

Equity Trends Report

Exploring the Diverse Housing Experiences of Asian Americans, Native Hawaiians and Pacific Islanders



Housing affordability remains a significant issue within the Puget Sound region. PSRC’s 2023 [Housing Monitoring Report](#) found that the region’s typical home value increased by 98% and rent by 50% between 2015 and 2023. This has pushed homeownership out of reach for many would-be buyers and increased housing instability among renters, further fueling the region’s homelessness crisis.

PSRC works to further racial equity by analyzing regional trends to identify existing disparities and inform policy solutions. For Asian American, Native Hawaiian and Pacific Islander (AANHPI) heritage month, we explore the diverse housing experiences and challenges of [AANHPI populations in King, Kitsap, Pierce and Snohomish counties](#).

While the AANHPI community as a whole has a relatively low poverty rate and the highest median income across major racial groups, there is considerable variation among AANHPI subgroups based on ethnicity, country of origin, length of time in the U.S. and other factors. Lower-income AANHPI groups, including refugees and immigrants without skills-based visas, are likely to experience housing barriers at levels similar to other less advantaged communities of color.

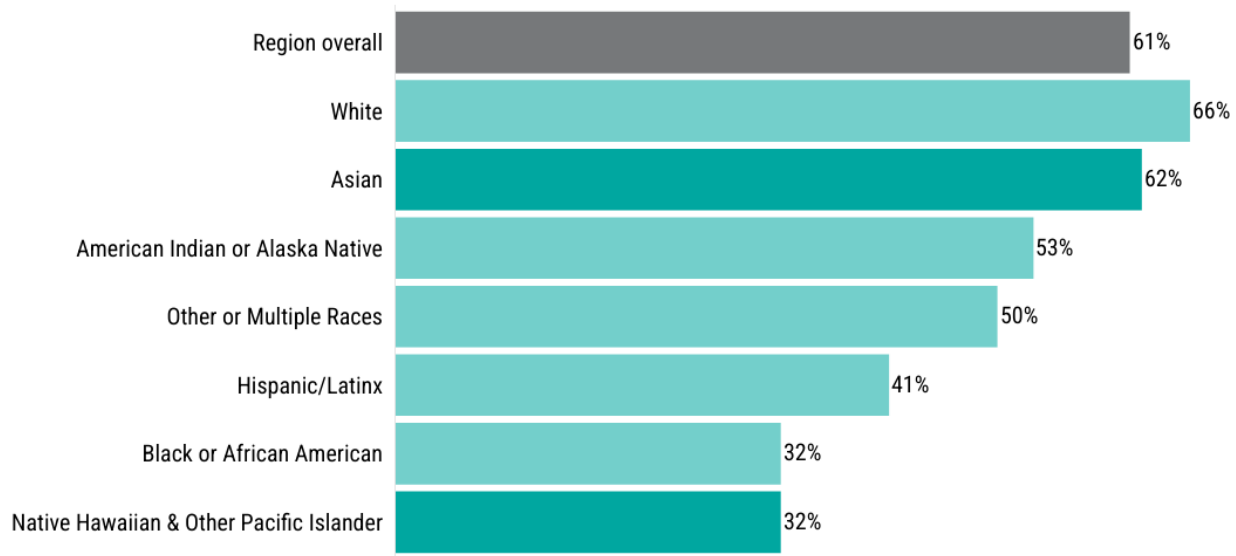
Homeownership and Renter Cost Burden

This analysis examines homeownership rates and renter cost burden for Asian Americans, Native Hawaiians and Pacific Islanders compared to other major racial groups, as well as for specific AANHPI groups to better understand the diversity underneath the umbrella of the broader community.

Asians as a whole have one of the highest homeownership rates, while Native Hawaiians and Pacific Islanders have the lowest.

