

NEW YORK

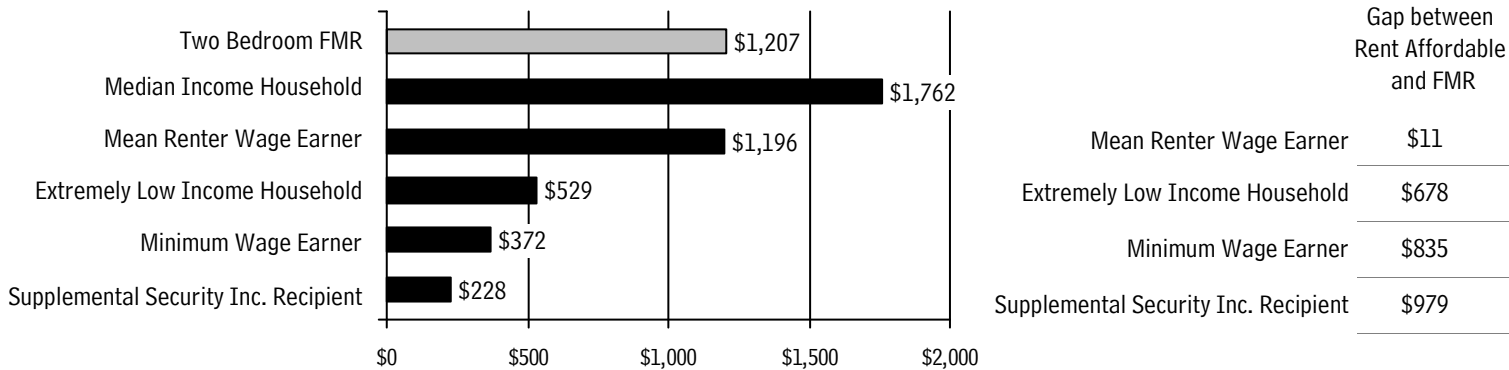
In New York, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,207. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,024 monthly or \$48,282 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$23.21

