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LATINO DATA PROJECT

HOMEOWNERSHIP RATES AMONG NEW YORK CITY'S RACIAL/ETHNIC GROUPS AND LATINO NATIONALITIES IN 2000

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Homeownership Rates among New York City's Racial/Ethnic Groups and Latino Nationalities in 2000

Laura Limonic

This report examines rates of homeownership among ethnic/racial groups in New York City. The data are broken down by four primary ethnic/racial groups: White, African Americans, Asians, and Latinos.¹ Also examined are homeownership rates within the Latino group by nationality for the nine largest populations among the Latino population in New York City: Puerto Rican, Dominican, Mexican, Ecuadorian, Colombian, Cuban, Honduran, Peruvian and Guatemalan.

In 2000, the average rate of homeownership in New York City was 34%. Latino's showed a significantly lower rate of homeownership than all other ethnic/racial groups. Only 16% of Latinos were homeowners, while the rate for African Americans, who had the second lowest homeownership rate, was 31%. Whites and Asians had the highest rates of homeownership in New York City at 42% each. (See Table 1 and Figure 1). The national average of homeownership was much higher than the rate in New York City, which can be largely attributed to high and constantly rising real estate costs. Nationwide, an average of 69% of the population resided in owner-occupied homes. The national homeownership rate for Latinos was 49%, which was significantly higher than the average Latino homeownership rate in New York City, yet still the lowest among the four ethnic/racial groups examined.

¹ We define the racial/ethnic categories as follows:

White – White only and no other race/s, non-Latino origin

African Americans - African American only and no other race/s, non-Latino origin

Asian- Asian only and no other race/s, non-Latino origin

Latino- Those reporting a Latino and/or Latino/Latino origin, race non-specified.

Data Sources – All figures and tables are derived from Census Data 2000 – Summary Files 4 – HCT4: Total Population in Occupied Housing Unit by Tenure, PCT130: Per Capita Income in 1999 (Dollars)

Figure 1: Percentage of Total Population in Owner Occupied Housing Units by Ethnic/Racial Group in New York City, 2000

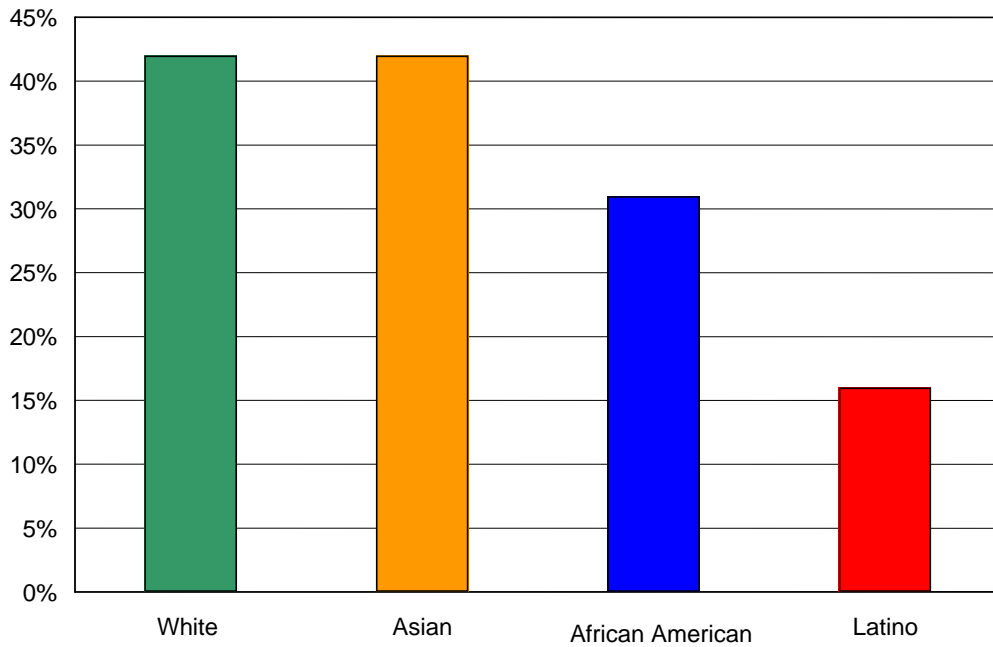


Table 1: New York City

Ethnic/Racial Group	Percentage of total population in owner occupied housing units
White	42%
Asian	42%
African American	31%
Latino	16%

