

2019

CHARLOTTE-MECKLENBURG

**STATE OF
HOUSING INSTABILITY
& HOMELESSNESS**

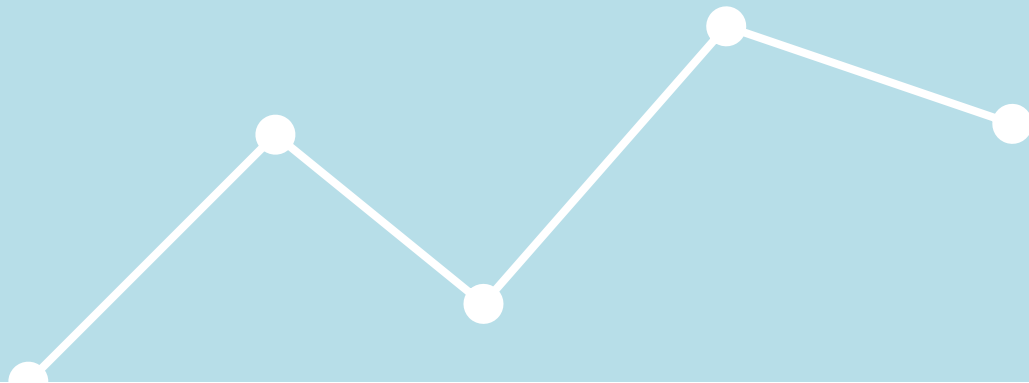
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SEPTEMBER 2019

CHARLOTTE-MECKLENBURG'S

DATA

ON HOUSING AND HOMELESSNESS



FUNDING PROVIDED BY

**MECKLENBURG COUNTY COMMUNITY
SUPPORT SERVICES**



PREPARED BY

**UNC CHARLOTTE URBAN
INSTITUTE**



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ABOUT

The 2019 Housing Instability & Homelessness Report Series is a collection of local reports designed to better equip our community to make data-informed decisions around housing instability and homelessness. Utilizing local data and research, these reports are designed to provide informative and actionable research to providers, funders, public officials and the media as well as the general population.

There are three key reporting areas that, together, comprise the 2019 series of reports for community stakeholders. The three areas include:

1. STATE OF HOUSING INSTABILITY AND HOMELESSNESS

This annual report will highlight key data on the state of housing instability and homelessness in Charlotte-Mecklenburg. Data will be presented on Charlotte-Mecklenburg's progress at various points along the housing and homelessness continuum.

2. HOUSING & HOMELESSNESS ECOSYSTEM

The ecosystem will map the housing and homelessness services ecosystem, providing details about the landscape of programs, supportive services, and partnerships that work to prevent and end homelessness and reduce housing instability.

3. MENTAL HEALTH, SUBSTANCE USE, AND HOUSING

This report looks at the intersection of mental health and substance use, and homelessness in Charlotte-Mecklenburg.

The Reporting Series is completed by the UNC Charlotte Urban Institute. Mecklenburg County Community Support Services provides funding for the report series. A digital copy of this report can be found on the Charlotte-Mecklenburg Housing & Homelessness Dashboard at www.mecklenburghousingdata.org.

KEY DEFINITIONS

Affordable Housing

Housing where a household with annual income between 0% and 120% of area median income does not spend more than 30% of their pre-tax gross annual income on rent and utilities.

Area Median Income (AMI)

The U.S. Department of Housing and Urban Development estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income.

Child Only Households

Households with all members under the age of 18.

Chronically Homeless

Individual or head of household with a disability who lives in a place not meant for human habitation, safe haven, or emergency shelter; and who has either been continuously homeless for at least 12 months or has experienced at least four episodes of homelessness in the last 3 years where the combined occasions total at least 12 months. Occasions are separated by a break of at least seven nights. Stays in institutions of fewer than 90 days do not constitute a break.

Civil Case Processing System (VCAP)

The online civil case processing system for the North Carolina Court System, which provides data on summary ejectment case filings and results.

Complaint in Summary Ejectment

A legal form that a landlord must complete in order to attempt to formally evict a tenant and regain possession of the premises or unit.

Continuum of Care (CoC)

The work of the CoC is mandated by the U.S. Department of Housing and Urban Development (HUD) and is designed to promote community-wide commitment to the goal of ending and preventing homelessness as well as providing funding, oversight, planning and evaluation of housing-related services.

Cost-burdened

Describes when a household spends more than 30% of their gross income on rent and utilities. If a household spends more than 50% of their gross income on rent and utilities, they are considered severely cost-burdened.

Diversion

A category targeting households who are homeless and seeking emergency shelter. Diversion helps households resolve their immediate housing crisis by accessing alternatives to entering emergency shelter or the experience of unsheltered homelessness.

Doubled Up

A household is considered doubled up if the household shelters one or more adults who are a) not in school and b) not the head of a household or spouse/partner; the living situation may be temporary or long-term in tenure; and the reason for doubling up is linked to a housing crisis.

Emergency Shelter (ES)

A facility with the primary purpose of providing temporary shelter for people experiencing homelessness. It includes shelters that are open seasonally and year-round.

Extremely Low-Income

A household's annual income that does not exceed 30% of the area median income.

These definitions are based on guidelines from the U.S. Department of Housing and Urban Development (HUD).

KEY DEFINITIONS, CONTINUED

Fair Market Rent

According to 24 CFR 5.100, Fair Market Rent (FMR) is the rent that would be required to be paid in a particular housing market in order to obtain privately owned, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities. The FMR includes utilities (except telephone). The U.S. Department of Housing and Urban Development establishes separate FMRs for dwelling units of varying sizes (number of bedrooms).

Fiscal year

Fiscal years vary by agency. The eviction data in this report are based on the North Carolina Court System's fiscal year, which is July 1 to June 30. Data from HMIS are based on HUD's fiscal year, which is October 1 to September 30. McKinney-Vento data are based on the public school year, which runs from August to June.

Forced Move

A move that is involuntary and may be due to a formal eviction, informal eviction, property foreclosure, property condemnation, or other reason that is not within the tenant's choosing.

Formal Eviction

The legal process through which a landlord seeks to regain possession of a leased premises by concluding a tenant's right to occupy the premises.

Homeless Management Information System (HMIS)

A software application designed to record and store client-level information on the characteristics and service needs of homeless people. Each CoC maintains its own HMIS, which can be tailored to meet local needs, but must also conform to HUD's HMIS Data and Technical Standards.

Homelessness

When a household lacks a fixed, regular, and adequate nighttime residence, which can include doubling up, staying week to week in hotels/motels, staying in a shelter and/or transitional housing facility, experiencing unsheltered homelessness; exiting an institutional setting where a household who had previously resided in a shelter or place not meant for human habitation temporarily resided; and/or fleeing domestic violence. The definition of homelessness varies by funding source.

Homeownership Rate

The number of owner-occupied units as a percentage of all occupied housing units.

Households with Adults and Children (Families)

Households that have at least one adult over the age of 18 and one child under the age of 18.

Households with Adults Only

Households with single adults and adult couples unaccompanied by children under the age of 18.

Housing Choice Voucher (HCV)

The federal government's major rental assistance program for assisting very low-income households, the elderly, and those with disabling conditions to afford decent, safe, and sanitary housing in the private market.

Housing Instability

When an individual or household experiences instability in their housing due to any of the following challenges: difficulty paying rent and/or experiencing housing cost burden, overcrowding, substandard housing, moving frequently, and/or facing eviction.

KEY DEFINITIONS, CONTINUED

Housing Inventory Count (HIC)

A snapshot of the number of beds and units on one night that are dedicated to persons experiencing homelessness and formerly homeless people.

Informal Eviction

A process of eviction that happens outside of the court system. It could consist of a landlord telling a tenant they must move or a landlord paying a tenant to move.

Low-Income

A household's annual income is between 51% and 80% of the area median income.

Moderate-Income

A household's annual income is between 81% and 120% of the area median income.

Non-subsidized Affordable Rental Housing

A rental housing unit that does not require a subsidy or other financial assistance to make it affordable. This means that the household does not pay more than 30% of their income on housing related expenses. This definition also includes Naturally Occurring Affordable Housing (NOAH).

Other Permanent Housing (OPH)

Medium-term rental subsidy (1-3 years) designed to help households quickly exit homelessness, return to housing in the community, and not become homeless again.

Other Transitional Housing

Other non-emergency, temporary housing types including institutional and residential settings such as jails, hospitals or mental health and/or substance use treatment programs for people experiencing homelessness.

Overcrowding

A household is considered overcrowded when there are more than two people per bedroom in a housing unit.

Parenting Youth

Youth (under age 25) who identify as the parent or legal guardian of one or more children who are present with or sleeping in the same place as that youth parent.

Permanent Supportive Housing (PSH)

Long-term rental subsidy (3+ years) designed to provide housing and supportive services to assist homeless households with a disability or families with an adult or child member with a disability to achieve housing stability.

Point-in-Time Count (PIT)

An unduplicated one-night estimate of both sheltered and unsheltered homeless populations.

Prevention

A category targeting households facing housing instability who have not yet lost their housing. Prevention includes community-wide interventions aimed at changing systems and structures that perpetuate housing instability; cross-sector collaboration and coordination to reduce the prevalence of homelessness; and targeted interventions including financial and legal assistance to help households maintain their housing.

Public Housing

Public Housing was established to provide quality and safe rental housing opportunities for eligible extremely low-income families, older adults, and persons with disabilities. Households generally pay about 30% of their income for rent and utilities. Public housing is managed and operated by the Charlotte Housing Authority.

Rapid Re-Housing (RRH)

Short-term rental subsidy (up to 24 months) designed to help households quickly exit homelessness, return to housing in the community, and not become homeless again. RRH typically combines financial assistance and supportive services to help households access and stabilize in housing.

KEY DEFINITIONS, CONTINUED

Rental Lease

A written or oral contract between a landlord and tenant that grants the tenant the right to reside at a premises for a specified period of time and under specific conditions, typically in exchange for an agreed upon periodic payment.

Renter-Occupied

A renter-occupied unit is a rental unit that is not vacant but is occupied by a tenant.

Sheltered Homelessness

People who are living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals.). This definition is used to categorize individuals experiencing homelessness in the PIT Count.

Stably Housed

When a household is in fixed, safe, adequate housing in which they are spending less than 30% of their income on housing-related expenses.

Street Outreach (SO)

Targeted outreach intervention to people sleeping outside in locations like the street, camps, abandoned buildings, under bridges, and benches. Outreach staff will work to connect individuals with services and permanent housing.

Subsidized Access Affordable Housing

An affordable housing unit combined with down-payment assistance or program participation that enables a household to obtain homeownership. A household may or may not receive ongoing financial assistance to afford their housing.

Substandard Housing

Housing that poses a health or safety risk to its occupants. Common causes of substandard housing include water leaks, lead paint, severe mold, and animal or insect infestations.

Tenure

Refers to whether a unit is owner-occupied or renter-occupied. A unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid off.

Transitional Housing (TH)

Temporary housing usually coupled with supportive services to facilitate the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months).

Unaccompanied Children

People who are not part of a family during their episode of homelessness and are under age 18.

Unaccompanied Youth

People who are not part of a family during their episode of homelessness and are between the ages of 18 and 24.

Unsheltered Homelessness

Term used in the PIT Count for people with a primary nighttime residence that is not designed for or ordinarily used as a regular sleeping accommodation for human beings. This definition is used to categorize individuals experiencing homelessness in the PIT Count.

Very Low-Income

A household's annual income is between 30% and 50% of the area median income.

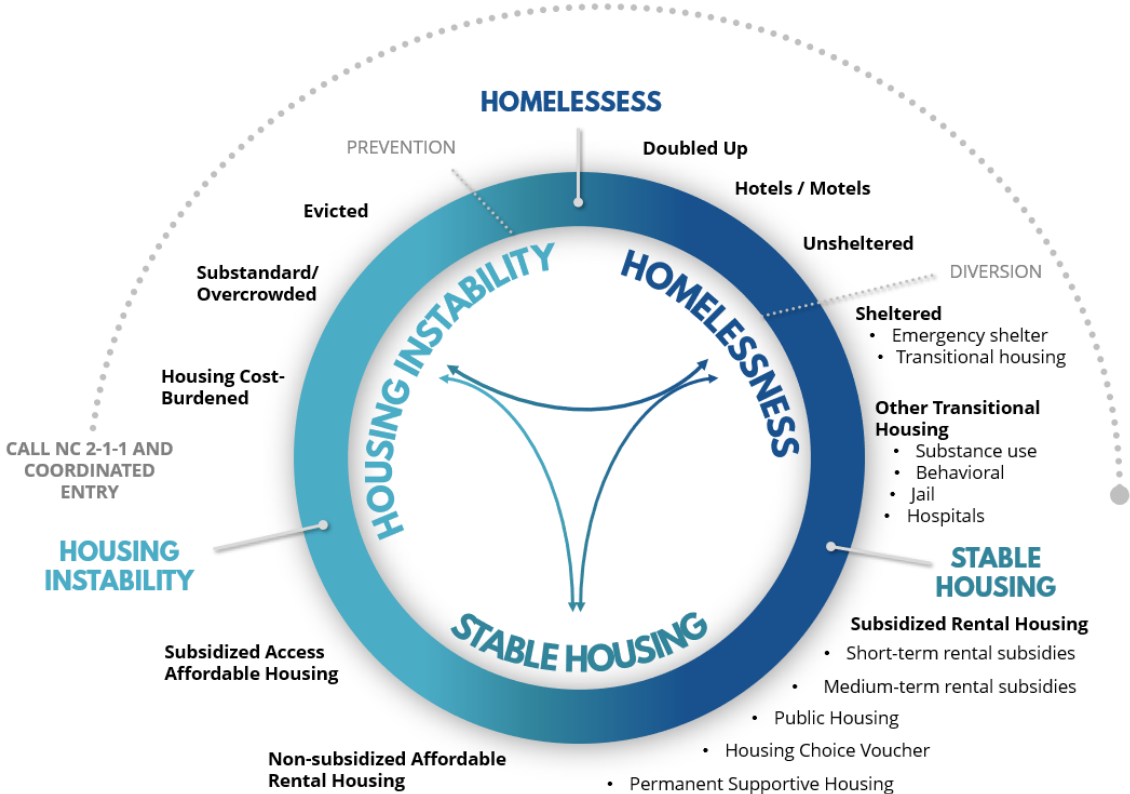
Veteran

Someone who has served on active duty in the Armed Forces of the United States.

INTRODUCTION

Housing status exists along a continuum, in which individuals may move towards or away from housing stability. While each piece of the continuum tells an important story individually, when combined and examined together, it provides a more comprehensive snapshot of the state of homelessness and housing instability in Charlotte-Mecklenburg. Understanding the processes and systems that both cause and prevent homelessness, and the programs designed to help households at each phase is important to coordinating funding and services for households experiencing housing instability and homelessness.

The diagram below highlights three phases along the housing continuum: **Housing Instability, Homelessness, and Stable Housing.** Housing instability can take many forms but is often defined as when a household is spending more than 30% of their gross income on housing. Housing instability results from multiple compounding factors, including unemployment or underemployment, rising rents, and domestic violence. After a period of housing instability, a household may exhaust their resources, and experience an eviction and/or homelessness. Homelessness may include living in a shelter, an institution, or an unsheltered location. Homelessness can also include living temporarily doubled up with family or friends or in a hotel. When a household is experiencing homelessness or housing instability, they can contact NC 2-1-1 to be connected with appropriate resources. For many households, the path to housing stability can be long and complex. Stable housing means that a household is not spending more than 30% of their income on housing expenses and the housing unit is not overcrowded or substandard. Subsidized rental housing is one pathway to stable housing, in addition to unsubsidized, naturally occurring rental housing (NOAH) and homeownership. Even when permanently housed, at any point a household may experience a life change or a change in rent that leads to housing instability or homelessness. Therefore, it is helpful to visualize this continuum as a loop, in which households may cycle in and out of housing instability and homelessness.



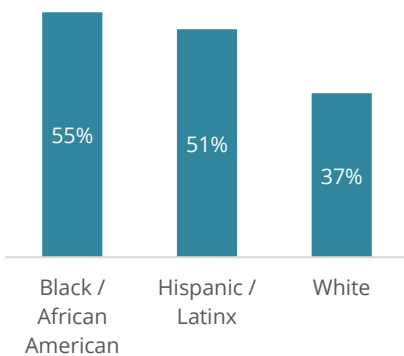
KEY FINDINGS

KEY FINDINGS: HOUSING INSTABILITY

1

More than half of African American and Latinx renter households are cost-burdened.

Renters who pay more than 30% of income on housing



SO WHAT?

Cost-burden is a contributing factor to homelessness. African Americans and Latinxs are more likely to be cost-burdened and to experience homelessness than other races. This is the result of practices and systems that have historically perpetuated and continue to perpetuate disproportionate access to wealth and resources.

2

In 2017, there was a 27,022 unit shortage in units that were affordable and available to households under 30% AMI.

32,364

Number of households at 30% AMI or below

5,342

Units affordable and available to households at 30% AMI

27,022

Gap between number of households and units affordable and available at 30% AMI

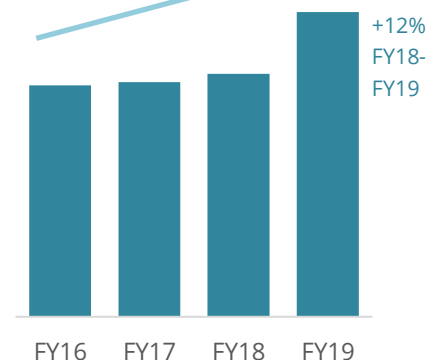
SO WHAT?

In 2017, there was an overall shortage of affordable housing, especially for households under 30% AMI. Nearly half of all affordable units were rented by households that could afford to pay more. As a result, low income households earning in the lowest AMI must rent at a higher price point and pay more than they can afford to find a unit that is available to rent, which can lead to housing instability.

3

Eviction filings increased for the third year in a row, by 12% from FY18 to FY19.

Cases filed increase



SO WHAT?

Eviction filings increased for the third year after decreasing from FY11 to FY16. Eviction filings may occur after a period of cost-burden or because households are unable to access housing that is affordable at their AMI level.

KEY FINDINGS: HOMELESSNESS

1

There are 2,106 individuals who were identified by name as actively homeless and in need of housing as of June 30, 2019 according to the newly released One Number.

2,106

Individuals experiencing homelessness as of June 30, 2019.

23% were part of a family.



SO WHAT?

This report is the first time that the One Number has been reported in Charlotte-Mecklenburg. The One Number uses data from the Homeless Management Information System (HMIS) to generate a "by-name" list of individuals and households known to be experiencing sheltered and unsheltered homelessness. By using this more accurate method, the One Number can be used to analyze movement into and out of homelessness.

2

Apart from housing affordability, unemployment was the biggest barrier to finding housing.

27%

of PIT Count Survey respondents named unemployment as their biggest barrier to finding housing, apart from affordability.

SO WHAT?

Unemployment and underemployment are leading causes of homelessness in Mecklenburg County. In order to rent without being cost-burdened, individuals would need to be employed full-time earning at least \$17.25 per hour.

3

The average number of days in emergency shelter increased from FY17 to FY18.

105 days on average to exit



The average length of stay in Emergency Shelter (ES) before entering permanent housing (PH) in FY18 was 105 days, a 28 day increase from FY17.

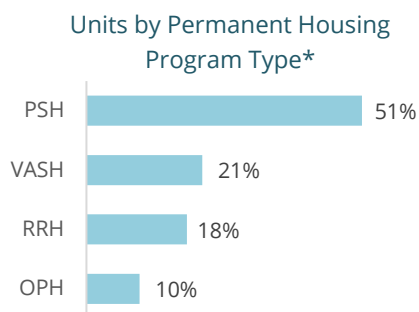
SO WHAT?

Change in length of stay is an important indicator of whether the community is making progress on homelessness being rare, brief, and nonrecurring. The increase in number of days in shelter was due to multiple factors including lack of affordable housing units, need for increased subsidies and/or vouchers, and depth of supportive service needs for a specific portion of shelter residents.

KEY FINDINGS: STABLE HOUSING

1

In 2019, housing agencies provided 1,403 permanent housing units to house 2,143 people.



82%
were scattered site



18%
were single site

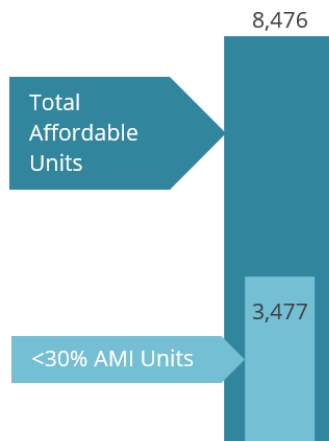
SO WHAT?

Permanent housing provides individuals and families with housing stability, which improves well-being and long-term success. Most permanent housing units in Mecklenburg County are Permanent Supportive Housing, which is designated for individuals experiencing chronic homelessness and who need long-term supportive services.

2

Since 2002, the Housing Trust Fund has developed 8,476 affordable units; 41% are affordable for households at or below 30% AMI.

Total units at or below 30% AMI (completed and pending)
FY02- FY19



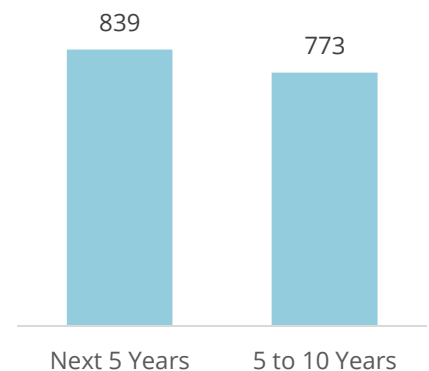
SO WHAT?

Mecklenburg County is experiencing a shortage of housing units affordable for households less than or equal to 30% AMI. Investment in affordable housing options for extremely low-income households is needed to reduce the housing shortage and improve housing stability.

3

More than 1,600 units in subsidized developments are at risk of losing their subsidies in the next 10 years.

Subsidized units at risk of loss



SO WHAT?

Preserving existing affordable housing is an important component of ensuring enough affordable housing. If subsidies expire without renewal or a replacement plan, current affordable housing options are at risk of losing their affordability restrictions and increasing rent to market value.

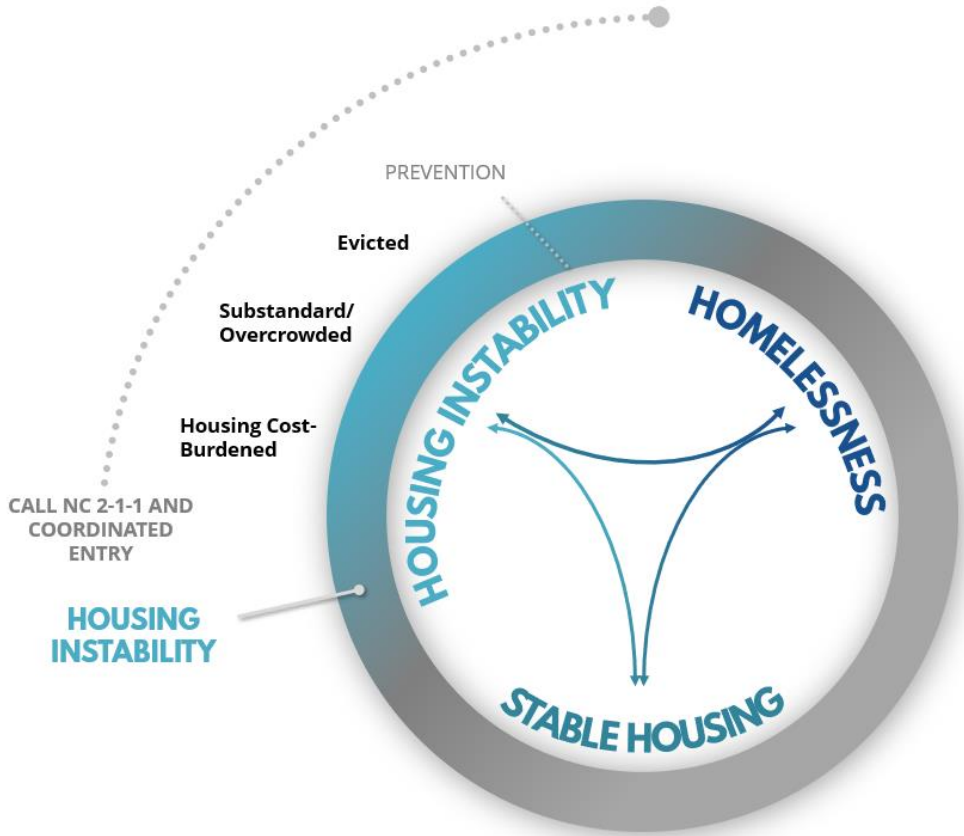
*Permanent Supportive Housing (PSH); Veterans Affairs Supportive Housing (VASH); Rapid Re-housing (RRH); Other Permanent Housing (OPH)

HOUSING INSTABILITY

HOUSING INSTABILITY

WHAT DOES HOUSING INSTABILITY MEAN?

Housing instability is often defined by using the measure of cost-burden, or spending more than 30% of a household's gross income on housing. Other forms of housing instability include living in overcrowded or substandard housing. A household may experience stable housing, housing instability, and/or homelessness multiple times during one year or across their lifetime. Some households may experience long periods of housing instability because they are unable to access housing that is affordable. Others may experience housing instability due to a sudden life event, such as the loss of employment. A household may also experience an eviction, which can lead to homelessness. When a household is at imminent risk of losing their housing, they can contact 2-1-1 to access the community's Coordinated Entry system.



WHAT IS HOUSING INSTABILITY

Housing instability affects a large number of households in Charlotte-Mecklenburg. People facing housing instability may experience frequent moves due to economic or affordability reasons, often doubling up with family or friends, or living week to week in hotels.ⁱ Many households who have experienced homelessness previously are at high risk of facing housing instability due to a combination of already-limited financial resources and high housing costs.ⁱⁱ

Conditions that may contribute to housing instability include:ⁱⁱⁱ

- **High housing costs.** A household is considered to have high housing costs or be cost-burdened if they are spending more than 30% of their gross income on rent and utilities. Contributing factors to high housing costs include the local housing market and failure of income to keep pace with housing costs.
- **Poor housing quality.** Poor housing quality is defined as housing that is substandard, including having faulty heating or electrical systems, or incomplete plumbing.
- **Overcrowding.** A household is considered overcrowded if there are more than two people per bedroom within a housing unit.^{iv}
- **Homelessness.** In regulation 24 CFR §578.3, the U.S. Department of Housing and Urban Development (HUD) defines a household as literally homeless if they have “a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground” or is residing in a shelter (emergency/seasonal shelter or transitional housing).^v Individuals experiencing housing instability may also fluctuate between periods of homelessness and temporary housing, staying in hotels or doubled up with friends or family.

