

2022
CHARLOTTE-MECKLENBURG
**State of Housing Instability
& Homelessness Report**



Released February 2023





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History of the State of Housing Instability & Homelessness Report



Data is a critical component in the work to ensure that homelessness is rare, brief, and non-recurring, and that every person has access to and the resources to sustain safe, decent, affordable housing in Charlotte-Mecklenburg. Synthesizing local, regional, and national data on the full housing continuum provides a knowledge base for stakeholders to make informed policy and practice decisions to optimize resource allocation and systems of care. This report aims to serve as a resource to that end. Prior to 2018, Point in Time (PIT) Count data was the primary focus of this report. In 2018, the annual PIT Count report expanded into a report on the full housing continuum. The new report included the demand side of the continuum, from housing instability to homelessness and the supply side, which includes all types of permanent, affordable housing. This report became known as the State of Housing Instability and Homelessness report (SoHIH) and is now released on an annual basis. From 2018-2021, the SoHIH was developed and produced by the UNC Charlotte Urban Institute in collaboration with and funded by Mecklenburg County Community Support Services. Mecklenburg County is grateful for the partnership with UNC Charlotte Urban Institute who helped grow this report from a PIT report which only included a one-night snapshot of homelessness in Charlotte-Mecklenburg to becoming an annual aggregator of local, regional, and national housing-related data accessible to any stakeholder seeking information about the state of housing instability and homelessness in Charlotte-Mecklenburg.

Beginning in 2022, leadership for the development and production of the annual update of the SoHIH report transitioned from UNC Charlotte Urban Institute to Mecklenburg County Community Support Services. Mecklenburg County consulted with UNC Urban Institute throughout the development of the 2022 report to ensure a smooth transition and to maintain the integrity of the report. Going forward, the report will continue to build on the work of the UNC Charlotte Urban Institute. This and future reports may look and feel different, but the report will continue to aggregate data across the full housing continuum and include homelessness data such as the Point-in-Time Count and Housing Inventory Count, System Performance Measures, and One Number, as well as data on housing instability and the affordable housing gap.

■ A digital copy of this report can be found on the Charlotte-Mecklenburg Housing & Homelessness Dashboard at www.mecklenburghousingdata.org.



KEY FINDINGS



Executive Summary

The 2022 Charlotte-Mecklenburg State of Housing Instability & Homelessness Report (SoHH) provides an annual update on the current status and trends in housing instability and homelessness in the community. This year's report will look and feel a bit different as it is the first year that the report is fully authored by Mecklenburg County Community Support Services. Consultation occurred between Mecklenburg County and UNC Charlotte Urban Institute to assist in ensuring the continued integrity of the report.

Multiple systemic factors continue to contribute the current state of housing instability and homelessness in Charlotte-Mecklenburg and to the overall 3% increase in homelessness this past year. Over the last 10 years, median monthly rent adjusted for inflation has increased by 28%, yet 42% of workers in Charlotte-Mecklenburg are considered to be low wage earners earning \$15/hour or less. This rent-wage incongruity makes it impossible for these individuals to obtain or maintain housing. Lag in incomes increasing at the same rate as housing costs is a contributing factor to the number of rental households in Mecklenburg County who are housing cost burdened increasing 51% since 2011. There are human costs for households in this category as contributing over 30% of income to housing expenses makes it more difficult contribute to or pay for expenses related to emergency or unexpected expenses, health and wellness activities, potential childcare costs, or incidental or personal items. Structural policies also contribute to continued housing instability and homelessness. A growing deficit of affordable housing combined with high rental costs only perpetuate economic and racial inequity and lead to uneven distribution of resources.

Although additional resources were available through the American Rescue Plan Act (ARPA) via Emergency Housing Vouchers and HOME-ARP funds provided by the U.S Department of Housing and Urban Development (HUD), the community has yet to yield the positive impact of those resources. The availability of affordable housing units continues to be a significant issue in Charlotte-Mecklenburg. Low-cost housing for low-income households now accounts for 13% of the total housing stock, down from 45% in 2011.

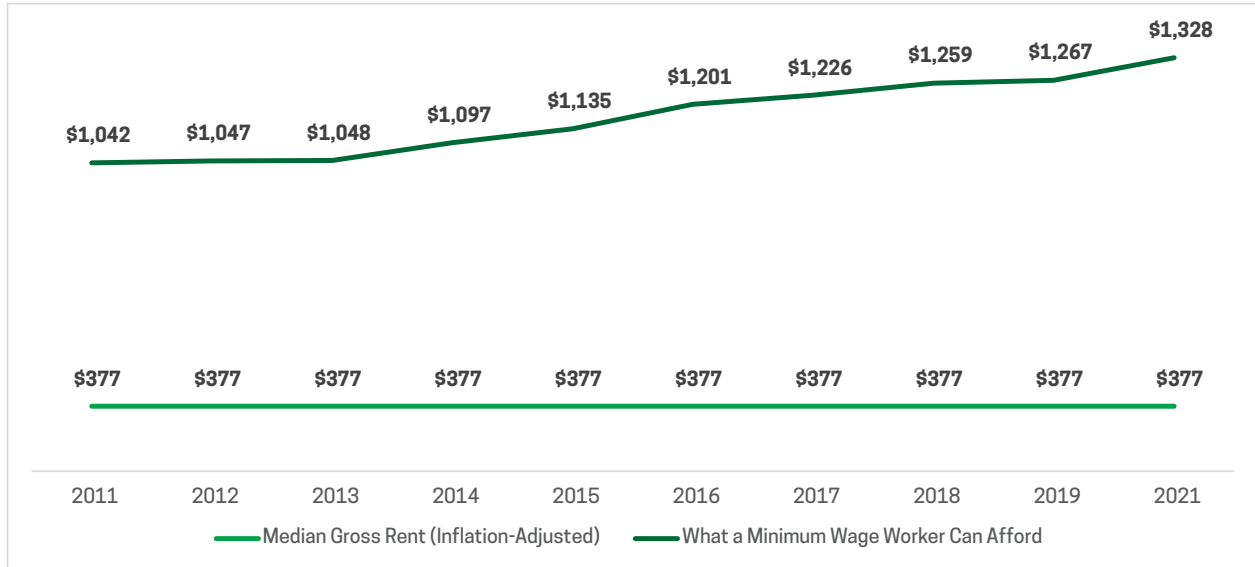
Since 2021, Charlotte-Mecklenburg has increased the number of available rapid rehousing and permanent supportive housing beds. However, strategic planning and policy change is necessary to make more sustainable impact in solving for homelessness. [A Home for All: Charlotte-Mecklenburg Housing and Homelessness Strategy](#) is a framework intended to build and strengthen resource capacity as well as create opportunities and reduce systemic barriers to housing. One early success of this work is that in 2022, the Charlotte City Council and Mecklenburg County Board of County Commissioners each passed ordinances making Source of Income Discrimination a Fair Housing violation for developments that receive City or County funding.