Ethnic/racial Breakdown of Homeownership Rates by Borough

Among the four racial/ethnic groups, Latinos had the lowest homeownership rates in all boroughs with the exception of Staten Island. In the **Bronx**, only 12% of Latinos were homeowners, while 22% of African Americans, 29% of Asians and 30% of Whites reported homeownership. (See Figure 2 and Table 2). In **Brooklyn**, only 16% of Latinos were homeowners, showing a marked difference with the other groups in the borough. Twenty-nine percent of African Americans owned homes and 38% of Whites owned homes in Brooklyn. Among the four groups, Asians had the highest percentage of homeowners in Brooklyn (43%). (See Figure 3 and Table 3). **Manhattan** had the lowest rates of homeownership than any other borough in New York City and among the four groups Latinos residing in Manhattan had the lowest rate (5%). African Americans and Asians also had significant low levels of homeownership rates with 9% and 14% respectively. At 29%, Whites were the only group that had significantly high rates of homeownership. (See Figure 4 and Table 4). Again the low homeownership rates can be attributed to the high cost of real estate in Manhattan. The patterns of homeownership were significantly different in **Queens**. African Americans had a homeownership rate of 57% and were more likely than other groups in Queens to be homeowners. Asians also had significant rates of homeownership in Queens (50%). Twenty-eight percent of Latinos living in Queens were homeowners. After Staten Island, Queens had the second largest percentage of Latino homeowners. (See Figure 5 and Table 5). The highest percentage of homeowners among White, Asian and Latino groups were found in **Staten Island**. African Americans had the lowest rate of homeownership in Staten Island, in comparison to the other racial/ethnic groups. Forty-five percent of Latinos living in Staten Island were homeowners, which was significantly higher than for Latinos in any other borough and higher than the average homeownership rate of 34% in New York City. Whites and Asians also had significantly higher rates of homeownership in Staten Island than in any other borough, 78% and 73% respectively.

Figure 2: Percentage of Total Population in Owner Occupied Housing Units by Ethnic/Racial Groups, Bronx

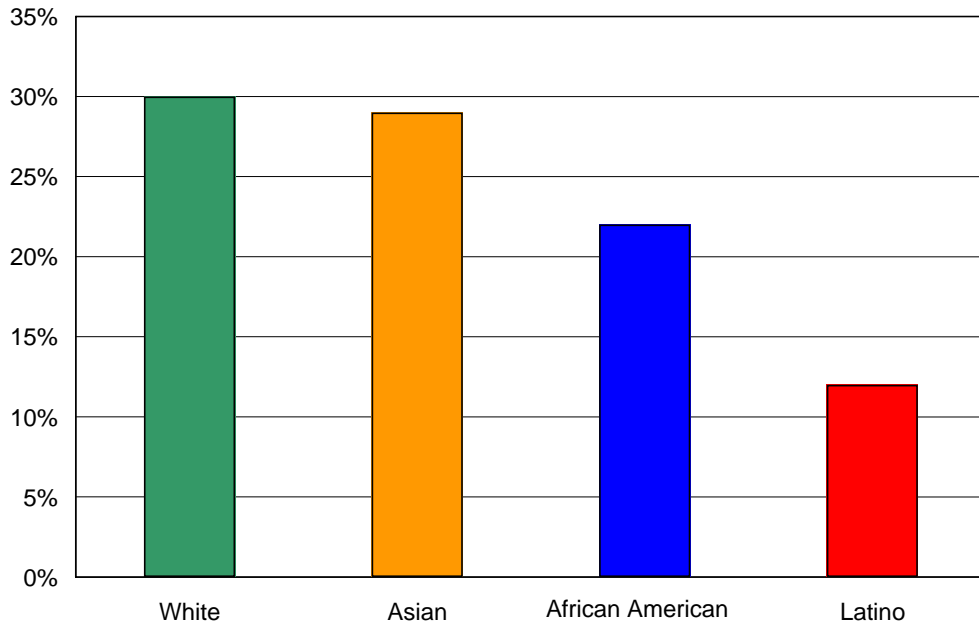


Table 2: Bronx

Ethnic/Racial Group	Percentage of total population in owner occupied housing units
White	30%
Asian	29%
African American	22%
Latino	12%

Figure 3: Percentage of Total Population in Owner Occupied Housing Units by Ethnic/Racial Group, Brooklyn