While these are some of the conditions that contribute to housing instability, research indicates that there are multiple contributing and compounding factors, like unemployment; income discrimination; eviction history; accessibility to transportation and child care; household size; job security; illness; and other unforeseen events causing financial crisis. The effects of housing instability can be detrimental to the health and mental health development of household members, especially children and adolescents.^{vi} Public policies and public support programs (such as access to rent subsidies) exist at the national and local level to provide housing assistance to at risk households.

Measuring Housing Instability

Housing affordability is typically measured by cost-burden, which is when a household's housing costs exceed 30% of their gross household income. If a household spends more than 50% of their gross income on housing, then they are considered severely cost-burdened. While these definitions are used by HUD and utilize publicly accessible data, there are limitations that are important to consider.^{vii} For example, cost-burden does not account the quality or size of the housing unit, and thereby undercounts families who live in substandard or overcrowded housing in order to keep rent affordable.



Housing cost-burdened
A household's monthly housing costs exceed 30% of their gross income.



Severely housing cost-burdened
A household's monthly housing costs exceed 50% of their gross income.

Substandard Housing

Substandard housing is housing that poses a health or safety risk to its occupants. Common causes of substandard housing include water leaks, lead paint, severe mold, and animal or insect infestations. In 2013, more than 40% (or 35 million) of U.S. metropolitan homes posed at least one health or safety threat to their occupants.^{viii} Substandard housing disproportionately affects poor renters and homeowners, who are less likely to have affordable housing alternatives or expendable income to rehabilitate the home.

Several government and nonprofit programs in Charlotte-Mecklenburg assist low-income homeowners with home rehabilitation. Rehabilitation projects allow homeowners to maintain Naturally Occurring Affordable Housing (NOAH) (housing without a subsidy) while upholding minimum health and safety standards and preventing homelessness. Services such as the Safe Home Emergency Repair Program can also prevent cost-burdened homeowners from entering homelessness due to a housing emergency such as loss of heat in the winter. Mecklenburg County does not currently have a way to track the total number of substandard units; and need likely exceeds the supply of rehabilitation assistance. However, examples from rehabilitation programs provide insight into the types of repairs most often needed.

Habitat for Humanity Charlotte (Habitat) provides assistance for critical home repair in Charlotte-Mecklenburg. Habitat's program serves households that are at or below 80% AMI; are current on their property tax payments; have owned their home for at least 3 years; and own a home that is older than 10 years and valued at or below \$175,000. From FY14 to FY19, Habitat completed critical home repairs for 415 households and anticipates that it will serve an additional 100 households in FY20. The majority of households served through Habitat's critical home repair program are elderly, low-income, and female headed households. The majority of Habitat repairs involved repairing rot or termite damage (62%), exterior repairs (60%), and electrical panel repairs (49%), in addition to other aging-in-place improvements that allow seniors and people with disabilities to live safely in their homes. These services include upgrading showers and toilets, building ramps and hand rails, updating flooring to remove trip hazards, and leveling sidewalks.

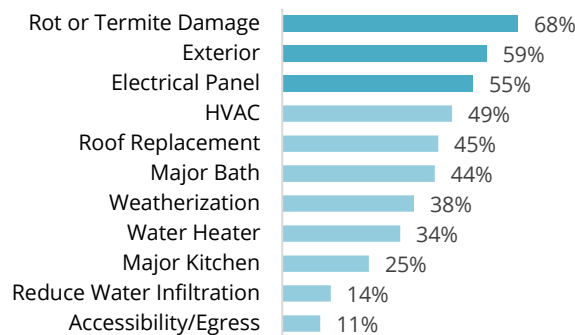


415

Households received critical home repair assistance from Habitat for Humanity Charlotte from FY14 to FY19

Habitat for Humanity Critical Home Repair Types as a Percentage of Projects

FY19



Source: Habitat for Humanity Charlotte

Overcrowding

A household is considered overcrowded when there are more than two people per bedroom in a housing unit.^{ix} Overcrowding is often caused by housing instability or for large families, an inability to find a larger housing unit that is affordable. A family may live overcrowded out of financial necessity, choosing a smaller unit at lower cost. A household could also be overcrowded because it is doubled up. A household is doubled up if it shelters one or more adults who are a) not in school; and b) not the head of household or spouse or partner.^x Overcrowding and doubled up situations can be temporary or permanent.

AREA MEDIAN INCOME & FAIR MARKET RENT

Area median income (AMI) is important to understanding housing affordability. Income limits are used to discuss affordable housing and used by affordable housing programs like the Housing Choice Voucher (HCV) program. The U.S. Department of Housing and Urban Development (HUD) uses U.S. Census Bureau data to calculate AMI limits. The AMI limits are adjusted to account for family size and the area median income of the housing market in a metropolitan statistical area (MSA).

The Fair Market Rent (FMR) which is established by HUD, indicates the rent that would be required in order to obtain privately owned, decent, safe, and sanitary rental housing in a given county or metropolitan area. FMR includes the cost of utilities (except telephone) and is calculated for units of varying sizes. The FMR is used to determine standard payments for federal housing assistance programs such as the Housing Choice Voucher programs.

HOW THIS LOOKS IN THE CHARLOTTE METRO AREA

The Charlotte metro area includes Cabarrus County, Gaston County, Mecklenburg County, Union County, and York County, SC. Based on the FY19 AMI limits (see Table 1), a family of four in the Charlotte-Mecklenburg metro area is considered extremely low-income (less than 30% AMI) if it has an annual income of \$25,750 or less and very low-income (31% to 50% AMI) if it has an annual income of \$25,751 to \$39,500.

If a household spends no more than 30% of their gross income on housing and utilities, this means that an extremely low-income household (<30% AMI) of four could afford a maximum of \$644 in total monthly rent and utilities costs and a very low-income household (31% to 50% AMI) of four could afford a maximum of \$988 in total monthly rent and utilities costs. For context, Table 2 shows that in the Charlotte-Mecklenburg metro area, the FY19 Fair Market Rent (FMR) is \$1,028 for a two-bedroom apartment, \$1,388 for a three-bedroom apartment, and \$1,779 for a four-bedroom apartment.

Table 1. FY19 Charlotte-Mecklenburg Income Limits Summary

FY 2019 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits	\$16,600	\$19,000	\$21,350	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Very Low (50%) Income Limits	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$49,000	\$52,150
Low (80%) Income Limits	\$44,250	\$50,600	\$56,900	\$63,200	\$68,300	\$73,350	\$78,400	\$83,450
Median Family Income	\$79,000							

Source: U.S. Department of Housing and Urban Development. 2019. FY2019 FMR and IL Summary System. Retrieved from: <https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>

Table 2. FY19 Fair Market Rent in Charlotte-Mecklenburg¹

Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
\$875	\$897	\$1,028	\$1,388	\$1,779

Source: U.S. Department of Housing and Urban Development. 2019. https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019summary.odn

¹ The Charlotte Housing Authority's Housing Voucher program uses Small Area Fair Market Rents, which are defined at the zip code level.

INSTABILITY: RENTER HOUSEHOLDS

HOUSING COST-BURDEN

In 2017, approximately 43% of Mecklenburg County households lived in rental units and 44% (78,862) of renter households spent more than 30% of their income on housing. Of those cost-burdened households, approximately 38,120 households were severely cost-burdened, representing 21% of all renter households.

The number of cost burdened renters has increased year over year, from 2010 to 2017. The percentage of total cost-burdened renter households increased (by 1 percentage point, or 2,932 households) from 2016 to 2017, despite an overall decrease from 2010. Notably, the number of severely cost-burdened households, paying more than 50% of their income on household related expenses, increased sharply from 2016 to 2017 (5,246 households or 2 percentage points). Pressures influencing rental cost-burden include more renter households in the market and failure of supply to keep pace with demand for homeownership.



Housing cost-burdened
If a household's monthly housing costs exceed 30% of their gross income.



Severely housing cost - burdened
If a household's monthly housing costs exceed 50% of their gross income.

44%

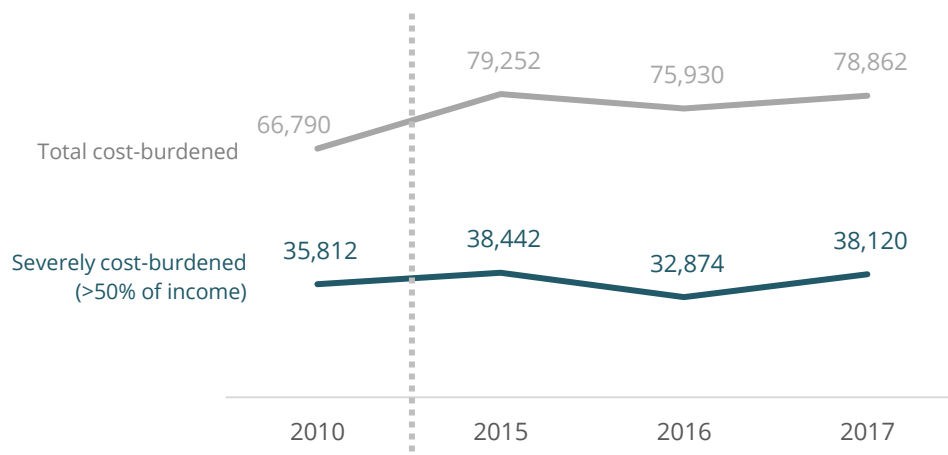
Of renter households were cost-burdened in 2017



Approximately 78,862 renter households in Mecklenburg County spent more than 30% of their gross income on housing in 2017.

The number of severely cost-burdened renter households increased

Cost-burdened households in Mecklenburg County



Source: U.S. Census Bureau American Communities Survey 1-Year Estimates

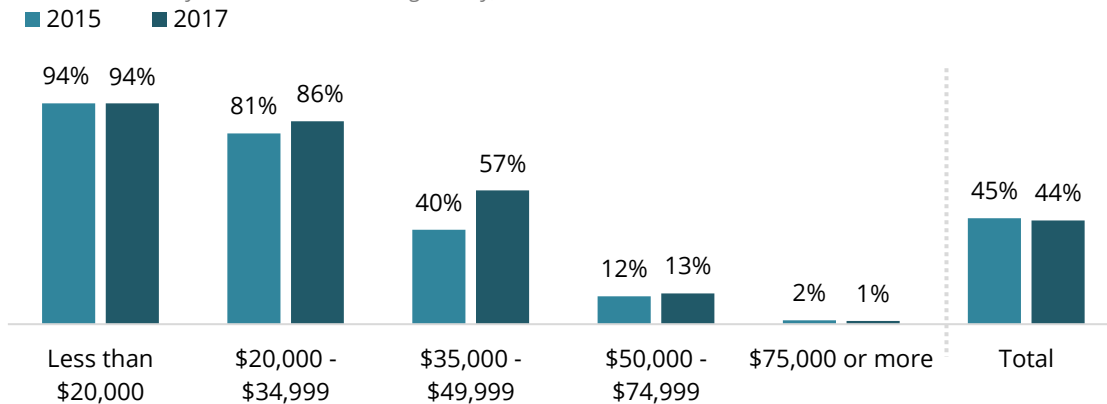
INCOME AND RENTAL AFFORDABILITY

A higher proportion of low-income renter households are housing cost-burdened compared to high-income households. A larger percent of households earning between \$20,000 and \$75,000 were cost-burdened in 2017 compared to 2015. Nearly all (94%) renters earning less than \$20,000 were cost-burdened in both 2015 and 2017. This is higher than the percentage nationally, which was 88% in 2017.

The most recent data from HUD on housing cost-burden by area median family income (HAMFI) from 2011 to 2015 shows a similar pattern in which there is a higher share of low-income households facing housing cost-burden than higher income households.

The majority of low-income renter households are cost-burdened

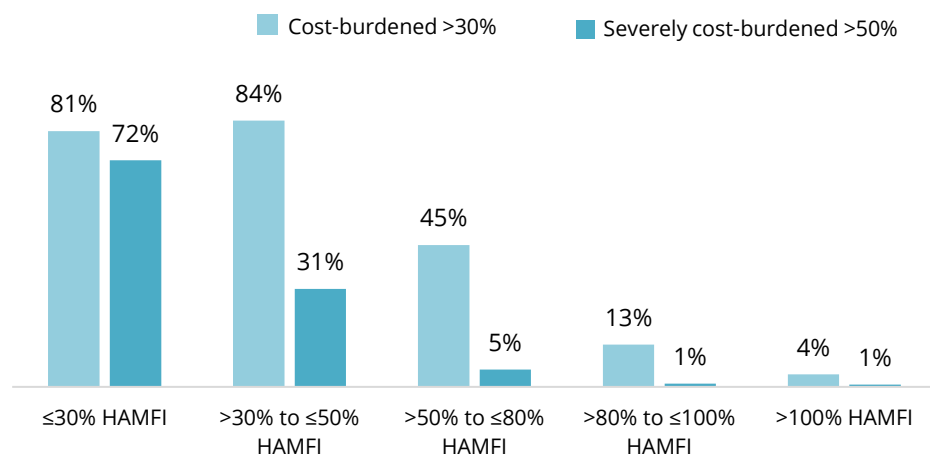
Renter cost-burden by income in Mecklenburg County, 2015-2017



Source: U.S. Census Bureau American Communities Survey 1-Year Estimates

Cost-burden highest among low income families making 50% HAMFI or less

Renter cost-burden by AMI in Mecklenburg County, 2011-2015



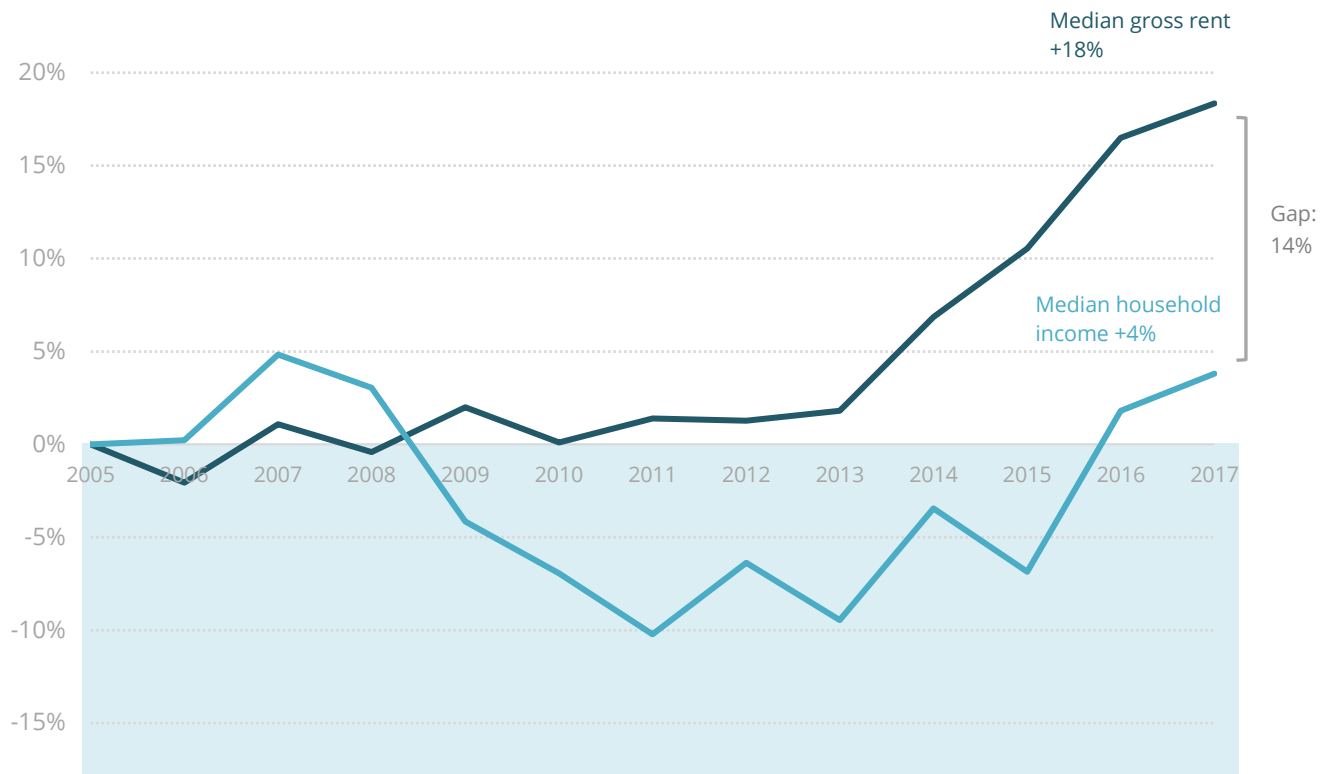
Source: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) dataset, 2011-2015.

INSTABILITY

The gap created by the difference in the growth rate of median gross rent and median gross income impacts housing affordability. During and immediately following the Great Recession (2007-2011), median gross rent continued to increase while median household income dropped dramatically. From 2005 (pre-recession) to 2017, inflation-adjusted median household income increased by only 4% while median gross rent increased by 18%. While income and rent have increased at similar rates in recent years (2013-2017), this sustained gap between rent and income growth makes rent less affordable for households earning the least income.

The sustained gap between rental housing costs and incomes contributes to housing instability

Median gross rent and median household income in Mecklenburg County (inflation adjusted)



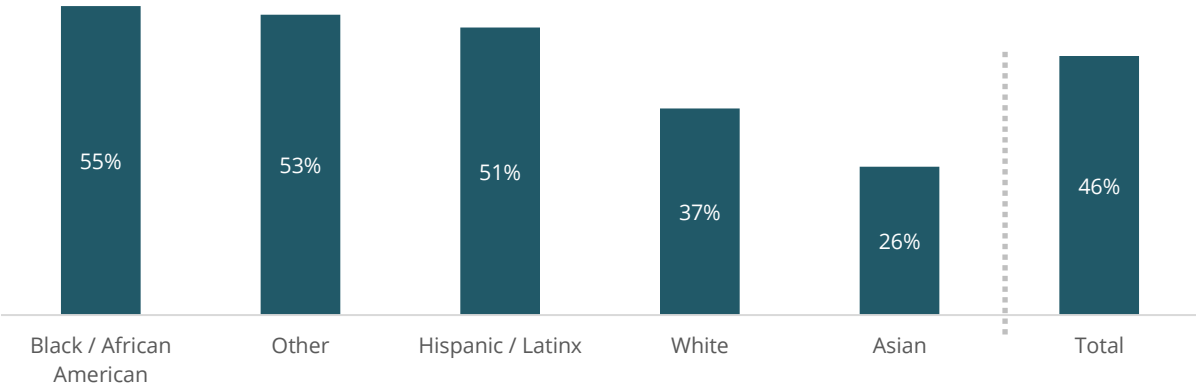
Source: UNC Charlotte Urban Institute tabulations of U.S. Census Bureau American Communities Survey 1-Year Estimates.

RACE AND RENTAL AFFORDABILITY

Between 2011 and 2015, more than half of Black/ African American (55%) and Hispanic/ Latinx (51%) renter households were cost-burdened, spending more than 30% of their income on housing. The greatest **number** of cost-burdened renter households were Black or African American (36,815 households), followed by White households (22,684).

The greatest **share** of cost-burdened renter households are Black or African American

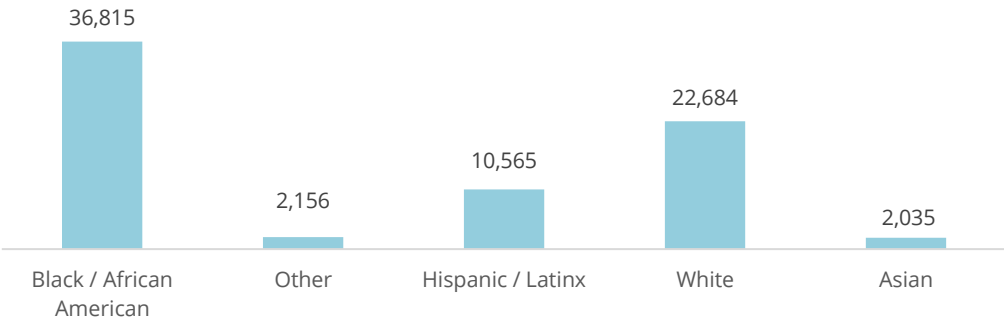
Cost-burdened renter households in Mecklenburg County, 2011-2015



Source: US Census Bureau American Community Survey 2011-2015 Selected Population Tables

The greatest **number** of cost-burdened owner households are Black or African American

Cost-burdened owner households in Mecklenburg County, 2011-2015



Source: US Census Bureau American Community Survey 2011-2015 Selected Population Tables

Note: Race categories (Black, White, Asian, Other) exclude those of Hispanic/ Latinx ethnicity, and “Other” includes American Indian or Native Alaskan, other, and multiple races.

WAGES AND RENTAL AFFORDABILITY

The **2019 Out of Reach Report** produced by the National Low Income Housing Coalition examines wages in comparison to Fair Market Rent (FMR) in an area. The FMR, which is developed by HUD, provides an estimate of gross rent for a “standard-quality rental housing unit” in the current market. These estimates “include the rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service.”

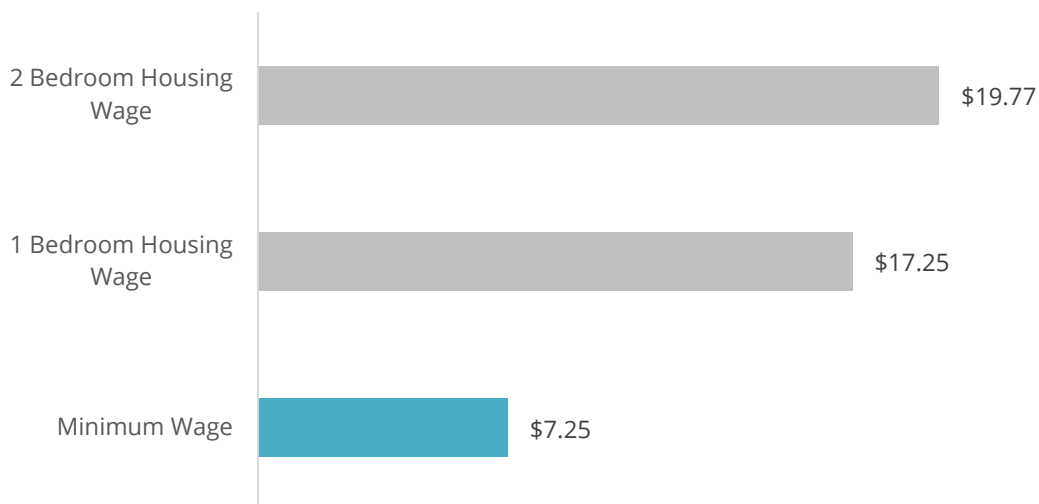
The **Out of Reach Report** provides the hourly wage needed to afford a unit or the number of hours that a person making minimum wage would need to work to afford a unit and not spend more than 30% of their income on housing.

Based on the 2019 minimum wage of \$7.25 in Mecklenburg County, a household with one earner working a typical 40-hour work-week could afford a combined monthly rent and utility expense of \$377. However, to afford a one-bedroom unit at FMR (\$897), a household would have to earn \$17.25 (\$34,500 per year) or work 95 hours per week at minimum wage. In order to afford a two-bedroom unit at FMR (\$1,028), a household must make \$19.77 per hour (\$39,540 per year) or work approximately 109 hours per week at minimum wage. Between 2018 and 2019, the FMR for a two-bedroom unit increased by \$61 while minimum wage remains unchanged at \$7.25 per hour.

109 Hours of work in a week at minimum wage needed to afford a 2-bedroom unit at FMR

\$377 Monthly rent payment affordable at minimum wage

Hourly wage needed if working 40 hours per week to afford an apartment at Fair Market Rent
Mecklenburg County, 2019



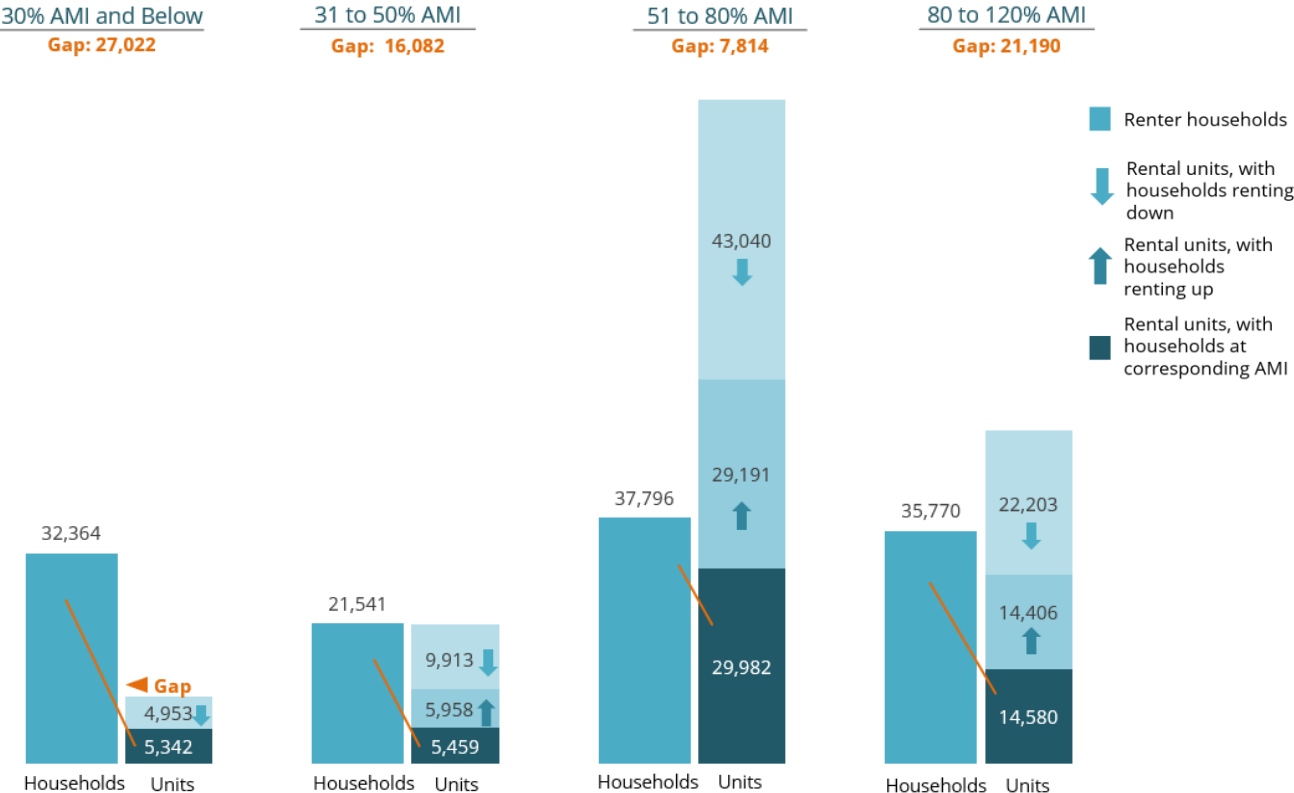
Source: National Low Income Housing Coalition. (2019). *Out of Reach 2019*. Retrieved from: <https://reports.nlihc.org/oor/north-carolina>

RENTAL MISMATCH

While units may be affordable for households earning a specific income level, it does not mean that those units are available. A rental mismatch occurs when households rent up (renting units that cost more than what is affordable) or rent down (renting units that cost less than what would be affordable), thereby reducing the availability of housing stock for households to rent a unit affordable at their income level. When a household rents down, it means that the rental unit is no longer available to lower income households. As a result, these households may be forced to rent up, causing the household to be cost-burdened. This rental mismatch contributes to the gap in affordable rental housing. Analysis by the City of Charlotte using the most recent data from 2017 examined the rental mismatch in Mecklenburg County, uncovering a gap at all AMI levels. The gap was calculated as the difference between the number of households and the number of rental units rented by households at corresponding AMI.

