



The Struggles and Precarity of Black Homeownership across New York State

Black homeownership in New York State only increased from 30.7%¹ to 34%² between 2010 and 2021, a 3.3 percentage point increase in slightly more than a decade. The increase has been less than robust as Black homeownership stalls below 50%, foreclosure rates return to pre-pandemic levels, and homeownership costs increase along with New York's cost of living. Weak economic circumstances of Black households along with lack of readily available homeownership solutions and legal representation for foreclosure cases have enabled precarity in Black homeownership for far too long.

The DuBois Bunche Center Housing Survey of Black New Yorkers At-A-Glance

- Only 30% of survey respondents own their home.
- 52% of respondent households only have one person contributing to monthly mortgage or rent.
- The majority of respondents (41%) have household income below \$50,000. 22% of the group possess income between \$50,000 and \$99,999 and only 19% possess income of \$100,000 or more.
- 71% of applicable respondents aspire to own a home.
- 59% of respondents believe that saving for homeownership is extremely important (35%) or very important (24%).
- 49% of the group have fair credit or below while 39% possess good credit and above.
- 42% of respondents have a bit more debt than is manageable (27%) or far more debt than is manageable (15%).
- About 46% of respondents agree strongly (21%) or somewhat agree (25%) that “my housing costs force me to sacrifice other necessities”.
- 55% of respondents' spending is either equal to income (29%), a little more than income (16%), or much more than income (10%).

Foreclosures Snapshot

- In 2021, foreclosure filings were below 6,000 and increased to more than 9,000 in 2022.³
- There were more than 21,000 foreclosure filings in 2019.⁴ The foreclosure risks were mainly in the Hudson Valley area, Long Island, and New York City.⁵
- Majority (nine out of ten) of zip codes in 2019 that received pre-foreclosure notices were neighborhoods of color. Zip codes included: 11236 (Canarsie, Brooklyn), 11234 (Flatlands/Marine Park, Brooklyn), 11706 (Bay Shore, Long Island), 11434 (Rochdale, Queens), 11717 (Brentwood, Long Island), 10940 (Middletown, Hudson Valley), 11413 (Springfield Gardens, Queens), 10314 (not neighborhood of color; Bulls Head/New Springville, Staten Island), 11412 (St. Albans, Queens), 11550 (South Hempstead, Long Island).⁶
- Black New Yorkers experience homeownership affordability challenges at the highest rate at 38.9%, where they are spending more than a 1/3 of their income on housing.⁷ Asian and Hispanic New Yorkers are trailing at 37.2% and 36.5% respectively.⁸ White New Yorkers struggle with homeownership affordability at the lowest rate at 25%.⁹

Black Homelessness and the Verge of Homelessness

- Black populations are homeless at the highest rate at 64%¹⁰ across New York State.
- In New York City, 56% of the homeless population are Black New Yorkers.¹¹
- Black New Yorkers are the second-most to experience housing insecurity at 50% among households. Hispanic New Yorkers experience the most housing insecurity at 55%.¹²
- Black households in the city experience housing insecurity at 51% among households.¹³





¹ Urban Institute, *Forecasting State and National Trends in Household Formation and Homeownership*.

² New York State Comptroller Thomas P. DiNapoli, *Homeownership Rates in New York (2022)*, 4.

³ New York State Comptroller Thomas P. DiNapoli, *New Yorkers in Need: The Housing Insecurity Crisis (2024)*, 19.

⁴ DiNapoli, *New Yorkers in Need: The Housing Insecurity Crisis*, 19.

⁵ New Economy Project, *Foreclosure Risk in New York State (2019)*, 1.

⁶ New Economy Project, *Foreclosure Risk in New York State*, 2.

⁷ National Association of Realtors Research Group, *2024 Snapshot of Race and Home Buying in America (2024)*, 21.

⁸ National Association of Realtors Research Group, *2024 Snapshot of Race and Home Buying in America*, 21.

⁹ National Association of Realtors Research Group, *2024 Snapshot of Race and Home Buying in America*, 21.

¹⁰ DiNapoli, *New Yorkers in Need: The Housing Insecurity Crisis*, 20.

¹¹ Coalition for the Homeless, *State of the Homeless 2023: Compounding Crises Failed Responses (2023)*, 39

¹² DiNapoli, *New Yorkers in Need: The Housing Insecurity Crisis*, 15.

¹³ DiNapoli, *New Yorkers in Need: The Housing Insecurity Crisis*, 15.

