,630	\$19,560	\$489	5,259	28%	\$9.92	\$516	1.4
Fulton County	\$15.67	\$815	\$32,600	1.3	\$63,000	\$1,575	\$18,900	\$473	6,403	29%	\$11.57	\$602	1.4
Genesee County	\$15.77	\$820	\$32,800	1.3	\$73,700	\$1,843	\$22,110	\$553	6,480	27%	\$10.23	\$532	1.5
Greene County	\$18.62	\$968	\$38,720	1.6	\$73,800	\$1,845	\$22,140	\$554	4,436	26%	\$8.66	\$450	2.2
Hamilton County	\$16.27	\$846	\$33,840	1.4	\$68,400	\$1,710	\$20,520	\$513	161	14%	\$9.74	\$506	1.7
Herkimer County	\$15.19	\$790	\$31,600	1.3	\$71,700	\$1,793	\$21,510	\$538	6,762	28%	\$11.37	\$591	1.3
Jefferson County	\$21.13	\$1,099	\$43,960	1.8	\$59,500	\$1,488	\$17,850	\$446	19,159	44%	\$14.26	\$741	1.5
Kings County	\$37.52	\$1,951	\$78,040	2.5	\$78,700	\$1,968	\$23,610	\$590	665,526	70%	\$17.01	\$885	2.2
Lewis County	\$14.96	\$778	\$31,120	1.3	\$65,600	\$1,640	\$19,680	\$492	2,131	21%	\$10.95	\$569	1.4
Livingston County	\$18.69	\$972	\$38,880	1.6	\$76,400	\$1,910	\$22,920	\$573	6,480	27%	\$8.78	\$456	2.1
Madison County	\$17.31	\$900	\$36,000	1.5	\$75,800	\$1,895	\$22,740	\$569	6,061	23%	\$11.37	\$591	1.5