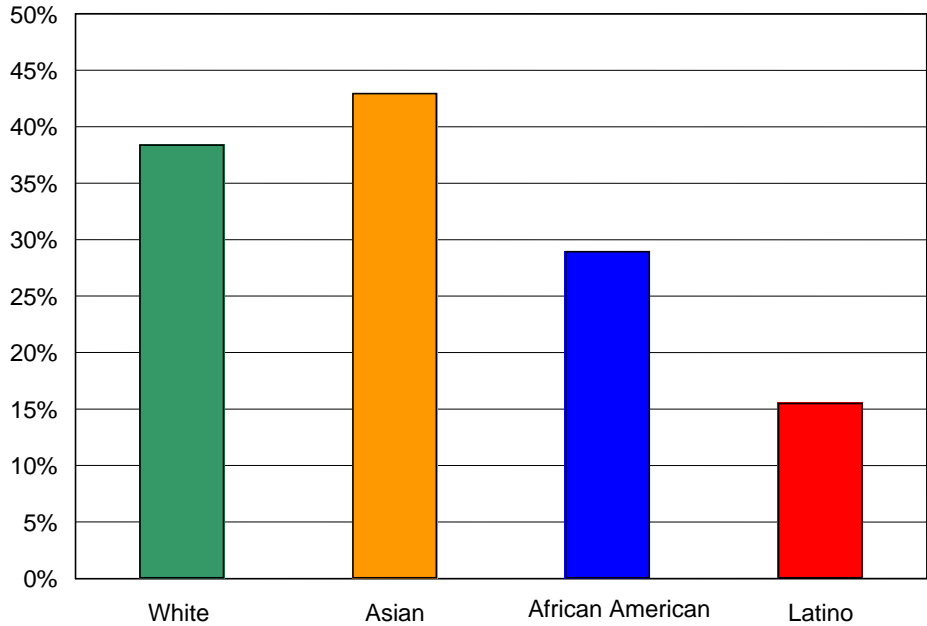


Table 3: Brooklyn

Ethnic/Racial Group	Percentage of total population in owner occupied housing units
White	38%
Asian	43%
African American	29%
Latino	16%

Figure 4: Percentage of Total Population in Owner Occupied Housing Units by Ethnic/Racial Group, Manhattan

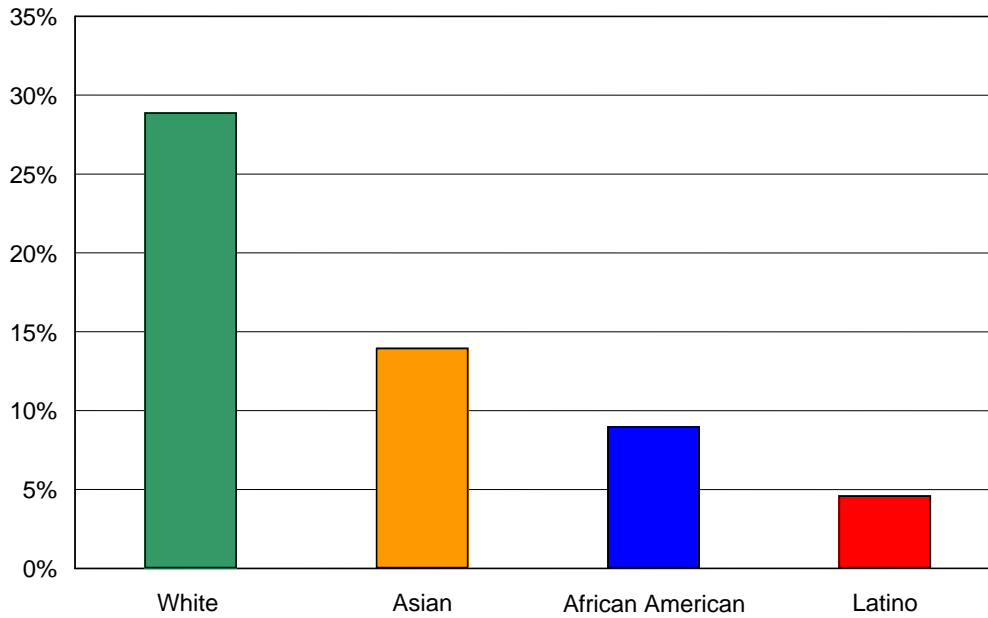


Table 4: Manhattan

Ethnic/Racial Group	Percentage of total population in owner occupied housing units
White	29%
Asian	14%
African American	9%
Latino	5%

Figure 5: Percentage of Total Population in Owner Occupied Housing Units by Ethnic/Racial Groups, Queens

