CHARLOTTE-MECKLENBURG
HOUSING & HOMELESSNESS DATA FACTSHEET | 2019

HOUSING INSTABILITY

*The numbers in this table illustrate the problem of **housing instability** in Charlotte-Mecklenburg. Housing Instability means that a household has not yet experienced homelessness. However, households experiencing housing instability are at an increased risk for losing their housing.*

Area Median Income (AMI)	FY 2019	• **$79,000** AMI for family of 4 • $25,750 – 30% AMI • $39,500 – 50% AMI • $63,200 – 80% AMI	AMI is updated annually by HUD; and is applied by specific geographic/statistical areas. AMI is used to set eligibility guidelines for housing assistance as well as formulate limits for financial assistance. AMI can be used as a system tool to prioritize funding assistance across multiple funding sources within the community's housing continuum.
Cost-Burdened Households	FY 2019	• **78,862** Renter Households • **39,248** Owner-Occupied Households	Cost-burdened means that a household is spending more than 30% of their income on housing-related expenses. With fewer resources to dedicate to other expenses, cost burdened households are often one crisis away from losing their housing.
Evictions	FY 2019	• **32,724** Formal Evictions Filed (**2,727**/month) • **18,195** Formal evictions granted	Eviction filings capture the number of formal evictions filed in Mecklenburg County courts. Not all formal evictions are granted (whether in whole or In part), nor proceed to padlocking (which can mean homelessness). However, an eviction filing, even if resolved, can pose a barrier to finding housing in the future. Formal evictions are therefore also an undercount of all the evictions that occur in Mecklenburg County in a given year.
Fair Market Rent (FMR)	FY 2020	• **$934** for 1-bedroom • **$1,063** for 2-bedroom • **$1,423** for 3-bedroom • **$1,828** for 4-bedroom	FMR, which is established by HUD, indicates the rent required in order to obtain privately-owned, decent, safe, and sanitary rental housing in a given area. FMR includes the cost of utilities (excluding telephone) and is calculated for units of varying sizes. FMR is used to determine standard payments for federal housing assistance programs. For comparison, at 30% AMI a household of four can afford a rent of $644 per month, whereas FMR for a 2-bed apartment is $1,063.
Housing Gap	2019	• **27,022** unit shortage in units affordable and available to households below 30% of AMI in <u>Mecklenburg County</u> • **46,484** unit shortage in units affordable and available to households under 30% of AMI in the <u>Charlotte-Concord-Gastonia, NC-SC MSA</u>	This gap refers to the number of units that are unavailable and/or unaffordable to households earning less than 30% AMI in Mecklenburg County. It is also provided for the Charlotte MSA (updated annually by the National Low Income Housing Coalition). The gap is the result of both an overall housing shortfall as well as a rental mismatch, which decreases housing stock available and affordable to households earning the least.
Wages	2019	• **109** hours a week to afford a 2-bedroom unit at FMR if earning minimum wage ($7.25) • **$377** monthly rent affordable if earning minimum wage ($7.25)	This information (updated annually by the National Low Income Housing Coalition) highlights the large gap between housing costs and wages; and further illustrates the need for housing affordable to households with incomes less than 30% of AMI.

HOMELESSNESS

*The numbers below illustrate the problem of **homelessness** in Charlotte-Mecklenburg. The definition of homelessness varies by funding source. It can include "literal homelessness," which means living in a shelter or transitional housing facility, fleeing domestic violence; living in an unsheltered location; doubled up with family/friends; and/or living in a hotel/motel.*

Coordinated Entry	Jan – Dec 2019	• **7,402** Total 2-1-1 calls for housing assistance • **7,220** Referrals to an in-person Coordinated Assessment • **5,156** In-person Coordinated Assessments (**430**/month)	These numbers help illustrate the need for housing by providing the number of calls to 2-1-1 and the number of individuals who reach out for housing assistance. The count includes households who are at risk of or currently experiencing homelessness. The number of Coordinated Assessments provides an annual estimate of the number of individuals who need housing assistance and who are also literally homeless.
One Number	October 2019	• **3,191** Total People • **277** Families (**1,071** people in families) • **2,137** Single Individuals • **149** Unaccompanied Youth (age 18 – 24)	The One Number provides the most current and accurate snapshot for the number of people experiencing literal homelessness. The One Number, which is generated by HMIS and updated monthly, creates a by-name list that can be used to better understand flow into and out of homelessness. Historical data is provided to help understand trends.
Point-in-Time Count (PIT)	January 2019	• **1.55** Homelessness Rate Per Capita (1,000) • **61%** reported living in Mecklenburg County for the last 2 years • **$1,051** Average monthly income • **66%** of homeless youth were forced to leave their homes, resulting in homelessness	A required activity for federal funding, the PIT Count provides an annual snapshot of literal homelessness for one night in January. Charlotte-Mecklenburg adds optional questions (including where individuals are from) to inform local decision-making. Like the One Number, the PIT Count describes literal homelessness; however, the PIT Count is only updated annually, captures only one night, and Is generally recognized as an undercount of the actual homeless.
Emergency Shelter Length of Stay	Oct 2017 – Sept 2018	• **105** Average Days (28 day increase from prior year) • **44** Median Days	The average and median lengths of stay in emergency shelter helps illustrate the connection between homelessness and housing. When there are few or no housing options available, lengths of stay increase.
Students	2018 –2019 School Year	• **4,744** Charlotte-Mecklenburg Students (3% increase from prior year; 69% were doubled up)	Also known as McKinney-Vento, this number is calculated annually at the end of an academic year. Currently, it is the only community estimate for the number of people experiencing homelessness in doubled-up situations and/or in hotels or motels. However, it is an annualized estimate. The end of the year total may include households who were homeless in October and found housing one month later. In addition, the McKinney-Vento number does not necessarily capture all household members experiencing homelessness. McKinney-Vento was designed by the U.S. Department of Education to address the needs of children and youth experiencing homelessness and ensure educational rights and protections.