

# CHARLOTTE-MECKLENBURG

## HOUSING & HOMELESSNESS DATA FACTSHEET | 2024

### HOUSING INSTABILITY

The numbers in this table illustrate the problem of **housing instability** in Charlotte-Mecklenburg. Housing Instability means that a household has not yet experienced homelessness. It includes living in overcrowded and/or substandard housing; difficulty paying rent and/or mortgage; and experiencing frequent moves due to economic and/or affordability reasons. Households experiencing housing instability are at an increased risk for losing their housing.

<b>Area Median Income (AMI)</b>	FY 2024	<b>For Single Individual</b> <ul style="list-style-type: none"> <li>• \$22,300 – 30% AMI</li> <li>• \$37,100 – 50% AMI</li> <li>• \$59,400 – 80% AMI</li> </ul>	<b>For Family of 4</b> <ul style="list-style-type: none"> <li>• \$31,800 – 30% AMI</li> <li>• \$53,000 – 50% AMI</li> <li>• \$84,800 – 80% AMI</li> </ul>	<p>AMI is updated annually by HUD; and is applied by specific geographic/statistical areas. AMI is used to set eligibility guidelines for housing assistance and formulate limits for financial assistance. AMI can be used as a system tool to prioritize funding assistance across the housing continuum. As context, Median Family Income for a family of four is \$106,000.</p>
<b>Cost-Burdened Households</b>	2023	<ul style="list-style-type: none"> <li>• <b>106,965</b> Renter Households</li> <li>• <b>44,832</b> Owner-Occupied Households</li> </ul>		<p>Cost-burdened means that a household is spending more than 30% of their income on housing-related expenses. With fewer resources to dedicate to other expenses, cost burdened households are one crisis away from losing housing.</p>
<b>Evictions</b>	FY 2024	<ul style="list-style-type: none"> <li>• <b>46,026</b> Formal Evictions Filed (<b>3,836</b>/month)</li> <li>• <b>29,716</b> Formal evictions granted in whole/part</li> </ul>		<p>Eviction filings capture the number of formal evictions filed in Mecklenburg County courts. Not all formal evictions are granted (whether in whole or in part), nor proceed to padlocking (which can mean homelessness). However, an eviction filing, even if resolved, can pose a barrier to finding housing in the future. Formal evictions are therefore an undercount of all the evictions that occur in Mecklenburg County in a given year.</p>
<b>Fair Market Rent (FMR)</b>	FY 2024	<ul style="list-style-type: none"> <li>• <b>\$1,347</b> for Efficiency</li> <li>• <b>\$1,384</b> for 1-bedroom</li> <li>• <b>\$1,554</b> for 2-bedroom</li> <li>• <b>\$1,936</b> for 3-bedroom</li> <li>• <b>\$2,481</b> for 4-bedroom</li> </ul>		<p>FMR, which is established by HUD, indicates the rent required in order to obtain privately-owned, decent, safe, and sanitary rental housing in a given area. FMR includes the cost of utilities (excluding telephone) and is calculated for units of varying sizes. FMR is used to determine standard payments for federal housing assistance programs. For comparison, at 30% AMI a household of four can afford a rent of \$795 per month, whereas FMR for a 2-bed apartment is \$1,554.</p>
<b>Housing Gap</b>	2023, 2022	<ul style="list-style-type: none"> <li>• <b>27,693-unit</b> shortage in units affordable and available to households below 30% of AMI in <u>Mecklenburg County (2023 ACS)</u></li> <li>• <b>45,765-unit</b> shortage in units affordable and available to households under 30% of AMI in the <u>Charlotte-Concord-Gastonia, NC-SC MSA (2022 ACS PUMS)</u></li> </ul>		<p>This gap refers to the number of units that are unavailable and/or unaffordable to households earning less than 30% AMI in Mecklenburg County. It is also provided for the Charlotte MSA (updated annually by the National Low Income Housing Coalition). The gap is the result of both an overall housing shortfall as well as a rental mismatch, which decreases housing stock available and affordable to households earning the least.</p>
<b>Wages</b>	2024	<ul style="list-style-type: none"> <li>• <b>147</b> hours a week to afford a 1-bedroom unit at FMR if earning minimum wage (\$7.25)</li> <li>• <b>\$377</b> monthly rent affordable if earning minimum wage (\$7.25)</li> </ul>		<p>This information (updated annually by the National Low Income Housing Coalition) highlights the large gap between housing costs and wages; and further illustrates the need for housing affordable to households with incomes less than 30% of AMI.</p>

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### HOMELESSNESS

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

<b>Coordinated Entry</b>	FY 2024	<ul style="list-style-type: none"> <li>• <b>4,577</b> Virtual/in-person housing needs assessments (<b>381</b>/month)</li> <li>• <b>3,460</b> Single households</li> <li>• <b>1,052</b> Households with minor children</li> <li>• <b>65</b> Multiple adult households</li> </ul>	<p>These numbers help illustrate the need for housing by providing the number of the number of households who reach out to the Coordinated Entry hotline for housing assistance. The count includes households who are at risk of or currently experiencing homelessness. The number of housing needs assessments provides an annual estimate of the number of homeless individuals who are seeking assistance.</p>
<b>One Number</b>	Median FY2024	<ul style="list-style-type: none"> <li>• <b>2,839</b> Total People</li> <li>• <b>284</b> Families (<b>974</b> people in families)</li> <li>• <b>1,731</b> Single Individuals</li> <li>• <b>115</b> Unaccompanied Youth (age 18 – 24)</li> </ul>	<p>The One Number provides the most current and accurate snapshot for the number of people experiencing literal homelessness. The One Number, which is generated by HMIS and updated monthly, creates a by-name list that can be used to better understand flow into and out of homelessness. The median is provided here to account for fluctuations during the year.</p>
<b>Point-in-Time Count (PIT)</b>	January 2024	<ul style="list-style-type: none"> <li>• <b>1.76</b> Homelessness Rate Per Capita (1,000)</li> <li>• <b>2,095</b> Total People</li> <li>• <b>9% (179 person)</b> increase since 2023</li> <li>• <b>18% (384)</b> slept in unsheltered locations</li> </ul>	<p>A required activity for federal funding, the PIT Count provides an annual snapshot of literal homelessness for one night in January. Like the One Number, the PIT Count describes literal homelessness; however, the PIT Count is only completed once per year; captures the number of people on one night only; and is generally recognized as an undercount.</p>
<b>Emergency Shelter Length of Stay</b>	Oct 2022 – Sept 2023	<ul style="list-style-type: none"> <li>• <b>133</b> Average Days (5 day increase from 2022)</li> <li>• <b>55</b> Median Days</li> </ul>	<p>The average and median length of stay in emergency shelter help illustrate the connection between homelessness and housing. When there are few or no housing options available, length of stay in emergency shelter increases.</p>
<b>Students Experiencing Homelessness</b>	2023 – 2024 School Year	<ul style="list-style-type: none"> <li>• <b>5,447</b> Charlotte-Mecklenburg Students (13% increase from 2022-2023 school year; 65% were doubled up and 23% were in hotels)</li> </ul>	<p>Also known as McKinney-Vento, this number is calculated annually at the end of an academic year. Currently, it is the only community estimate for the number of people experiencing homelessness in doubled-up situations and/or in hotels or motels. However, it is an annualized estimate. The end of the year total may include households who were homeless in October and found housing one month later. In addition, the McKinney-Vento number does not necessarily capture all household members experiencing homelessness. McKinney-Vento assistance is designed by the U.S. Department of Education to address the needs of children and youth experiencing homelessness and ensure educational rights and protections.</p>