Homelessness is a complex issue that needs complex solutions. Causes may be generational connected to systemic issues, episodic related to current economic climate, or a combination of many factors. Greater investment in affordable housing will have the largest impact in solving for homelessness. This investment includes building affordable units and increasing subsidies that meet what the industry directs. The expansion of the benefits cliff and increasing wages also expands affordability for households. Lastly, offering supports for households struggling with navigating complex systems, managing the trauma of homelessness, and possible mental health conditions that are exasperated by homelessness are effective in stabilizing households in housing.

Key Findings: Housing Instability

The cost of rental properties is steadily rising

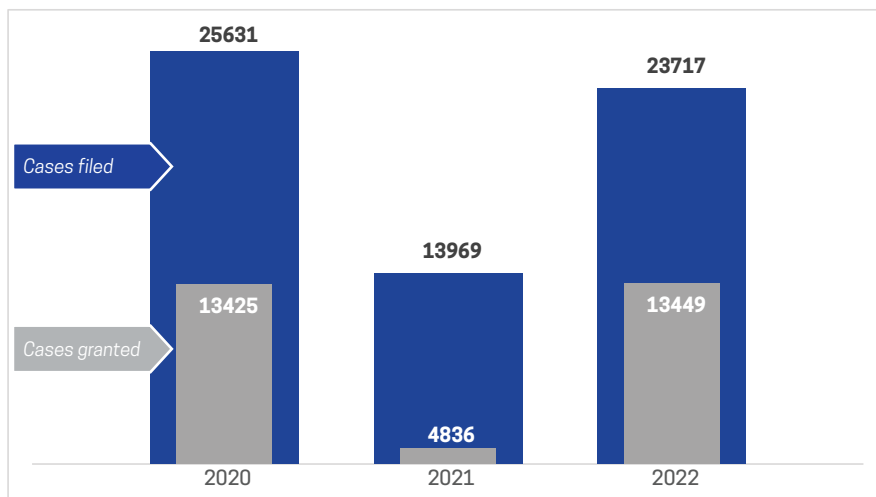
Between 2016 and 2021, inflation-adjusted median gross monthly rent in Mecklenburg County increased by 26%, while minimum wage stayed the same (\$7.25 per hour). As of 2021, the median gross rent in Mecklenburg County was \$1,328 per month. The price of rent is influenced by the availability of affordable housing.



See page 23 for more.

Evictions increased in FY22

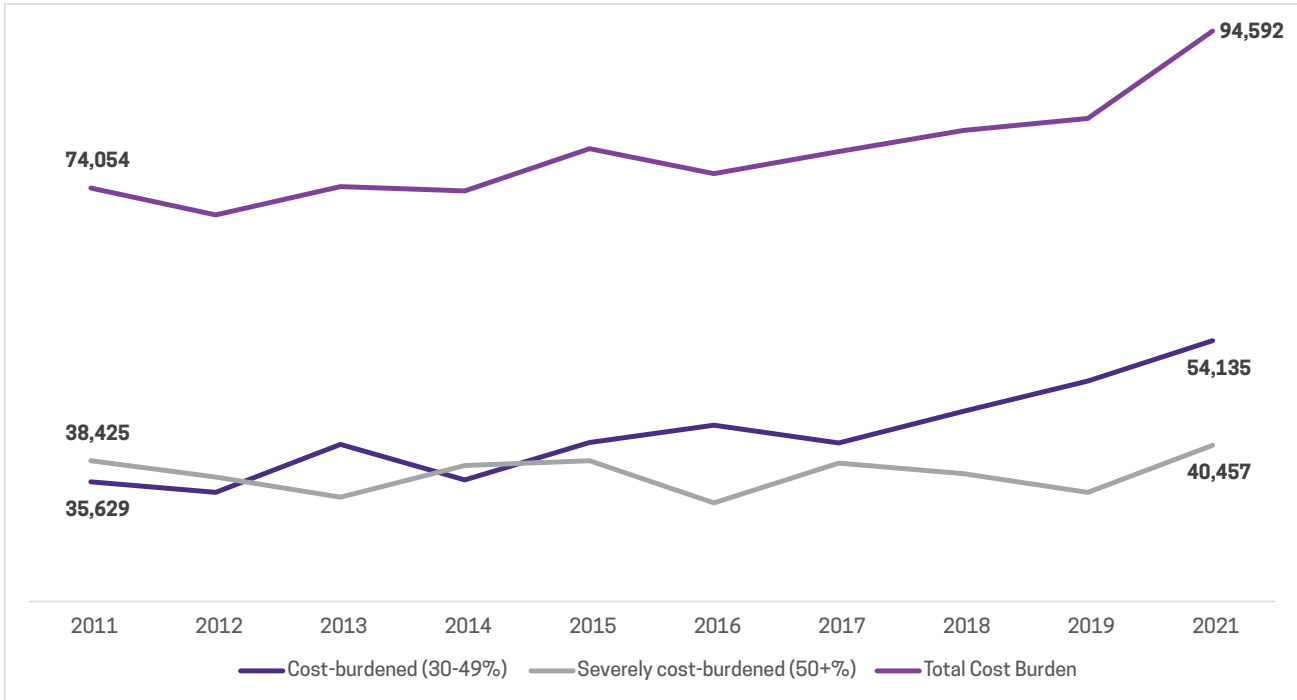
Overall eviction cases filed and granted in Mecklenburg County increased in FY22 (July 2021 to June 2022). 13,449 evictions (or 57% of all cases filed) were granted in whole or in part. This is compared to 13,425 evictions (or 52% of all cases filed) granted in whole or in part in FY20. Evictions granted include those filed for reasons other than non-payment as well as cases that were not eligible for protection under the Federal and state moratoria (e.g. income limits). In Mecklenburg County, one or more eviction moratoriums were in place for 11 of 12 months of FY21.



See page 41 for more.

More low- and moderate-income households are struggling to afford and keep their housing

Renter cost-burden has increased among low- and moderate-income Mecklenburg County households (earning \$20,000 to \$74,999) since 2016. In addition, the share of Mecklenburg County homes owned by low- and moderate-income (earning less than \$75,000) has decreased from 43% in 2016 to 36% in 2021.

