

# NEW YORK

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In **New York**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,770**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,899** monthly or **\$70,782** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$34.03**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT NEW YORK:

STATE FACTS	
Minimum Wage	<b>\$12.50</b>
Average Renter Wage	<b>\$26.67</b>
2-Bedroom Housing Wage	<b>\$34.03</b>
Number of Renter Households	<b>3,385,432</b>
Percent Renters	<b>46%</b>

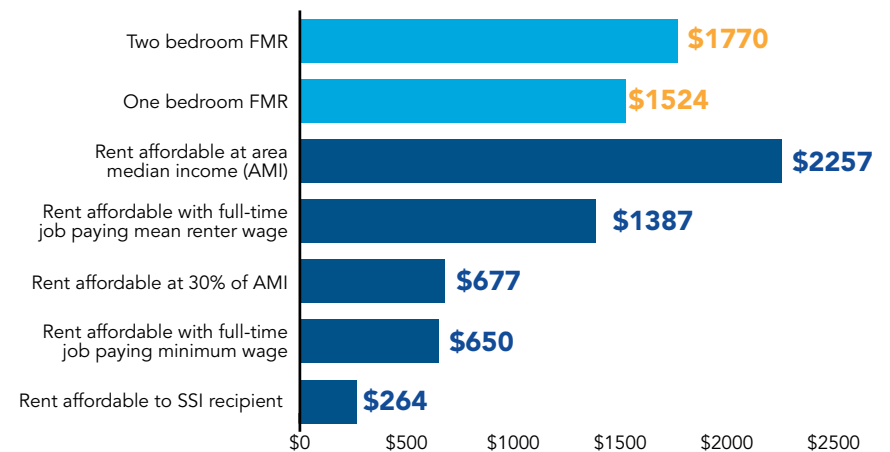
**109**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**94**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**2.7**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
2-Bedroom Rental Home** (at FMR)

**2.3**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
New York HMFA	<b>\$39.48</b>
Nassau-Suffolk HMFA	<b>\$39.13</b>
Westchester County Statutory Exception Area	<b>\$37.37</b>
Poughkeepsie-Newburgh-Middletown HMFA	<b>\$28.21</b>
Kingston MSA	<b>\$24.92</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.

**FY21 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New York	\$34.03	\$1,770	\$70,782	2.7	\$90,280	\$2,257	\$27,084	\$677	3,385,432	46%	\$26.67	\$1,387	1.3
Combined Nonmetro Areas	\$16.20	\$843	\$33,706	1.3	\$68,980	\$1,724	\$20,694	\$517	153,798	28%	\$11.76	\$612	1.4
<b>Metropolitan Areas</b>													
Albany-Schenectady-Troy MSA	\$21.48	\$1,117	\$44,680	1.7	\$95,600	\$2,390	\$28,680	\$717	127,267	36%	\$16.43	\$855	1.3
Binghamton MSA	\$16.27	\$846	\$33,840	1.3	\$70,800	\$1,770	\$21,240	\$531	31,981	32%	\$11.46	\$596	1.4
Buffalo-Cheektowaga-Niagara Falls MSA	\$17.69	\$920	\$36,800	1.4	\$78,900	\$1,973	\$23,670	\$592	163,978	34%	\$12.92	\$672	1.4
Elmira MSA	\$17.77	\$924	\$36,960	1.4	\$67,600	\$1,690	\$20,280	\$507	10,772	32%	\$12.38	\$644	1.4
Glens Falls MSA	\$19.33	\$1,005	\$40,200	1.5	\$79,100	\$1,978	\$23,730	\$593	14,427	28%	\$13.07	\$680	1.5
Ithaca MSA	\$24.40	\$1,269	\$50,760	2.0	\$89,600	\$2,240	\$26,880	\$672	17,863	45%	\$14.85	\$772	1.6
Kingston MSA	\$24.92	\$1,296	\$51,840	2.0	\$90,100	\$2,253	\$27,030	\$676	21,999	32%	\$11.41	\$593	2.2
Nassau-Suffolk HMFA	\$39.13	\$2,035	\$81,400	3.1	\$129,900	\$3,248	\$38,970	\$974	181,464	19%	\$15.37	\$799	2.5
New York HMFA	\$39.48	\$2,053	\$82,120	3.2	\$82,652	\$2,066	\$24,796	\$620	2,170,585	66%	\$38.52	\$2,003	1.0
Poughkeepsie-Newburgh-Middletown HMFA	\$28.21	\$1,467	\$58,680	2.3	\$100,500	\$2,513	\$30,150	\$754	76,305	32%	\$12.77	\$664	2.2
Rochester HMFA	\$19.35	\$1,006	\$40,240	1.5	\$83,200	\$2,080	\$24,960	\$624	140,712	33%	\$13.44	\$699	1.4
Syracuse MSA	\$17.33	\$901	\$36,040	1.4	\$80,500	\$2,013	\$24,150	\$604	83,428	32%	\$13.65	\$710	1.3
Utica-Rome MSA	\$15.31	\$796	\$31,840	1.2	\$72,400	\$1,810	\$21,720	\$543	35,654	31%	\$11.33	\$589	1.4
Watertown-Fort Drum MSA	\$20.13	\$1,047	\$41,880	1.6	\$64,900	\$1,623	\$19,470	\$487	18,599	44%	\$14.17	\$737	1.4
Westchester County Statutory Exception Area	\$37.37	\$1,943	\$77,720	3.0	\$127,500	\$3,188	\$38,250	\$956	134,818	39%	\$19.45	\$1,012	1.9
Yates County HMFA	\$15.67	\$815	\$32,600	1.3	\$73,800	\$1,845	\$22,140	\$554	1,782	20%	\$9.50	\$494	1.6
<b>Counties</b>													
Albany County	\$21.48	\$1,117	\$44,680	1.7	\$95,600	\$2,390	\$28,680	\$717	55,199	44%	\$17.29	\$899	1.2