In New York, a minimum wage worker earns an hourly wage of \$7.15. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 130 hours per week, 52 weeks per year. Or a household must include 3.2 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 \$23.01. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 40 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.0 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	FY09 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	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 ³ at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2009) ⁵	Rent affordable at mean wage	
NEW YORK	\$23.21	54%	\$1,207	\$48,282	3.2	\$70,477	\$1,762	\$21,143	\$529	3,317,613	47%	\$23.01	\$1,196	1.0
COMBINED NONMETRO AREAS	\$14.00	47%	\$728	\$29,121	2.0	\$54,626	\$1,366	\$16,388	\$410	170,949	29%	\$9.68	\$503	1.4
<u>METROPOLITAN AREAS</u>														
ALBANY-SCHENECTADY-TROY MSA	\$16.69	40%	\$868	\$34,720	2.3	\$74,100	\$1,853	\$22,230	\$556	117,463	36%	\$12.96	\$674	1.3
BINGHAMTON MSA	\$13.40	47%	\$697	\$27,880	1.9	\$58,600	\$1,465	\$17,580	\$440	32,557	32%	\$10.60	\$551	1.3
BUFFALO-NIAGARA FALLS MSA	\$13.90	37%	\$723	\$28,920	1.9	\$63,500	\$1,588	\$19,050	\$476	158,545	34%	\$10.37	\$539	1.3
ELMIRA MSA	\$14.69	47%	\$764	\$30,560	2.1	\$55,500	\$1,388	\$16,650	\$416	10,890	31%	\$9.85	\$512	1.5
GLENS FALLS MSA	\$15.42	47%	\$802	\$32,080	2.2	\$59,400	\$1,485	\$17,820	\$446	13,514	28%	\$10.54	\$548	1.5
ITHACA MSA	\$17.75	47%	\$923	\$36,920	2.5	\$71,300	\$1,783	\$21,390	\$535	16,837	46%	\$11.58	\$602	1.5
KINGSTON MSA	\$18.54	47%	\$964	\$38,560	2.6	\$69,700	\$1,743	\$20,910	\$523	21,583	32%	\$9.86	\$513	1.9
NASSAU-SUFFOLK HMFA	\$30.40	57%	\$1,581	\$63,240	4.3	\$101,800	\$2,545	\$30,540	\$764	183,058	20%	\$14.31	\$744	2.1
NEW YORK HMFA	\$25.25	57%	\$1,313	\$52,520	3.5	\$62,790	\$1,570	\$18,837	\$471	2,141,488	68%	\$35.32	\$1,837	0.7
POUGHKEEPSIE-NEWBURGH-MIDDLETOWN MSA	\$21.48	49%	\$1,117	\$44,680	3.0	\$81,800	\$2,045	\$24,540	\$614	68,748	32%	\$11.87	\$617	1.8
ROCHESTER MSA	\$15.33	28%	\$797	\$31,880	2.1	\$66,500	\$1,663	\$19,950	\$499	127,405	32%	\$11.30	\$587	1.4
SYRACUSE MSA	\$14.50	36%	\$754	\$30,160	2.0	\$63,700	\$1,593	\$19,110	\$478	83,095	33%	\$10.94	\$569	1.3
UTICA-ROME MSA	\$13.88	47%	\$722	\$28,880	1.9	\$55,800	\$1,395	\$16,740	\$419	37,104	32%	\$9.28	\$482	1.5
WESTCHESTER COUNTY	\$30.96	66%	\$1,610	\$64,400	4.3	\$105,300	\$2,633	\$31,590	\$790	134,377	40%	\$18.63	\$969	1.7
<u>COUNTIES</u>														
ALBANY COUNTY	\$16.69	40%	\$868	\$34,720	2.3	\$74,100	\$1,853	\$22,230	\$556	50,970	42%	\$13.55	\$705	1.2
ALLEGANY COUNTY	\$12.79	47%	\$665	\$26,600	1.8	\$50,700	\$1,268	\$15,210	\$380	4,707	26%	\$8.43	\$438	1.5
BRONX COUNTY	\$25.25	57%	\$1,313	\$52,520	3.5	\$61,600	\$1,540	\$18,480	\$462	372,690	80%	\$17.59	\$915	1.4
BROOME COUNTY	\$13.40	47%	\$697	\$27,880	1.9	\$58,600	\$1,465	\$17,580	\$440	28,179	35%	\$10.10	\$525	1.3
CATTARAUGUS COUNTY	\$13.00	48%	\$676	\$27,040	1.8	\$51,000	\$1,275	\$15,300	\$383	8,192	26%	\$9.25	\$481	1.4
CAYUGA COUNTY	\$13.88	47%	\$722	\$28,880	1.9	\$58,900	\$1,473	\$17,670	\$442	8,553	28%	\$8.83	\$459	1.6
CHAUTAUQUA COUNTY	\$13.13	48%	\$683	\$27,320	1.8	\$51,900	\$1,298	\$15,570	\$389	16,758	31%	\$8.45	\$440	1.6
CHEMUNG COUNTY	\$14.69	47%	\$764	\$30,560	2.1	\$55,500	\$1,388	\$16,650	\$416	10,890	31%	\$9.85	\$512	1.5
CHENANGO COUNTY	\$13.10	47%	\$681	\$27,240	1.8	\$53,700	\$1,343	\$16,110	\$403	4,922	25%	\$10.41	\$541	1.3
CLINTON COUNTY	\$14.75	48%	\$767	\$30,680	2.1	\$60,900	\$1,523	\$18,270	\$457	9,261	31%	\$9.30	\$483	1.6
COLUMBIA COUNTY	\$16.10	47%	\$837	\$33,480	2.3	\$65,400	\$1,635	\$19,620	\$491	7,303	29%	\$10.27	\$534	1.6
CORTLAND COUNTY	\$14.29	47%	\$743	\$29,720	2.0	\$56,800	\$1,420	\$17,040	\$426	6,492	36%	\$9.08	\$472	1.6
DELAWARE COUNTY	\$13.25	48%	\$689	\$27,560	1.9	\$51,700	\$1,293	\$15,510	\$388	4,673	24%	\$11.41	\$593	1.2
DUTCHESS COUNTY	\$21.48	49%	\$1,117	\$44,680	3.0	\$81,800	\$2,045	\$24,540	\$614	30,908	31%	\$13.12	\$682	1.6
ERIE COUNTY	\$13.90	37%	\$723	\$28,920	1.9	\$63,500	\$1,588	\$19,050	\$476	132,093	35%	\$10.55	\$549	1.3
ESSEX COUNTY	\$13.88	47%	\$722	\$28,880	1.9	\$55,200	\$1,380	\$16,560	\$414	3,932	26%	\$9.19	\$478	1.5
FRANKLIN COUNTY	\$12.67	47%	\$659	\$26,360	1.8	\$50,200	\$1,255	\$15,060	\$377	5,320	30%	\$8.62	\$448	1.5
FULTON COUNTY	\$13.98	47%	\$727	\$29,080	2.0	\$50,900	\$1,273	\$15,270	\$382	6,103	28%	\$9.26	\$482	1.5
GENESEE COUNTY	\$15.21	47%	\$791	\$31,640	2.1	\$59,200	\$1,480	\$17,760	\$444	6,162	27%	\$9.09	\$473	1.7
GREENE COUNTY	\$15.21	47%	\$791	\$31,640	2.1	\$57,500	\$1,438	\$17,250	\$431	5,078	28%	\$9.03	\$469	1.7

1: FMR = Fiscal Year 2009 Fair Market Rent (HUD, 2008; final as of October 1). 2: AMI = Fiscal Year 2009 Area Median Income (HUD, 2009).