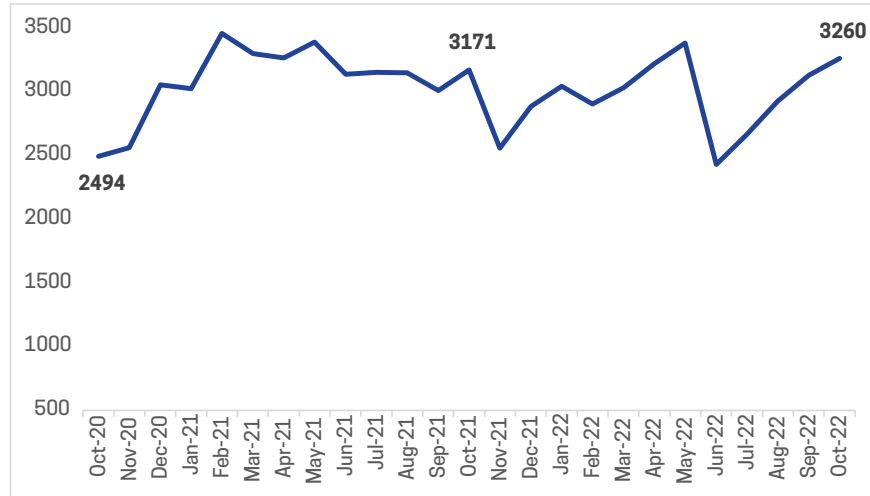


See page 32 for more.

Key Findings: Homelessness

The number of people experiencing homelessness increased between October 2021 and October 2022

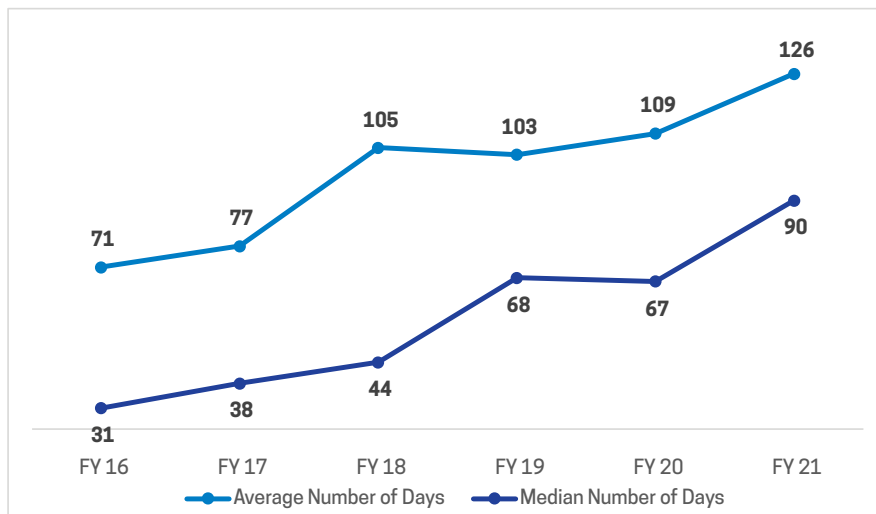
As of October 2022, there were 3,260 people in Mecklenburg County actively experiencing homelessness, a 3% increase (from 3,171 people) from October 2021. Although there was a decrease in June 2022, it was temporary. The One Number has risen steadily since Fall 2022. Households currently experiencing homelessness are primarily adults ages 25 to 54 (45%) and Black or African American (76%). The One Number includes individuals experiencing homelessness in shelters and unsheltered locations.



See page 51 for more.

The average length of emergency shelter stays is increasing

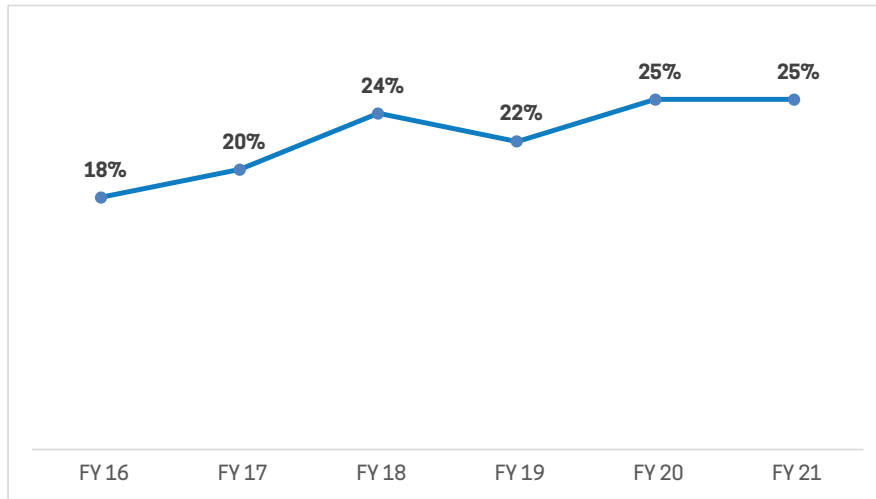
The average length of time that people spent in emergency shelter before exiting to permanent housing increased by 17 days from FY20 to FY21. Average time in emergency shelter has increased 63% (60 days) over the past seven years; from 66 days in FY15 to 126 days in FY21. The increased time in shelter is due to numerous factors, primarily a lack of affordable and available housing.



See page 57 for more.

Total returns to homelessness have increased 7% since 2016

The percent of people who returned to homelessness after exiting to permanent housing increased from 18% (or 202 returns) in FY16 to 25% (or 634 returns) in FY21. The overall increase in returns to homelessness is primarily due to the increase in the number of returns from people who exited to permanent housing from emergency shelter. Despite overall increases, most people who exit to a permanent housing program (RRH, PSH, OPH) do not return to homelessness within two years. This suggests that permanent housing programs (which include a rental subsidy and/or supportive services) reduce the likelihood that an individual will return to homelessness. Even with the low rate of return to homelessness after exiting to a permanent housing program, there are opportunities to strengthen permanent housing placements to ensure that there are fewer returns.

