

Housing and Homelessness

Housing is integral to safety and well-being for families and children. Our work to promote housing-first solutions is critical, as New York City confronts a housing crisis exacerbated by the COVID-19 pandemic. The housing crisis disproportionately impacts families with low incomes. Even before the pandemic, the city’s housing market struggled to meet the needs of its most vulnerable populations.

In 2023, NYC’s vacancy rate plummeted to an all time low, while housing development continued to skew towards high-rent projects, leaving affordable housing options scarce for families with low and middle incomes. This trend has culminated in nearly one third of New Yorkers facing severe rent burdens, highlighting the growing income inequality and unaffordability of housing. The expiration of New York’s eviction moratorium in 2022 and the arrival of migrant families in the city led to a sharp increase in the number of families living in the NYC shelter system. More than 46,000 children were living in shelters by the beginning of 2024—the majority of whom are Black and Latiné.

This chapter provides an overview of data on housing access, conditions such as rental overcrowding and housing maintenance complaints, and family homelessness. This data speaks to an urgent need to address housing insecurity and its ramifications on families and children in order to advance racial equity and make New York City a better place to live for all.

CHAPTER TOPICS AND INDICATORS

Housing Affordability

Monthly Rent
Severe Rent Burden
Housing Vacancy
Home Ownership

Housing Conditions

Rental Overcrowding
Housing Maintenance Complaints

Homelessness

Evictions
Families with Children in Shelter
Shelter Conditions & Re-entries
Domestic Violence Shelter Exits

QUICK FACTS

30%

of NYC renters pay at least half of their income towards rent.

One in three

renter households with children are living in overcrowded conditions.

More than 12,000

residential evictions occurred in NYC in 2023.

More than

46,600 children

reside in the NYC shelter system.

The average length of stay was

437 days

for families with children in shelter in FY2023.

Less than 1%

of families leaving shelter with subsidies return within a year.

Housing Affordability

The city's stock of rental units under \$1,000 per month has declined while the number of rentals above \$2,000 has grown. The shortage of affordable housing is contributing to severe rent burden for NYC residents. Over half of households living in or near poverty are severely rent burdened, meaning rent takes up 50% or more of household income.

FIGURE 3.01

Monthly (contract) Rent by Rent Level

— Under \$1,000 — Between \$1,000-\$1,999
— \$2,000 or more

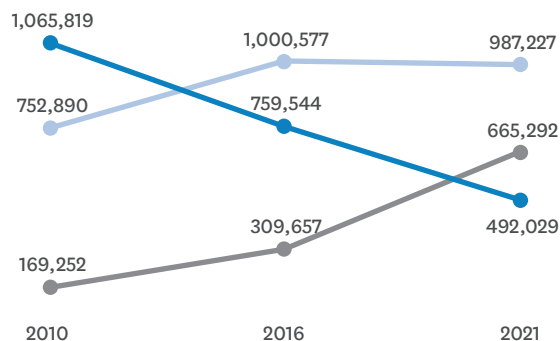
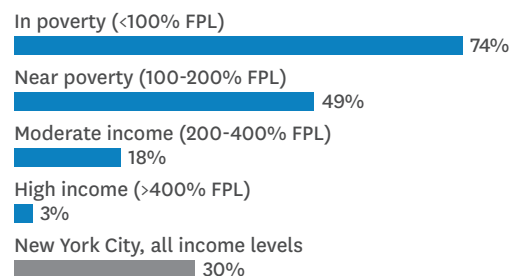


FIGURE 3.02

Severe Rent Burden by Household Income Level, 2022



In NYC, Black and Latino renter households face higher than average severe rent burden. Additionally, renters living in the outer boroughs are more likely to be burdened by rental costs.