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. 5: Based on 2007 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000 and projected to April 1, 2009.

NEW YORK

	FY09 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	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 ³ at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2009) ⁵	Rent affordable at mean wage	
HAMILTON COUNTY	\$14.02	47%	\$729	\$29,160	2.0	\$52,100	\$1,303	\$15,630	\$391	488	21%	\$6.14	\$319	2.3
HERKIMER COUNTY	\$13.88	47%	\$722	\$28,880	1.9	\$55,800	\$1,395	\$16,740	\$419	7,416	29%	\$8.09	\$421	1.7
JEFFERSON COUNTY	\$14.50	47%	\$754	\$30,160	2.0	\$51,200	\$1,280	\$15,360	\$384	16,118	40%	\$10.61	\$552	1.4
KINGS COUNTY	\$25.25	57%	\$1,313	\$52,520	3.5	\$61,600	\$1,540	\$18,480	\$462	642,437	73%	\$15.45	\$803	1.6
LEWIS COUNTY	\$12.94	48%	\$673	\$26,920	1.8	\$50,200	\$1,255	\$15,060	\$377	2,306	23%	\$8.45	\$439	1.5
LIVINGSTON COUNTY	\$15.33	28%	\$797	\$31,880	2.1	\$66,500	\$1,663	\$19,950	\$499	5,641	25%	\$7.86	\$409	1.9
MADISON COUNTY	\$14.50	36%	\$754	\$30,160	2.0	\$63,700	\$1,593	\$19,110	\$478	6,356	25%	\$9.56	\$497	1.5
MONROE COUNTY	\$15.33	28%	\$797	\$31,880	2.1	\$66,500	\$1,663	\$19,950	\$499	100,054	35%	\$11.85	\$616	1.3
MONTGOMERY COUNTY	\$12.94	48%	\$673	\$26,920	1.8	\$54,400	\$1,360	\$16,320	\$408	6,583	33%	\$10.25	\$533	1.3
NASSAU COUNTY	\$30.40	57%	\$1,581	\$63,240	4.3	\$101,800	\$2,545	\$30,540	\$764	88,130	20%	\$14.48	\$753	2.1
NEW YORK COUNTY	\$25.25	57%	\$1,313	\$52,520	3.5	\$61,600	\$1,540	\$18,480	\$462	589,949	80%	\$48.36	\$2,515	0.5
NIAGARA COUNTY	\$13.90	37%	\$723	\$28,920	1.9	\$63,500	\$1,588	\$19,050	\$476	26,452	30%	\$9.18	\$478	1.5
ONEIDA COUNTY	\$13.88	47%	\$722	\$28,880	1.9	\$55,800	\$1,395	\$16,740	\$419	29,688	33%	\$9.45	\$491	1.5
ONONDAGA COUNTY	\$14.50	36%	\$754	\$30,160	2.0	\$63,700	\$1,593	\$19,110	\$478	64,338	36%	\$11.16	\$580	1.3
ONTARIO COUNTY	\$15.33	28%	\$797	\$31,880	2.1	\$66,500	\$1,663	\$19,950	\$499	10,140	26%	\$10.02	\$521	1.5
ORANGE COUNTY	\$21.48	49%	\$1,117	\$44,680	3.0	\$81,800	\$2,045	\$24,540	\$614	37,840	33%	\$10.73	\$558	2.0
ORLEANS COUNTY	\$15.33	28%	\$797	\$31,880	2.1	\$66,500	\$1,663	\$19,950	\$499	3,755	24%	\$7.71	\$401	2.0
OSWEGO COUNTY	\$14.50	36%	\$754	\$30,160	2.0	\$63,700	\$1,593	\$19,110	\$478	12,401	27%	\$9.96	\$518	1.5
OTSEGO COUNTY	\$13.69	47%	\$712	\$28,480	1.9	\$54,700	\$1,368	\$16,410	\$410	6,279	27%	\$9.92	\$516	1.4
PUTNAM COUNTY	\$25.25	57%	\$1,313	\$52,520	3.5	\$61,600	\$1,540	\$18,480	\$462	5,819	18%	\$11.85	\$616	2.1
QUEENS COUNTY	\$25.25	57%	\$1,313	\$52,520	3.5	\$61,600	\$1,540	\$18,480	\$462	447,770	57%	\$17.98	\$935	1.4