In 2017, there was a 27,022-unit gap between the number of households at 30% AMI or below and the number of units affordable and available to those households. Nearly half (48% or 4,953) of units affordable at 30% AMI were being rented down by households at higher AMI levels. The scarcity of units affordable and available for households below 30% AMI and at 31%-50% AMI causes households to rent up. Between 2013 and 2017, the affordability gap for households below 30% AMI decreased from 29,050 to 27,022. This was mostly caused by a decrease in the number households below 30% AMI. Between 2013 and 2017, the total number of units affordable to households below 50% AMI decreased, while the number of units affordable to households at 51% AMI and above increased.

Demand exceeds availability of affordable rentals at 30% AMI and below, causing many households to rent up
Mecklenburg County Affordability Gap, 2017



Source: City of Charlotte analysis of U.S. Census, American Community Survey, Public Use Microdata Sample, 1-Year Estimates, 2017. Accessed from: <https://www.census.gov/programs-surveys/acs/data/pums.html>

INSTABILITY: OWNER-OCCUPIED HOUSEHOLDS

HOUSING COST-BURDEN

Approximately 57% of Mecklenburg County households (or 232,000 households) live in owner-occupied units; this is lower than the national average (64%). The *percentage* of housing cost-burdened, owner-occupied units with mortgages decreased from 26% in 2015 to 21% in 2017 in Mecklenburg. The *number* of cost-burdened owner households with mortgages has also decreased since 2010.

From 2016 to 2017, the number of severely cost-burdened **owner** households decreased, while the number of severely cost-burdened **renter** households increased. This trend may be reflective of severely cost-burdened homeowners losing their homes to foreclosures and moving into the rental market.

The homeownership trend in Mecklenburg County is similar to national trends, in which the share of housing cost-burdened homeowners decreased from 2010 to 2017.^{xi} These trends may be reflective of lending restrictions, increases in foreclosures, and movement into the rental market.



Housing cost-burdened

A household's monthly housing costs exceed 30% of their gross income.³



Severely housing cost-burdened

A household's monthly housing costs exceed 50% of their gross income.

21%

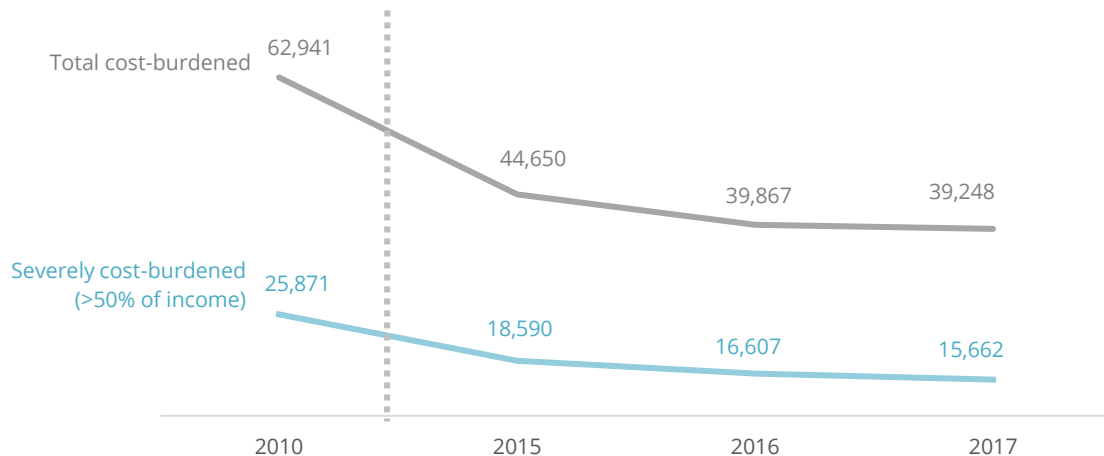
Of owner-occupied households with a mortgage were cost-burdened in 2017



Approximately **39,248** owner-occupied households in Mecklenburg County spent more than 30% of their gross income on housing in 2017

The number of cost-burdened households with a mortgage has decreased since 2010

Cost-burdened owner-occupied households with a mortgage in Mecklenburg County



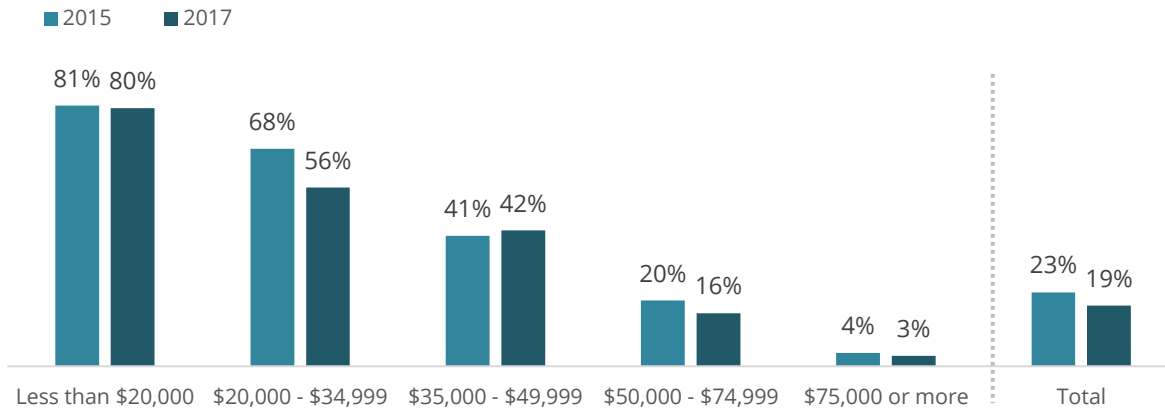
Source: U.S. Census Bureau American Communities Survey 1-Year Estimates

INCOME AND OWNER-OCCUPIED HOUSING AFFORDABILITY

In 2017, 80% of owner-occupied households with incomes of less than \$20,000 were cost-burdened, compared to only 3% of households with incomes of \$75,000 or above. The percent of cost-burdened **owner** households earning between \$20,000 and \$34,999 decreased from 68% in 2015 to 56% in 2017. In contrast, the percent of cost-burdened **renter** households earning between \$20,000 and \$34,999 increased during the same time frame.

A larger share of low-income homeowners are housing cost-burdened

Owner cost-burden by income in Mecklenburg County, 2015-2017

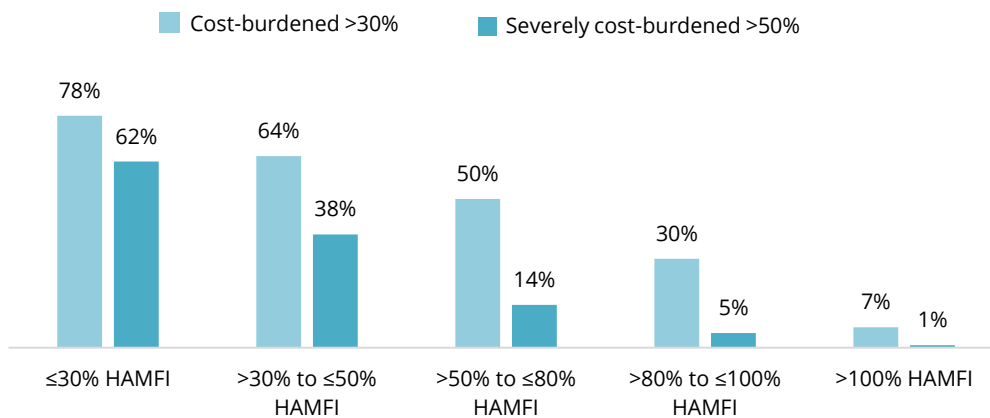


Source: U.S. Census Bureau American Communities Survey 1-Year Estimates.

Using the most recent data from 2011 to 2015 for cost-burden by area median family income (HAMFI), a similar pattern emerges with a larger proportion of extremely low- and very low-income homeowners experiencing housing cost-burdens than higher-income homeowners. More homeowners than renters at 50 to 80% AMI are severely cost-burdened (14% vs. 5% comparatively).

Families at lower HAMFI are more cost-burdened

Owner cost-burden by HAMFI in Mecklenburg County, 2011-2015



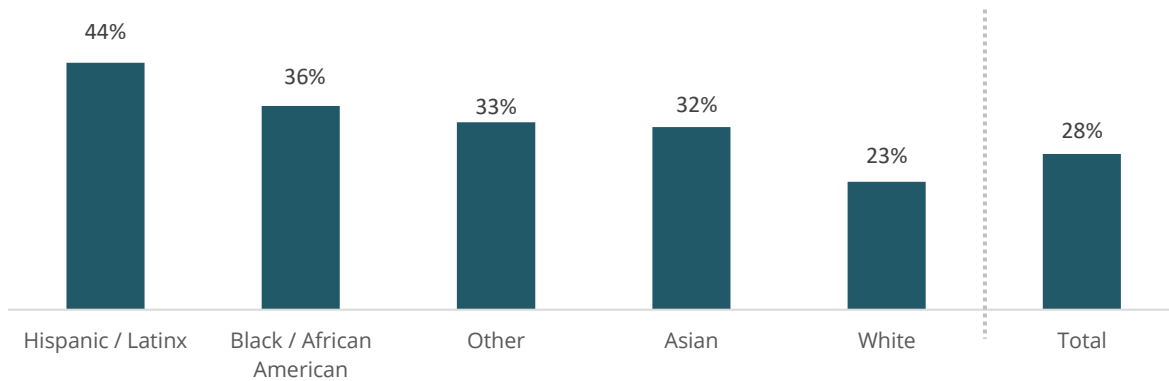
Source: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) dataset, 2009-2013.

RACE AND OWNER-OCCUPIED HOUSING AFFORDABILITY

A large share of Hispanic/ Latinx and Black/African American owner households were cost-burdened between 2011 and 2015. Forty-four percent of Hispanic/Latinx homeowners and 36% of Black/African American homeowners were cost-burdened, compared to 23% of White homeowners. However, the greatest **number** of cost-burdened owner households were White, followed by Black or African American. White homeowners represent the majority of homeowners in Mecklenburg County (65%), which could account for the high total number of white cost-burdened owner households.

The greatest **share** of cost-burdened owner households are Hispanic/ Latinx

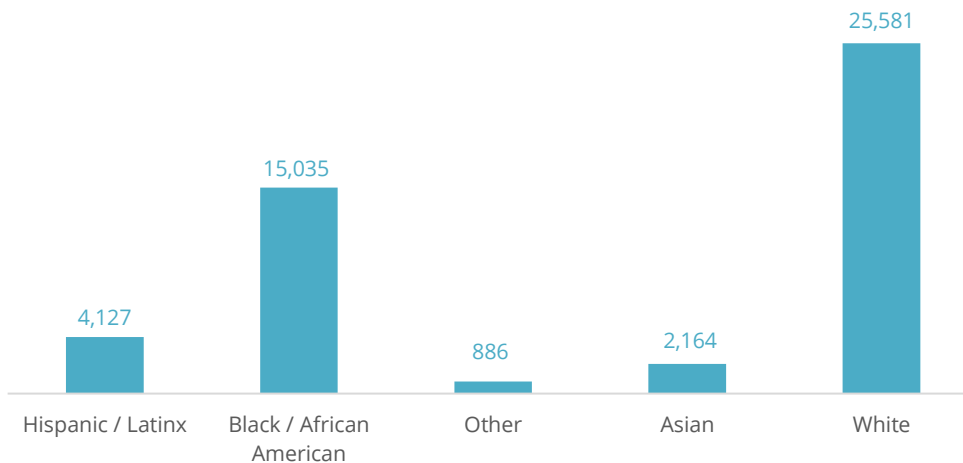
Cost-burdened owner households in Mecklenburg County, 2011-2015



Source: US Census Bureau American Community Survey 2011-2015 Selected Population Tables

The greatest **number** of cost-burdened owner households are white

Cost-burdened owner households in Mecklenburg County, 2011-2015

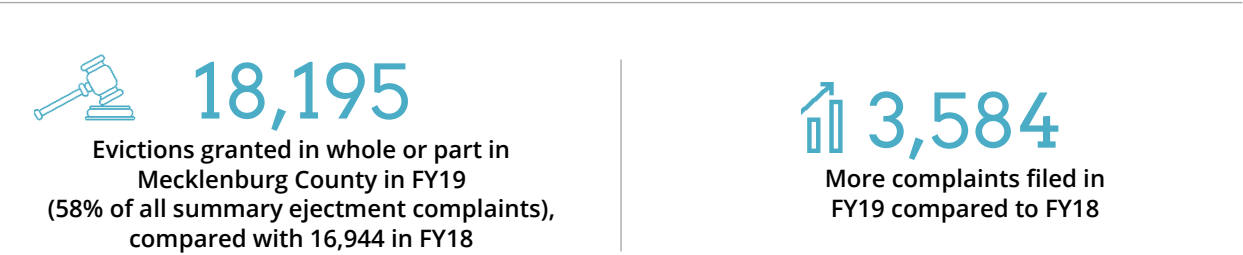
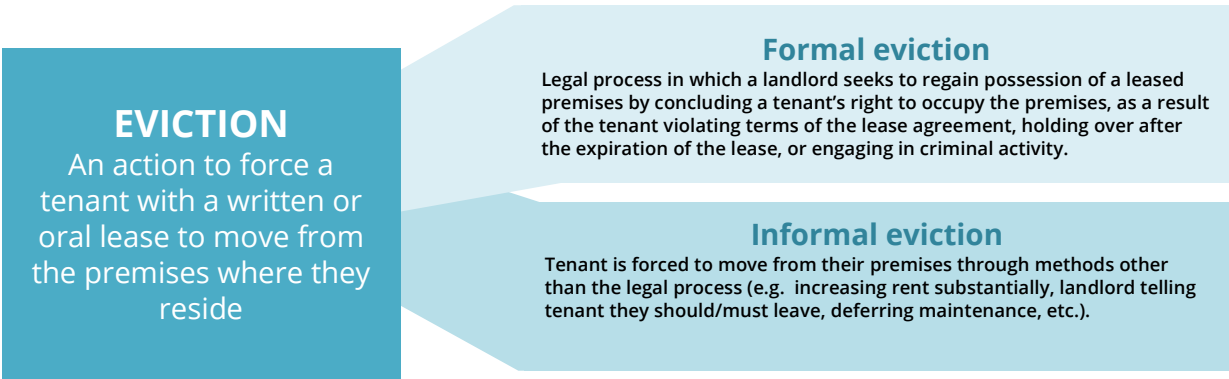


Source: US Census Bureau American Community Survey 2011-2015 Selected Population Tables

Note: Race categories (Black, White, Asian, Other) exclude those of Hispanic/ Latinx ethnicity, and "Other" includes American Indian or Native Alaskan, other, and multiple races.

EVICCTIONS

Evictions are both a cause and consequence of housing instability. Inability to pay rent is the number one reason that landlords file an eviction in Mecklenburg County. Once a landlord attempts to evict a tenant, the eviction filing shows on the tenant’s rental history, which can impact their ability to obtain housing. The costs associated with evictions fall on both the landlord and the tenant. There are two types of evictions: **(1) A formal eviction**, which is the legal process through which a landlord seeks to regain possession of a leased premises by concluding a tenant’s right to occupy the premises, as a result of the tenant violating terms of the lease agreement, holding over after the expiration of the lease, or engaging in criminal activity; **(2) an informal eviction**, which is when the tenant is forced to move from their premises through methods other than the legal process (e.g. increasing rent substantially, landlord telling tenant they should/must leave, deferring maintenance, etc.).



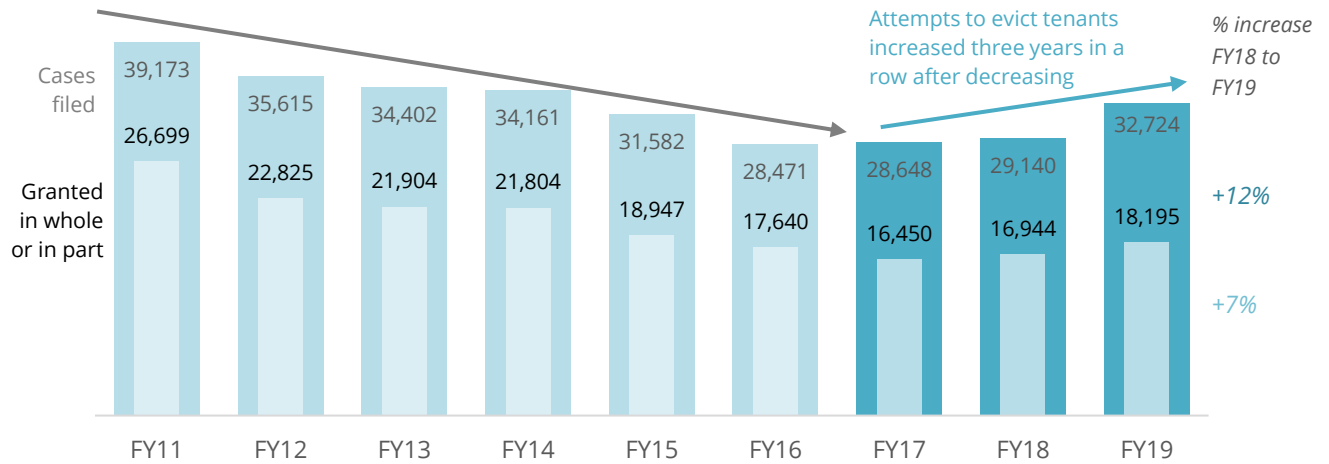
Source: UNC Charlotte Urban Institute analysis of NC Courts VCAP Data

INSTABILITY

Whereas the number of eviction cases filed (summary ejections) per year decreased by 10,702 from FY11 to FY16, the number increased by 4,253 filings from FY16 to FY19. The share of evictions granted decreased from 62% in FY16 to 56% in FY19. Between FY18 and FY19, eviction cases filed increased by 12% while the share of evictions granted decreased by 2%. The decreased share of evictions granted indicates that a greater share of cases is being dismissed or settled out of court.

Eviction attempts increased three years in a row, and 12% between FY18 and FY19

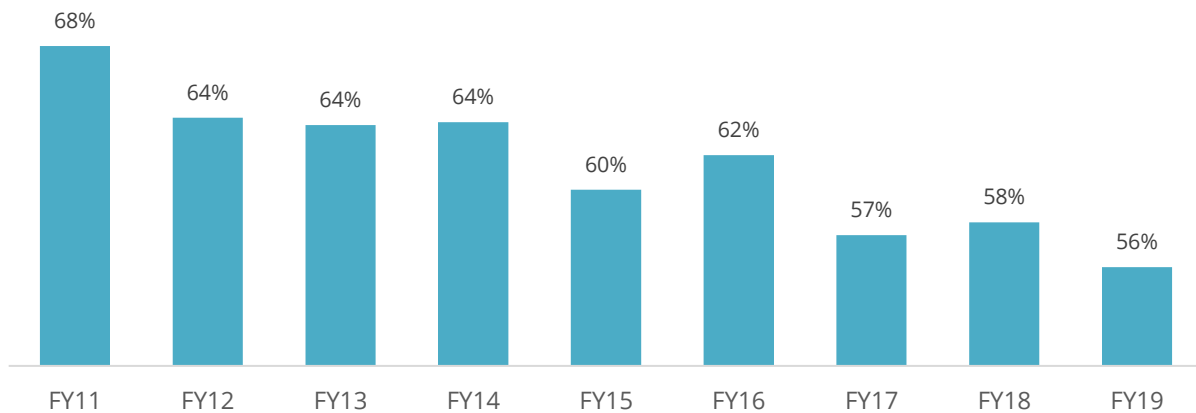
Summary Ejection Issue Filings Granted in Whole or In Part, Mecklenburg County



Source: UNC Charlotte Urban Institute analysis of NC Courts VCAP Data

Despite increases in eviction attempts, the share of eviction cases granted in whole or in part decreased from FY18 to FY19

Summary Ejection Issue Filings Granted in Whole or In Part, Mecklenburg County



Source: UNC Charlotte Urban Institute analysis of NC Courts VCAP Data

PREVENTION

Definition

Prevention is a category of housing assistance targeting households facing housing instability who have not yet lost their housing. Prevention assistance exists along a continuum that includes community-wide interventions aimed at changing systems and structures that perpetuate housing instability; cross-sector collaboration and coordination to reduce the prevalence of homelessness; and targeted interventions including financial and legal assistance to help households maintain their housing.

Examples

Prevention assistance ranges from financial assistance to pay a past due utility bill to legal assistance to avoid an eviction to targeted supportive services that address household finances. Prevention activities are funded by public and private sources at local, state and federal levels.

Who Provides Prevention

In Charlotte-Mecklenburg, there are several homeless and housing services that provide prevention services across the continuum. These include Carolinas Care Partnership / Regional Housing Partnership (CCP/RHP), Charlotte Center for Legal Advocacy (CCLA), Community Link, Crisis Assistance Ministry (CAM), Habitat for Humanity, Legal Aid of North Carolina (LANC), Urban Ministry Center/ Men's Shelter of Charlotte (UMC/MS) and The Relatives.

Future Research

System-wide prevention data is not currently available. In 2019, Mecklenburg County Community Support Services is releasing a report on prevention that provides an overview of assistance in the community, highlights local and national best practices, and outlines a framework for evaluation.



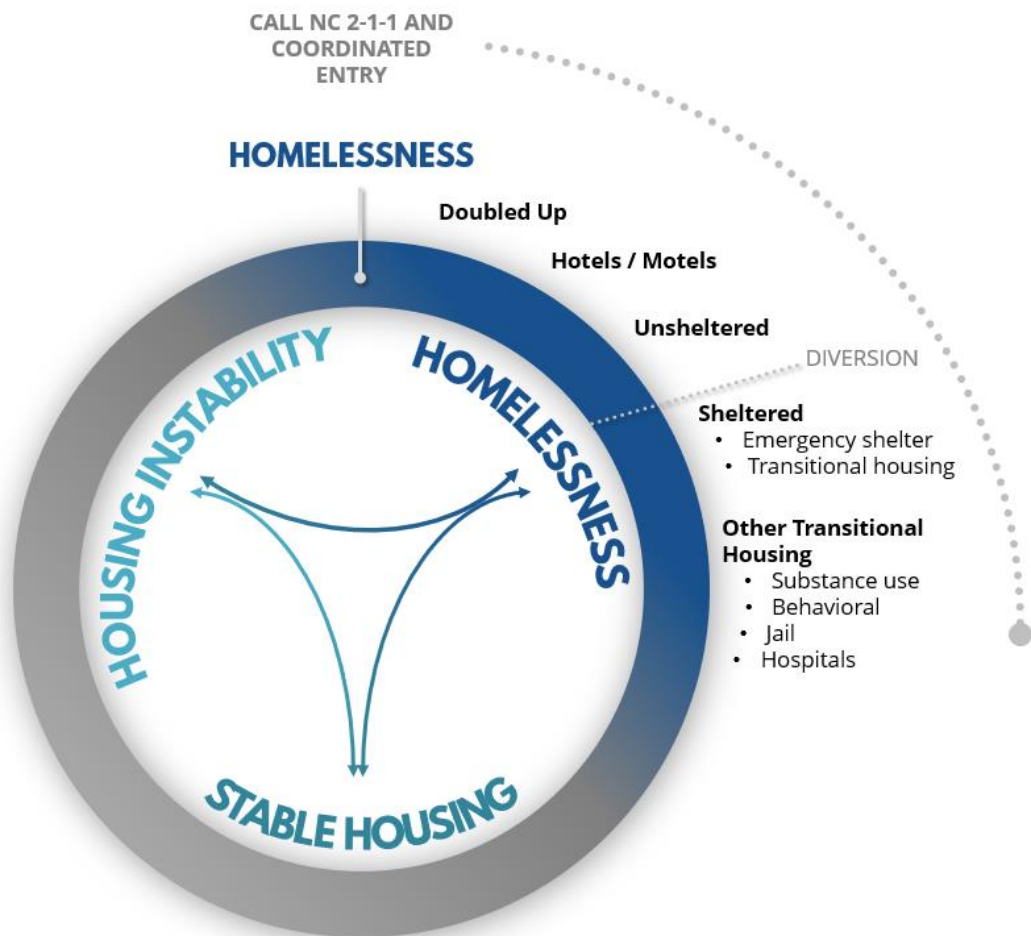
HOMELESSNESS



HOMELESSNESS

WHAT DOES HOMELESSNESS MEAN?

A household can become homeless after facing periods of housing instability, or suddenly due to a situation that causes them to flee or lose their housing. Households may also experience recurring cycles of housing instability and homelessness without ever being stably housed. The goal of the housing and homelessness system is to help households to move from homelessness into stable housing as quickly as possible, ensuring that episode of homelessness is rare, brief, and nonrecurring. The definition of homelessness exists along a continuum. It includes literal homelessness which is defined by the U.S. Department of Housing and Urban Development, as well as when someone who was previously homeless is currently in an institutional setting, hotel, or staying doubled up with family or friends. This section provide data related to the work to end and prevent homelessness and describe the nature and extent of homelessness in Charlotte-Mecklenburg.