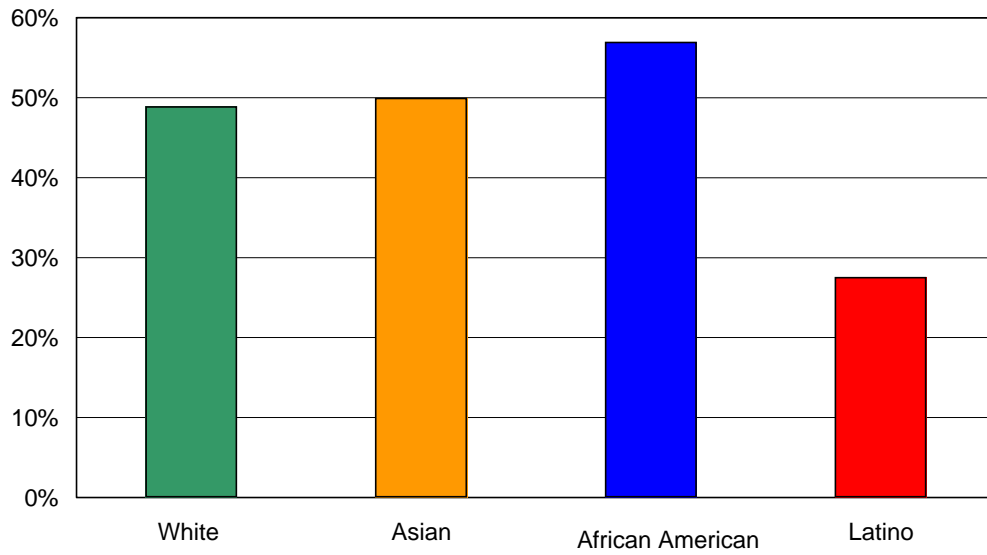


Table 5: Queens

Ethnic/Racial Group	Percentage of total population in owner occupied housing units
White	49%
Asian	50%
African American	57%
Latino	28%

Figure 6: Percentage of Total Population in Owner Occupied Housing Units by Ethnic/Racial Group, Staten Island

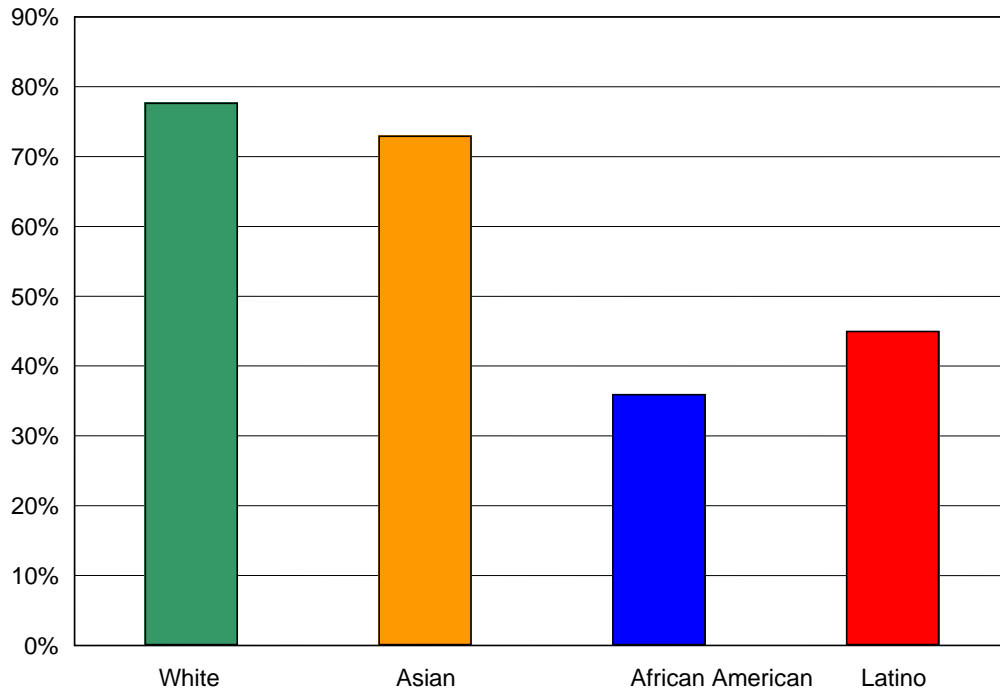


Table 6: Staten Island

Ethnic/Racial Group	Percentage of total population in owner occupied housing units
White	78%
Asian	73%
African American	36%
Latino	45%

Homeownership Rates among Latinos by Nationality

Since Latinos are not a homogeneous group it is important to look at homeownership rates within the Latino community by nationality. Across all five boroughs Peruvians reported a 29% homeownership rate, the highest rate among the nine Latino groups examined followed by Cubans at 28%. Mexicans had the lowest rate of homeownership; only an average of 6% of Mexicans were homeowners across the five boroughs. Guatemalans and Dominicans also reported low homeownership rates, 10% and 11% respectively.