RENSSELAER COUNTY	\$16.69	40%	\$868	\$34,720	2.3	\$74,100	\$1,853	\$22,230	\$556	21,038	35%	\$12.04	\$626	1.4
RICHMOND COUNTY	\$25.25	57%	\$1,313	\$52,520	3.5	\$61,600	\$1,540	\$18,480	\$462	56,609	36%	\$11.57	\$602	2.2
ROCKLAND COUNTY	\$25.25	57%	\$1,313	\$52,520	3.5	\$102,000	\$2,550	\$30,600	\$765	26,214	28%	\$12.35	\$642	2.0
SARATOGA COUNTY	\$16.69	40%	\$868	\$34,720	2.3	\$74,100	\$1,853	\$22,230	\$556	21,848	28%	\$12.22	\$635	1.4
SCHENECTADY COUNTY	\$16.69	40%	\$868	\$34,720	2.3	\$74,100	\$1,853	\$22,230	\$556	20,646	35%	\$13.26	\$690	1.3
SCHOHARIE COUNTY	\$16.69	40%	\$868	\$34,720	2.3	\$74,100	\$1,853	\$22,230	\$556	2,961	25%	\$8.52	\$443	2.0
SCHUYLER COUNTY	\$14.12	47%	\$734	\$29,360	2.0	\$54,500	\$1,363	\$16,350	\$409	1,683	23%	\$8.30	\$431	1.7
SENECA COUNTY	\$14.90	47%	\$775	\$31,000	2.1	\$57,200	\$1,430	\$17,160	\$429	3,319	26%	\$9.00	\$468	1.7
ST. LAWRENCE COUNTY	\$12.98	48%	\$675	\$27,000	1.8	\$49,600	\$1,240	\$14,880	\$372	11,893	29%	\$8.58	\$446	1.5
STEBEN COUNTY	\$13.77	47%	\$716	\$28,640	1.9	\$53,800	\$1,345	\$16,140	\$404	10,487	27%	\$14.84	\$772	0.9
SUFFOLK COUNTY	\$30.40	57%	\$1,581	\$63,240	4.3	\$101,800	\$2,545	\$30,540	\$764	94,928	20%	\$14.13	\$735	2.2
SULLIVAN COUNTY	\$16.79	47%	\$873	\$34,920	2.3	\$59,100	\$1,478	\$17,730	\$443	8,816	32%	\$9.01	\$468	1.9
TIOGA COUNTY	\$13.40	47%	\$697	\$27,880	1.9	\$58,600	\$1,465	\$17,580	\$440	4,378	22%	\$13.74	\$714	1.0
TOMPKINS COUNTY	\$17.75	47%	\$923	\$36,920	2.5	\$71,300	\$1,783	\$21,390	\$535	16,837	46%	\$11.58	\$602	1.5
ULSTER COUNTY	\$18.54	47%	\$964	\$38,560	2.6	\$69,700	\$1,743	\$20,910	\$523	21,583	32%	\$9.86	\$513	1.9
WARREN COUNTY	\$15.42	47%	\$802	\$32,080	2.2	\$59,400	\$1,485	\$17,820	\$446	7,752	30%	\$10.55	\$548	1.5
WASHINGTON COUNTY	\$15.42	47%	\$802	\$32,080	2.2	\$59,400	\$1,485	\$17,820	\$446	5,762	26%	\$10.49	\$546	1.5
WAYNE COUNTY	\$15.33	28%	\$797	\$31,880	2.1	\$66,500	\$1,663	\$19,950	\$499	7,815	22%	\$8.86	\$461	1.7
WESTCHESTER COUNTY	\$30.96	66%	\$1,610	\$64,400	4.3	\$105,300	\$2,633	\$31,590	\$790	134,377	40%	\$18.63	\$969	1.7
WYOMING COUNTY	\$13.40	47%	\$697	\$27,880	1.9	\$59,300	\$1,483	\$17,790	\$445	3,446	23%	\$8.81	\$458	1.5
YATES COUNTY	\$13.71	47%	\$713	\$28,520	1.9	\$53,000	\$1,325	\$15,900	\$398	2,075	23%	\$8.32	\$433	1.6

1: FMR = Fiscal Year 2009 Fair Market Rent (HUD, 2008; final as of October 1). 2: AMI = Fiscal Year 2009 Area Median Income (HUD, 2009).
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. 5: Based on 2007 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000 and projected to April 1, 2009.