DEFINING HOMELESSNESS

The U.S. Department of Housing and Urban Development (HUD) defines homelessness within the four categories listed below.

Literally Homeless	Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution.
Imminent Risk of Homelessness	Individuals and families who will imminently (within 14 days) lose their primary nighttime residence.
Homeless Under Other Federal Statutes	Unaccompanied youth under age 25 and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition. This definition is not currently in use because there are no resources being allocated for it.
Fleeing/Attempting to Flee Domestic Violence	Individuals and families who are fleeing, or are attempting to flee, domestic violence, has no other residence, and lacks resources or support networks to obtain other permanent housing.

MEASURING HOMELESSNESS

This report compiles data from multiple sources to describe households experiencing homelessness in Charlotte-Mecklenburg on a single night and over the course of a year. It is important to distinguish between the Point-in-Time Count (PIT) and Homeless Management Information Systems (HMIS) data. The Point-in-Time Count is a one-night census of the population experiencing sheltered and unsheltered homelessness. HMIS data are collected throughout the year on households across the homeless services system. As a result, the estimates provided by the PIT Count will be smaller than those provided by HMIS data. Other sources like Charlotte-Mecklenburg Schools provide additional data such as McKinney-Vento number of homeless students during a year.

 POINT-IN-TIME COUNT (PIT)	 HOUSING INVENTORY COUNT (HIC)
<p>People on one night</p>	<p>Beds dedicated to people currently or formerly experiencing homelessness on one night</p>
<p>The PIT Count estimates the number of people “with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground” or residing in a shelter (emergency/seasonal shelter or transitional housing). While the federal government determines the PIT reporting requirements for both the unsheltered and sheltered counts, the methodology for conducting the unsheltered count is up to each individual community to develop and implement. The 2019 PIT Count took place on the night of January 30, 2019.</p>	<p>The HIC gives a one-night snapshot of the homeless system’s occupancy and utilization, providing the number of beds that are dedicated to people currently experiencing homelessness or formerly experiencing homelessness. Beds are considered dedicated to people experiencing or formerly experiencing homelessness if: “a. the primary intent of the project is to serve homeless persons; b. the project verifies homeless status as part of its eligibility determination; and c. the actual project clients are predominantly homeless (or, for permanent housing, were homeless at entry).”⁴ When combined with the PIT Count, the HIC can show the capacity to shelter and house households experiencing homelessness.</p>
 HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS)	
<p>People over the course of a year</p>	
<p>HMIS data provide an unduplicated count of people who experienced homelessness and sought shelter, housing, or other services over the course of a year at agencies receiving certain federal funding and who participate in HMIS. HMIS data is used to calculate the One Number, which is a count of the total number of individuals and households within one list who are experiencing homelessness and in need of housing in Charlotte-Mecklenburg.</p>	
<p>NOT COUNTED BY HUD</p>	
<p>These populations are not currently included as part of HUD or HMIS (SPM) reporting (e.g. PIT or HIC). Charlotte-Mecklenburg is exploring ways to expand efforts to include these counts.</p>	
<p>Doubled Up Households Hotels and Motels Jails / Hospitals / Other Institutions</p>	

² <https://www.hudexchange.info/resources/documents/Notice-CPD-17-08-2018-HIC-PIT-Data-Collection-Notice.pdf>

ONE NIGHT IN JANUARY 2019



 PIT
PEOPLE
Emergency Shelter Transitional Housing Unsheltered

 HIC
BEDS
Emergency Shelter Transitional Housing Rapid Re-housing Permanent Supportive Housing Other Permanent Housing

FISCAL YEAR OCTOBER 2017 – SEPTEMBER 2018



 HMIS
PEOPLE
Emergency Shelter Transitional Housing Street Outreach Rapid Re-housing Permanent Supportive Housing Other Permanent Housing Coordinated Entry

THE ONE NUMBER

Definition

The One Number is a count of the total number of individuals and households within one list who are experiencing sheltered or unsheltered homelessness and in need of housing in Charlotte-Mecklenburg.

The One Number is generated from data in the Homeless Management Information System (HMIS) and includes single adults, youth, veterans, chronic homelessness and individuals in families with children. Whereas the Point-in-Time Count provides a one-night snapshot of the number of people experiencing sheltered and unsheltered homelessness, the One Number provides an accurate picture of who is experiencing homelessness across the community.

This the first time that the One Number has been reported in Charlotte-Mecklenburg.

2,106

THE ONE NUMBER

Total number of people actively homeless and in need of housing and services as of June 30, 2019



488 FAMILIES (households with adults and children)



90 UNACCOMPANIED YOUTH



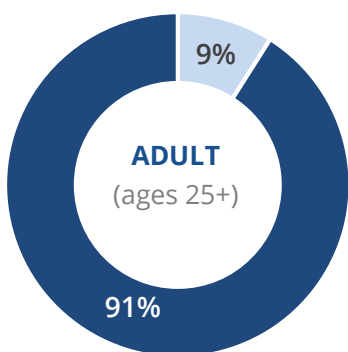
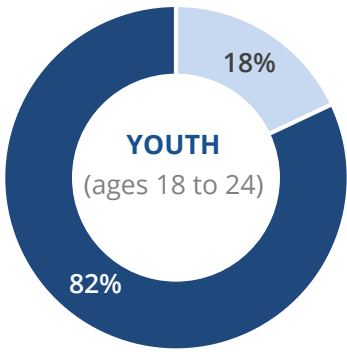
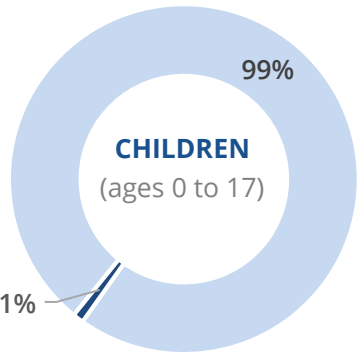
406 CHRONICALLY HOMELESS



268 VETERANS

Individuals experiencing family and single-person homelessness by age:

Part of a family Single-person household



2-1-1 AND COORDINATED ENTRY

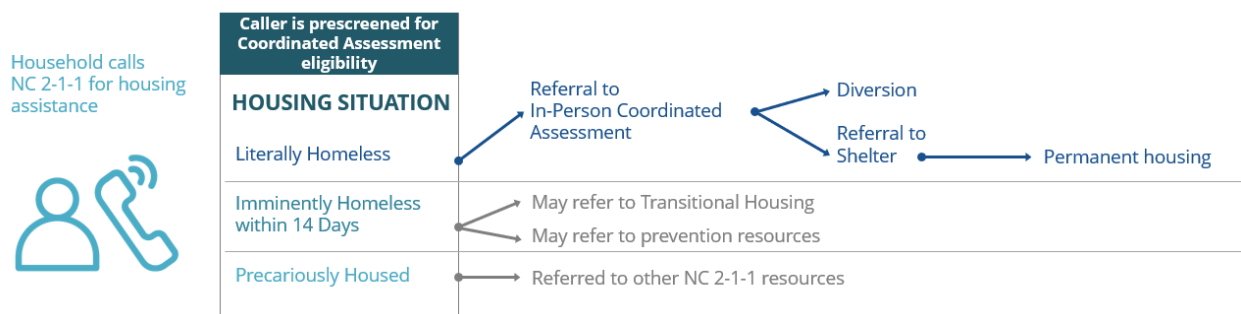
NC 2-1-1 is a service provided by the United Way of North Carolina. NC 2-1-1 is North Carolina's resource for free information and referral services regarding health and human services and resources. NC 2-1-1 has a database of over 19,000 resources, including food pantries, homeless shelters, utility and rent assistance funds, health clinics, prescriptions assistance programs, counseling and substance abuse services, child care resources, senior resources, and resources for persons with disabilities. NC 2-1-1 can be accessed by calling 2-1-1 (888-892-1162) or going to www.nc211.org.

Coordinated entry is a community process that connects individuals and families who are literally homeless or those at imminent risk of becoming homeless and housing resources in the Charlotte-Mecklenburg area. Charlotte-Mecklenburg began implementing Coordinated Entry services in 2014. In 2017, NC 2-1-1, with funding from United Way of Central Carolinas, integrated with Coordinated Entry so that housing assistance requests could be streamlined through a single, full service NC 2-1-1 platform.

The *National Alliance to End Homelessness* listed coordinated entry as an efficient system because of its success in creating faster, more streamlined services for people seeking assistance. The coordinated entry system helps those experiencing homelessness by pointing them to the right resources in a standard and consistent manner, and care is taken to match households with the services that best meet their needs. When a client calls in to NC 2-1-1, **they are screened** (as per the definition above) through a process called coordinated intake. This process increases efficiencies by providing better screening, so that only those who most need coordinated entry services are referred to an in-person assessment. Clients may fall into one of three categories:

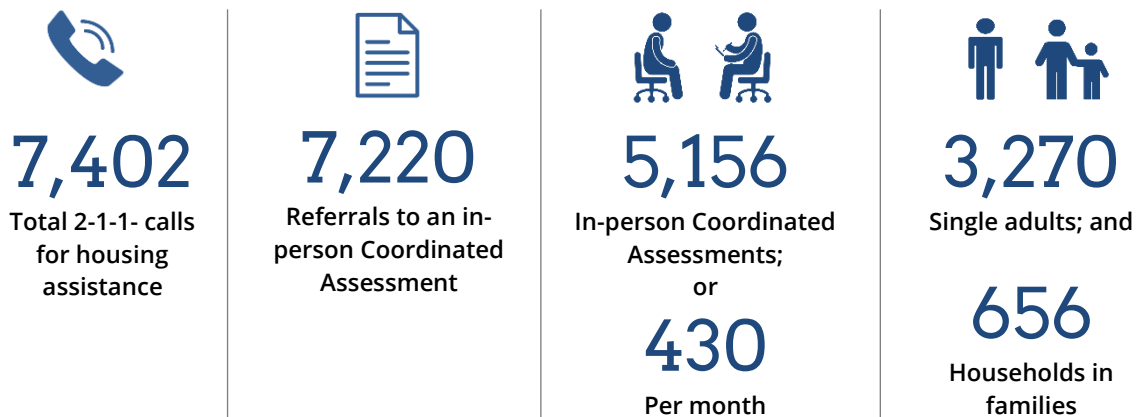
- **Group A:** Literally homeless or at imminent risk
- **Group B:** Imminently homeless in 14 days
- **Group C:** Precariously housed

Clients in Group A are referred for **an in-person Coordinated Assessment**. Clients in Group B may be referred to **prevention resources** or transitional housing programs. Clients in Group C are not currently prioritized for housing through Coordinated Entry, but may be referred to other needed 2-1-1 resources.



Following an in-person assessment, individuals in Group A may be referred to diversion. **Diversion** is offered to individuals experiencing homelessness at the point where they are seeking emergency shelter. Diversion assistance may include provision of short-term rental or utility assistance, conflict mediation, connection to mainstream services (e.g. agencies assisting with benefits and health insurance), or housing search. For example, a bus ticket may be purchased for an individual to connect them with relatives out-of-state to provide housing. The Salvation Army Center of Hope, Urban Ministry Center, The Relatives and Urban Ministry Center/ Men's Shelter of Charlotte provide diversion services.

Between July 1, 2018 and June 30, 2019, there were:



Note: Households referred for in-person assessment may not ultimately receive in-person assessment for a variety of reasons including no longer needing assistance.

SYSTEM PERFORMANCE MEASURES

In 2009, the McKinney-Vento Homeless Assistance Act was amended to shift the focus of homeless assistance away from independent provider efforts and towards a coordinated community system of care. The amendment requires Continuum of Care (CoC) grant recipients to measure their performance as a coordinated system of providers. While CoCs choose local performance targets based on their programs and homeless populations, these system performance measures (SPM) are used to report progress to HUD and inform and assist the local community with planning. SPM are informed by the PIT Count, HIC, and HMIS. This section highlights Charlotte-Mecklenburg performance data produced by the PIT and HIC in January 2019 and HMIS data from FY18 (October 2017 to September 2018).



SYSTEM PERFORMANCE MEASURES

There are six system performance measures, each of which is an important indicator of community progress to make homelessness rare, brief and nonrecurring. These measures are reported to the U.S. Department of Housing & Urban Development (HUD) and used to make funding decisions regarding housing assistance.



Length of time homeless

This measure provides the average length of stay that people experience homelessness in emergency shelter (ES) and transitional housing (TH).



Returns to homelessness

This measure provides the percentage of people who exited into permanent housing and returned to homelessness during the reporting period that occurred within 2 years after their exit.



Number of people homeless

This measure provides two different counts of people experiencing homelessness. The Annual Count captures the number of people experiencing homelessness across 12 months in emergency shelter and transitional housing. The Point-In-Time Count estimates the number of people experiencing homelessness in sheltered and unsheltered locations on one night.



Income growth

This measure provides the percentage of people who are currently enrolled in or exited from CoC-funded rapid re-housing and permanent supportive housing projects.



Number of people homeless for the first time

This measure provides the number of people who experience homelessness for the first time compared to all people who experience homelessness in emergency shelter and transitional housing during a year.



Exits to permanent housing

This measure provides the number of people who exit successfully to permanent housing across the federal fiscal year.

LENGTH OF TIME HOMELESS

Description

This measure provides the average length of stay that people experience homelessness in emergency shelter (ES) and transitional housing (TH). The first measure looks at emergency shelter only and the second combines emergency shelter and transitional housing.

Key Findings in FY18

- ^ Average length of stay in emergency shelter **increased by 28 days** from FY17 to FY18.
- ^ Average length of stay in emergency shelter and transitional housing **increased by 24 days** from FY17 to FY18.

The average length of time that people experienced homelessness in emergency shelter was 105 days; the median was 44. When combined with transitional housing, the average length of homelessness increases to 118 days; the median increases to 55 days.

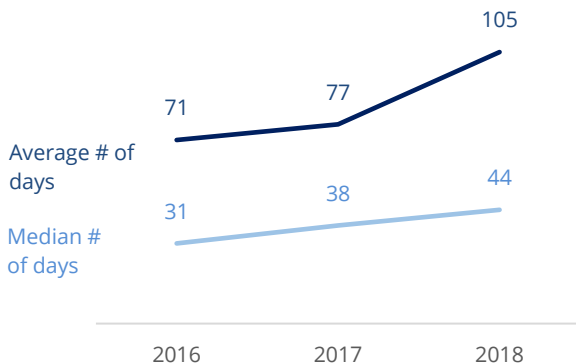
Between FY16 and FY18, the average length of stay in emergency shelter increased from 71 to 105 days while the average length of stay in emergency shelter and transitional housing increased from 97 to 118 days. The increase in emergency shelter and transitional housing days is likely due to the increase in average length of stay within emergency shelter, which rose 44% during this time period.

DAYS TO EXIT TO PH FROM:

→ ES	105 Average	44 Median
→ ES & TH	118 Average	55 Median

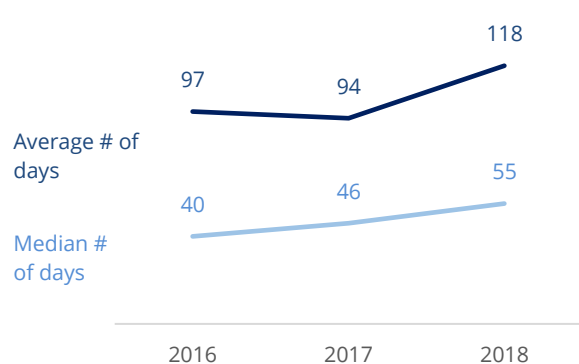
Note: Average days to exit from ES and TH are greater than from ES alone, which implies that individuals on average spend more time in TH than ES.

Emergency Shelter Only



Source: Mecklenburg County HMIS

Emergency Shelter and Transitional Housing



Source: Mecklenburg County HMIS

SO, WHAT DOES THIS MEAN?

The increase in the average length of stay in emergency shelter from FY16 to FY18 could be attributed to a segment of the shelter population who are stuck in shelter for extended periods. The median length of stay in shelter is half of the average, which indicates that there are individuals with long stays, thereby increasing the average for all emergency shelter.

IMPORTANT CONTEXT

- Emergency shelter and transitional housing have operational differences that impact length of stay. Emergency shelter is designed to provide short-term, temporary shelter and has no prerequisite for entry. In contrast, transitional housing provides up to 24 months of temporary shelter usually coupled with supportive services designed to prepare people for permanent housing. Transitional housing generally targets specific groups and can have entry requirements. Thus, by design, transitional housing will typically have longer lengths of stay than emergency shelter.
- For calculating the average and median number of days, the total number of people in emergency shelter in FY18 was 3,944 and the number of combined people in emergency shelter and transitional housing used for the calculation in FY18 was 4,406. Both numbers decreased slightly from FY17, from 4,448 people in emergency shelter only and 4,406 combined people in emergency shelter and transitional housing in FY17.

WHY THESE DATA MATTER

For Agencies

- To better understand the change in average length of stay, it is essential that providers look at their agency-level data to determine if certain populations (for example, families or veterans) are facing more barriers to rapid exits from shelter and transitional housing. Providers can also target the long stayers in their programs to shorten their average length of stay, which reduces the length of stay across the system.

For the Community

- Understanding average length of stay at the community level can shed light on system-level issues such as low housing stock capacity and match of services to need. Tracking these data enables the community to measure the impact of policy and system changes over time.

→ RETURNS TO HOMELESSNESS

Description

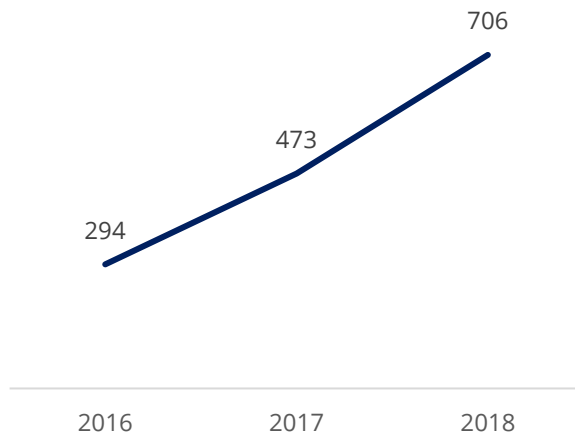
This measure provides the percentage of people who exited into permanent housing and returned to homelessness during the reporting period that occurred within 2 years after their exit. The measure looks at all returns in addition to returns after exiting specific program types: emergency shelter, transitional housing and permanent housing programs (RRH, PSH, and OPH).

Key Findings in FY18

- ^ Both the number and percent of people returning to homelessness within two years of exiting into permanent housing **increased, from 20%** (or 473 people) in FY17 **to 24%** (or 706 people) in FY18.
- ^ **82% of people** who returned to homelessness had exited from emergency shelter into permanent housing, an **increase from 74% in FY17**.
- Most people (**76% in FY18**) who exited the homeless service system into permanent housing did not return to homelessness within 2 years.

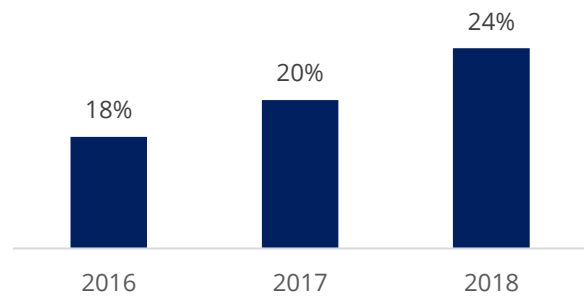
From FY17 to FY18, the total number of people returning to homelessness increased by 233 individuals, which was due to an increase in returns of those who exited from emergency shelter to permanent housing.

Total **number** of returns to homelessness after exiting to permanent housing have increased



Source: Mecklenburg County HMIS

Total **percent** of returns to homelessness after exiting to permanent housing have increased



Source: Mecklenburg County HMIS

Note: Street Outreach returns and exits were counted in 2017 and 2018, but not 2016.

SO, WHAT DOES THIS MEAN?

- The percent of people returning to homelessness has increased, and more people who returned to homelessness had exited emergency shelter into permanent housing prior to losing their housing. This is due to an increase in exits to permanent housing in the two years prior to this reporting period (47% of all exits were from emergency shelter in FY14, 56% in FY15, 70% in FY16).

IMPORTANT CONTEXT

- Making homeless episodes brief and nonrecurring are important for stabilizing households and minimizing the long-term impacts of homelessness.
- This measure looks back at exits from 2 years prior to the reporting period. It includes all people within a household including children. It does not include entries into homelessness within programs that are not part of the Charlotte-Mecklenburg CoC universe in HMIS.
- The operational differences across project types of emergency shelter, transitional housing and rapid re-housing should be considered when interpreting this outcome.
- Permanent housing success includes specific housing destinations. These include: long-term care facility or nursing home, permanent housing programs including rapid re-housing and permanent supportive housing, housing that is owned and/or rented with or without a subsidy, and staying or living with friends or family that is permanent in tenure.

WHY THESE DATA MATTER

For Agencies

- It is important that programs look at their agency-level data to help reduce the length of time people experience homelessness, increase the number of permanent housing exits, and make homelessness nonrecurring. Targeted investments can include increased beds, supportive services, and/or subsidies.

For the Community

- Further analysis is required at the program level and at Coordinated Entry to better understand the characteristics of people entering homelessness for the first time versus multiple times. This information can inform the community's overall strategy around permanent housing and homelessness prevention, including resource allocation.



NUMBER OF PEOPLE HOMELESS

Description

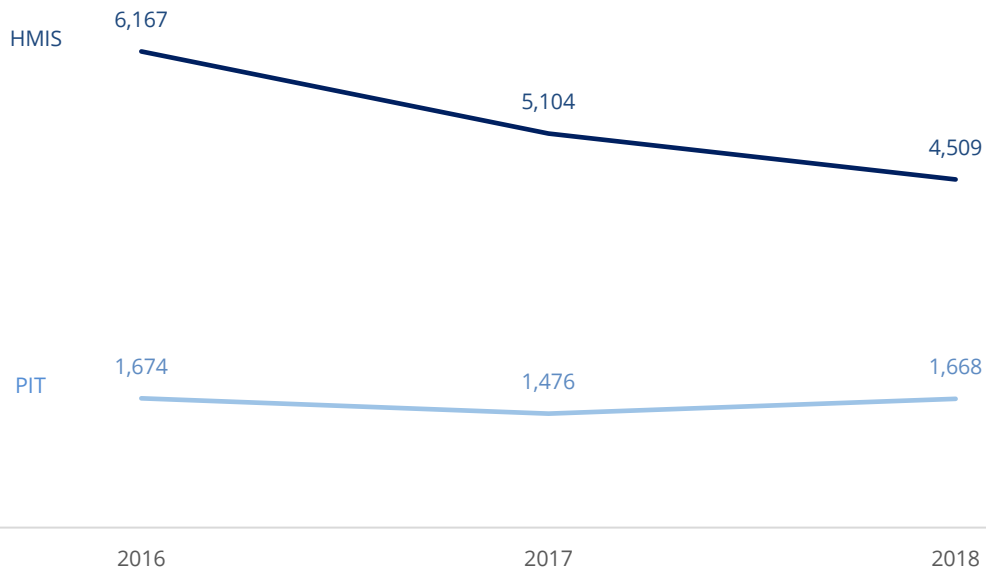
This measure provides two different counts of people experiencing homelessness. The Annual Count captures the number of people experiencing homelessness across 12 months in emergency shelter and transitional housing. The Point-in-Time (PIT) Count captures the number people experiencing homelessness on one night in January in emergency shelter, transitional housing as well as unsheltered homelessness including places unfit for human habitation.

Key Findings in FY18

- ✓ There was a **12% decrease (595 people)** in the annual sheltered number of people experiencing homelessness.
- ^ There was a **13% increase (192 people)** in the number of people counted in the 2018 PIT.

Note: Since the federal fiscal year runs from October to September, 2019 HMIS data is not yet available. Data from the 2019 PIT Count is omitted from this section. Details about the 2019 PIT Count results can be found in the PIT section of the report.

Annual number of people experiencing homelessness decreased from 2016 to 2018



Source: Mecklenburg County HMIS and PIT Count

SO, WHAT DOES THIS MEAN?

- The decrease in homelessness does not mean that people are presenting for help with housing assistance at Coordinated Entry at a slower rate. It also does not mean that shelters are empty. In fact, shelter utilization has remained above 90% since 2011. While there are decreasing numbers of people experiencing homelessness, there continues to be a steady inflow of people entering homelessness, which highlights the connection to housing instability.
- The decrease in homelessness in the annual count is connected to the number of increasing permanent housing beds in the community. From 2010 to 2018, the number of permanent housing beds increased 271% (1,676 beds). Permanent housing includes rapid re-housing, permanent supportive housing and other permanent housing subsidies for people experiencing homelessness.

IMPORTANT CONTEXT

- The number of people who experience homelessness in emergency shelter and transitional housing is connected to the number of beds available. This number of beds is part of the community's Housing Inventory Count (HIC). When there is an increase or decrease in beds, there is a corresponding change to the number of people that can be counted in them. Therefore, analysis of an increase or decrease in the number of people experiencing homelessness must also include whether the bed count also changed.
- While the annual count covers a full year, it does not include unsheltered homelessness. The PIT Count provides only a one-night snapshot, but includes unsheltered homelessness in its total. The PIT Count reflected in the chart was in January 2018 and the annual count data reflects the period from October 2017 to September 2018. Both are unduplicated counts.

WHY THESE DATA MATTER

For Agencies

- Understanding capacity and utilization at the agency level can help providers improve efficiency and serve more individuals and families.

For the Community

- Understanding the change in the number of people experiencing homelessness in relationship to the number of beds available in emergency shelter, transitional housing and permanent housing helps us to understand how resources are utilized and where gaps exist.



INCOME GROWTH

Description

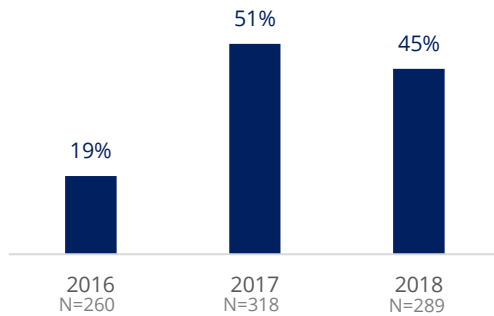
This measure provides the percentage of people who exit that increased their income in CoC-funded rapid re-housing and permanent supportive housing projects across the federal fiscal year. The first part of the measure looks at increase in income among adults who were currently enrolled during the reporting period. The second part of the measure looks at increase in income among adults who exited during the reporting period.