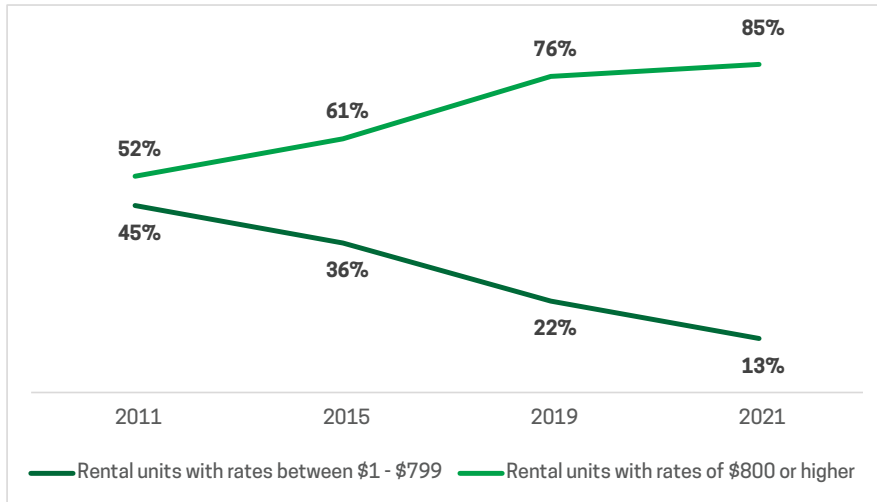


See page 59 for more.

Key Findings: Stable Housing

Low-cost rentals are disappearing

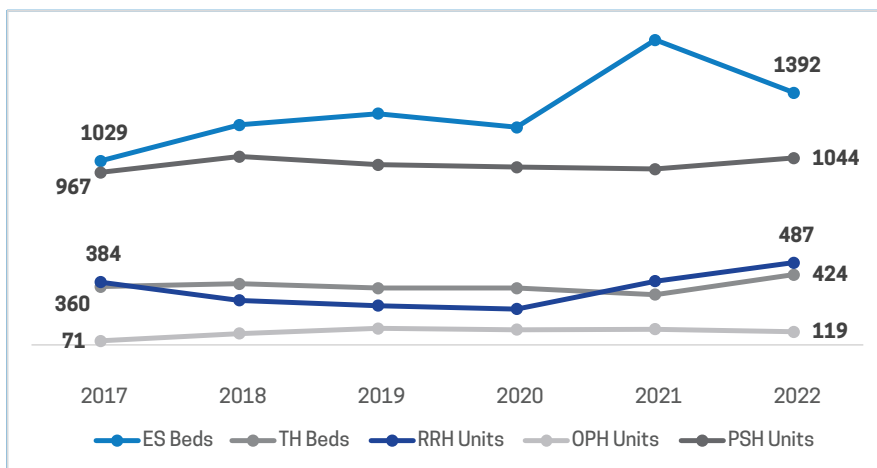
The share of low-cost rental housing in Mecklenburg County (defined as less than \$800 per month in 2021) decreased from approximately 45% of all rentals in 2011 to 13% of rentals in 2021. Meanwhile, the demand for affordable housing has not decreased; the population of Mecklenburg County increased by 21% between 2011 and 2021. As a result, households are forced to “rent up,” spending more on housing costs than is considered affordable.



See page 24 for more.

Permanent Supportive Housing capacity increased in 2022

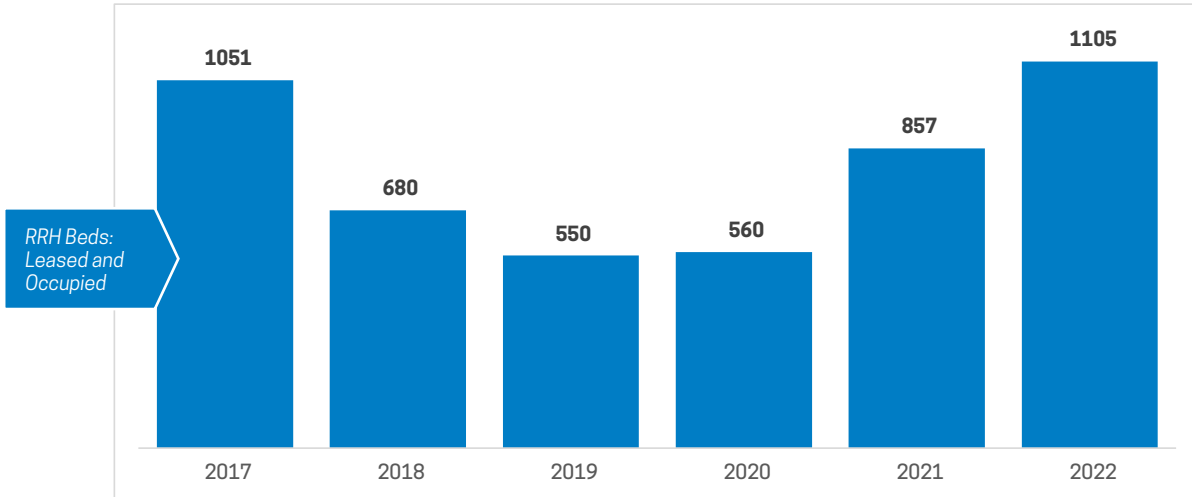
Between the 2021 and 2022 Housing Inventory Counts, permanent supportive housing (PSH) capacity increased 12% (119 units). PSH combines long-term rental assistance with voluntary supportive services to help individuals and families lead stable lives.



See page 78 for more.

More rapid rehousing beds were available in 2022 due to COVID-19-related funding

The Point-in-Time (PIT) Count and Housing Inventory Count (HIC) are conducted each January to determine the capacity and utilization of temporary and permanent housing beds. Between the 2021 and 2022 counts, rapid rehousing beds increased 25% (248 beds). The increase is partly due to the availability of new COVID-19-related relief funding, which funded 181 beds through eight new RRH projects managed by seven different local providers.



Source: Mecklenburg County PIT & HIC, 2017-2022

See page 80 for more.



INTRODUCTION

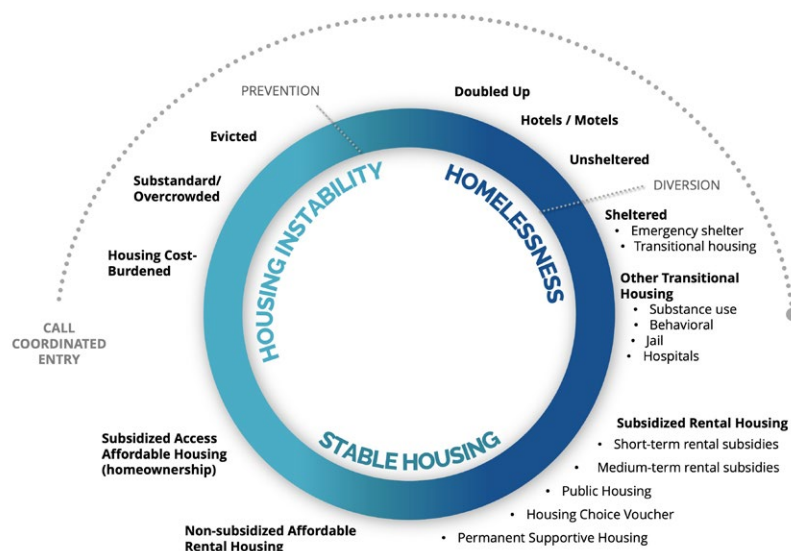


Introduction

Housing status may not be a static situation; in fact, housing status can exist along a continuum in which households may move toward or away from housing instability, homelessness, and stable housing.