The homeownership rate among Asian households is one of the highest among broader race and ethnicity groups at 62%, second only to white households at 66% and nearly identical to the regional average. Conversely, the homeownership rates of Native Hawaiian and Pacific Islander as well as Black households are the lowest at 32%. This represents a 30-percentage point gap, with Asian households twice as likely to own their homes than Native Hawaiians and Pacific Islanders.

Homeownership Rates by Race and Ethnicity



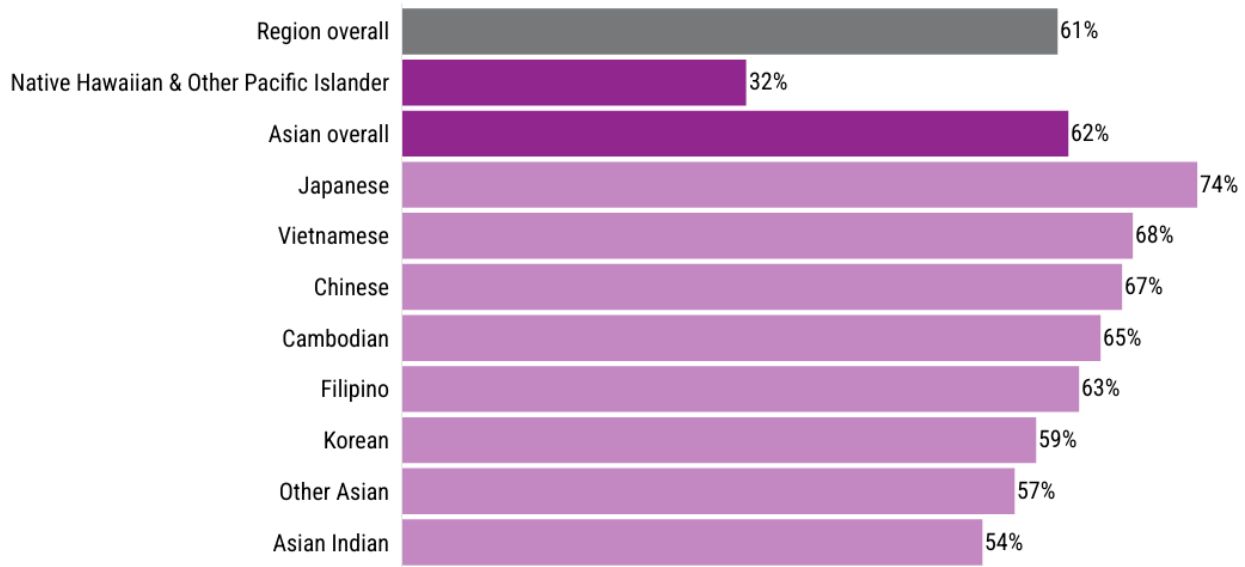
Source: U.S. Census Bureau, American Community Survey, 2022 5-Year Public Use Microdata Sample

The average homeownership rate for Asians as a whole masks significant variability between subgroups.

While Asians as a whole own their homes at a rate close to the regional average, broad disparities exist below the surface. Japanese, Vietnamese, and Chinese households have the highest homeownership rates at 74%, 68% and 67%, respectively. Meanwhile, Korean, Other Asian, and Asian Indian households have considerably lower rates at 59%, 57% and 54%, respectively. Native Hawaiians and Pacific Islanders remain the least likely to own their home of any AANHPI group.

This is reflective of the diverse background of AANHPI populations based on income and occupational characteristics, age demographics, citizenship, visa status, length of time and generational presence in the U.S., language barriers and more.