Key Findings in FY18

- ▼ **45% of currently enrolled adults** increased their income, a **6% decrease** from FY17.
- ▲ **46% of exited adults** increased their income, an **11% increase** from FY17. Earned income increased by 4% while non-employment cash income increased by 8%.

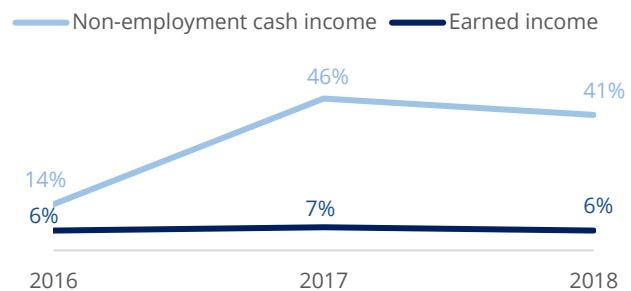
From FY17 to FY18, the share of currently enrolled adults with increased income decreased by 6 percentage points to 45% (or 129 individuals). Forty-one percent of enrolled adults reported increased non-employment income in 2018 compared to 46% in 2017. Non-employment cash income (such as disability) was the most common form of increased income.

Percent of **currently enrolled adults** with increased total income **decreases**



Source: Mecklenburg County HMIS

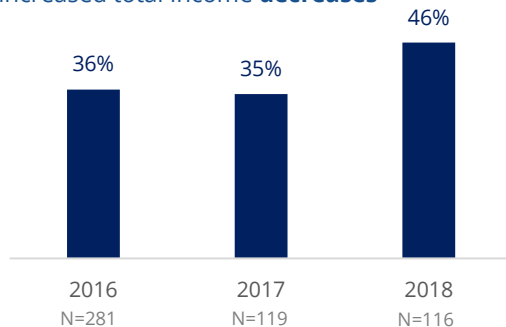
A greater percent of **currently enrolled adults** have increased **non-employment cash income**



Source: Mecklenburg County HMIS

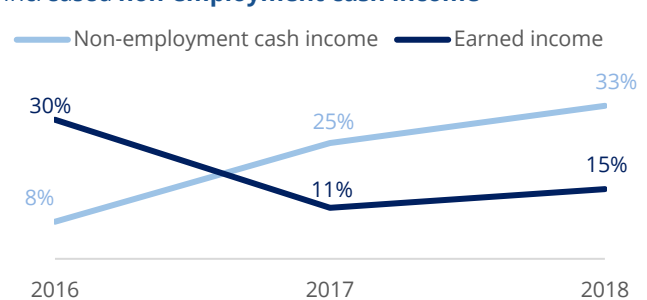
In FY18, 46% (or 53 adults) exited with increased income, an increase of 11 percentage points from FY17. Compared to FY17, a larger percent of individuals increased both their earned and non-employment cash income in FY18.

Percent of **currently enrolled adults** with increased total income **decreases**



Source: Mecklenburg County HMIS

A greater percent of **currently enrolled adults** have increased **non-employment cash income**



Source: Mecklenburg County HMIS

SO, WHAT DOES THIS MEAN?

- Increases in income are primarily due to increases in non-employment cash income (e.g. disability, social security). More analysis at the CoC-project level is needed to determine the amount of increase and the amount of income at exit. Such an analysis will provide a more comprehensive picture to understand the role of income growth in future housing stability.

IMPORTANT CONTEXT

- This measure looks solely at adults within CoC-funded rapid re-housing and permanent supportive housing projects, which is a smaller subset than the other system performance measures. Lessons learned from this measure may not be generalizable to all homeless projects and should be interpreted with caution.
- The measure only includes adults who experienced an increase in their income; it does not include adults who maintained the same level of income, which can also serve as a positive indicator for housing stability. In addition, the measure does not give the amount of increase; it could be as small as \$1 or more than \$100; and the amount of increase, while substantial, may not be enough to sustain the housing of the adult without financial assistance. For these reasons, this data should be interpreted with caution.
- Income includes earned income and non-employment cash income.

WHY THESE DATA MATTER

For Agencies

- Agencies can use income data as a way to measure incremental progress toward housing stability. In addition, agencies should consider income outcomes when looking at exits to housing.

For the Community

- To sustain housing without financial assistance, a household must have enough income to afford rent and other expenses. By measuring change in income, the system can understand if progress is being made to help adults sustain their housing after their program exit.



NUMBER OF PEOPLE HOMELESS FOR THE FIRST TIME

Description

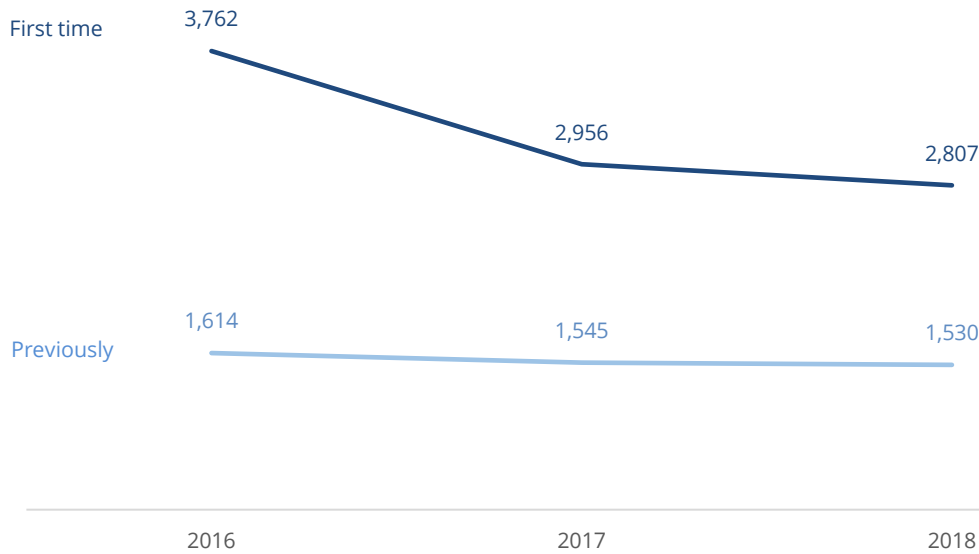
This measure provides the number of people who experience homelessness for the first time compared to all people who experience homelessness in emergency shelter and transitional housing during a year.

Key Findings in FY18

- **65% (2,807 people)** in ES and TH experienced homelessness for the first time in FY18.
- ✓ There was a **5% decrease (149 people)** from FY17 in the number of people homeless for the first time.

The number of people in emergency shelter and transitional housing experiencing homelessness for the first-time decreased by 5% or 149 people between FY17 and FY18 while the number of previously homeless has stayed relatively consistent.

The **number** of people in ES and TH experiencing homelessness for the first time decreased



Source: Mecklenburg County HMIS

SO, WHAT DOES THIS MEAN?

- The increased share of previously homeless households may be due to an increase in people who have exited to permanent housing and returned to homelessness. The increase may also be related to an increase of people who are cycling in and out of homelessness because there are not enough permanent housing options available.

IMPORTANT CONTEXT

- The number of people in emergency shelter and transitional housing used for this calculation in FY18 was 4,337.

WHY THESE DATA MATTER

For Agencies

- Agencies can use this data to examine characteristics of households who enter and exit their programs and in relationship to housing outcomes.

For the Community

- This measure helps the community to understand the characteristics of people experiencing homelessness as well as the need for interventions targeting homeless prevention.



EXITS TO PERMANENT HOUSING

Description

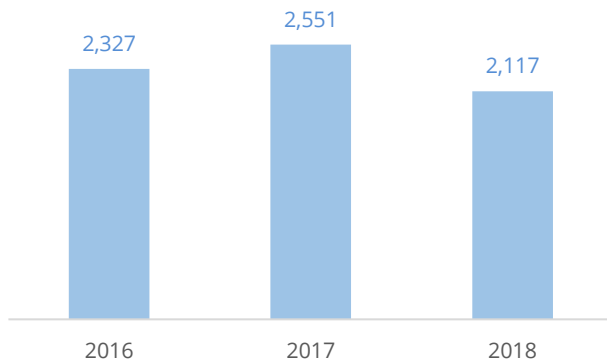
This measure provides the number of people who exit successfully to permanent housing across the federal fiscal year. The first part of the measure looks at combined exits from emergency shelter (ES), transitional housing (TH) and rapid re-housing (RRH). The second measure looks at permanent supportive housing (PSH) only and includes retention of existing permanent supportive housing as well as exits to new permanent housing (PH) from permanent supportive housing. The last measure looks at exits to permanent housing from street outreach.

Key Findings in FY18

- ▲ **70% (2,117 people)** successfully exited from emergency shelter, transitional housing and rapid re-housing to permanent housing, an increase from 59% in FY17.
- **94% (1,011 people)** of people retained permanent supportive housing or exited to permanent housing from permanent supportive housing. This is consistent with findings from FY17.
- ▲ **33** people who received street outreach exited to permanent housing, an increase from 15 people in FY17.

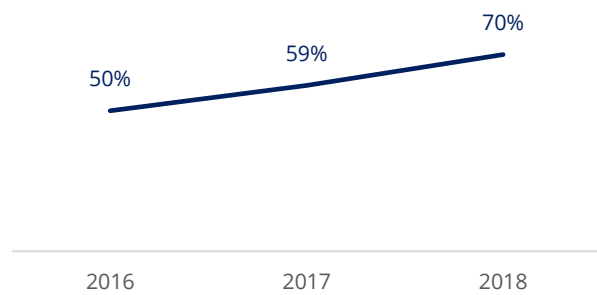
Emergency shelter (ES), transitional housing (TH) and rapid re-housing (RRH) exits to permanent housing

The **number** of people in ES, TH, and RRH who exited to permanent housing **decreased**



Source: Mecklenburg County HMIS

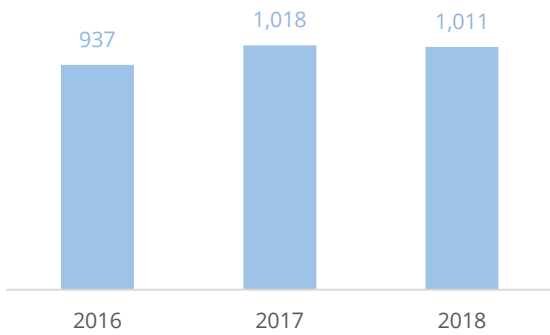
The **percentage** of people in ES, TH, and RRH who exited to permanent housing **increased**



Source: Mecklenburg County HMIS

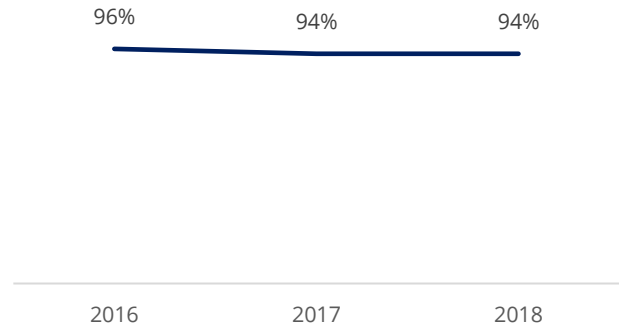
Permanent supportive housing retention and exits to other forms of permanent housing

The **number** of people who retained PSH or exited from PSH to PH **remained stable**



Source: Mecklenburg County HMIS

The **percentage** of people who retained PSH or exited from PSH to PH **remained stable**

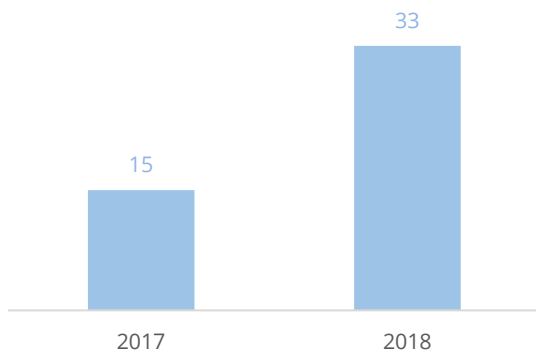


Source: Mecklenburg County HMIS

Exits to permanent housing from street outreach

This data should be interpreted with caution due to the small number of individuals (N=33) served.

The **number of people** who received street outreach and exited to permanent housing **increased**



Source: Mecklenburg County HMIS

The **percentage** of people who received street outreach and exited to permanent housing **remained stable**



Source: Mecklenburg County HMIS

SO, WHAT DOES THIS MEAN?

The increase of successful housing outcomes from emergency shelter, transitional housing and rapid re-housing from FY16 to FY18 could be due to several factors, such as the number of year-round PSH and OPH beds increased 25% or 324 beds from FY16 to FY18. The 94% retention and exit rate for PSH in FY18 reflects the success of PSH as a housing intervention, which provides long-term financial assistance for housing paired with supportive services.

IMPORTANT CONTEXT

- The differences across service types of ES, TH and PH program types should be considered when interpreting this outcome.
- The second measure on PSH combines retention and exit into one measure. PSH by design is intended to be long-term, which results in a low exit rate. At the same time, PSH is considered a permanent housing destination, which is why retention and exit data are collected together.
- In Charlotte-Mecklenburg, PSH is prioritized for people experiencing chronic homelessness, which is characterized by long periods of homelessness and one or more disabling conditions that pose a barrier to obtaining and maintaining housing.
- PH includes rapid re-housing and permanent supportive housing, housing that is owned and/or rented with or without a subsidy, long-term care facility or nursing home, and staying or living with friends or family that is permanent in tenure.
- Exits from Street Outreach increased between FY17 and FY18 because more individuals were targeted for Street Outreach as the resource capacity increased across the community.

WHY THESE DATA MATTER:

For Agencies

- Agencies can look at their housing exits to understand agency progress. These exits can be combined with length of stay and income data to help improve agency efficiency and effectiveness.

For the Community

- The Housing Exit data can help inform community progress on homelessness. It can also be used as a metric to compare individual providers when making funding decisions.

2019 PIT COUNT DETAILS

The PIT Count estimates the number of people “with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground” or residing in a shelter (emergency/seasonal shelter or transitional housing). While the federal government determines the PIT reporting requirements for both the unsheltered and sheltered counts, the methodology for conducting the unsheltered count is up to each individual community to develop and implement. The 2019 PIT Count took place on the night of January 30, 2019.



2019 PIT COUNT DETAILS

- **The 2019 count identified 1,742 people in 1,373 households experiencing homelessness.**
- **The number of people experiencing homelessness decreased from 2010 to 2019.** From 2010 to 2019 there was a 13% (253 people) decrease in the number of people experiencing homelessness. During this same time period, the overall number of emergency shelter and transitional housing beds from the HIC increased by 13% (183 beds).
- **The number of people experiencing homelessness increased from 2018 to 2019.** From 2018 to 2019 the number of people increased by 74 people (4%). This increase was partially attributable to an increase in number of emergency shelter beds. From 2018 to 2019, the number of emergency shelter beds increased by 39 beds (3%), meaning homelessness will increase as beds are made available.

1,742

Homeless persons identified in 1,373 households on the night of the 2019 PIT Count

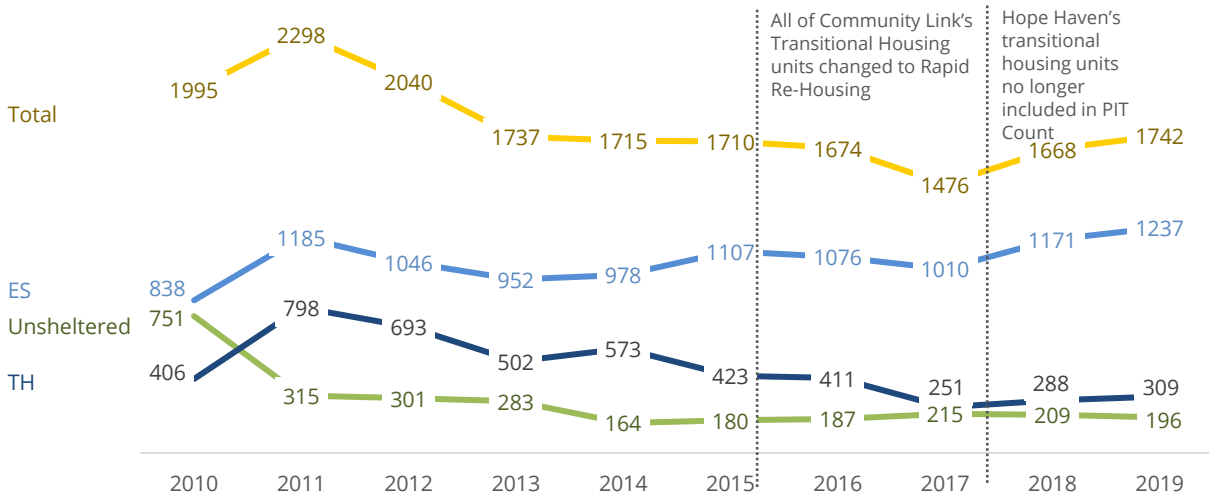
▲ 4%

From 2018 to 2019

▼ 13%

From 2010 to 2019

Homelessness decreased since 2010 but **recently increased** as capacity increased



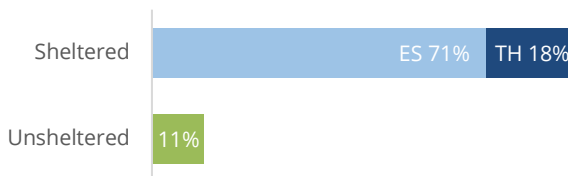
Source: 2019 PIT Count

Shelter Type, 2019

- 11% (196 people) of homeless persons identified were unsheltered, and the remaining 89% of homeless were sheltered (74% or 1,237 in emergency shelter and 18% or 309 in transitional housing).
- Unsheltered homelessness **decreased** slightly (6%) while sheltered homelessness **increased** slightly (6% or 87 people) from 2018 to 2019.
- The proportion of people experiencing homelessness in emergency shelters has steadily increased since 2010.
- The majority of people sleeping in unsheltered locations were on the street or sidewalk (**69 people or 42%**) or in an outdoor encampment (**43 people or 26%**)

The **majority** of people experiencing homelessness are **sheltered**

Homeless population by shelter type

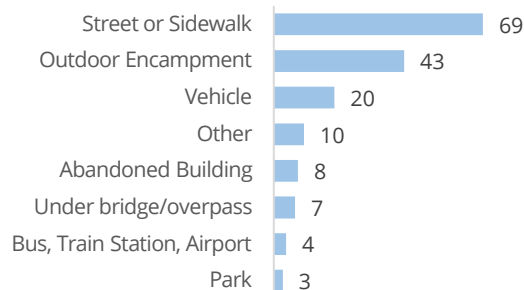


N=1,742

Source: 2019 PIT Count

The majority of people experiencing unsheltered homelessness slept on the **street or a sidewalk**

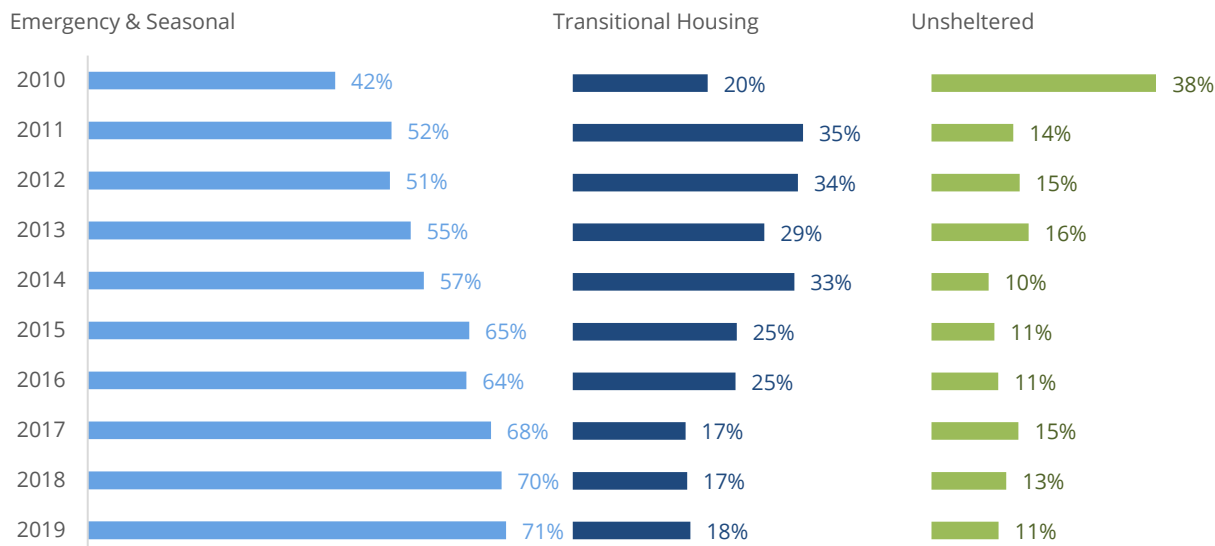
Number of unsheltered homeless by location



N=164

Source: 2019 PIT Count

PIT Count shelter type distribution by year



Source: 2019 PIT Count

HOUSEHOLD TYPE

- **Adult only households increased slightly.** 1,223 people were in households with adults only, which represented approximately 70% of all homeless people on a single night and a 7% increase from 2018. Adult only households are comprised mostly of single adults.
- **Households with adults and children (families) increased.** There were 519 people counted in 158 households with adults and children, representing 30% of all homeless people on a single night. 100% of the households identified with adults and children were sheltered.
- **There were no child only households in 2019.** This is a decrease from 5 in 2018.
- **Unaccompanied youth decreased.** There were 16 fewer unaccompanied youth in 2019, a 22% decrease from 2018.



1,223 People in households with **ADULTS ONLY**



60 **UNACCOMPANIED YOUTH**



158 Households with **ADULTS & CHILDREN** (519 people)



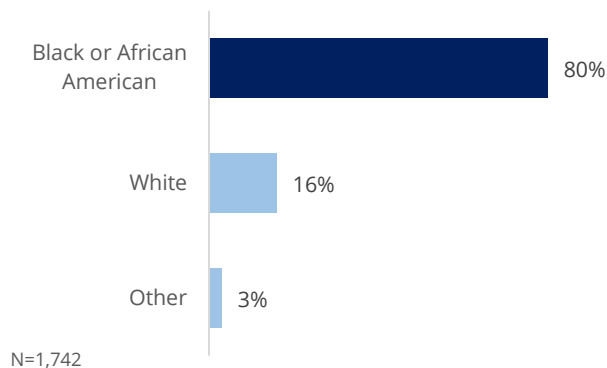
9 **PARENTING** youth households

DEMOGRAPHICS

Racial Identity, 2018

80% (1,402) of the total population experiencing homelessness identified as Black or African American. This is disproportionately high considering only 31% of the general population in Mecklenburg County and 44% of all people under the poverty line in Mecklenburg County identify as Black, according to the U.S. Census Bureau's American Community Survey, 2013-2017 5-year estimates.

Homeless Persons by Racial Identity

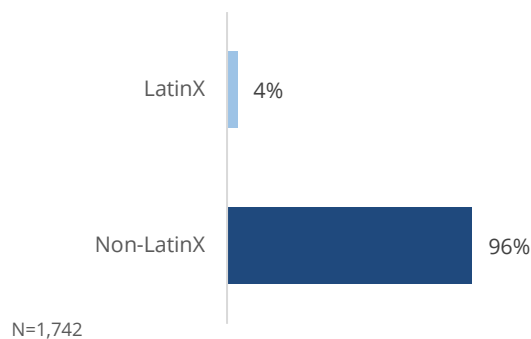


Source: 2019 PIT Count

Ethnic Identity, 2018

4% (67) of the total population experiencing homelessness identified as LatinX. In comparison, the LatinX population comprises 13% of the general population and 24% of people below the poverty level in Mecklenburg County, according to the U.S. Census Bureau's American Community Survey, 2013-2017 5-year estimates.

Homeless Persons by Ethnic Identity

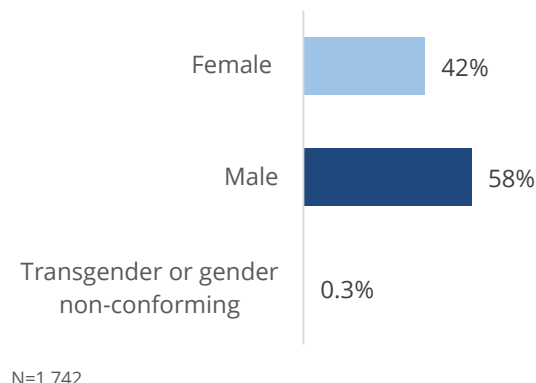


Source: 2019 PIT Count

Gender Identity, 2018

58% (1,007) of all people experiencing homelessness identified as male in 2019. People who identify as male were overrepresented in the unsheltered population, representing 77% of people experiencing unsheltered homelessness. In Mecklenburg County, people who identify as male account for 48% of the population, according to the U.S. Census Bureau's American Community Survey, 2013-2017 5-year estimates.

Homeless Persons by Gender Identity



Source: 2019 PIT Count

PIT COUNT SUMMARY

2018-2019

↑ Increase ↓ Decrease

Overall			
	Change	2018	2019
Homelessness rate per 1,000 residents	↑ 0.03	1.52	1.55
Total homeless people	↑ 74 (4%)	1,668	1,742
Shelter Type			
	Change	2018	2019
Unsheltered people	↓ 13 (6%)	209	196
People in emergency & seasonal shelter	↑ 66 (6%)	1,171	1,237
People in transitional housing	↑ 21 (7%)	288	309
Household Type			
	Change	2018	2019
People in households with adults and children	↓ 16 (3%)	535	519
People in households with adults only	↑ 174 (17%)	1,049	1,223
Unaccompanied youth (under 25)	↓ 17 (22%)	77	60



PIT COUNT SURVEY FINDINGS

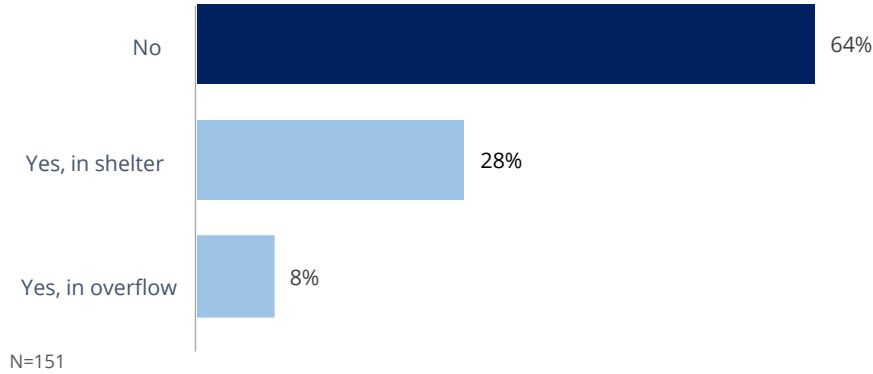
Beginning in 2016, the PIT Count Steering Committee added additional survey questions to the unsheltered count survey to help inform local decision-making. In 2018, the survey was expanded to include people experiencing homelessness in an emergency shelter and transitional housing. These supplemental questions provide additional details about the people experiencing homelessness and the circumstances contributing to their homelessness. The survey of sheltered locations occurred in the week leading up to the PIT Count, but only those who were sheltered on the night of the count are included in these analyses. Because answering these survey questions was not required, response rates may vary for each question. At the bottom of each chart, the N=# will indicate how many households answered the question. Of the 1,373 households counted as part of the PIT Count, 1,250 total surveys were completed via interview (91% completion rate).

