

WE NEED INCREASED FUNDING FOR SECTION 8 & EMERGENCY RENTAL ASSISTANCE



National CAPACD's analysis of the 2021 American Community Survey found that 54% of the country's Asian American population live in 15 MSAs with median monthly rent above the US median (see chart on the next page).

ASIAN AMERICAN POVERTY CONCENTRATED IN HIGH-COST AREAS

MSA	Median Rent	MSA Ranking for AA Poverty Population
San Jose-Sunnyvale-Santa Clara, CA	\$ 2,454.00	12
San Francisco-Oakland-Berkeley, CA	\$ 2,156.00	3
Oxnard-Thousand Oaks-Ventura, CA	\$ 2,032.00	not ranked in the top 25
San Diego-Chula Vista-Carlsbad, CA	\$ 1,908.00	14
Santa Rosa-Petaluma, CA	\$ 1,900.00	not ranked in the top 25
Urban Honolulu, HI	\$ 1,884.00	10
Los Angeles-Long Beach-Anaheim, CA	\$ 1,786.00	2
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$ 1,762.00	5
Seattle-Tacoma-Bellevue, WA	\$ 1,730.00	8
Boston-Cambridge-Newton, MA-NH	\$ 1,718.00	13
Bridgeport-Stamford-Norwalk, CT	\$ 1,644.00	not ranked in the top 25
Denver-Aurora-Lakewood, CO	\$ 1,605.00	not ranked in the top 25
New York-Newark-Jersey City, NY-NJ-PA	\$ 1,600.00	1
Sacramento-Roseville-Folsom, CA	\$ 1,556.00	9
Riverside-San Bernardino-Ontario, CA	\$ 1,552.00	15

Source: 2021 American Community Survey

This geographic concentration of Asian American populations in the country's least affordable real estate markets means that they are at high risk of displacement in gentrifying neighborhoods that they have long occupied. For low-income Asian Americans, the single biggest threat to housing stability is displacement due to rising rents and eviction. The COVID-19 pandemic only exacerbated this problem and increased the risk of homelessness. National CAPACD members have reported that elders in their communities are skipping meals and increasing collection of recycling to make rental payments; if displaced, they are at risk of becoming homeless.

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How are people paying the rent? They would rather cut down on grocery costs. They would rather pay the rent, which is 80% of their income.