Homeownership Rates by AANHPI Population



Source: U.S. Census Bureau, American Community Survey, 2022 5-Year Public Use Microdata Sample

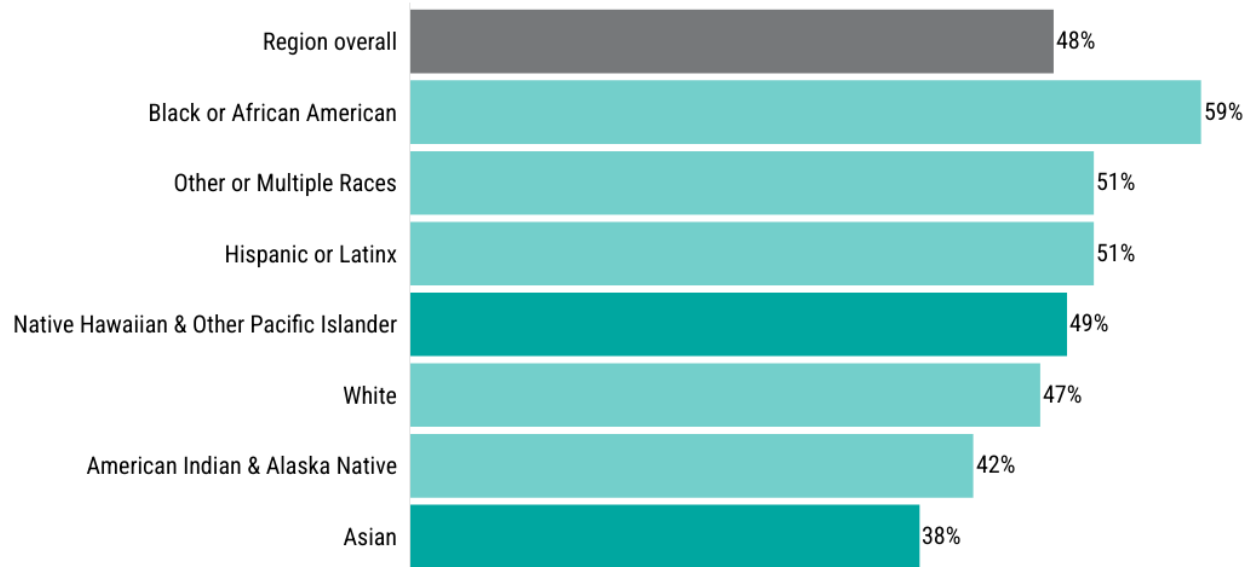
[Disparities in access to mortgage financing](#) based on race may also serve as a barrier to homeownership, particularly for lower income AANHPI households. These barriers on top of rising housing costs push many would-be buyers back into the rental market, restricting opportunities to build equity and generational wealth.

Asians as a whole experience renter cost burden at the lowest rate, while the rate for Native Hawaiians and Pacific Islanders is notably higher.

Cost burden is a leading indicator of housing instability. Renters are cost burdened if they spend 30% or more of their monthly income on rent, leaving less income to cover other basic needs such as food, transportation, medical care and unexpected expenses.

Among broader race and ethnicity groups, Asian renter households are the least cost burdened at 38%. Other people of color populations experience much higher rates of cost burden, especially Black (59%), Hispanic or Latinx (51%) and Native Hawaiian and Pacific Islander (49%) renters.

