



HOUSING CRISIS IN NYC

SABER AWN

Introduction

- According to the Citizens Budget Commission (CBCNY), New York City's rate of severe overcrowding is more than twice the national rate, with more than 170,000 households having more than 1.5 people per room.
- New York City is facing a serious housing problem.
- Rent prices have gone up a lot, making it too expensive for many people to live on their own.
- Since 2006, rent has increased sharply, especially after COVID-19, making it much harder for people to afford housing. According to The Brick Underground, the average rent for an apartment in Brooklyn was just \$563 in 2006, but by June 2025, it jumped to \$3,665

Thesis

New York City must take action to control rising rent prices, which are forcing people into unstable living conditions, creating a growing wage-rent gap, and making independent living nearly impossible for many residents.



CLIAM 1

- New York City rent prices are rising much faster than wages, making housing unaffordable.
- According to Zillow (2023): Rent prices in New York City increased seven times faster than wages between 2022 and 2023. While rent grew by 8.6%, wages only increased by 1.2%.

CLAIM 2

- The high rent in NYC is making independent living impossible for many people, especially young professionals, students, and middle-income workers
- According to Curbed:
- "A person making an average of \$135,000 a year can only sort of afford a studio or one-bedroom apartment anymore."
- Example: Victoria Franklin
- A 27-year-old graduate planned to move to NYC for work.
- She had to live with her mom and commute 2 hours daily because the rent was too high.
- She thought this was temporary, but high rent forced her to stay longer.

Counter Claim

Some landlords argue that rent control makes it harder for them to maintain their buildings because they are not making enough profit.

The New York Times (2024):
“While rent control helps tenants, it can sometimes discourage landlords from fixing apartments because they aren’t making enough money to cover costs.”

My Respond

- NYC should offer tax benefits to landlords who keep rent fair and maintain their buildings.
- The city should also increase funding for affordable housing projects, making sure that middle-income families can live in NYC.

CONCLUSION

- The housing crisis in NYC is making independent living unaffordable.
- Without rent control and affordable housing policies, more people will struggle financially, live in overcrowded spaces, or leave NYC.
- Solution:
 - Strengthen rent control policies.
 - Build more affordable housing for middle-income families.

THANK YOU

شَكَرًا لَّكَ