Housing instability can manifest in multiple ways a primary definition for housing instability is cost-burden. This means that a household spends more than 30% of their gross income on housing-related expenses. When low-income households experience cost-burden, they likely have more difficulty paying for needed or unexpected expenses and become more at risk for eviction. **Homelessness** also has several definitions and generally includes households living in shelters or unsheltered locations. The definition of homelessness may vary by the type of funding source being used to provide support and resources. In some instances, households who are living doubled up with family and/or friends and who are paying week to week to stay in hotels and motels may be considered to be experiencing housing instability or homelessness. Unless otherwise specified, the data in this report focuses on households that meet the definition of literal homelessness, which means the household has a primary residence that is either a privately or publicly operated shelter or in a place not meant for human habitation. **Stable housing** is a part of the housing continuum that includes permanent housing options for which a household does not have to spend more than 30% of their income on housing-related expenses and their housing unit is not considered overcrowded and/or substandard. Even when a household is stably housed, they may at any point experience a life change that may cause them to fall into housing instability or homelessness. Therefore, it is helpful to visualize the housing continuum as a loop, in which households may cycle in and out of housing instability and homelessness. Systemic and structural factors, including policy and funding practices, shape the housing landscape and contribute to trends in housing instability and homelessness in Charlotte-Mecklenburg. Tailored solutions exist at each stage of the continuum (such as homelessness prevention, emergency shelter, and rental assistance) to simultaneously address each individual household's needs and the overall problem of housing instability and homelessness.

The **2022 State of Housing Instability & Homelessness Report** utilizes national and local data sources to illustrate current trends in housing instability, homelessness, and stable housing in Mecklenburg County. This report utilizes American Community survey data, which is the most representative annual source of housing data. This data set contains a vast array of data on households, housing, and housing characteristics. Because American Community Survey data is released on a delayed timeline, the most recent available data is from 2021. The Census Bureau conducts the ACS on an annual basis. The Census Bureau did not publish the 2020 ACS due to COVID-19, thus the charts in this report will not include 2020 data.



What Causes Housing Instability and Homelessness?

Regardless of the reasons or circumstances, the root cause of housing instability and/or homelessness is the gap between what households can afford and the actual cost of housing. That said, there are reasons for that gap: some are recent, while others are historic legacies. Multiple systemic factors have contributed to the current state of housing instability and homelessness in Charlotte-Mecklenburg. These are structural issues, like racism, which created redlining that led to economic inequality. Against that background, more recent developments like a lack of affordable housing inventory and high rental costs exacerbate pre-existing inequity. Together the past and the present combine to perpetuate economic and racial inequities; promote unequal access to available and affordable permanent housing units; and result in uneven distribution of resources.¹

Structural & Systemic Risk Factors for Housing Instability & Homelessness



Structural & systemic racism

In the United States, populations who identify as African American/Black and Native American are overrepresented among households who experience housing instability and homelessness.^{2,3} Racial exclusion and inequality in employment, wealth, housing, and the criminal justice system stem from racist policies. These policies include redlining, which limited access to homeownership for minority populations, and the Fair Labor Standards Act of 1938, which excluded many majority-minority occupations from acquiring the same occupational protections and improvements as White-majority occupations.

Centuries of discriminatory and racist policies and practices in housing, criminal justice, child welfare, and educational systems have negatively impacted access to housing, gainful employment, and wealth accumulation for Black, Indigenous, Persons of Color and have cumulatively contributed to present-day racial disparities in wealth, housing instability, and homelessness.⁴ This section provides a summary of **some** of the policies and practices that contribute to inequitable housing outcomes for people of color as well as research on their impact.

Redlining

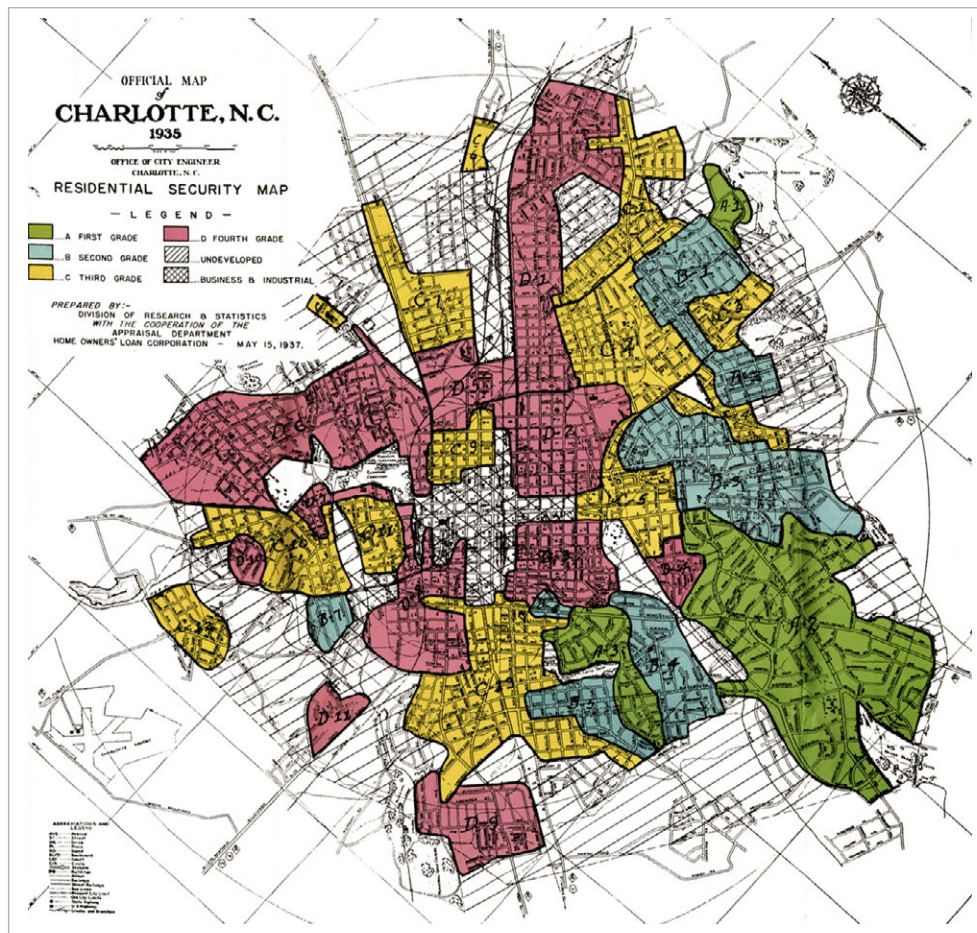
What is it?