Renter Cost Burden by Race and Ethnicity

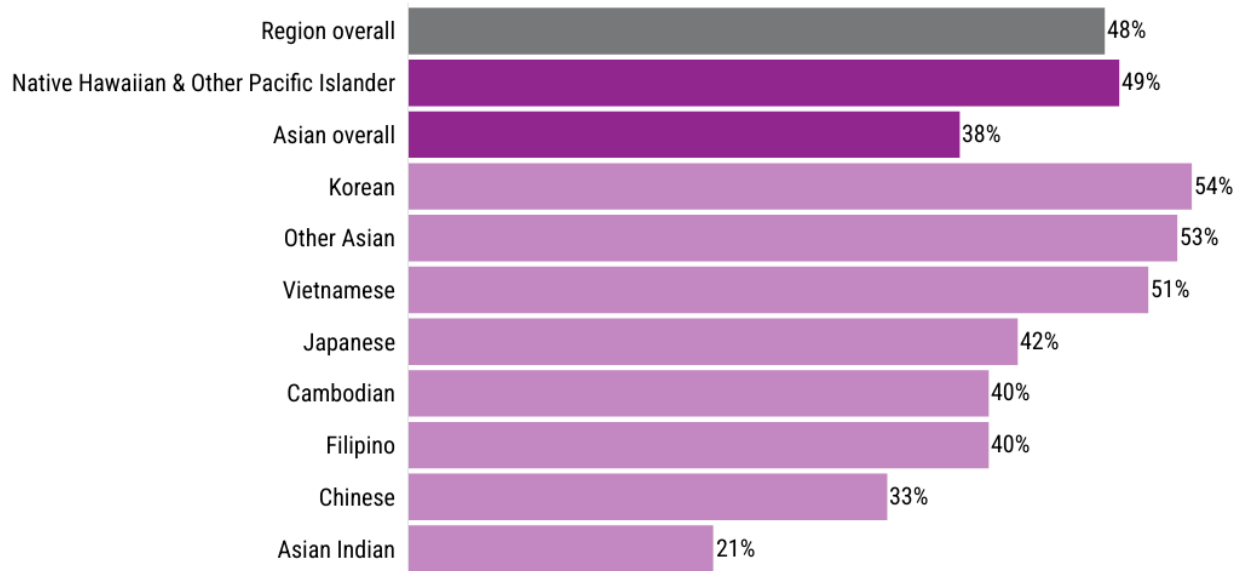


Source: U.S. Census Bureau, American Community Survey, 2022 5-Year Public Use Microdata Sample

AANHPI groups experience high variability in Renter Cost Burden – encompassing a 33-percentage point spread – compared to broader racial groups.

Asian Indian and Chinese renters have the lowest rates of cost burden at 21% and 33%, respectively. By comparison Korean, Other Asian and Vietnamese renter households experience much higher rates of cost burden ranging from 51% to 54%. This highlights the importance of analyzing AANHPI groups individually, as cost burden for different groups can vary significantly and be overshadowed by an aggregated rate.

Renter Cost Burden by AANHPI Population



Source: U.S. Census Bureau, American Community Survey, 2022 5-Year Public Use Microdata Sample