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Monroe County	\$18.69	\$972	\$38,880	1.6	\$76,400	\$1,910	\$22,920	\$573	109,037	36%	\$13.67	\$711	1.4	
Montgomery County	\$15.13	\$787	\$31,480	1.3	\$62,600	\$1,565	\$18,780	\$470	6,290	32%	\$11.02	\$573	1.4	
Nassau County	\$38.31	\$1,992	\$79,680	2.9	\$126,600	\$3,165	\$37,980	\$950	86,216	19%	\$15.22	\$792	2.5	
New York County	\$37.52	\$1,951	\$78,040	2.5	\$78,700	\$1,968	\$23,610	\$590	575,184	76%	\$51.82	\$2,695	0.7	
Niagara County	\$16.21	\$843	\$33,720	1.4	\$77,600	\$1,940	\$23,280	\$582	25,339	29%	\$9.86	\$513	1.6	
Oneida County	\$15.19	\$790	\$31,600	1.3	\$71,700	\$1,793	\$21,510	\$538	29,718	33%	\$10.98	\$571	1.4	
Onondaga County	\$17.31	\$900	\$36,000	1.5	\$75,800	\$1,895	\$22,740	\$569	65,276	35%	\$13.62	\$708	1.3	
Ontario County	\$18.69	\$972	\$38,880	1.6	\$76,400	\$1,910	\$22,920	\$573	11,647	26%	\$12.61	\$656	1.5	
Orange County	\$26.87	\$1,397	\$55,880	2.3	\$102,300	\$2,558	\$30,690	\$767	40,510	32%	\$11.58	\$602	2.3	
Orleans County	\$18.69	\$972	\$38,880	1.6	\$76,400	\$1,910	\$22,920	\$573	3,987	24%	\$9.78	\$509	1.9	
Oswego County	\$17.31	\$900	\$36,000	1.5	\$75,800	\$1,895	\$22,740	\$569	12,528	27%	\$11.76	\$611	1.5	
Otsego County	\$16.79	\$873	\$34,920	1.4	\$68,100	\$1,703	\$20,430	\$511	6,382	27%	\$12.27	\$638	1.4	
Putnam County	\$37.52	\$1,951	\$78,040	3.2	\$78,700	\$1,968	\$23,610	\$590	6,129	18%	\$12.45	\$647	3.0	
Queens County	\$37.52	\$1,951	\$78,040	2.5	\$78,700	\$1,968	\$23,610	\$590	431,495	55%	\$20.47	\$1,064	1.8	
Rensselaer County	\$20.27	\$1,054	\$42,160	1.7	\$99,200	\$2,480	\$29,760	\$744	23,855	37%	\$14.04	\$730	1.4	
Richmond County	\$37.52	\$1,951	\$78,040	2.5	\$78,700	\$1,968	\$23,610	\$590	50,313	30%	\$11.66	\$606	3.2	
Rockland County	\$37.52	\$1,951	\$78,040	3.2	\$111,900	\$2,798	\$33,570	\$839	31,324	31%	\$11.53	\$600	3.3	
St. Lawrence County	\$15.96	\$830	\$33,200	1.4	\$60,500	\$1,513	\$18,150	\$454	11,486	28%	\$11.29	\$587	1.4	
Saratoga County	\$20.27	\$1,054	\$42,160	1.7	\$99,200	\$2,480	\$29,760	\$744	26,493	28%	\$16.22	\$844	1.2	
Schenectady County	\$20.27	\$1,054	\$42,160	1.7	\$99,200	\$2,480	\$29,760	\$744	17,840	33%	\$14.06	\$731	1.4	
Schoharie County	\$20.27	\$1,054	\$42,160	1.7	\$99,200	\$2,480	\$29,760	\$744	3,144	25%	\$11.02	\$573	1.8	
Schuyler County	\$14.19	\$738	\$29,520	1.2	\$66,700	\$1,668	\$20,010	\$500	1,620	22%	\$11.70	\$609	1.2	
Seneca County	\$15.92	\$828	\$33,120	1.3	\$69,700	\$1,743	\$20,910	\$523	3,519	26%	\$11.76	\$612	1.4	
Steuben County	\$14.62	\$760	\$30,400	1.2	\$64,600	\$1,615	\$19,380	\$485	11,342	28%	\$17.57	\$914	0.8	
Suffolk County	\$38.31	\$1,992	\$79,680	2.9	\$126,600	\$3,165	\$37,980	\$950	97,084	20%	\$14.91	\$775	2.6	
Sullivan County	\$19.23	\$1,000	\$40,000	1.6	\$75,500	\$1,888	\$22,650	\$566	9,018	32%	\$11.61	\$604	1.7	

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Tioga County	\$15.77	\$820	\$32,800	1.3	\$76,900	\$1,923	\$23,070	\$577	4,618	23%	\$13.29	\$691	1.2	
Tompkins County	\$22.54	\$1,172	\$46,880	1.9	\$85,600	\$2,140	\$25,680	\$642	17,577	45%	\$14.62	\$760	1.5	
Ulster County	\$23.37	\$1,215	\$48,600	2.0	\$83,700	\$2,093	\$25,110	\$628	21,724	31%	\$10.81	\$562	2.2	
Warren County	\$18.38	\$956	\$38,240	1.6	\$76,600	\$1,915	\$22,980	\$575	8,006	29%	\$12.09	\$628	1.5	
Washington County	\$18.38	\$956	\$38,240	1.6	\$76,600	\$1,915	\$22,980	\$575	6,502	27%	\$12.51	\$650	1.5	
Wayne County	\$18.69	\$972	\$38,880	1.6	\$76,400	\$1,910	\$22,920	\$573	8,781	24%	\$10.75	\$559	1.7	
Westchester County	\$37.98	\$1,975	\$79,000	2.9	\$125,800	\$3,145	\$37,740	\$944	134,443	39%	\$19.27	\$1,002	2.0	
Wyoming County	\$14.19	\$738	\$29,520	1.2	\$70,700	\$1,768	\$21,210	\$530	3,744	24%	\$10.17	\$529	1.4	
Yates County	\$14.90	\$775	\$31,000	1.3	\$70,600	\$1,765	\$21,180	\$530	1,877	21%	\$8.48	\$441	1.8	

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