- Kenneth Tang,
Asian Pacific Environmental Network

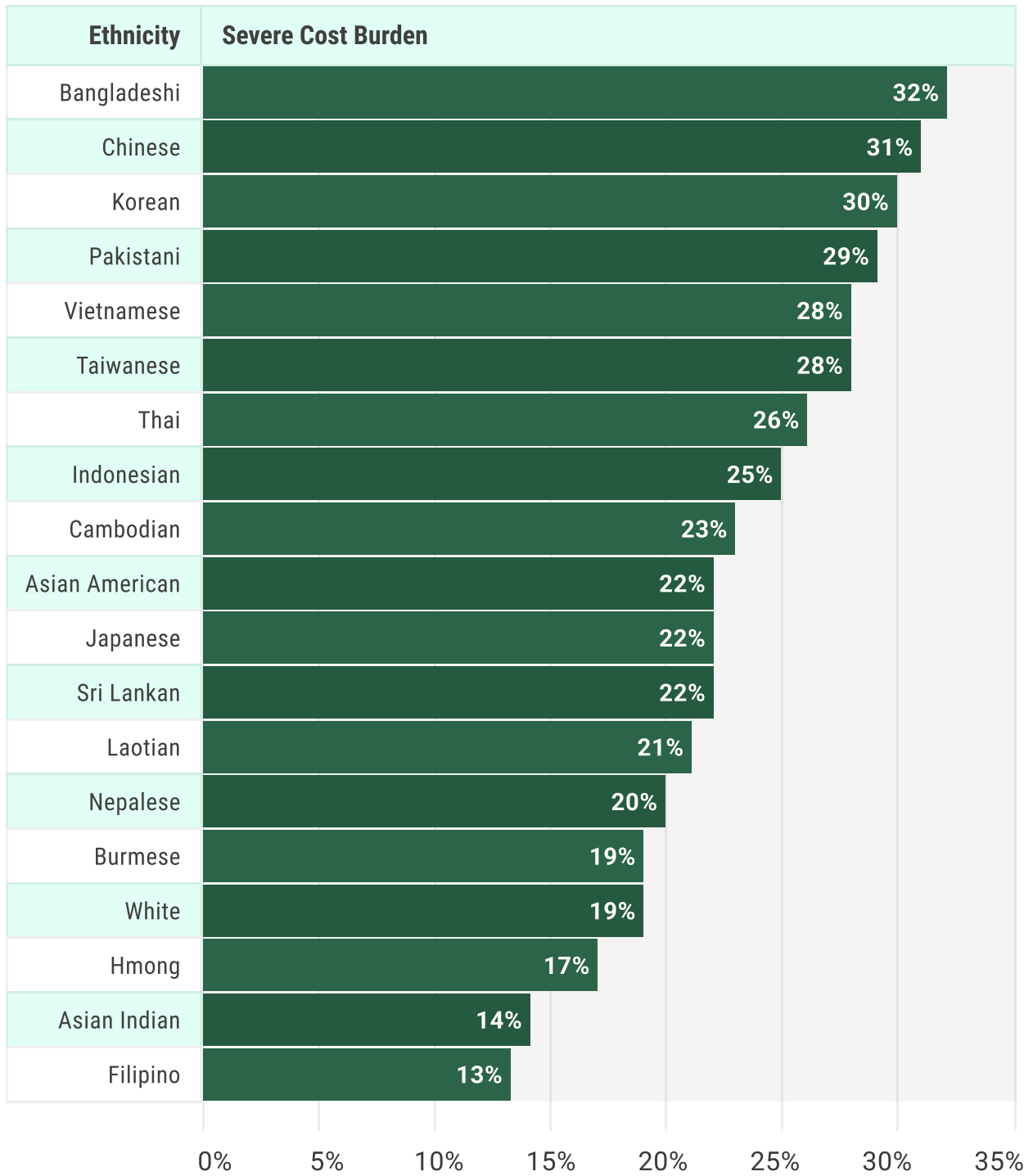


PARTICULARLY VULNERABLE POPULATIONS

The national average for households that are rent burdened (that is spending more than 30% of income on housing) is 51.1%. In aggregate, the rate of rent-burdened Asian households (45%) is less than the national average - but once data is disaggregated by Asian ethnic sub-group, we are able to see that certain Asian sub-groups have higher rates of rent burden than the national average. Those Asian American ethnic sub-groups are: Bangladeshi (with the highest rate at 57.2%), Cambodian, Korean, Pakistani, Thai and Vietnamese.

When analyzing 2020-American Community Survey PUMS data for those who are severely cost-burdened (that is, spending more than 50% of income on housing), the Asian ethnic sub-groups with the highest burdens changes - though Bangladeshi still remains the most cost-burdened Asian renter group.

RENT BURDEN BY ASIAN ETHNIC GROUP IN THE US



Source: 2021 American Community Survey

Other demographic factors drive housing instability within the Asian American community, including age and level of English proficiency. Forty-four percent of all low-income, limited English proficient Asian American tenants are older adults over the age of 55. Many older adults on fixed incomes face significant barriers to accessing affordable housing, particularly if they are limited English proficient.

ASIAN AMERICAN RENTER STATUS BY AGE

By Age Intervals	AA Population	AA tenants	Low-income AA tenants	LEP AA tenants	LI/LEP AA tenants
Total	17,094,444	35%	14%	6%	4%
Under 5 years	848,380	43%	17%	-	-
5 to 9 years	933,546	33%	14%	3%	2%
10 to 14 years	958,819	27%	13%	1%	1%
15 to 19 years	889,245	29%	17%	1%	1%
20 to 24 years	1,088,969	54%	35%	3%	2%
25 to 34 years	2,957,536	54%	15%	4%	2%
35 to 44 years	2,841,283	35%	10%	5%	3%
45 to 54 years	2,428,912	26%	9%	8%	4%
55 to 59 years	1,035,136	24%	9%	9%	5%
60 to 64 years	940,794	24%	10%	10%	5%
65 to 74 years	1,324,045	23%	12%	11%	7%
75 to 84 years	626,071	27%	18%	16%	12%
85 years and over	221,708	32%	22%	19%	15%

Source: 2020 American Community Survey



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A number of our members are ending up homeless. Particularly the seniors living in single-room occupancy hotels or if they have disabilities. They pay \$300 a month for rent, how are they going to pay \$100 for a mover? A lot of residents in SROs buy rice by the cup. They can't store a whole bag of rice. I worry about these folks becoming homeless.”

– Sissy Trinh,
SEACA LA

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Our minimum wage is really low in Georgia. Yet, rent and utilities are increasing. Rents are so high, it's what most people are spending the majority of their income on. We ask for more manageable rents. It's a big barrier for people fleeing domestic violence situations. They can't live in a shelter forever.”

– Manisha Lance,
Raksha



CALL TO ACTION

National CAPACD believes that addressing our national housing crisis will require significant federal investments of many billions of dollars per year, over a sustained number of years.

- Our coalition calls on the federal government to expand rental assistance programs (e.g., Section 8) – both individual vouchers and project-based – such that rental assistance is sufficient to assure that no low-income family pays more than 30% of their income on rent (sufficient rental assistance to reach an additional estimated 17 million families).
- Emergency Rental Assistance should be made permanent.
- In order to make these additional resources usable to more households, HUD should universally require the use of Small Area Fair Market Rents and establish a national source of income regulation.