UNSHELTERED ONLY QUESTIONS

Note: Of the 196 total people counted in the unsheltered count, 31 were observed and counted, but no survey was conducted.

36% of people in the unsheltered count had **stayed in a shelter** in the last two years

Whether Unsheltered Persons had Stayed in a Shelter in the Last 2 Years

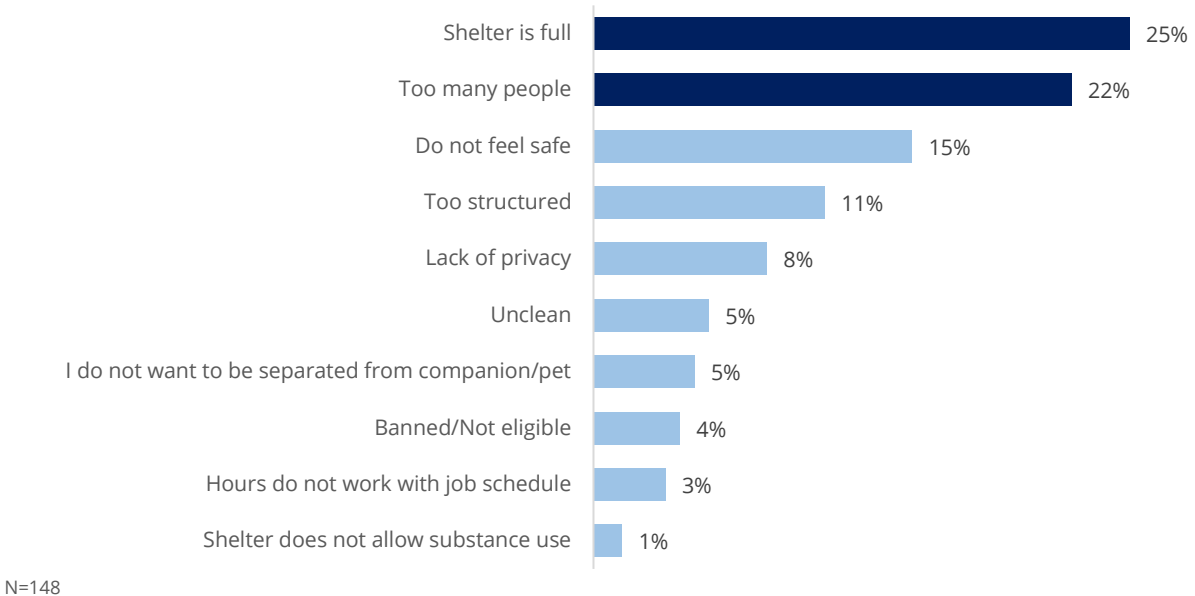


Source: 2019 PIT Count Survey

Note: "In a shelter" means the person had a bed assigned to them. "In overflow" means they may have had a cot on the floor but not an actual bed assigned. If a person has stayed in both shelter and overflow, they were asked to select the most recent.

Shelter being full was top reason for not staying in shelter

Why Unsheltered Persons Were Not in a Shelter



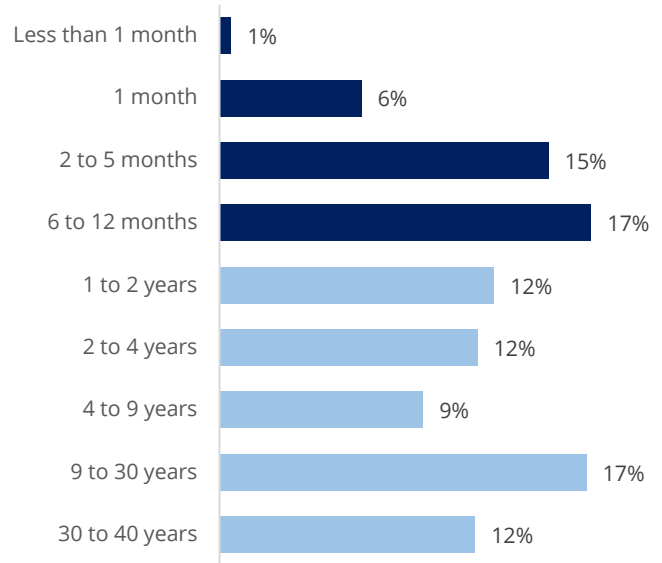
Source: 2019 PIT Count Survey

SHELTERED AND UNSHELTERED QUESTIONS

Length of Time in Community, 2019

The largest share of people were in the Charlotte-Mecklenburg community for 1 year or less (39% or 361 people). However, between 2018 and 2019, the share of people who were in the Charlotte-Mecklenburg community for 9 years or more nearly doubled, from 16% in 2018 to 28% in 2019. The amount of time in the community ranged from less than 6 months to 75 years, with a median of 24 months.

Length of Time in Community



N=935

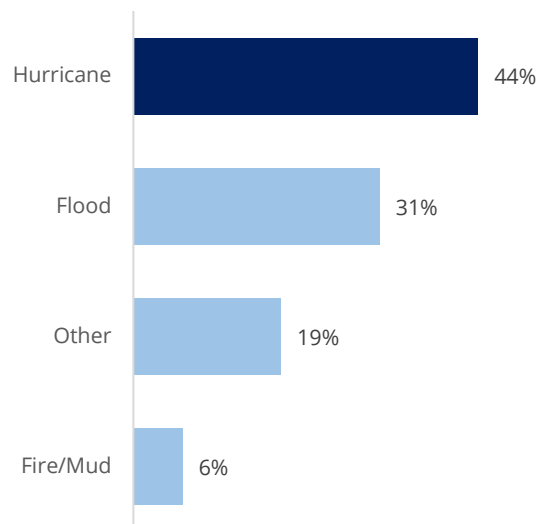
Source: 2019 PIT Count Survey

Homeless as Result of Natural Disaster, 2019

In 2019, a new question was added to the PIT survey to identify the number of people who had been displaced by a natural disaster.

Sixteen people reported being homeless as a result of a natural disaster. Of these, 44% (or 7 people) were homeless as a result of a hurricane and 31% (or 5 people) were homeless as a result of a flood.

Homeless as Result of Natural Disaster



N=16

Source: 2019 PIT Count Survey

Persons Moved to Charlotte-Mecklenburg in Last 2 Years, 2019

- The majority (61%) of sheltered and unsheltered persons have lived in Charlotte-Mecklenburg for more than 2 years. This was an increase from 57% in 2018. The remaining 39% moved to Charlotte-Mecklenburg in the last two years.
- Compared to 2018, a larger share of individuals that moved to Charlotte-Mecklenburg in the last 2 years moved from outside of North/South Carolina (52% or 213 in 2019 compared to 42% in 2018). A smaller portion moved from another North Carolina county (34% or 140 people) or South Carolina (14% or 58 people).
- Almost two-thirds (64% or 270 people) who came to Charlotte-Mecklenburg within the last two years did not have housing when they arrived. This is an increase from 56% in 2018.
- Of those that moved to Charlotte-Mecklenburg within the last two years, the majority relocated to be near family/friends (31% or 126) or for other reasons (25% or 102), followed by job opportunities (20% or 82 people).

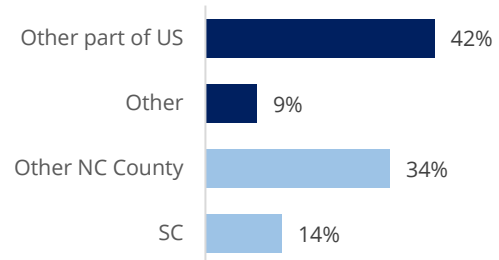
Have you lived outside of Mecklenburg County in the last 2 years?



N=1,073

Source: 2019 PIT Count Survey

Where did you move from?



N=411

Source: 2019 PIT Count Survey

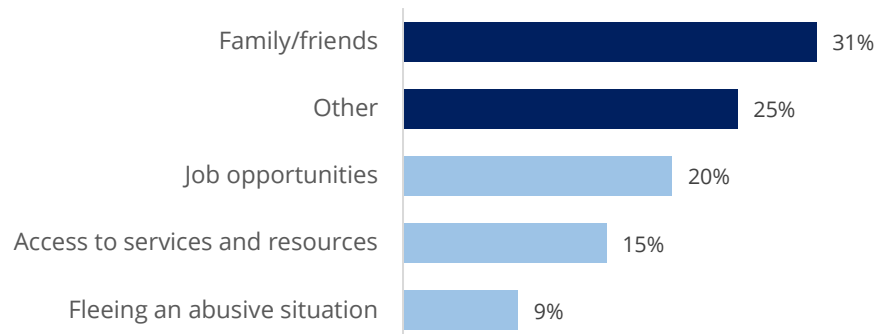
Did you have housing when you came?



N=419

Source: 2019 PIT Count Survey

What is the main reason you came to Charlotte-Mecklenburg?



N=407

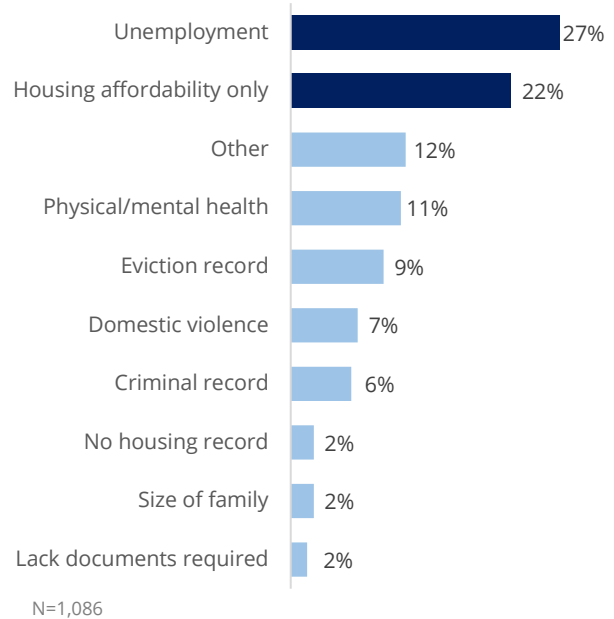
Source: 2019 PIT Count Survey

Biggest Barrier to Housing Other than Housing Affordability, 2019

While people experiencing homelessness often face multiple barriers to housing, this question asked respondents to name the biggest barrier they face to housing. In the 2019 PIT survey, this question was changed from previous years to ask people to identify the biggest barrier other than housing affordability.

More than one-quarter (27% or 293 people) named unemployment as their biggest barrier to housing, apart from affordability. Another 22% (240 people) said that affordability was their only barrier to housing. Others cited eviction records (9% or 101 people), criminal record (6% or 66 people), no housing record (2% or 25 people) and lack of documents required for housing (2% or 18 people).

Biggest Barrier to Housing

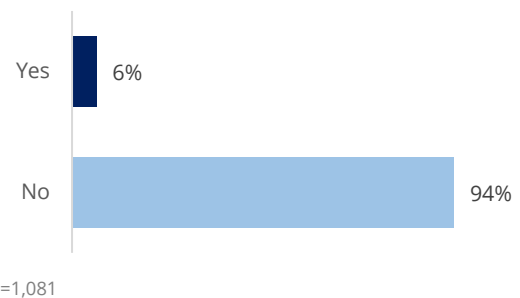


Source: 2019 PIT Count Survey

Housing Choice Voucher or VASH Voucher, 2019

Similar to 2018, 6% (or 48 people) of those surveyed had a Housing Choice Voucher or VASH voucher (which targets veterans), but were not yet housed. Vouchers cover a portion of the rent owed. However, a voucher does not guarantee housing. The voucher holder must identify a rental unit that will accept the voucher and find a unit that is affordable and meets and requirements of the voucher program. The process of finding a rental unit can take months and a household may remain homeless while they search for housing.

Currently has a HCV or VASH Voucher

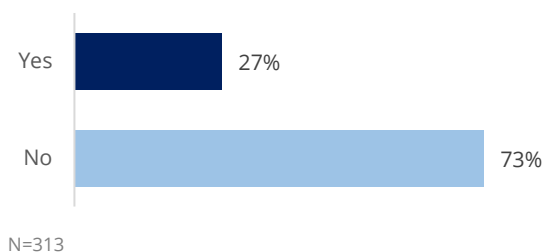


Source: 2019 PIT Count Survey

Family Separation, 2019

27% (83 households) said they were separated because of their homeless episode. This was similar to the number in 2018. Families may be separated due to shelter regulations on gender or age. Families may also send their children to live with family or friends while the adults remain in the shelter.

Family Separated Due to Homelessness

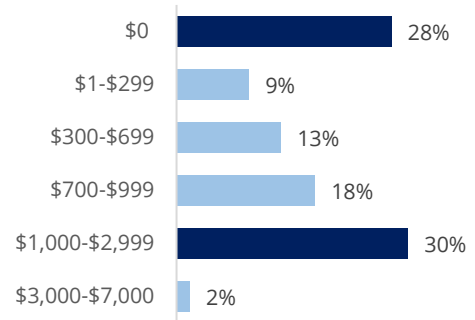


Source: 2019 PIT Count Survey

Average Monthly Income, 2019

- Of households who reported having income, the average monthly income was \$1,051 and the median income was \$848. For comparison, the fair market rent for a 1-bedroom unit is \$897.
- Of households reporting an income of \$1,000 or higher (77 families and 176 individuals), the top barriers reported to obtain housing were inability to afford rent (62) and eviction (57).
- In 2019, 5% more households reported no monthly income than in 2018.

Average Monthly Income in Past Year



N=801

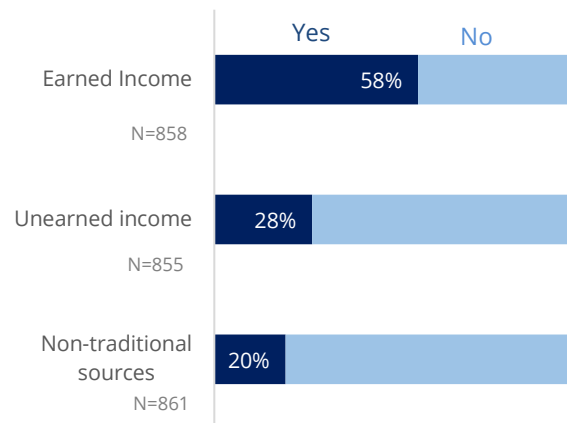
Source: 2019 PIT Count Survey

Source of Income for All People, 2019

Respondents were asked about each source of income. It is possible that households received income from multiple sources.

- Most households reported income from earned sources (58% or 495 people) or unearned income (28% or 237 people). Unearned income includes social safety net services such as disability and social security.
- 20% (or 174 households) received income from non-traditional sources, such as panhandling or donating plasma.

Sources of Income



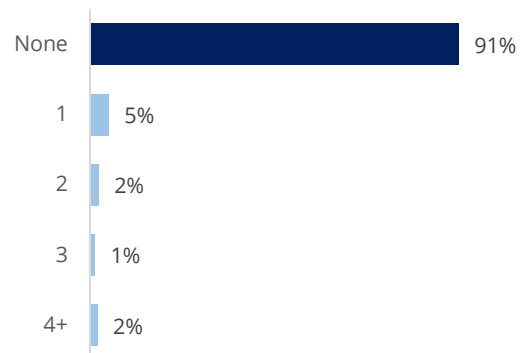
Source: 2019 PIT Count Survey

Quality of Life Arrests, 2019

In the 2019 PIT, respondents were asked "in the past year, how many times have you been arrested for a crime associated with your homelessness?" Quality of life-related crimes include urinating in public, public intoxication, and trespassing.

- Most individuals (91%) had not been arrested for a quality of life crime in the past year.
- 9% of individuals reported at least one arrest for a quality of life crime.

Quality of Life Arrests in the Past Year



N=102

Source: 2019 PIT Count Survey

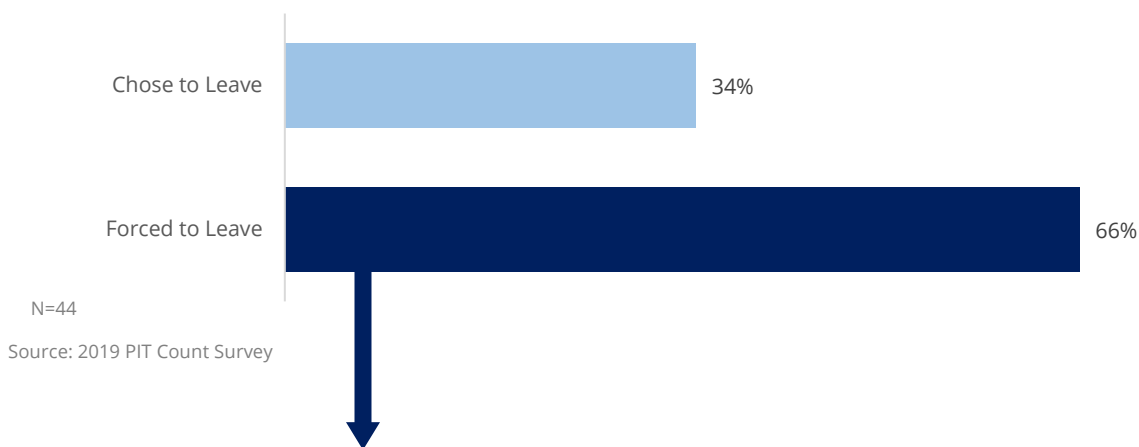
UNACCOMPANIED YOUTH ONLY QUESTIONS

Why Youth Left Home, 2019

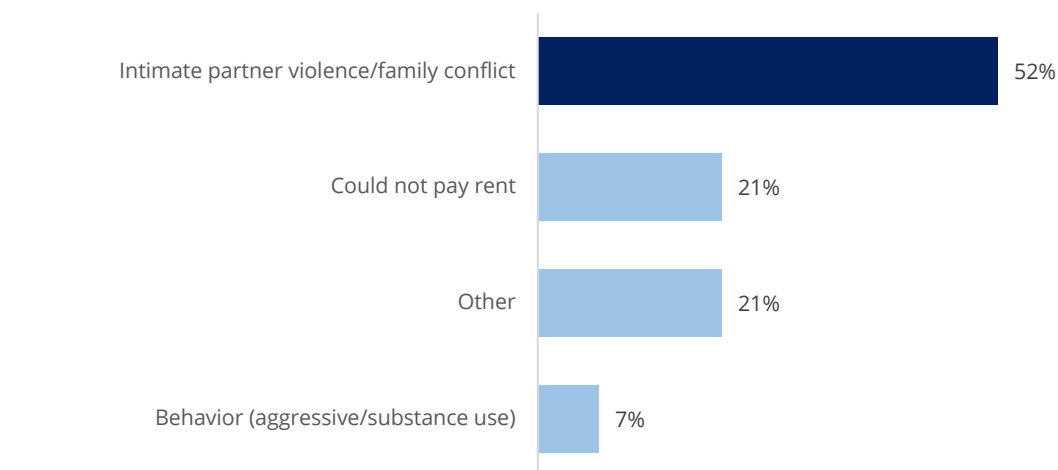
These questions were asked of unaccompanied youth households ages 18 to 24.

- 66% (or 29) unaccompanied youth were forced to leave home.
- Of those who were forced to leave, more than half (52% or 15 youth) were forced to leave because of intimate partner violence or family conflict, which includes conflict regarding sexual orientation or gender identity. Another 21% (6 youth) referenced housing affordability as the reason they were forced to move.

Reason for Leaving Home



Reasons Youth were Forced to Leave



Source: 2019 PIT Count Survey



TRENDS IN CAPACITY & UTILIZATION

The Housing Inventory Count (HIC) gives a one-night snapshot of the capacity and utilization of organizations with beds dedicated to people currently or formerly experiencing homelessness. The HIC includes emergency shelter (ES), transitional housing (TH), rapid re-housing (RRH), permanent supportive housing (PSH), and other permanent housing (OPH) beds. Emergency shelter and transitional housing beds are designated for those currently experiencing homelessness, while permanent housing beds (RRH, PSH, OPH) are designated for those formerly experiencing homelessness. When combined with the PIT Count, the HIC can inform the community about capacity and utilization. The PIT Count measures the number of people sleeping in emergency shelters and transitional housing. Therefore, the changes in the capacity of emergency shelters and transitional housing will impact the number of people counted.

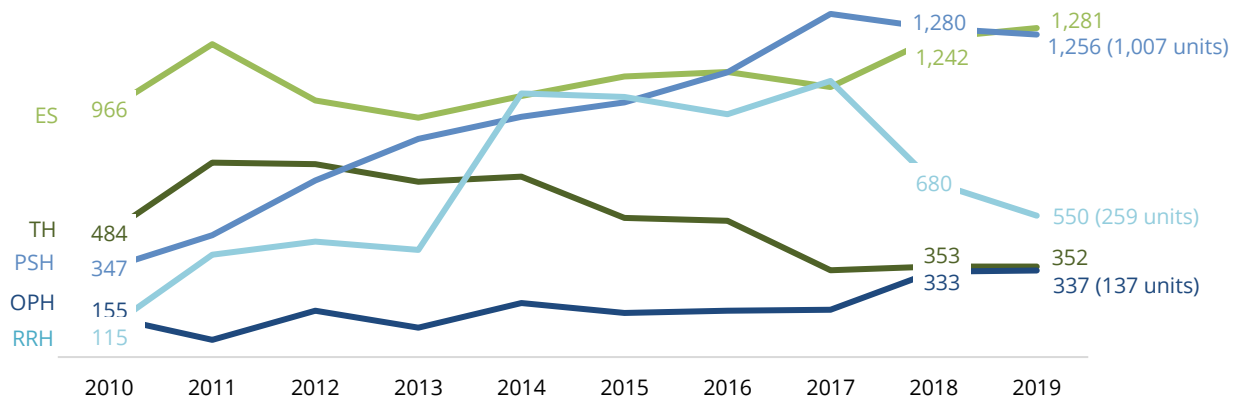
In 2019, there were 3,776 beds across 22 organizations with 61 projects. Of those, the majority (57% or 2,143) were permanent housing of some form (rapid re-housing, permanent supportive housing, and other permanent housing); 34% (1,281) were in emergency shelter; and 9% (352) were in transitional housing.

Prior to 2018, trends indicated an increase in rapid re-housing and permanent supportive housing beds and a decrease in transitional housing. Rapid re-housing increased significantly from 2013 to 2014 as HUD funding priorities started placing greater emphasis on rapid re-housing. In addition, the reporting guidelines for rapid re-housing allowed for beds and units that were not yet rented to be included as part of the inventory. From 2010 to 2017, the number of rapid re-housing beds increased by 835% (960) while transitional housing decreased by 26% (124). Since 2017, there has been a 51% (525) decrease in rapid re-housing beds/units while other permanent housing beds have increased by 73% (153). It is important to note that new reporting requirements implemented in 2018 only include rapid rehousing beds/units that have a lease signed. It does not include other rapid re-housing beds/units that might be available, but the household has not yet signed a lease; therefore, this is likely an undercount.

Historically, permanent housing (PSH, RRH, OPH) program capacity has been reported by number of beds. Starting in 2019, permanent housing units, in addition to beds, are reported to provide a more wholistic perspective of permanent housing capacity. Permanent housing units may be for single individuals and contain a single bed, or they may be for families and contain multiple beds.

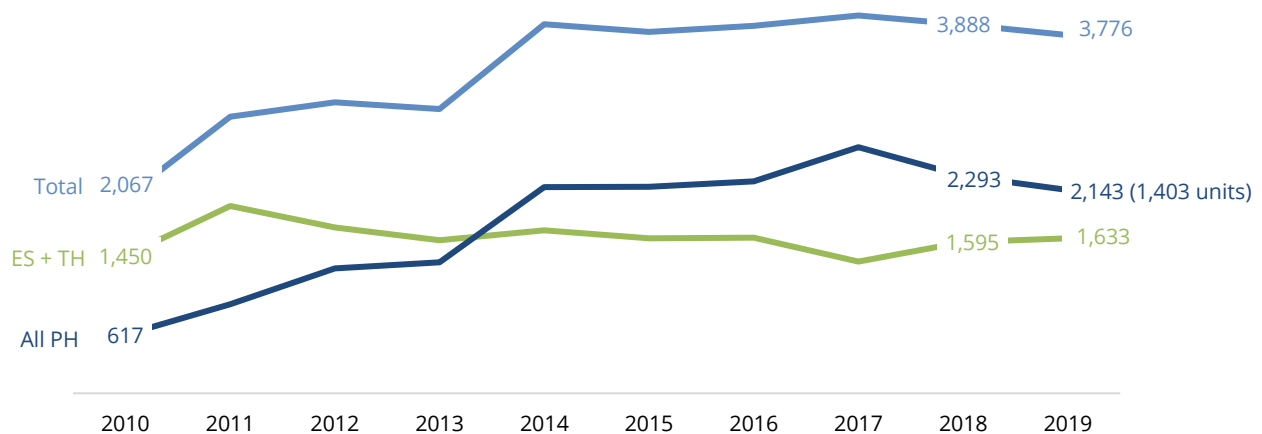
Between 2018 and 2019, rapid re-housing capacity decreased 19% (130 beds). Emergency shelter beds increased 3% (39 beds); 2019 marked the highest number of emergency shelter beds since 2010. The increase in emergency shelter beds relates to the decrease in unsheltered individuals identified by the PIT Count (from 283 unsheltered in 2013 to 196 unsheltered in 2019). Despite an overall increase since 2010, permanent supportive housing capacity decreased. There were no significant changes in other permanent housing and transitional housing beds from 2018.³ In 2019, there were 1,007 permanent supportive housing units containing 1,256 beds; this indicates that most units were single-person occupied. By comparison, rapid re-housing and other permanent housing units contained more beds-per-unit, indicating units were more often occupied by families.