Redlining is a systematic and discriminatory practice of denying services such as mortgages, loans, or insurance based on perceived riskiness of the investment location. Locations that were “redlined” were almost exclusively non-White. Redlining was banned by the Fair Housing Act in 1968.

What is its impact today?

Because of redlining, racial and ethnic minority neighborhoods experienced a prolonged period of disinvestment in the 20th century. Many neighborhoods that were once redlined continue to be low-income and majority-minority neighborhoods. Homeownership is a path towards generational wealth building. The lack of historic access to homeownership available to racial and ethnic minorities has far-reaching implications which contribute to differential rates in homeownership that can still be seen today; Black and Latinx households are less likely to own their homes than White households.

Today, historically redlined neighborhoods are at higher risk of numerous environmental hazards, including elevated risk of flooding and excessive heat (due to factors such as lack of tree canopy).^{5,6} Numerous studies have also identified problems with water and air quality in low-income communities, which are at higher risk for being located in close proximity to pollutant-producing structures such as landfills, highways, and industrial centers.^{7,8}



Source: <https://dsl.richmond.edu/panorama/redlining>

Official Residential Security Map of Charlotte from 1935. Areas in green were considered most desirable and areas in red were considered most hazardous. These color codes were used as tools for redlining.

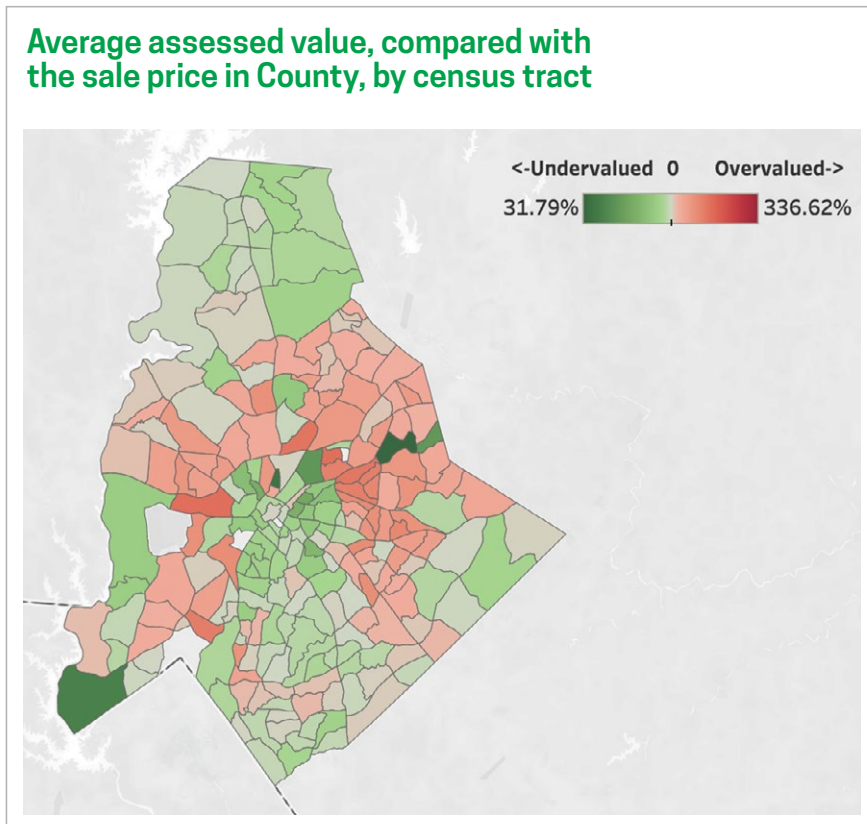
Unequal Tax Assessment

What is it?

Unequal tax assessment occurs when property tax assessments overvalue less expensive homes and undervalue more expensive homes, resulting in regressive property tax burdens that disproportionately impact low-income homeowners. Unequal tax assessments can occur for several reasons, including tax caps and limitations that require assessors to determine values based on traits observable from the outside of the property. A recent University of Chicago study found that from 2007 to 2019 in Mecklenburg County, the most expensive homes were assessed at 68.9% of their sale value, while the least expensive homes were assessed at 95.5% of their sale value.⁹ The least expensive homes were assessed at 1.39 times the rate applied to the most expensive homes in Mecklenburg County.⁹

What is its impact today?

When lower-value homes are over-valued by tax assessments, the owners of those homes pay disproportionately more in property taxes than more expensive homes that have been undervalued. While unequal tax assessments are not explicitly racialized, Black and Hispanic homeowners are disproportionately affected by it. A University of Chicago study found significant demographic differences in effective tax rates across Mecklenburg County neighborhood census tracts (see map below). Census tracts with higher prevalence of non-Hispanic Whites, homeowners, and high school graduates were associated with lower effective tax rates, while census tracts with a higher proportion of the population living in poverty were associated with higher effective tax rates.¹⁰ High property tax rates can contribute to cost-burden, especially among low-income households. Therefore, unequal tax assessments can be a contributing factor in residential displacement. In Mecklenburg County, 92% of homeowners earning under \$20,000 are cost-burdened, spending more than 30% of their monthly income on housing-related expenses.