Peruvians also had the highest homeownership rates in the **Bronx** (28%). Cubans had the second highest rate of homeownership among Latinos in the Bronx. Following the pattern across the five boroughs, Mexicans reported the lowest average rate of homeownership among Latinos in the Bronx (4%). Only 6% of Guatemalans and 8% of Dominicans reported owning homes in the Bronx. The per capita income of the groups shows that, for the majority, a higher per capita income corresponded with a higher rate of homeownership. However, Guatemalans in the Bronx did not follow this pattern; Guatemalans reported the second lowest rate of homeownership among the nine groups, but were in the top tier of per capita income. (See Figure 8 and Tables 8a and 8b).

In **Brooklyn**, 37% of Cubans reported owning homes, which was significantly higher than the average rate of 16% for Latino homeownership in Brooklyn. Peruvians were the second largest group of homeowners with a 26% homeownership rate. The data show that Mexicans and Guatemalans had the lowest rate of homeownership in Brooklyn, 6% of Mexicans and 8% of Guatemalans reported owning homes. Dominicans reported a higher rate of homeownership in Brooklyn (15%) than in the Bronx and were only 1 percentage point below the average Latino rate of homeownership in Brooklyn. The pattern of high per capita income being associated with homeownership is similar to that in the Bronx, though in Brooklyn the per capita income was higher for Cubans than for Colombians. Again the per capita income for Guatemalans did not follow the same pattern as the other groups. Guatemalans had one of the lowest rates of homeownerships but ranked in the higher end of the income per capita strata.

Homeownership rates in **Manhattan** were the lowest for any borough, for both Latinos and other ethnic groups. Colombians (12%) and Cubans (12%) reported the highest rate of homeownership rates among Latinos followed by Peruvians at 11%. Puerto Ricans and Mexicans reported 5% homeownership rates. Manhattan is the only borough where the average rate of homeownership for Mexicans was in the middle of the distribution within Latino groups, probably because more wealthy Mexicans resided in Manhattan. Ecuadorians and Dominicans had the lowest rate of homeownership, 2 % and 3% respectively. The three groups with the highest rate of homeownership, Cubans, Peruvians and Colombians, also reported the highest per capita incomes. The other groups

had very low levels of homeownership, which corresponds to significantly lower per capita incomes. (See Figure 10 and Tables 10a and 10b).

In **Queens**, Cubans reported significantly higher rates of homeownership than any other Latino group (41%), which corresponds with the highest per capita income among the nine groups. Puerto Ricans (33%) followed as the group with the second highest rate of homeowners in Queens. Peruvians had a 31% of homeownership rate. Nine percent of Mexicans reported owning homes in Queens, which was significantly lower than any other group; Mexicans also reported the lowest per capita income than any other group. (See Figure 11 and Tables 11a and 11b).

Staten Island had the highest rate of homeowners across all of the five boroughs. Sixty-eight percent of Cubans reported owning homes in Staten Island; this was 23% higher than the average for all Latinos in Staten Island. Colombians had the second highest rate of homeownership in Staten Island, (56%). Ecuadorians and Puerto Ricans also had significant rates of homeownership, 50% and 51% respectively. Mexicans reported rates far below the average for Latinos in Staten Island (9%). Thirty-five percent of Hondurans were homeowners in Staten Island. There was a significant jump between homeownership rates between Mexicans and Hondurans, which corresponds to a large difference in per capita income. (See Figure 12 and Tables 12a and 12b).

Figure 7: Percentage Latino Population by Nationality in Owner Occupied Housing Units, New York City