From 2018 to 2019, **rapid re-housing capacity decreased 19% or 130 beds**



Source: Mecklenburg County Housing Inventory Count

From 2018 to 2019, **permanent housing capacity decreased while temporary housing capacity increased**



Source: Mecklenburg County Housing Inventory Count

³ Permanent housing projects were calculated differently starting in the 2018 PIT Count. Permanent housing projects provided their total capacity for that night and then how many were "leased up."

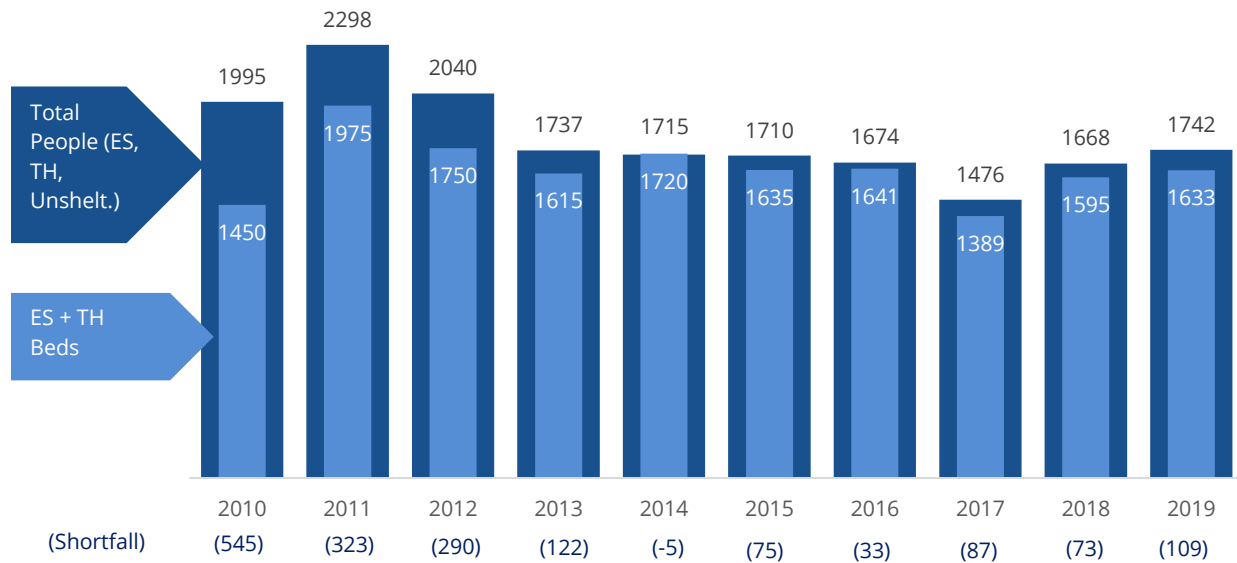
CAPACITY AND UTILIZATION

System Capacity

Combining the HIC and PIT Count allows the community to see system utilization on the night of the count. When there are more people experiencing homelessness than the number of beds dedicated for people experiencing homelessness, it indicates a bed shortfall. Since 2010, the bed shortfall has decreased 80%; however, the shortfall has increased since 2014. On the night of the January 2019 count, there were 1,633 emergency shelter and transitional housing beds and 1,742 people experiencing homelessness. This indicates a one-night capacity shortage of approximately 109 beds. Temperature impacts capacity and utilization, as overflow beds are made available during colder weather. In 2019, 23 overflow beds were made available. Seasonal shelter is provided through Room in the Inn (RITI), a program of Urban Ministry Center/ Men’s Shelter of Charlotte. During the months in which RITI is closed, there may be an increase in the shortage of beds. It is important to note that despite a bed being dedicated to a person experiencing homelessness, it does not necessarily mean that the bed was occupied on the night of the count.

Emergency shelter and transitional housing shortfall **increased by 49%** between 2018 and 2019

Emergency Shelter and Transitional Housing Bed Utilization



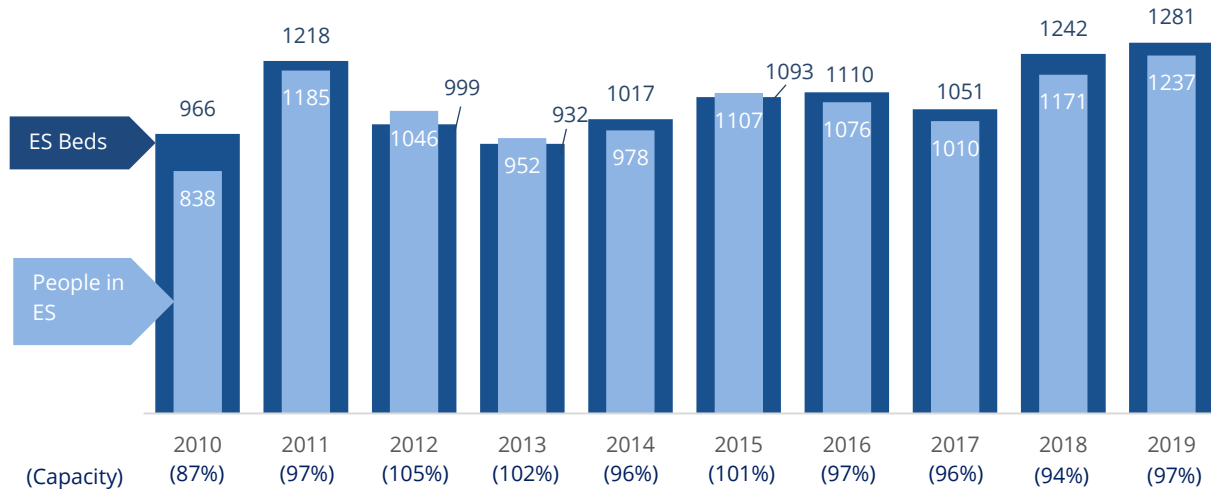
Source: Mecklenburg County Housing Inventory Count and Point in Time Count

Emergency Shelter Utilization

Emergency shelter beds have been consistently at or near capacity since 2010. Since 2011, shelters have been more than 90% occupied each year. In 2019, 97% of emergency shelter beds were occupied.

Since 2010, **emergency shelter** has a **high utilization rate**

Emergency Shelter Bed Utilization



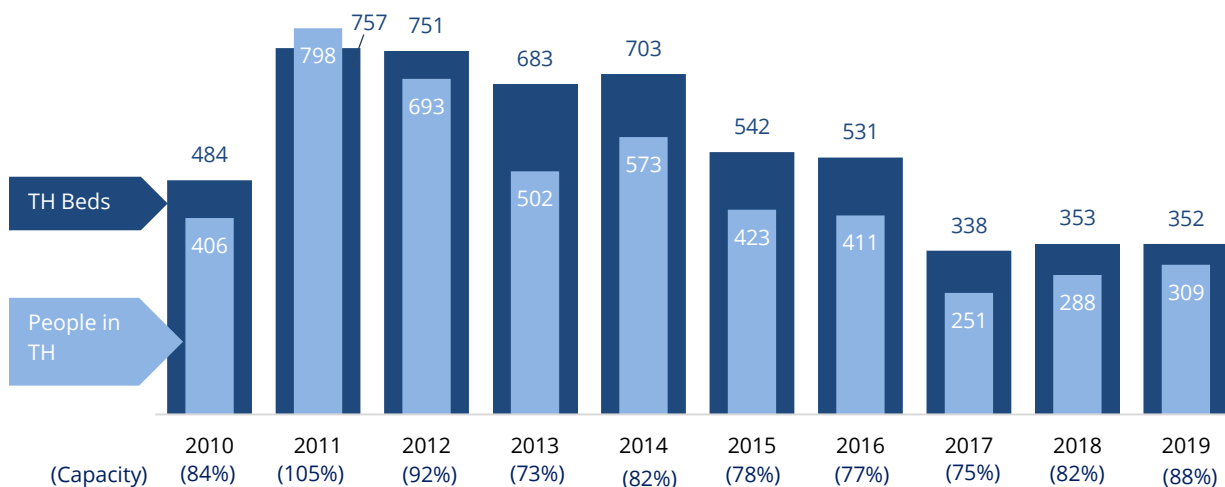
Source: Mecklenburg County Housing Inventory Count and PIT Count

Transitional Housing Utilization

Since 2010, transitional shelter beds have generally had low utilization rates. Beginning in 2018, utilization rates started to trend upward. In 2019, 88% of transitional housing beds were occupied, which represents the highest utilization since 2012. This may be due to the decrease in transitional housing beds since 2010.

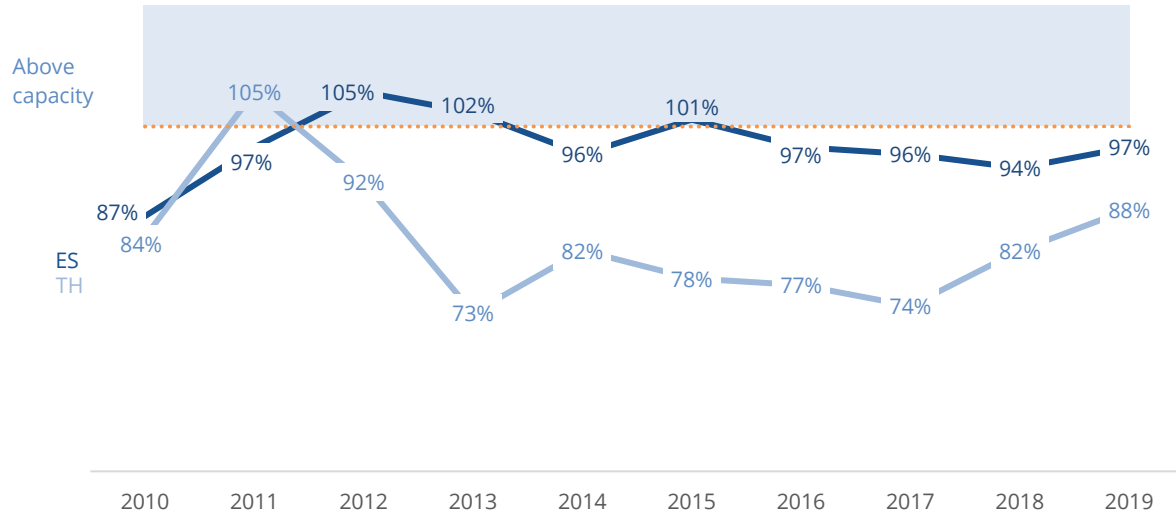
Transitional housing utilization has **increased since 2018**

Transitional Housing Bed Utilization



Source: Mecklenburg County Housing Inventory Count and PIT Count

Bed utilization **increased** for emergency shelter and transitional housing in 2019



Source: Mecklenburg County Housing Inventory Count and PIT Count

HIC BEDS/UNITS SUMMARY

2018-2019

↑ Increase ↓ Decrease

Overall			
	Change	2018	2019
All beds	↓ 112 (3%)	3,888	3,776
Emergency Shelter and Transitional Housing			
	Change	2018	2019
Emergency Shelter and Transitional Housing	↑ 38 (2%)	1,595	1,633
Emergency Shelter	↑ 39 (3%)	1,242	1,281
Transitional Housing	↓ 1 (0.3%)	353	352
Permanent Housing			
	Change	2018	2019
All Permanent Housing	↓ 150 (7%)	2,293	2,143
Rapid Re-housing	↓ 130 (19%)	680	550
Permanent Supportive Housing	↓ 24 (2%)	1,280	1,256
Other Permanent Housing	↑ 4 (1%)	333	337

STUDENTS

The McKinney-Vento Homelessness Assistance Act authorizes the federal Education for Homeless Children and Youth (EHCY) Program as a federal legislation for the education of children and youth experiencing homelessness. The Act was reauthorized in 2015, as the Every Student Succeeds Act (ESSA). Under this Act, homeless children and youth are defined as individuals who lack a fixed, regular, and adequate nighttime residence. This includes:

- Children and youth sharing housing with other persons as a result of loss of housing or difficult financial circumstances. These individuals could be residing in motels, hotels, trailer parks, or camping grounds; or in emergency shelters, when alternative housing options are inaccessible.
- Children and youth living in public or private places not designed to be used as regular sleeping accommodations for human beings.
- Children and youth living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar circumstances
- Migratory children and unaccompanied youth who qualify as homeless per the three instances listed above.

Locally, Charlotte-Mecklenburg Schools (CMS) also includes children and unaccompanied youth who are involved in human trafficking as part of the homeless children and youth definition.

Experiencing homelessness impacts the physical and mental health outcomes of children and leads to lower social-emotional and academic well-being. Homeless children are more likely to miss school, score lower in math and reading tests, and are at a greater risk of dropping out of high school. McKinney-Vento homelessness data is collected by the Charlotte-Mecklenburg School System and includes data on Pre-K students and siblings at home.

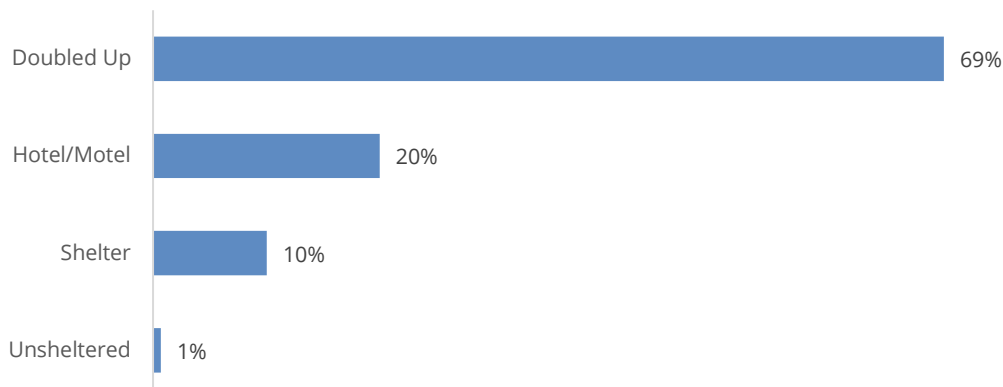
4,744

students identified as experiencing homelessness or housing instability during the 2018 to 2019 school year.

^ 3%

more students identified as McKinney-Vento in the 2018 to 2019 school year compared to 2017 to 2018 school year.

Most homeless Charlotte-Mecklenburg students identified as McKinney-Vento sleep **doubled up, living with family or friends**



Source: Charlotte-Mecklenburg Schools, 2018-2019

Why is student homelessness underreported in the PIT?

Eighty-nine percent of students identified as homeless under McKinney-Vento are excluded from the PIT Count because the PIT Count limits the definition to literal homelessness.⁴ In contrast, McKinney-Vento has a broader definition of homelessness that includes hotels and doubling up. In addition, the number of students identified as experiencing homelessness or housing instability is likely an undercount. Students experiencing homelessness or housing instability may not be identified for multiple reasons such as lack of information or stigma. Most homeless students in CMS are identified as McKinney-Vento when transportation to school is needed. In addition to transportation services, the McKinney-Vento program provides immediate school enrollment, which allows students to enroll after enrollment deadlines and without normally required documents. Students are also automatically enrolled to receive free meal benefits through the USDA Free & Reduced Lunch program.

⁴ Based on 2018-2019 CMS records of where McKinney-Vento students sleep.

UNCOUNTED AND UNDERCOUNTED

PIT, HIC, and HMIS data help us to understand the extent and nature of homelessness in Mecklenburg County. In addition, there are other measures that should be considered in understanding all types and definitions of homelessness as well as opportunities to strengthen the identification of frequently undercounted groups.

Charlotte-Mecklenburg does not currently tabulate the number of people living doubled up in hotels, motels, jails, hospitals, or in behavioral health and residential rehabilitation facilities as part of the PIT Count. These locations fall outside of the HUD “literal homeless” definition and are therefore not included within the PIT Count. PIT Count locations consist of sheltered (ES and TH only) and unsheltered locations.^{xii}

Other communities in the United States have or are working on developing methodologies for tabulating populations using broader definitions of homelessness. These sections highlight promising practices from various communities throughout the United States.

UNCOUNTED: DOUBLED UP

What is a doubled up household?

A household is “doubled up” if it shelters one or more adults who are a) not in school and b) not the head of household or spouse/partner.^{xiii} An example of a “doubled up” household would be an adult child living with parents or a family temporarily staying with friends after an eviction. Doubled up situations may be long-term or temporary in tenure. Households may double up to avoid high housing cost, substandard housing, or homelessness after an eviction.^{xiv}

When is living doubled up counted as homeless?

Doubled up living situations can be considered imminently homelessness if a household is at risk of losing their housing, meaning that there is evidence that the household may have to leave their doubled up situation within 14 days.^{xv}

Why is collecting this data important?

Sixty-nine percent of CMS students identified as homeless by the McKinney-Vento program were living in a doubled up housing situation during the 2018-2019 school year. This number captures a fraction of all doubled up living situations in Mecklenburg County. The number of doubled up households is an important but understudied measurement of the stress of Charlotte-Mecklenburg’s housing market. While households living doubled up are not classified by HUD as literally homeless, they are precariously housed and at risk of falling into homelessness.^{xvi} Doubled up households are not included as part of mandatory reporting in the PIT Count. However, the PIT Count Survey can still be used as a tool to better understand the relationship between doubling up and homelessness. For example, the Alameda County PIT Count Survey found that 32% of households were doubled up immediately prior to becoming homeless; households experiencing first-time homelessness were more often doubled up.^{xvii} Using the PIT Count as well as other resources to measure and understand patterns in doubled up housing situations can provide more accurate predictions of impending housing crises and prevention service needs.

69%

Of CMS students identified as homeless by the McKinney-Vento program were living doubled up with family or friends during the 2018-2019 school year.

Strategies

The American Housing Survey (AHS) uses a survey to collect data on doubled up households. The survey looks at the reasons people double up and leave their doubled up situations. AHS does not currently provide data on Charlotte-Mecklenburg. However, the following survey items from the 2013 AHS survey could be considered for incorporation into a local housing survey in order to identify doubled up households within a local context.

The AHS asks the following questions via phone or in-person interview to a member of the household who: is at least 16 years old; is knowledgeable about the characteristics of the house they live in; and usually resides in the home.^{xviii} Doubled up questions specifically address the following:

- Recent movement within the household
- Residential stability, if there has been a recent move
- Residential stability of homeowner (as applicable)
- Residential stability of renter (as applicable)

A summary of question topics is below.⁵



Regarding other individuals' movement in/out of the household (not interviewee)

- Reason for stay (financial)
- Length of stay
- Forced to leave
- Reason for leaving
- Where moved



Regarding homeowner

- Missed/late mortgage payment in last 3 months
- Mortgage currently in foreclosure
- Likelihood of leaving home in next 2 months because of foreclosure
- If had to leave, where would owner go



Regarding renter

- Unable to pay rent in last 3 months
- Threatened with eviction in last 3 months
- Reason for eviction threat
- Receive eviction notice from court
- Likelihood of leaving home in next 2 months because of eviction
- If had to leave, where would renter go



Regarding interviewee if they have recently moved

- Reason for stay (financial)
- Voluntarily left previous home?
- Reason for leaving previous home
- Previous residence

⁵ A full list of questions and response categories can be found [here](#).

UNCOUNTED: HOTELS AND MOTELS

When is living in hotels or motels counted as homeless?

People staying in hotels or motels (not paid for by public or charitable funds) can be considered imminently homeless if they lack the resources to remain for more than 14 days.^{xi}

Why is collecting this data important?

Twenty percent of CMS students identified as homeless by the McKinney-Vento program lived in hotels or motels during the 2018-2019 school year. Hotels and motels are the second most common form of student homelessness in Charlotte-Mecklenburg; knowing this data can help to direct resources to areas where they are most needed. Charlotte-Mecklenburg Schools is required by the McKinney-Vento Act to collect and report data on student homelessness. However, there are no federal or state requirements to collect data on adult hotel and motel residency unless those accommodations are subsidized through a homeless assistance program.

20%
Of CMS students identified as homeless by the McKinney-Vento program lived in hotels or motels during the 2018-2019 school year.

Strategies

Imminently homeless individuals living in hotels and motels are not easily identified due to the temporary and private nature of nighttime residences. Supplemental questions can be added to PIT Count Surveys to better identify households staying in hotels and motels. Sample questions include:^{xx}

- Where do you usually sleep?
- Where were you living immediately prior to experiencing homelessness?

Demographic data (collected as part of the PIT Count) can be used to analyze patterns among those who are living in hotels or motels and at imminent risk of homelessness.

Long term hotel rentals

According to HUD, vacant rooms or suites of rooms are classified as housing units only in those hotels, motels, and similar places in which permanent residents occupy 75 percent or more of the accommodations.^{xxi}

Organizations like the Carnegie Community Action Project (CCAP) in Vancouver, British Columbia, have been successful in measuring homelessness in hotels and motels. The 2017 CCAP Hotel Survey & Housing Report describes hotel rental and eviction rates, as well as units that were physically closed down, resulting in a surge in the number of people experiencing homelessness. The report stated that the average rent paid towards renting privately-owned hotel rooms went up to \$687 per month, compared to \$548 in 2016.^{xxii}

UNCOUNTED: INSTITUTIONS

When should individuals residing in jails, hospitals, behavioral health and residential rehabilitation facilities be counted as homeless?

The HUD literal homelessness definition does not include individuals residing in jails, hospitals, behavioral health and residential rehabilitation. Individuals temporarily residing in an institution and who previously resided in a shelter or place not meant for human habitation; or who would be homeless upon exit from the institution could be considered homeless under a different HUD definition.^{xxiii}

Why is collecting this data important?

Homelessness and incarceration are often cyclical. According to one national study, a history of homelessness is 7.5 to 11.3 times more common among incarcerated individuals than it is among the general population.^{xxiv} The exclusion of institutions such as jails may also result in a systematic undercount of racial and ethnic minorities, who are overrepresented in jailed populations.^{xxv} By partnering with institutions to collect this data, Charlotte-Mecklenburg can get a more accurate and representative picture of all forms of homelessness in the community.

Strategies

Counties can add questions to their annual PIT Count Survey to better understand the prevention services needed to improve transitions for individuals re-entering society. Suggested questions, taken from the Alameda County 2019 PIT Count Survey, are:^{xxvi}

- Immediately before you became homeless, what type of place were you living in?
- What type of resources might have helped you remain in your housing?

The Alameda County PIT Survey found that 10% of individuals lived in a jail, hospital, or treatment facility immediately prior to becoming homeless; 11% reported that help obtaining resources after leaving an institution would have helped to prevent their homeless episode.

Counties can also expand their PIT Count to include individuals residing in jails, hospitals, behavioral health, and residential rehabilitation facilities; this strategy allows communities to better predict and plan for populations at imminent risk of homelessness.^{xxvii} Suggested strategies are:

- **Expand the Local Definition.** Create buy-in to expand the local definition of homeless residences to include institutions in the PIT Count. HUD requirements remain the same, but non-required data can be used to support local services and service providers in their planning efforts.
- **Partnership.** Identify and include institutional partners in the planning process to identify the most appropriate methods of collecting and verifying data.
- **Ask.** Ensure that residency or homelessness questions are recorded on intake paperwork.
- **Train.** Train relevant staff in data collection.
- **Data Collection.** Determine with local partners the most appropriate form of data collection. Successful methods have included self-administered surveys (recommended for jails) and brief counts of by appropriate staff or social workers (recommended for hospitals, behavioral health, and residential facilities who collect homeless data on intake).
- **Data Coordination.** Designate one staff person per site to provide the count for each facility. Identify qualified staff person to cross-reference individuals from hospitals and behavioral health units to prevent duplication.

UNCOUNTED: YOUTH & STUDENTS

Youth-friendly strategies may improve reporting accuracy in the number of homeless youth in the PIT count. In recent years, several cities have voluntarily incorporated a supplemental Youth PIT questionnaire. In 2018, Chapin Hall's Voices of Youth Count, a national research initiative, compiled lessons learned from youth homelessness counts in 22 geographically diverse U.S. counties.^{xxviii} Suggested practices include:

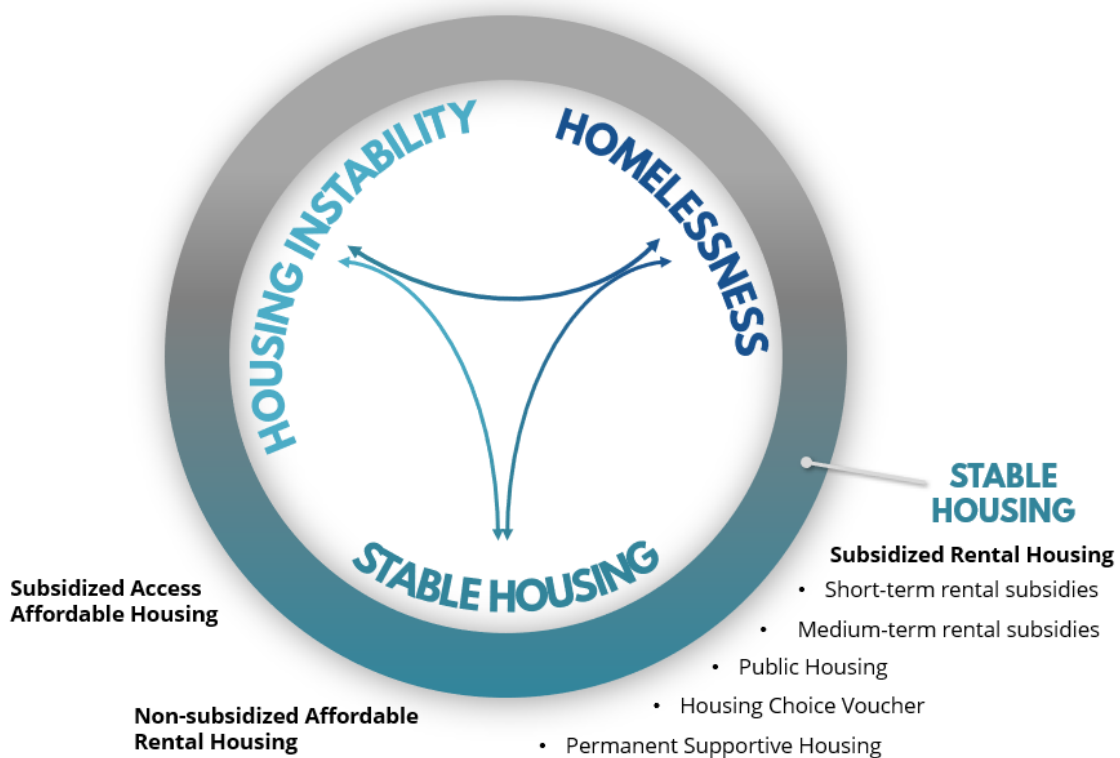
- Engage youth partners with lived experience of homelessness to assist with planning and interviewing homeless peers. Homeless youth do not often co-mingle with homeless adults nor do they typically stand out from their non-homeless peers. Therefore, paid homeless youth can be recruited to help identify youth-friendly locations and interview homeless peers during daylight hours (when homeless youth are most likely to be visible).^{xxix, xxx}
- Map unsheltered locations where youth are likely to be found on the night of the Count. Youth partners are critical to identifying locations and best times of day for contact at those locations.
- Engage a broad range of service providers, including those who serve overrepresented homeless youth populations such as LGBTQ, African American, and unmarried parenting youth. When possible, partner with the Local Education Agency (LEA) to gain access to previously identified homeless students. Students can be interviewed by a trusted counselor at the LEA on the day of the PIT.^{xxxi}
- Use a broad definition of homelessness. The majority of Mecklenburg County students who are experiencing homelessness are living doubled up or in hotels, and not considered homeless by HUD's literal homelessness definition. Youth PIT "magnet events" (consisting of free food and activities) are a recommended strategy to engage youth who are unconnected to homeless services and more difficult to identify.