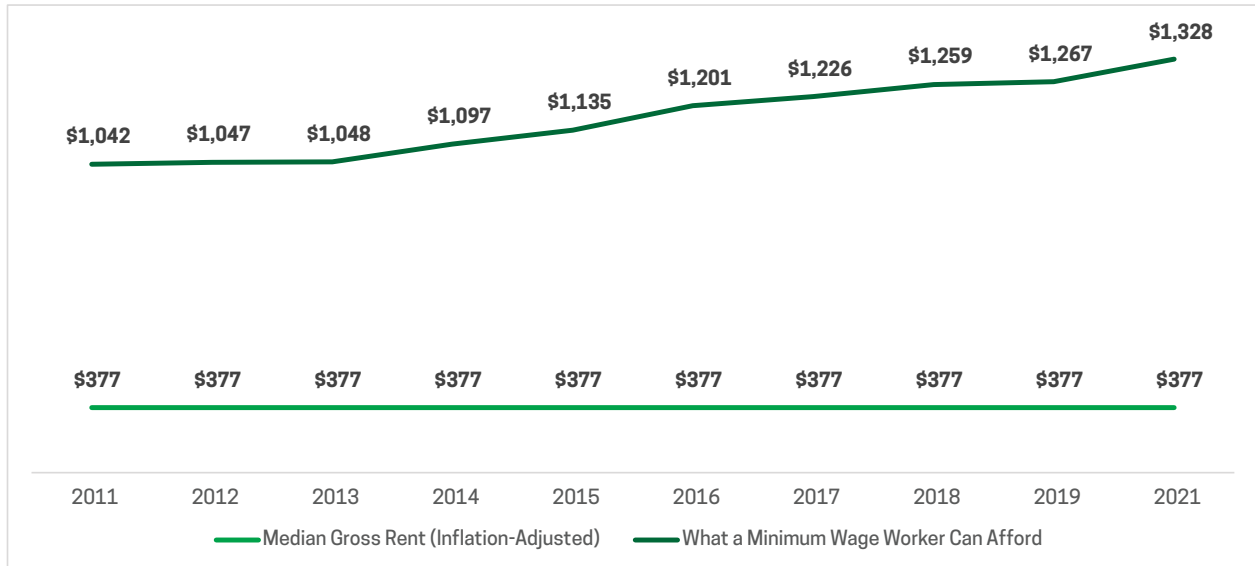
Source: University of Chicago- Harris Public Policy. <https://propertytaxproject.uchicago.edu>

Increasing Rent Widens the Income Gap for Low Income Households

In Mecklenburg County, rising housing costs have impacted both renters and homeowners. Over the last 10 years, inflation-adjusted median monthly rent has increased 28% (or \$286, from \$1,042 in 2011 to \$1,328 in 2021). By comparison, the rent affordable for a full-time, minimum wage worker has remained at \$377 since 2011. What is its impact today?

Median rent has increased 28% since 2011

Inflation-Adjusted Median Gross Rent 2021



Source: U.S. Census Bureau American Communities Survey 1-Year Estimates. Census data not available for 2020 due to impacts from COVID-19

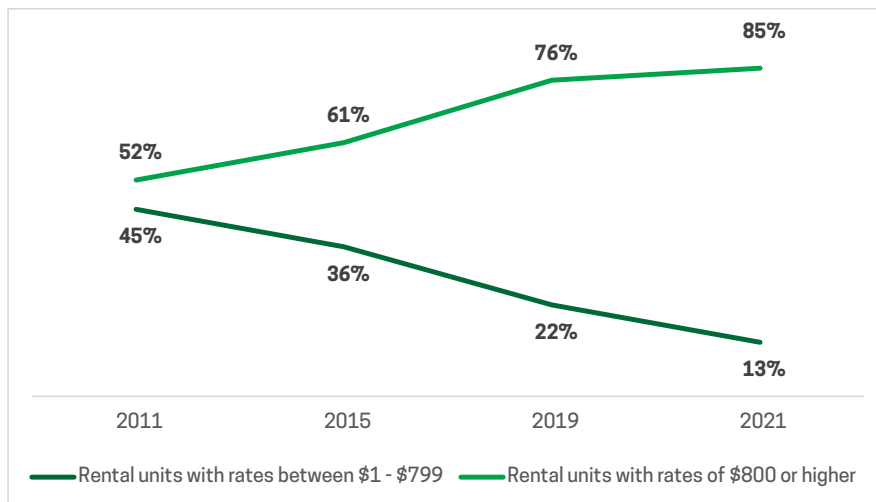
Increases in rent disproportionately impact low-income and cost-burdened renters. The majority of cost-burdened renter households in Mecklenburg County identify as Black and/or Latinx.¹¹ The median income for renter households in 2021 was \$52,679 (whereas the median income for owner-occupied households was \$102,045), which is considered low-income for some household types. The low median income for renter households is due to the prevalence of low-wage jobs in the Charlotte Metropolitan Area (which includes Mecklenburg County and surrounding counties). Forty-two percent of jobs in the Charlotte Metropolitan Area are considered low-wage jobs, earning less than \$15 per hour in 2019. The median low-wage job earned \$9.94 per hour.¹² Other low-income households include those who have a fixed income such as Supplemental Security Income (SSI), which supports people with disabilities and/or who are age 65 and older with limited income and resources. The increasing gap between median gross rent and low-income wages leads to housing instability, especially for households with the lowest income.

Lack of Affordable, Available Permanent Housing

The cost of housing is correlated with the availability of low-cost housing inventory. Low-cost housing inventory can include Naturally Occurring Affordable Housing (NOAH) as well as housing that is subsidized. In Mecklenburg County, demand for low-cost rental housing outpaces supply. Between 2011 and 2021, inflation-adjusted, low-cost rental housing stock (rental units with monthly rent below \$800 per month) fell from approximately 45% (or 66,067 units) of the total rental housing stock to only 13% (or 26,067 units) of the total stock. In other words, more than 60% of the low-cost housing stock available in 2011 was lost by 2021. The loss of low-cost rental housing is the result of several factors, including redevelopment, the rising cost of land, and rental price increases. Between 2011 and 2021, the population in Mecklenburg County increased by 21%; this population growth also contributes to the supply shortage of low-cost housing. With less low-cost housing stock available, low-income households may have to rent higher-cost units that can result in cost-burden. Other factors that impact the availability of affordable housing stock include Source of Income Discrimination (SOID), which occurs when a housing provider refuses to accept payment for housing from a legal form of monetary payment, such as a subsidized housing voucher or disability income. In 2022, the Charlotte City Council and Mecklenburg County Board of County Commissioners each passed ordinances making Source of Income Discrimination a Fair Housing violation for developments that receive City or County funding.