1: BR = Bedroom  
 2: FMR = Fiscal Year 2021 Fair Market Rent.  
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.  
 4: AMI = Fiscal Year 2021 Area Median Income  
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

**FY21 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Allegany County	\$14.12	\$734	\$29,360	1.1	\$60,400	\$1,510	\$18,120	\$453	4,270	24%	\$9.69	\$504	1.5
Bronx County	\$39.48	\$2,053	\$82,120	2.6	\$81,700	\$2,043	\$24,510	\$613	404,617	80%	\$21.13	\$1,099	1.9
Broome County	\$16.27	\$846	\$33,840	1.3	\$70,800	\$1,770	\$21,240	\$531	27,360	35%	\$11.20	\$583	1.5
Cattaraugus County	\$14.12	\$734	\$29,360	1.1	\$60,500	\$1,513	\$18,150	\$454	9,001	28%	\$10.20	\$530	1.4
Cayuga County	\$16.29	\$847	\$33,880	1.3	\$77,400	\$1,935	\$23,220	\$581	8,970	29%	\$12.50	\$650	1.3
Chautauqua County	\$14.37	\$747	\$29,880	1.1	\$65,600	\$1,640	\$19,680	\$492	16,320	31%	\$9.69	\$504	1.5
Chemung County	\$17.77	\$924	\$36,960	1.4	\$67,600	\$1,690	\$20,280	\$507	10,772	32%	\$12.38	\$644	1.4
Chenango County	\$15.21	\$791	\$31,640	1.2	\$64,000	\$1,600	\$19,200	\$480	5,283	26%	\$12.00	\$624	1.3
Clinton County	\$17.00	\$884	\$35,360	1.4	\$71,800	\$1,795	\$21,540	\$539	10,491	34%	\$12.60	\$655	1.3
Columbia County	\$19.77	\$1,028	\$41,120	1.6	\$79,600	\$1,990	\$23,880	\$597	6,563	26%	\$11.35	\$590	1.7
Cortland County	\$16.73	\$870	\$34,800	1.3	\$72,200	\$1,805	\$21,660	\$542	6,097	34%	\$11.42	\$594	1.5
Delaware County	\$14.69	\$764	\$30,560	1.2	\$64,700	\$1,618	\$19,410	\$485	4,958	26%	\$11.30	\$587	1.3
Dutchess County	\$28.21	\$1,467	\$58,680	2.3	\$100,500	\$2,513	\$30,150	\$754	33,873	31%	\$13.79	\$717	2.0
Erie County	\$17.69	\$920	\$36,800	1.4	\$78,900	\$1,973	\$23,670	\$592	138,002	35%	\$13.36	\$695	1.3
Essex County	\$16.40	\$853	\$34,120	1.3	\$72,400	\$1,810	\$21,720	\$543	3,887	25%	\$12.17	\$633	1.3
Franklin County	\$14.90	\$775	\$31,000	1.2	\$66,400	\$1,660	\$19,920	\$498	5,438	29%	\$10.63	\$553	1.4
Fulton County	\$16.42	\$854	\$34,160	1.3	\$63,700	\$1,593	\$19,110	\$478	6,615	29%	\$11.41	\$593	1.4
Genesee County	\$16.10	\$837	\$33,480	1.3	\$79,400	\$1,985	\$23,820	\$596	6,591	28%	\$10.40	\$541	1.5
Greene County	\$20.13	\$1,047	\$41,880	1.6	\$73,200	\$1,830	\$21,960	\$549	4,304	25%	\$9.01	\$469	2.2
Hamilton County	\$17.73	\$922	\$36,880	1.4	\$71,300	\$1,783	\$21,390	\$535	154	13%	\$10.09	\$524	1.8
Herkimer County	\$15.31	\$796	\$31,840	1.2	\$72,400	\$1,810	\$21,720	\$543	6,472	26%	\$11.69	\$608	1.3
Jefferson County	\$20.13	\$1,047	\$41,880	1.6	\$64,900	\$1,623	\$19,470	\$487	18,599	44%	\$14.17	\$737	1.4
Kings County	\$39.48	\$2,053	\$82,120	2.6	\$81,700	\$2,043	\$24,510	\$613	669,935	70%	\$17.72	\$922	2.2
Lewis County	\$15.92	\$828	\$33,120	1.3	\$64,000	\$1,600	\$19,200	\$480	1,965	19%	\$12.21	\$635	1.3
Livingston County	\$19.35	\$1,006	\$40,240	1.5	\$83,200	\$2,080	\$24,960	\$624	6,122	25%	\$8.71	\$453	2.2
Madison County	\$17.33	\$901	\$36,040	1.4	\$80,500	\$2,013	\$24,150	\$604	5,861	23%	\$11.08	\$576	1.6