FIGURE 3.03

Severe Rent Burden by Race/Ethnicity, 2022

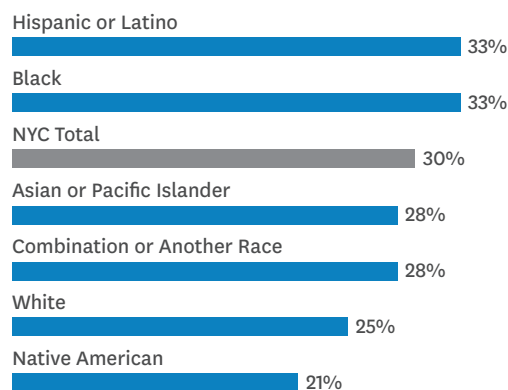
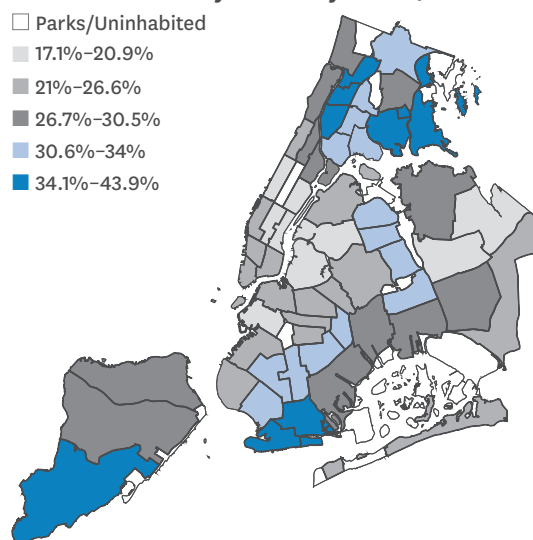


FIGURE 3.04

Severe Rent Burden by Community District, 2022



New York City's vacancy rate hit a record low at 1.4% in 2023. High-rent neighborhoods in Manhattan drive up the vacancy rate, while lower rents in the Bronx result in a vacancy rate below the city average. Home ownership varies by race—Black and Latino home ownership is lower, due in part to persistent discriminatory lending practices.

FIGURE 3.05

Rental Vacancy Rate by Borough, 2022

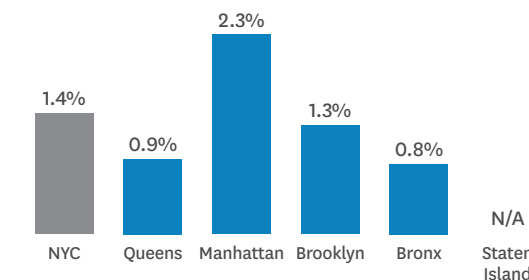
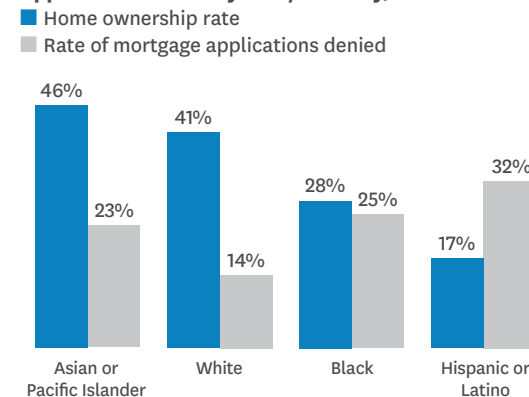


FIGURE 3.06

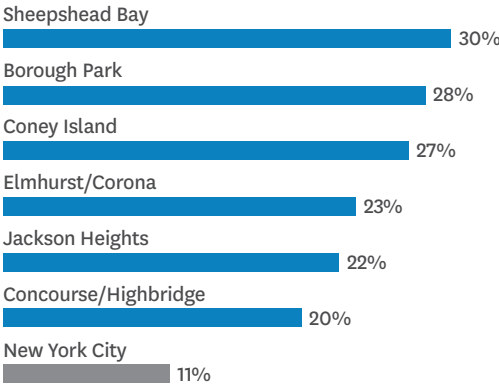
Rates of Home Ownership and Rates of Mortgage Applications Denied by Race/Ethnicity, 2022



Housing Conditions

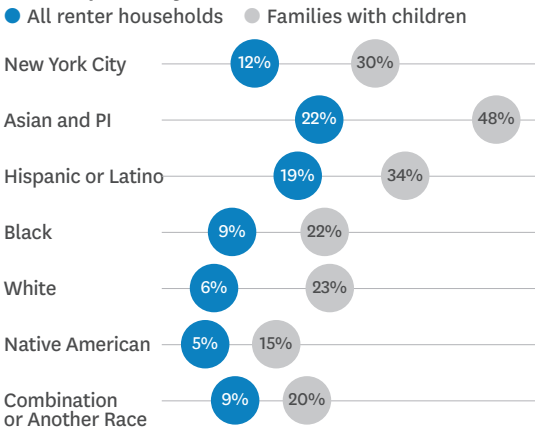
In New York City, over 10% of rental households experience overcrowding, with more than one person per room. In certain community districts, this issue affects over 20% of rental households.