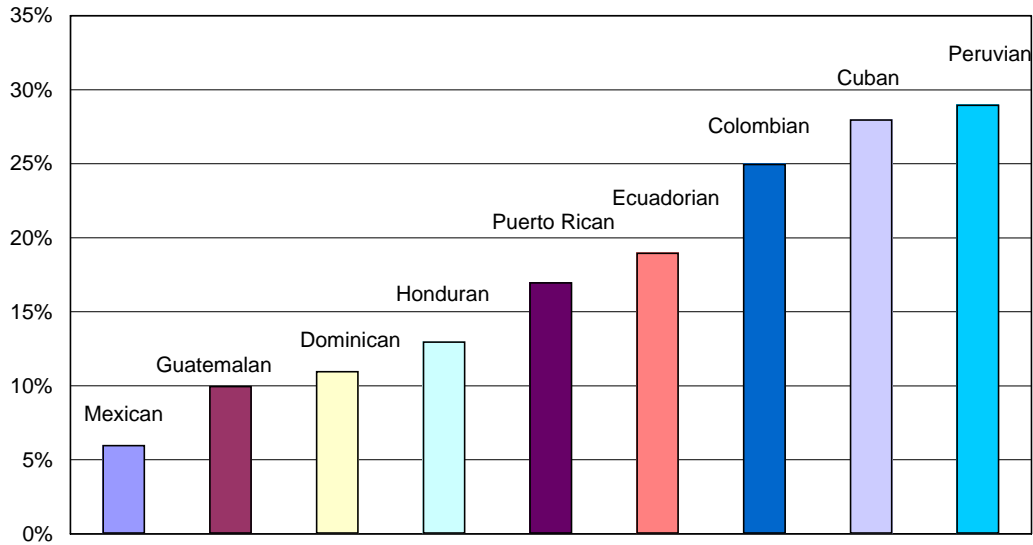


Table 7: New York City

Latino Group by Nationality	Percentage of Latino Population by Nationality in Owner Occupied Housing Units
Mexican	6%
Guatemalan	10%
Dominican	11%
Honduran	13%
Puerto Rican	17%
Ecuadorian	19%
Colombian	25%
Cuban	28%
Peruvian	29%

Figure 8: Percentage Latino Population by Nationality in Owner Occupied Housing Units, Bronx

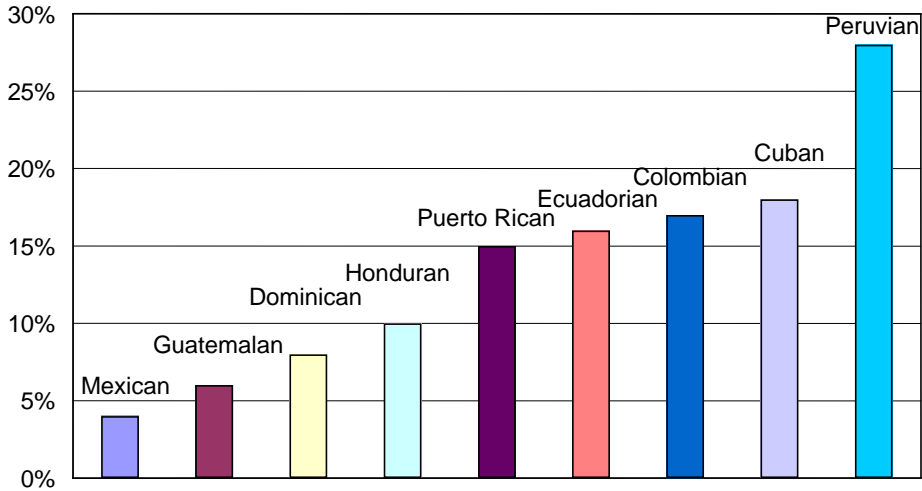


Table 8a: Bronx

Latino Group by Nationality	Percentage of Latino Population by Country of Origin Owner Occupied Housing Units
Mexican	4%
Guatemalan	6%
Dominican	8%
Honduran	10%
Puerto Rican	15%
Ecuadorian	16%
Colombian	17%
Cuban	18%
Peruvian	28%

Table 8b: Bronx

Latino Group by Nationality	Per Capita Income in 1999 US Dollars (In ascending order)
Mexican	7,417
Honduran	10,009
Dominican	10,440
Puerto Rican	11,151
Ecuadorian	12,198
Guatemalan	13,111
Colombian	13,314
Cuban	15,310
Peruvian	16,791

Figure 9: Percentage Latino Population by Nationality in Owner Occupied Housing Units, Brooklyn

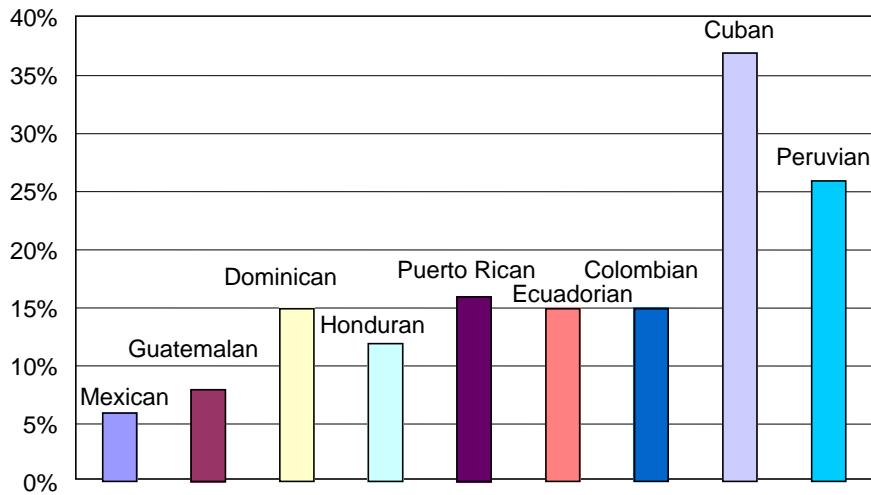


Table 9a: Brooklyn

Latino Group by Nationality	Percentage of Latino Population by Nationality in Owner Occupied Housing Units
Mexican	6%
Guatemalan	8%
Dominican	15%
Honduran	12%
Puerto Rican	16%
Ecuadorian	15%
Colombian	15%
Cuban	37%
Peruvian	26%