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**FY21 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Monroe County	\$19.35	\$1,006	\$40,240	1.5	\$83,200	\$2,080	\$24,960	\$624	110,165	36%	\$13.88	\$722	1.4
Montgomery County	\$16.25	\$845	\$33,800	1.3	\$59,000	\$1,475	\$17,700	\$443	6,205	32%	\$11.26	\$586	1.4
Nassau County	\$39.13	\$2,035	\$81,400	2.8	\$129,900	\$3,248	\$38,970	\$974	86,399	19%	\$15.35	\$798	2.6
New York County	\$39.48	\$2,053	\$82,120	2.6	\$81,700	\$2,043	\$24,510	\$613	576,664	76%	\$53.83	\$2,799	0.7
Niagara County	\$17.69	\$920	\$36,800	1.4	\$78,900	\$1,973	\$23,670	\$592	25,976	29%	\$10.01	\$521	1.8
Oneida County	\$15.31	\$796	\$31,840	1.2	\$72,400	\$1,810	\$21,720	\$543	29,182	33%	\$11.27	\$586	1.4
Onondaga County	\$17.33	\$901	\$36,040	1.4	\$80,500	\$2,013	\$24,150	\$604	65,453	35%	\$14.09	\$732	1.2
Ontario County	\$19.35	\$1,006	\$40,240	1.5	\$83,200	\$2,080	\$24,960	\$624	11,733	26%	\$13.32	\$693	1.5
Orange County	\$28.21	\$1,467	\$58,680	2.3	\$100,500	\$2,513	\$30,150	\$754	42,432	33%	\$11.99	\$623	2.4
Orleans County	\$19.35	\$1,006	\$40,240	1.5	\$83,200	\$2,080	\$24,960	\$624	4,043	24%	\$10.20	\$530	1.9
Oswego County	\$17.33	\$901	\$36,040	1.4	\$80,500	\$2,013	\$24,150	\$604	12,114	26%	\$11.68	\$607	1.5
Otsego County	\$17.62	\$916	\$36,640	1.4	\$69,400	\$1,735	\$20,820	\$521	6,517	28%	\$13.14	\$683	1.3
Putnam County	\$39.48	\$2,053	\$82,120	3.2	\$81,700	\$2,043	\$24,510	\$613	6,341	18%	\$13.79	\$717	2.9
Queens County	\$39.48	\$2,053	\$82,120	2.6	\$81,700	\$2,043	\$24,510	\$613	430,200	55%	\$20.73	\$1,078	1.9
Rensselaer County	\$21.48	\$1,117	\$44,680	1.7	\$95,600	\$2,390	\$28,680	\$717	24,135	37%	\$15.70	\$816	1.4
Richmond County	\$39.48	\$2,053	\$82,120	2.6	\$81,700	\$2,043	\$24,510	\$613	50,981	31%	\$12.33	\$641	3.2
Rockland County	\$39.48	\$2,053	\$82,120	3.2	\$113,000	\$2,825	\$33,900	\$848	31,847	32%	\$12.14	\$631	3.3
St. Lawrence County	\$16.48	\$857	\$34,280	1.3	\$65,900	\$1,648	\$19,770	\$494	11,337	27%	\$11.18	\$582	1.5
Saratoga County	\$21.48	\$1,117	\$44,680	1.7	\$95,600	\$2,390	\$28,680	\$717	26,248	28%	\$16.60	\$863	1.3
Schenectady County	\$21.48	\$1,117	\$44,680	1.7	\$95,600	\$2,390	\$28,680	\$717	18,648	34%	\$14.62	\$760	1.5
Schoharie County	\$21.48	\$1,117	\$44,680	1.7	\$95,600	\$2,390	\$28,680	\$717	3,037	24%	\$10.86	\$565	2.0
Schuyler County	\$14.98	\$779	\$31,160	1.2	\$71,500	\$1,788	\$21,450	\$536	1,819	25%	\$11.93	\$620	1.3
Seneca County	\$16.63	\$865	\$34,600	1.3	\$70,300	\$1,758	\$21,090	\$527	3,542	26%	\$13.41	\$697	1.2
Steuben County	\$14.87	\$773	\$30,920	1.2	\$71,600	\$1,790	\$21,480	\$537	10,866	27%	\$17.35	\$902	0.9
Suffolk County	\$39.13	\$2,035	\$81,400	2.8	\$129,900	\$3,248	\$38,970	\$974	95,065	19%	\$15.40	\$801	2.5
Sullivan County	\$19.85	\$1,032	\$41,280	1.6	\$71,300	\$1,783	\$21,390	\$535	8,929	32%	\$11.56	\$601	1.7