FIGURE 3.07
Overcrowded Rental Housing by Community District, 2022



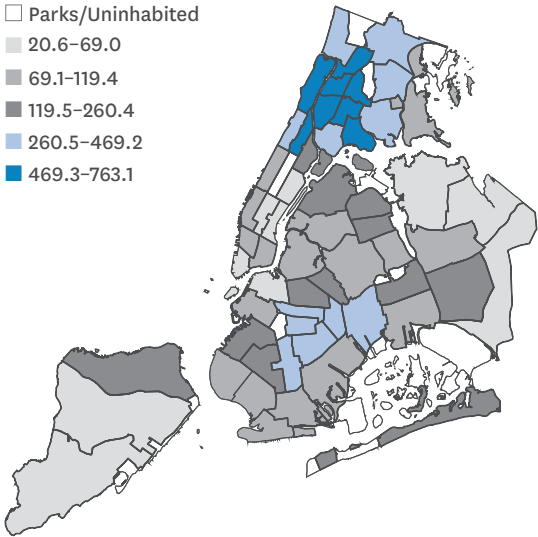
Roughly one in three families with children live in overcrowded housing, and overcrowding is most common for Asian and Latino households. Overcrowding is particularly high for immigrant communities.

FIGURE 3.08
Overcrowded Rental Housing by Household Type and Race/Ethnicity, 2021



Tenants in lower-income neighborhoods of the Bronx, Brooklyn, and Northern Manhattan live in housing with a much higher volume of building complaints. Complaints ranged from heating and hot water, rodents and pests, to signs of lead paint.

FIGURE 3.09
Housing Maintenance Complaints (per 1,000 housing units) by Community District, 2023



Homelessness

New York State established a moratorium on evictions during the COVID-19 crisis, leading to a sharp drop in eviction cases. With the moratorium’s expiration at the start of 2022, eviction cases are rising again, contributing to city’s housing and homelessness crisis.

FIGURE 3.10
Private Eviction Filings and Executed Residential Evictions

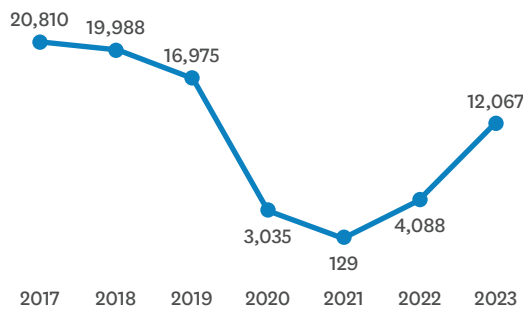


FIGURE 3.11
Eviction Filings by Borough, 2022–2023

	2022	2023	Sum of 2022–2023
Bronx	1,022	4,033	5,055
Brooklyn	1,541	3,544	5,085
Manhattan	638	2,236	2,874
Queens	641	1,732	2,373
Staten Island	246	522	768
New York City	4,088	12,067	16,155

NYC’s shelter system spans several agencies, providing services to special groups such as domestic violence survivors, run-away youth, etc. At the beginning of 2024 there were more than 46,600 total children across all shelters, and at the end of FY2023, there were approximately 12,700 families with children in Department of Homeless Services (DHS) shelters alone.

FIGURE 3.12
Children in NYC Shelters, January 2024

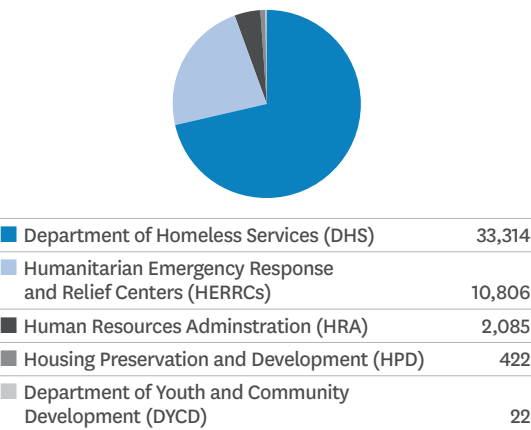
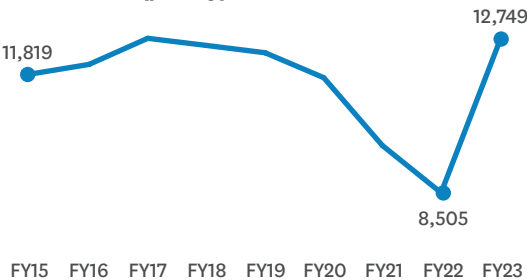


FIGURE 3.13
Average Number of Families with Children in DHS Shelter (per day)



Homelessness disproportionately impacts Black and Hispanic children and families living in poverty. Among the 44,000 individuals in families with children who experience homelessness, 46% are under 14 years old and 95% are Black or Hispanic.