Table 9b: Brooklyn

Latino Group by Nationality	Per Capita Income in 1999 US Dollars (In ascending order)
Mexican	9,004
Dominican	10,069
Honduran	10,270
Puerto Rican	11,607
Ecuadorian	11,684
Guatemalan	13,070
Colombian	14,550
Peruvian	17,287
Cuban	20,044

Figure 10: Percentage Latino Population by Nationality in Owner Occupied Housing Units, Manhattan

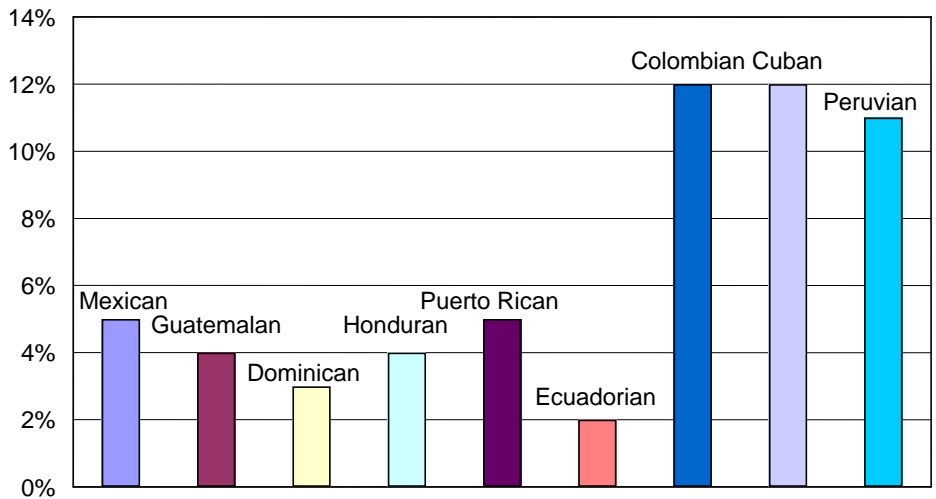


Table 10a: Manhattan

Latino Group by Nationality	Percentage of Latino Population by Nationality in Owner Occupied Housing Units
Mexican	5%
Guatemalan	4%
Dominican	3%
Honduran	4%
Puerto Rican	5%
Ecuadorian	2%
Colombian	12%
Cuban	12%
Peruvian	11%

Table 10b: Manhattan

Latino Group by Nationality	Per Capita Income in 1999 US Dollars (In ascending order)
Dominican	10,197
Puerto Rican	13,817
Ecuadorian	14,399
Honduran	15,517
Mexican	17,058
Guatemalan	17,122
Colombian	26,883
Peruvian	28,837
Cuban	32,085

Figure 11: Percentage Latino Population by Nationality in Owner Occupied Housing Units, Queens

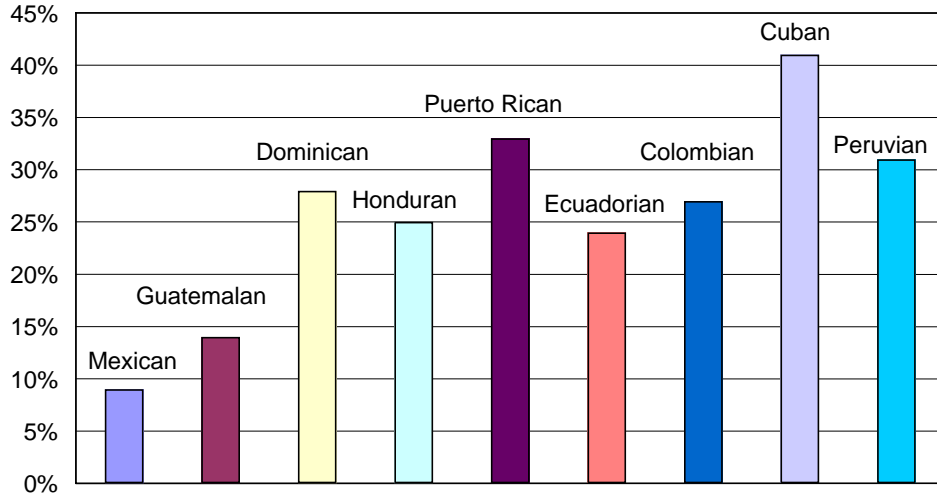


Table 11a: Queens

Latino Group by Nationality	Percentage of Latino Population by Nationality in Owner Occupied Housing Units
Mexican	9%
Guatemalan	14%
Dominican	28%
Honduran	25%
Puerto Rican	33%
Ecuadorian	24%
Colombian	27%
Cuban	41%
Peruvian	31%

