

HOUSING SECURITY IN NEW YORK CITY, 2021

STATISTICS FROM THE U.S. CENSUS BUREAU'S 2021 AMERICAN COMMUNITY SURVEY



Every year, the US Census Bureau releases data from the American Community Survey, an annual survey of millions of households across the country. This year CCC analyzed the 2021 estimates with a focus on housing security. Our analysis reveals how housing instability during the COVID-19 pandemic was not faced equally among New Yorkers—immigrants and Black, Asian, and Hispanic children and families were more likely to face housing insecurity compared to White families and children.

Housing (Un)Affordability

Rising rents and unequal growth in incomes have led to a higher rent burden on low-income households.

Median rent rose 8% in 2021, compared to 2019.

2019	2021
\$1,483	\$1,602

Incomes have not kept pace with the rising cost of housing, and income inequality has widened. Between 2010 and 2019, the 20th percentile of household incomes increased only \$2,000 (from \$20,000 to \$22,000), while the 80th percentile increase \$28,000 (from \$126,000 to \$154,000).

Over 1,122,000 NYC households experienced rent burden—their monthly housing costs were more than 30% of their monthly income.

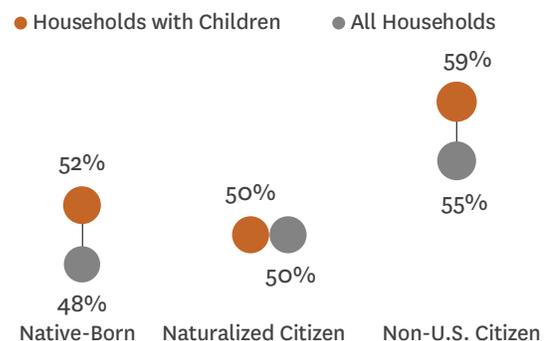
Rent Burden by Immigration Status

Housing costs are generally the highest expenditure for households. Immigrant households, especially those headed by non-citizens, are more likely to experience this economic hardship.

In 2021, foreign-born residents made up 36% of NYC residents. Among the foreign-born population, 41% (or about 1,257,000 individuals) were non-U.S. citizens. More than half of the city's 1.7 million children live in households with at least one immigrant parent. Among immigrant-headed households with children, 52% experienced rent burden. These households include nearly 434,000 children.

Non-citizen households with children shoulder a higher rent burden compared to naturalized and native-born citizen households.

Figure 1. Share of Households Rent Burdened by Immigration Status



Rent burden is defined as households spending 30% or more of monthly household income on rent alone.

A significantly higher share of immigrants who were non-citizens experienced economic hardship compared to native-born citizens. In 2020, 45% of non-U.S. citizens living in NYC earned incomes below or near the federal poverty level, compared to 34% of native-born citizens. This disparity represents the effects of wage discrimination, and other barriers, including language barriers, that prevent immigrant households from earning a living wage a city with one of the highest costs of living in the country.

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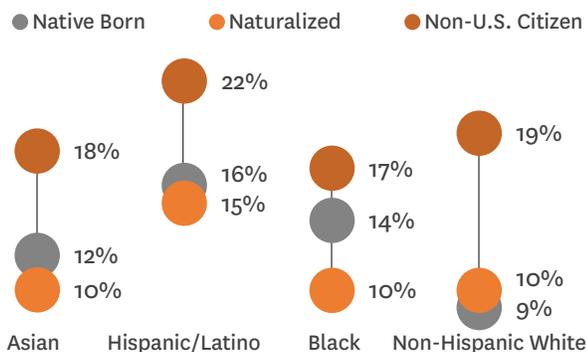
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Overcrowded Rental Housing

Overcrowded rental housing is an indicator of housing unaffordability and a barrier to housing security. While the NYC's rate of overcrowded rental housing 11%, detailed data showed that overcrowding is a larger issue for immigrants.

Non-citizen, immigrant households had the highest rates of overcrowding in NYC across all major race groups. Hispanic/Latine non-citizens faced the highest rates of overcrowding. While intergenerational households may offer benefits to a family's well-being and are more common among immigrant households, overcrowded housing can negatively impact health and well-being. For example, school-age children living in overcrowded housing may face challenges that influence their opportunities to complete schoolwork at home. In the last school year, 100,970 public-school were living temporary housing. Among those students 66%, or 66,167, were living in doubled up housing with other families.

Figure 2. Share of Overcrowded Rental Households by Immigration Status and Race/Ethnicity

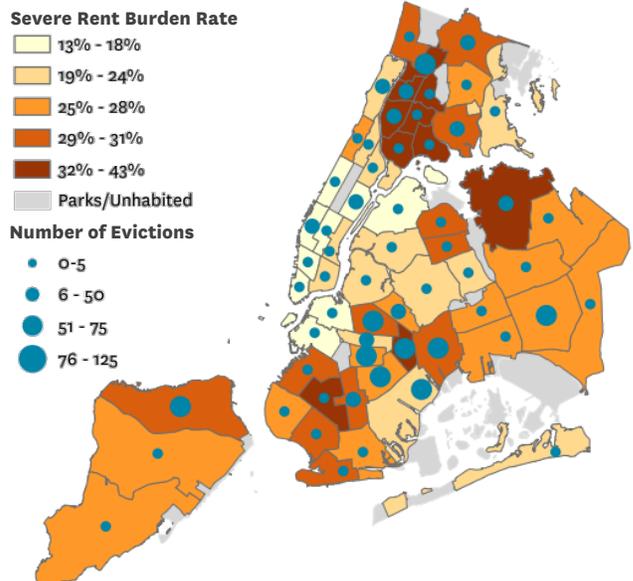


Overcrowded rental housing unit is measured as more than one person per room, not including kitchen and bathroom(s).

Rent Burden and Evictions

Residential marshal evictions have increased from around 100 in the month of January 2022 to more 400 in September 2022. Comparing rent burden data from the prior year with evictions, shows high numbers of residential evictions mostly took place in areas with higher rates of severe rent burden (where rent was 50% or more of household incomes), pointing to a relationship between housing unaffordability and potential homelessness.

Map 1. Share of Rental Households with Severe Rent Burden and Evictions Year to Date (Jan. - Sep. 2022) by NYC Community Districts



Severe rent burden is defined as households spending 50% or more of monthly household income on rent alone.

Sources: Descriptive statistics use data from the American Community Survey, 2021 1-year estimates and 2020 5-year estimates. All estimates reported are within a maximum of 3 percentage points margin of error at the 90% confidence level; Students in Temporary Housing Reports are available on NYSTeach.org; Eviction statistics use data from the New York City Department of Investigation, Marshal Evictions (2022)

Visit data.cccnewyork.org for hundreds of indicators on child and family well-being in New York City.