FIGURE 3.14
Age Breakdown of Families with Children in Shelter by Age, FY 2023

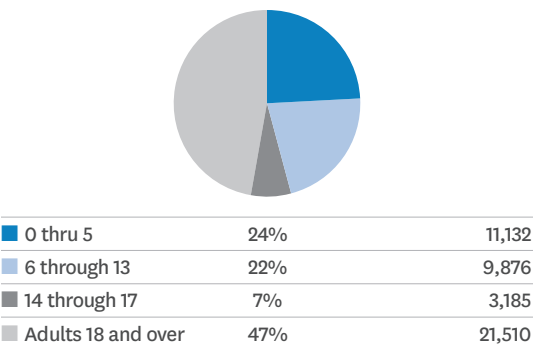
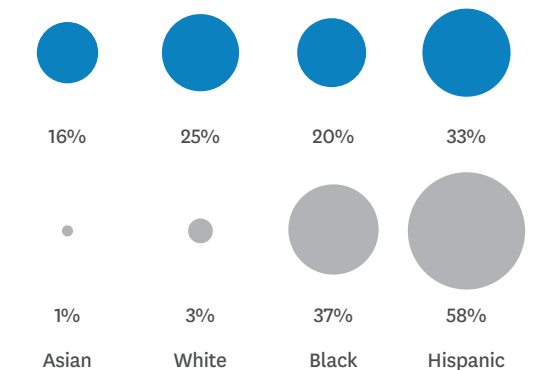


FIGURE 3.15
Race/Ethnicity of Heads of Households

● Share of Family Households in NYC (2021)
● Share of Family Households in Shelters (FY23)



While the number of families in shelter has risen, the average length of stay for those who remain is decreasing. In the past few years, re-entry into shelters has dropped to 0.3% due to rental subsidies that are instrumental to maintaining permanent housing.

FIGURE 3.16
Average Length of Stay for Families with Children in DHS Shelter (days)

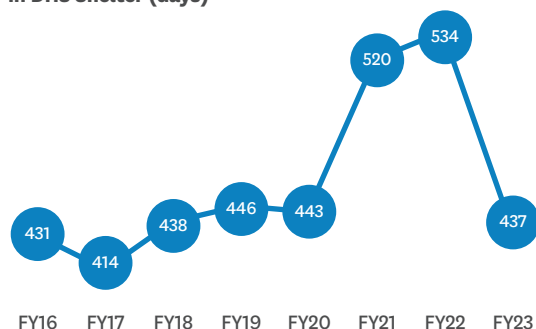
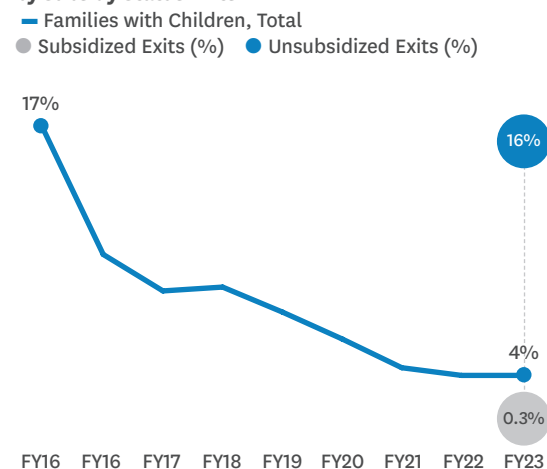


FIGURE 3.17
Re-entries among Families with Children into Shelter, by Subsidy Status Exits



Emergency domestic violence shelters provide temporary housing and supportive services for up to 180 days. In 2021, a third of households (singles and families) transitioned to DHS shelters instead of exiting the shelter system.

FIGURE 3.18
Domestic Violence Shelter Exits by Selected Housing Types, 2021