Table 11b: Queens

Latino Group by Nationality	Per Capita Income in 1999 US Dollars (In ascending order)
Mexican	9,750
Guatemalan	11,120
Dominican	12,343
Ecuadorian	13,548
Honduran	14,579
Colombian	14,753
Peruvian	15,378
Puerto Rican	16,476
Cuban	21,918

Figure 12: Percentage Latino Population by Nationality in Owner Occupied Housing Units, Staten Island

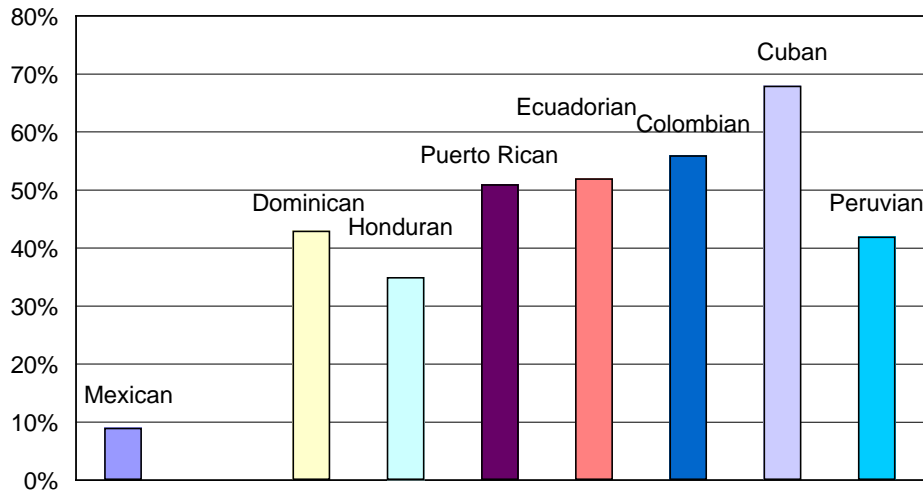


Table 12a: Staten Island

Latino Group by Nationality	Percentage of Latino Population by Nationality in Owner Occupied Housing Units
Mexican	9%
Guatemalan	NA*
Dominican	43%
Honduran	35%
Puerto Rican	51%
Ecuadorian	52%
Colombian	56%
Cuban	68%
Peruvian	42%

* The data is not available for this geographic area because the population of the selected race or ethnic group, or ancestry group, is less than the threshold(s) required by the US Census.

Table 12b: Staten Island

Latino Group by Nationality	Per Capita Income in 1999 US Dollars (In ascending order)
Guatemalan	NA*
Mexican	8,375
Ecuadorian	13,007
Dominican	13,861
Honduran	14,922
Puerto Rican	15,576
Colombian	18,168
Peruvian	18,315
Cuban	22,219

* The data is not available for this geographic area because the population of the selected race or ethnic group, or ancestry group, is less than the threshold(s) required by the US Census.

Conclusion

The Census 2000 data indicate that Latinos as a group had very low homeownership rates in New York City compared with the other major ethnic/racial groups. Among the different Latino groups Colombians, Cubans and Peruvians tended to have higher rates of homeownership which may be positively linked to higher per capita income. Mexicans were more likely to have the lowest rate of homeownership and comparatively low per-capita incomes.

The distribution of the Latino population among the tri-state area shows that 75.4% of the Dominican population and 52.4% of the Mexican population lived in New York City in 2000, yet only 11% of Dominicans and 6% of Mexicans, on average, resided in owner-occupied homes.

While only 31.1% of Peruvians in the tri-state area lived in New York City, 29% of them were homeowners.

Citizenship status was examined for Latinos to determine if there was a relation between citizenship and homeownership. While 99.2% of Puerto Ricans were citizens, only 17% were homeowners. Cubans reported the second highest rate of homeownership (28%) and 84% of Cubans were citizens in 2000. Only 55% of Colombians were citizens, yet they had the third largest rate of homeownership (25%). Therefore, no discernible relationship between homeownership rates and citizenship status may be observed.

Income levels explain much of the difference in homeownership rates among Latinos. However, this does not hold for all groups such as Guatemalans, who reported relatively high per-capita income and low homeownership in Brooklyn and the Bronx. Other factors such as savings rates and access to credit markets may have an influence on these patterns. However, the data examined for this study do not permit an examination of these factors which may be addressed in future studies.