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**FY21 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Tioga County	\$16.27	\$846	\$33,840	1.3	\$70,800	\$1,770	\$21,240	\$531	4,621	23%	\$13.07	\$680	1.2
Tompkins County	\$24.40	\$1,269	\$50,760	2.0	\$89,600	\$2,240	\$26,880	\$672	17,863	45%	\$14.85	\$772	1.6
Ulster County	\$24.92	\$1,296	\$51,840	2.0	\$90,100	\$2,253	\$27,030	\$676	21,999	32%	\$11.41	\$593	2.2
Warren County	\$19.33	\$1,005	\$40,200	1.5	\$79,100	\$1,978	\$23,730	\$593	8,195	29%	\$12.72	\$661	1.5
Washington County	\$19.33	\$1,005	\$40,200	1.5	\$79,100	\$1,978	\$23,730	\$593	6,232	26%	\$14.21	\$739	1.4
Wayne County	\$19.35	\$1,006	\$40,240	1.5	\$83,200	\$2,080	\$24,960	\$624	8,649	24%	\$11.23	\$584	1.7
Westchester County	\$37.37	\$1,943	\$77,720	2.7	\$127,500	\$3,188	\$38,250	\$956	134,818	39%	\$19.45	\$1,012	1.9
Wyoming County	\$14.56	\$757	\$30,280	1.2	\$73,100	\$1,828	\$21,930	\$548	3,676	23%	\$11.02	\$573	1.3
Yates County	\$15.67	\$815	\$32,600	1.3	\$73,800	\$1,845	\$22,140	\$554	1,782	20%	\$9.50	\$494	1.6

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