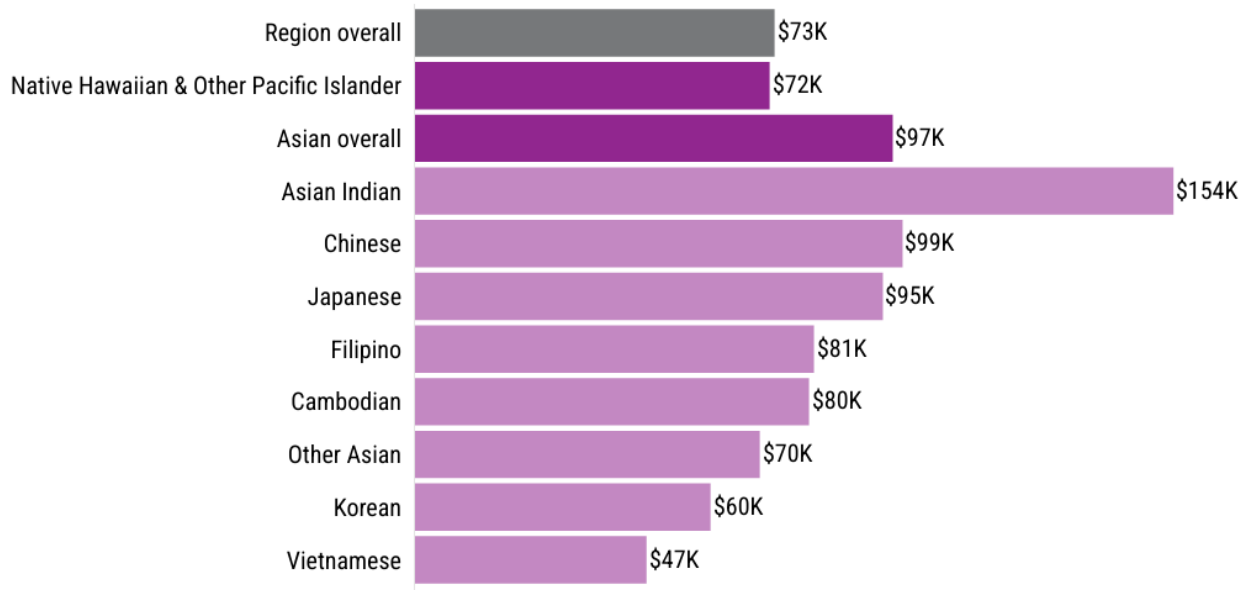
Renter Incomes and Common Occupations

This analysis also investigates the income and occupation of renter households, as these are two key factors influencing the housing choices and varying levels of renter cost burden faced by different AANHPI populations.

The typical income of Asian Indian renter households is vastly higher than for other groups, which skews the overall value for Asians as a whole.

Among the AANHPI renter population, Asian Indian renter households stand out with the highest median income of \$154K. On the other end, Korean and Vietnamese renter households have the lowest median incomes at \$47K and \$60K which aligns with higher rates of renter cost burden.

Median Renter Income by AAPI Population



Source: U.S. Census Bureau, American Community Survey, 2022 5-Year Public Use Microdata Sample

The occupational characteristics of different groups play a key role influencing the income diversity seen within the AANHPI renter community.

AANHPI groups in occupations with higher average wages are associated with higher median incomes and lower rates of renter cost burden. Groups with larger shares of workers in lower paying occupations are more likely to struggle to meet their housing needs in an increasingly expensive market.

Where income and common occupations are not in close alignment, the top 3 occupations generally represent a smaller share of all occupations held by an AANHPI group.

Top 3 Renter Occupations by AANHPI Population

Average Wage: ● Under \$25,000 ● \$25,000 - \$49,999 ● \$50,000 - \$99,999 ● \$100,000+

AAPI Subgroup	Occupation 1	Occupation 2	Occupation 3
Region overall	Computer Specialists	Other Management Occupations	Construction Trades Workers
Native Hawaiian and Other Pacific Islander	Material Moving Workers	Retail Sales Workers	Other Production Occupations
Asian overall	Computer Specialists	Other Management Occupations	Business Operations Specialists
Asian Indian	Computer Specialists	Other Management Occupations	Business Operations Specialists
Cambodian	Assemblers and Fabricators	Other Production Occupations	Cooks and Food Preparation Workers
Chinese	Computer Specialists	Engineers	Business Operations Specialists
Filipino	Material Moving Workers	Healthcare Diagnosing or Treating Practitioners	Retail Sales Workers
Japanese	Computer Specialists	Other Management Occupations	Business Operations Specialists
Korean	Computer Specialists	Other Management Occupations	Healthcare Diagnosing or Treating Practitioners
Other Asian	Computer Specialists	Business Operations Specialists	Healthcare Diagnosing or Treating Practitioners
Vietnamese	Computer Specialists	Personal Appearance Workers	Assemblers and Fabricators

Source: U.S. Census Bureau, American Community Survey, 2022 5-Year Public Use Microdata Sample

[VISION 2050](#) and the [Regional Housing Strategy](#) call for increasing housing access and affordability for all. Understanding the unique housing needs and challenges faced by our diverse communities, including Asian American, Native Hawaiian and Pacific Islander subgroups, is an essential step to developing effective regional and local strategies to meet our housing goals.

For more information on PSRC’s housing work, please visit our [Housing home page](#).

About the data in this report

This analysis used American Community Survey microdata to explore trends for Asians and Native Hawaiians/Pacific Islanders—the two major racial groups defining the AANHPI community—as well as the largest Asian subgroups for which microdata supported statistically reliable results. Smaller Asian subgroups were combined into an Other Asian category.