STABLE HOUSING

STABLE HOUSING

WHAT DOES STABLE HOUSING MEAN?

For households experiencing homelessness or housing instability, the path to stable housing can be a series of long and complicated hurdles. While there are several programs that provide pathways to stable housing in the form of housing subsidies or homeownership programs, these pathways can be limited by funding restrictions or requirements as well as a general lack of affordable housing. Housing is considered stable if a household is spending less than 30% of their income on housing expenses and the housing unit is not overcrowded or substandard. Subsidized housing is one pathway to stable housing for both homeowners and renters; subsidies help to bridge the gap between a household's income and housing costs. Homeownership programs provide down payment assistance and subsidized mortgage options to help households obtain stable housing. Rental subsidies can be either tied to a physical development or given directly to the household to use at a unit of their choice in the private market. Households may also be able to identify unsubsidized, Naturally Occurring Rental Housing (NOAH). This section describes the types of housing assistance provided to help households access and sustain stable housing.



SHORT-TERM RENTAL SUBSIDIES

Definition

Short-term rental subsidies, also referred to as Rapid Re-housing (RRH), are provided for up to 24 months and are designed to help households quickly exit homelessness, return to housing in the community, and not become homeless again. RRH typically combines financial assistance and supportive services to help households access and stabilize in housing.

- Rapid Re-Housing (RRH).** Rapid re-housing (RRH) is intended to help families and individuals exit homelessness and reduce the likelihood of returning to homelessness by providing them with short-term housing subsidies and services (typically up to 24 months) to help them move into permanent housing. RRH programs may also provide case management services to help address barriers to housing stability. Using a Housing First approach, RRH prioritizes a quick exit from homelessness without pre-conditions such as sobriety, income, or employment. Three general components of RRH programs include: housing identification, rent and move-in assistance, and case management services.^{xxxii}
- Supportive Services for Veteran Families (SSVF).** SSVF is a federal program that was established in 2011 to provide rapid re-housing and supportive services to veteran households who are literally homeless or imminently homeless. In addition to providing short-term rental subsidies, SSVF funds can be used to provide outreach services, case management, and link veterans with benefits.

RAPID RE-HOUSING 2019

259

units

550

beds

Note: Due to new reporting requirements implemented in 2018, only rapid re-housing beds/units that have a lease signed are reported. Other rapid re-housing beds/units that might be available, but the household has not yet signed a lease, are not reported. Therefore, this is likely an undercount.

Note: Starting in 2019, permanent housing (RRH, PSH, OPH) units, in addition to beds, are reported to provide a more accurate picture of permanent housing capacity. Units may contain one bed or multiple depending on the program and household size.

2019 Housing Inventory Count – Short-Term Rental Subsidy Beds (RRH)

ORGANIZATION NAME	PROJECT NAMES*	YEAR-ROUND BEDS	YEAR-ROUND UNITS
ABCCM	SSVF	19	10
CHARLOTTE FAMILY HOUSING	A Way Home - RRH HOME/TBRA – RRH RRH Private	206	75
COMMUNITY LINK	RRH-City ESG	52	14
URBAN MINISTRY CENTER/ MEN'S SHELTER OF CHARLOTTE	RRH – NC ESG RRH – TBRA RRH - HUD	74	74
SALVATION ARMY	RRH - A Way Home RRH - City ESG RRH - CoC RRH - TBRA	168	55
SUPPORTIVE HOUSING COMMUNITIES	Rapid ReHousing 1 RRH - NC ESG RRH II - TBRA	26	26
THE RELATIVES	RRH - NC ESG	5	5
		550	259

*Note: The project names correspond to names used on the Housing Inventory Count (HIC), which is submitted to the U.S. Department of Housing & Urban Development (HUD).

MEDIUM-TERM RENTAL SUBSIDIES

Definition

Medium-term rental subsidies, also referred to as Other Permanent Housing (OPH), are provided for 1 to 3 years and are designed to help households quickly exit homelessness, return to housing in the community, and not become homeless again. OPH vouchers are conditional and subsidies remain with the program after a household exits.^{xxxiii}

- **A Stable Home.** A Stable Home is a collaboration with the Charlotte Housing Authority, A Child's Place, and Charlotte Mecklenburg Schools. Families that participate in the program through A Child's Place are housed with support from CHA vouchers; children receive academic supports. After families exit the program, the voucher stays with the program and is provided to another family in need of housing with supportive services.
- **Salvation Army's Supportive Housing Innovative Partnership (SHIP).** In collaboration with the Charlotte Housing Authority, the Salvation Army SHIP program provides housing, educational, and career opportunities for women and their children for up to 3 years. After families exit the program, the voucher stays with the program and is provided to another family in need of housing with supportive services.
- **Charlotte Family Housing (CFH).** In collaboration with the Charlotte Housing Authority, CFH provides housing for families who qualify for the program. Eligibility requirements include sobriety, proof of income, and willingness to work with a social worker. After families exit the program, the voucher stays with the program and is provided to another family in need of housing with supportive services.
- **Department of Social Services Family Unification Program (FUP).** The FUP is a federal program administered by the Mecklenburg County Department of Social Services that supports the reunification of families by providing Housing Choice Vouchers (HCVs) to families experiencing separation; or at risk of separation; and to youth 18 to 21 years old exiting foster care at age 16 or older.^{xxxiv}
- **Urban Ministry Substance Abuse Education and Recover (SABER).** SABER is a nine-month treatment and life skills program for men experiencing homelessness and who have a substance use disorder. In addition to its transitional housing program, SABER has permanent housing units. Housing is guaranteed on the condition that residents remain drug and alcohol free. The program provides therapy, relapse prevention and jobs skills training.

OTHER PERMANENT HOUSING 2019

137
units

337
beds

2019 Housing Inventory Count – Medium-Term Rental Subsidy Beds (OPH)

ORGANIZATION NAME	PROJECT NAMES*	YEAR-ROUND BEDS	YEAR-ROUND UNITS
CHARLOTTE FAMILY HOUSING	CHA Vouchers	137	36
SALVATION ARMY	SHIP Program	155	56
URBAN MINISTRY CENTER-MAIN CAMPUS	SABER- OPH	45	45
		337	137

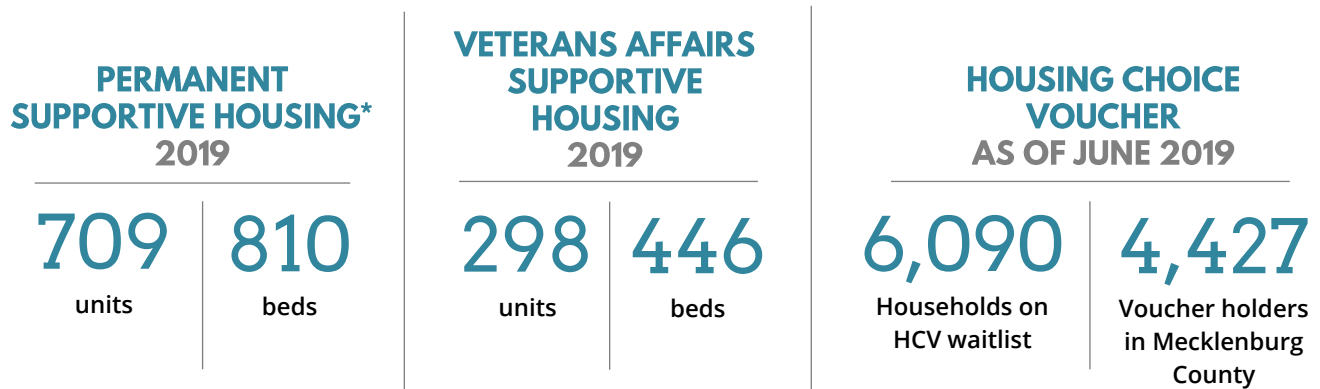
Note: The project names correspond to names used on the Housing Inventory Count (HIC), which is submitted to the U.S. Department of Housing & Urban Development (HUD). A Stable Home and FUP units are OPH programs but are not HIC eligible because they do not prioritize homelessness for entry.

LONG-TERM RENTAL SUBSIDIES

Definition

Long-term rental subsidies are provided for 3 or more years. Subsidies may or may not be coupled with supportive services.

- Permanent Supportive Housing (PSH).** PSH is a long-term rental subsidy (3+ years) designed to provide housing and supportive services to assist homeless households with a disability or families with an adult or child member with a disability to achieve housing stability. Agencies that provide PSH include Carolinas CARE Partnership (Housing Opportunities for Persons with AIDS), Mecklenburg County Community Support Services Shelter Plus Care, Supportive Housing Communities, and Urban Ministry Center/ Men's Shelter of Charlotte.
- Housing Choice Voucher (HCV).** The Housing Choice Voucher program (HCV) program, is a federally funded rental assistance program that subsidizes rents for low-income households renting in the private market. The program is designed to assist low-income households, the elderly and the disabled in attaining decent, safe and sanitary housing. HCVs are not limited to subsidized housing developments and can be used to rent any unit that meets HUD's minimum health and safety standards. Applicant households income generally ranges from 30% to 50% of area median income (very low income) or between 0 and 30% of area median income (extremely low income). The housing subsidy is paid directly to the landlord on behalf of the voucher recipient.^{xxxv} The amount of the housing subsidy and limits on the maximum amount of subsidy are determined by the local rental housing market and a household's income. Voucher recipients are required to contribute a portion of their monthly adjusted gross income for rent and utilities.^{xxxvi} Having a voucher does not guarantee access to housing. The renter must identify a qualified unit and find a landlord who will accept the voucher as part of their source of income. North Carolina landlords can deny housing based on source of income.
- Veterans Affairs Supportive Housing (VASH).** A coordinated service administered by the Veterans Administration and HUD that combines rental assistance, case management, and clinical services for veteran's experiencing homelessness. In 2019, there were 446 VASH beds.



*Note: VASH beds were reclassified and removed from the PSH bed count for the 2019 report.

2019 Housing Inventory Count – Long-Term Rental Subsidy Beds (PSH & VASH)

ORGANIZATION NAME	PROJECT NAME*	YEAR-ROUND BEDS	YEAR-ROUND UNITS
CAROLINAS CARE PARTNERSHIP	Renew Housing RHP (HOPWA) HOPWA TBRV	69	59
COMMUNITY SUPPORT SERVICES	Shelter Plus Care - 050900 Shelter Plus Care - 051301 Shelter Plus Care - 051303 Shelter Plus Care - 051306	296	243
SUPPORTIVE HOUSING COMMUNITIES	McCreesh Scattered Site I Scattered Site II Scattered Site III	166	128
URBAN MINISTRY CENTER/ MEN'S SHELTER OF CHARLOTTE	Homeless to Homes Expansion Housing Works (CBRA vouchers) Housing Works - Homeless to Homes Housing Works - Moore Place Housing Works - Moore Place Ext Housing Works (Section8 vouchers) Meck Fuse	279	279
VETERAN'S ADMINISTRATION	VASH-CHA	446	298
		1,256	1,007

*Note: The project names correspond to names used on the Housing Inventory Count (HIC), which is submitted to the U.S. Department of Housing & Urban Development (HUD).

SUBSIDIZED DEVELOPMENTS

The City of Charlotte provides financial assistance to help develop, preserve, and rehabilitate multi-family housing up to 80% of Area Median Income. The Housing Trust Fund (HTF) was established in 2001 and is funded with voter-approved general obligation housing bonds. The financing provided by the HTF is considered “gap” financing. Developments funded with HTF financing typically draw from additional funding sources. Between 2002 and 2019, the HTF provided more than \$160 million for affordable housing. The majority (73% or \$116 million) went to new and rehabilitated multi-family rental housing while 19% was used to develop special needs housing. Since 2002, the HTF has completed 5,976 affordable housing units. Of these, 3,051 are multi-family units, 36% (or 1,112 units) of which are designated for families making less than 30% of the AMI. The remaining 2,761 are special needs units of which 72% (or 1,993 units) are for households making less than 30% of the AMI. The HTF also has 2,500 units under/pending construction. Of these, 15% (or 372 units) are designated for households making less than 30% of the AMI. Compared with FY17, the increase in units is due in part to the increase in voter-approved HTF funding.

New Multi-Family Rentals (MF). Developments that are newly constructed as affordable housing units.

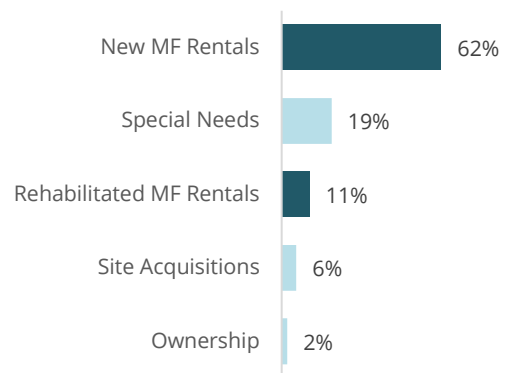
Special Needs. Units for individuals with mental health or developmental disabilities, substance abuse, or who are elderly or domestic violence victims. This includes shelters.

Rehabilitated Multi-Family Rentals. Pre-existing developments that have been rehabilitated and maintained as affordable housing units.

Ownership. Developments in which the unit’s ownership is transferred to the housing recipient.

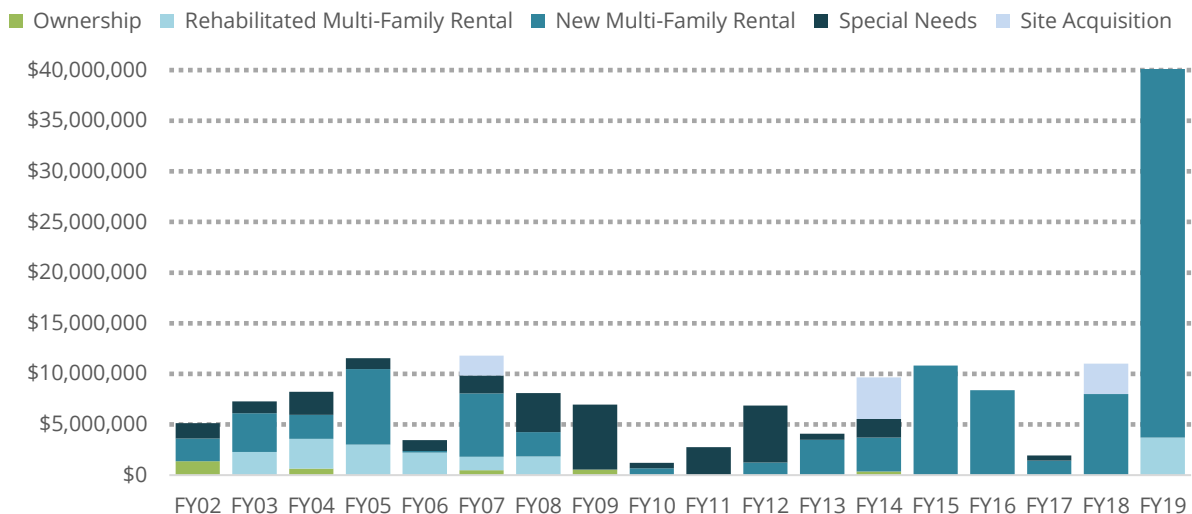
Site Acquisitions. Housing Trust Funds used to acquire sites for current and future developments.

73% of Housing Trust Fund's \$160 million investment was used for multi-family units FY02-FY19



Source: City of Charlotte, August 2019

The majority of Housing Trust Fund dollars were spent on new multi-family rentals from FY13 to FY19
Housing Trust Fund Spending by Year (completed and committed) FY02-FY19

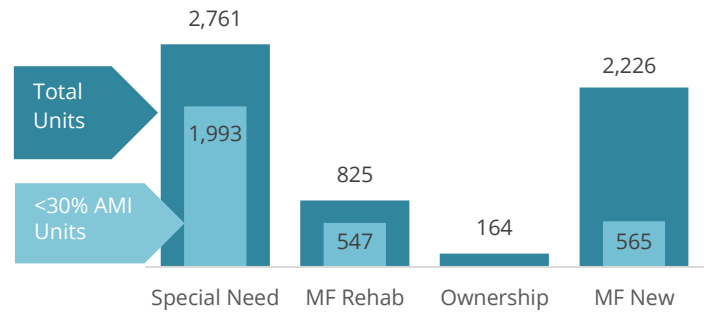


Source: City of Charlotte, August 2019

STABLE HOUSING

Since 2002, the Housing Trust Fund has completed 5,976 affordable housing units. Of these, 3,051 are multi-family (MF) units, 36% (or 1,112 units) of which are designated for families making less than 30% of the AMI. Fewer than 3% (164 units) are for homeownership. The remaining 2,761 are special needs units; 72% (or 1,993 units) of which are for people making less than 30% of the AMI.

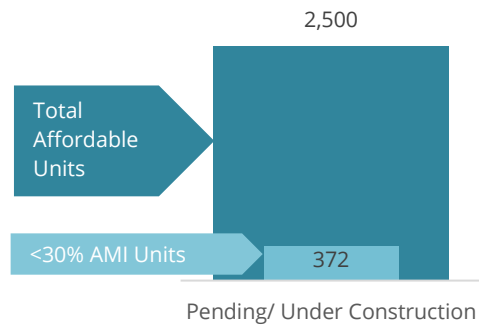
Housing Trust Fund Units: **Completed** FY02 to FY19



Source: City of Charlotte, August 2019

The Housing Trust Fund has 2,500 total developments under/pending construction. Of these, 15% (or 372 units) are designated for families making less than 30% of the AMI. The increase in pending/under construction developments (up from 1,527 in December 2017) is the result of additional funds provided by the 2018 voter-approved housing bond.

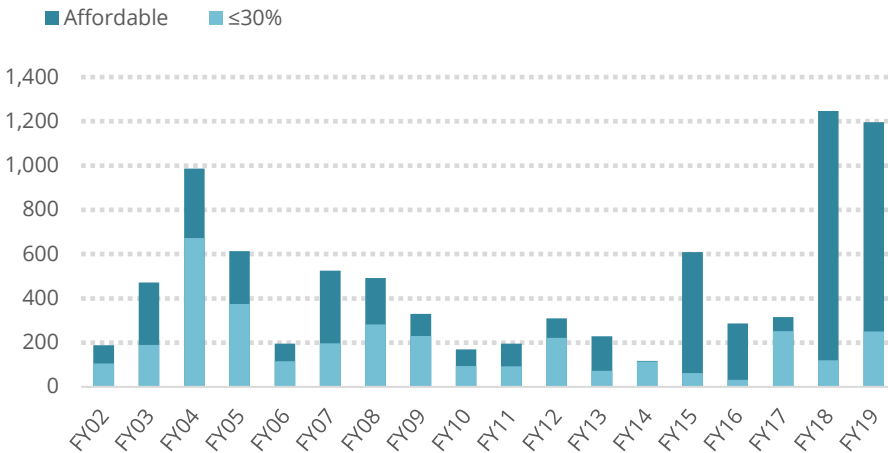
Housing Trust Fund Units: **Pending/Under Construction** FY16 to FY19



Source: City of Charlotte, August 2019

Number of units at or below 30% AMI by year (completed and pending)

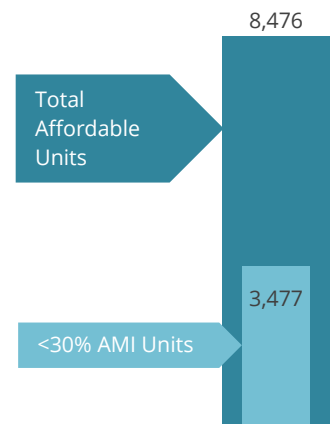
City of Charlotte Housing Trust Fund, FY02 to FY19



Source: City of Charlotte, August 2019

Total units at or below 30% AMI (completed and pending)

FY02- FY19



Source: City of Charlotte, August 2019

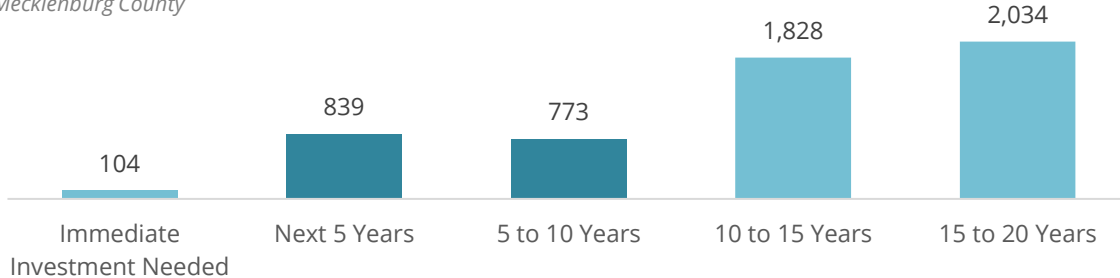
SUBSIDIZED DEVELOPMENTS AT RISK OF LOSS

Subsidized developments are at risk of losing their affordability to low-income renters once the subsidy reaches its expiration date. Without renewal or a replacement plan, developments with affordability restrictions in desirable neighborhoods could increase rent to market rate, which could force low-income renters to vacate. Developments in less desirable neighborhoods could lose critical funding needed to maintain safe, decent, and affordable units.^{xxxvii} The National Housing Preservation Database (NHPD) was developed by the Public and Affordable Housing Research Corporation and the National Low Income Housing Coalition to provide communities with data they need to help preserve their affordable, federally-funded, public housing stock. Federally-subsidized developments reported by NHPD may receive additional state or local funding; however, contract expirations reported below only refer to federal subsidy expirations.

Federally-subsidized Units at Risk of Losing Their Subsidies

Federal subsidies for 1,612 affordable rental units in Mecklenburg County will expire within the next ten years without renewed investment.⁶ Most subsidies expiring in the next five years (January 1, 2019 through December 31, 2023) are Project-Based Section 8 Vouchers. Project-Based Section 8 Voucher contracts typically have one to five-year affordability periods and continue to be at risk even after renewal. Subsidies expiring in the next 5 to 10 years (January 1, 2024 through December 31, 2028) are primarily Low Income Housing Tax Credits (LIHTC). LIHTC contracts typically require 30-year affordability periods; contracts expiring in the next 10 years are among the first to expire since the program was created in 1986. An additional 104 units received failing scores on their most recent Real Estate Assessment Center (REAC) inspection and need immediate investment.

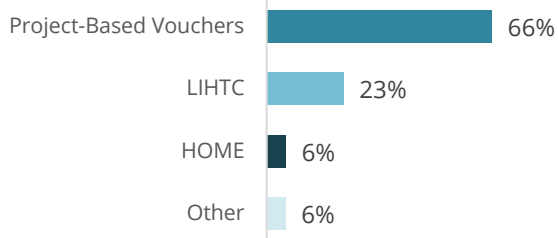
1,612 subsidized rental units at risk of losing their subsidies in next 10 years
Mecklenburg County



Source: UNC Charlotte Urban Institute analysis of National Housing Preservation Database

Most subsidies expiring in next 5 years are Project-Based Vouchers

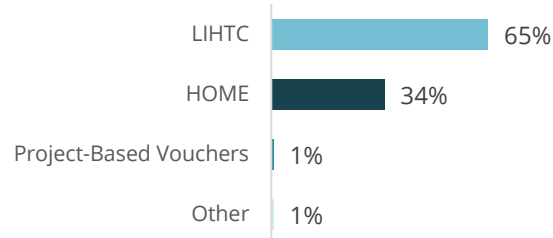
Mecklenburg County



Source: UNC Charlotte Urban Institute analysis of NHPD

Most subsidies expiring in 5 to 10 years are Low Income Housing Tax Credits (LIHTC)

Mecklenburg County



Source: UNC Charlotte Urban Institute analysis of NHPD

Note: A small percent (<8%) of units expiring within the next 10 years have more than one subsidy. HOME refers to the HOME Rental Assistance Program.

⁶ Tenant-based Housing Choice Vouchers were not included in analysis. Federally-subsidized units at risk of loss were calculated using NHPD methodology, which uses a conservative estimate of subsidized housing stock.

CONNECTING THE DOTS

Housing status exists along a continuum, in which households can move from housing instability to homelessness and stable housing over the course of their lifetime. Each phase of the continuum operates as a system within a larger ecosystem. The community can look at the intersection of systems to gain a holistic picture of the housing challenges facing Charlotte-Mecklenburg.

The System Performance Measures indicate a decrease in the annual number of individuals experiencing homelessness between FY16 and FY18. Despite this, some households are spending longer periods in shelter. The largest barriers to obtain housing were related to economic opportunity, including employment and housing affordability.

Many households experience housing instability due to being housing cost-burdened. Cost-burden disproportionately impacts households of color. This is a legacy of current and historical systems that perpetuate poverty among African-Americans. Eviction filings are another indicator of housing instability. The rate of eviction cases filed increased over the last three years after having decreased from FY11 to FY16.

Efforts to move households into stable housing include developing, rehabilitating, and preserving affordable housing units. Both local and federal agencies provide housing assistance in the form of subsidies. However, subsidized affordable units can become at risk of losing their subsidies when affordability contracts expire. More than 1,600 federally-subsidized units (primarily from Project Based Section 8 Housing Vouchers and Low Income Housing Tax Credits projects) are at risk of losing their affordability in the next 10 years.

Investments in increasing and maintaining permanent housing options are important and must be combined with other measures to address the sustained rent-income gap and to create sustainable, affordable housing solutions for everyone who needs it.

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