Low-cost rentals dropped from 45% to 13% of total rental stock between 2011 and 2021

Percent of inflation-adjusted rental housing stock by contracted rent payments in Mecklenburg County, 2011-2021



Source: U.S. Census Bureau American Communities Survey 1-Year Estimates; "Low Income" is defined as units renting between \$1 and \$799 in 2021, rent brackets were adjusted for inflation for 2011 and 2015 estimates. Fewer than 3% of units were occupied without rent and were excluded from the chart. Census data not available for 2020 due to impacts from COVID-19

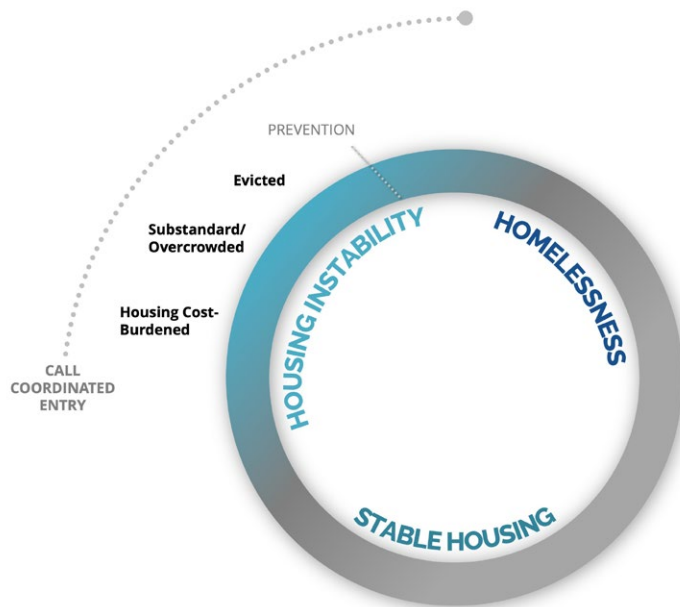
HOUSING INSTABILITY



Introduction to Housing Instability


In 2021, more than 94,000 renter households and 48,000 owner-occupied households experienced some form of housing instability in Charlotte-Mecklenburg. Housing instability is typically described as cost-burden, which is defined as when a household must spend more than 30% of their gross income on housing-related expenses. Lower income households are more likely to be cost-burdened. For example, 95% of renter households earning under \$20,000 per year were cost-burdened, compared to 3% of renter households earning \$75,000 or more. Other indicators of housing instability include living in overcrowded and/or substandard housing; and/or facing an eviction or foreclosure. In some instances, households who are living doubled up with family and/or friends and who are paying week to week to stay in hotels and motels may be experiencing housing instability or homelessness. For the purpose of this report, unless otherwise specified, people doubled up or in hotels are unstably housed, not homeless.

A household may experience housing instability, homelessness, and/or stable housing multiple times during a single year or across their lifetime. Some households may experience long periods of housing instability because they are unable to access permanent housing that is affordable. Others may experience housing instability due to a sudden life event, such as the loss of employment or natural disaster. Many households who have experienced homelessness previously are at an especially high risk of facing housing instability due to a combination of already-limited financial resources and high housing costs.



How is Housing Instability Measured?

 **Cost burdened**
A household's monthly housing costs exceed 30% of their gross income.

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

Housing instability is typically measured by cost-burden, which is when a household spends more than 30% of their gross income on housing-related expenses. If a household spends more than 50% of their gross income on housing-related expenses, they are considered severely cost-burdened. Lower income households who experience cost-burden are particularly vulnerable, as they may have more difficulty paying for needed expenses such as food, healthcare, medication, or childcare. It is important to note the limitations associated with using the construct of cost-burden to measure housing instability.¹³ For example, a household may have to live in overcrowded and/or substandard housing to afford their housing, or an individual facing eviction or foreclosure may live temporarily doubled up with friends and/or family. These

households, though they are experiencing housing instability, would not be included within the available cost-burden census data due to their temporary housing arrangements. Therefore, it is important to supplement data on housing cost-burden with other indicators that provide a more comprehensive picture of housing instability. Housing instability can be measured using the following:

Measure	Definition	Pg. #
Cost-Burden	A household is considered to be cost-burdened if they are spending more than 30% of their gross income on housing-related expenses (rent/mortgage and utilities).	31
Substandard Housing	A household is considered to be cost-burdened if they are spending more than 30% of their gross income on housing-related expenses (rent/mortgage and utilities).	No Data
Overcrowded Housing	A household is considered overcrowded if there are more than two people per bedroom within a housing unit. ¹⁴ An alternative measure of overcrowding is if there is more than one person per room. ¹⁴	39
Evictions	An eviction is defined as an action to force a tenant with a written or oral lease to move from the premises where they reside. There are two types of evictions: (1) A formal eviction is defined as 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 is defined as when the tenant is forced to move from their premises through methods other than the legal process (e.g. increasing rent substantially).	41
Foreclosure	A legal proceeding that can occur when a homeowner defaults on mortgage payments, resulting in the termination of a homeowner's right to retain their home.	No Data

The Housing Instability section uses data from local and federal sources to describe housing instability in Charlotte-Mecklenburg.

Area Median Income & Fair Market Rent

Area median income (AMI) and Fair Market Rent (FMR) are housing benchmarks set annually by the U.S. Department of Housing and Urban Development (HUD) and are important for understanding housing affordability. Area median income (AMI) is the household income for the median — or middle — household in a specific region. According to HUD, the FY22 AMI for Charlotte-Concord-Gastonia, NC-SC HUD Metropolitan FMR is \$96,300. AMI income limits are benchmarks adjusted to family size that are used to set income thresholds for housing program eligibility. There are three main income limits: Extremely Low-Income (at or below 30% of AMI); Very-Low Income (at or below 50% of AMI); and Low Income (at or below 80% of AMI).

FMR is the rent that would be required to be paid in a particular housing market to obtain privately owned, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities. FMRs are used by HUD and other funding sources as benchmarks for affordable, permanent housing programs. Housing programs in Charlotte-Mecklenburg use AMI rates set at the metropolitan area level.

<p>Area Median Income</p>	<p>Area median income (AMI) is the household income for the median — or middle — household in a specific region. AMI can be broken down into income limits, which are benchmarks adjusted to family size that are used by the U.S. Department of Housing and Urban Development (HUD) to determine the income eligibility requirements of federal housing programs.</p>	<p>Income limits (30%, 50%, 80% AMI) are used to set eligibility standards for HUD-funded programs, which include:¹⁵</p> <ul style="list-style-type: none"> ▪ Section 8 Project-Based vouchers ▪ Housing Choice Voucher program ▪ HOME Investment Partnerships Program ▪ Emergency Solutions Grant
<p>Fair Market Rent</p>	<p>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 to obtain privately owned, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities. 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).</p>	<p>Metropolitan area level FMR is used to set payment standards for other HUD-funded programs, which include:</p> <ul style="list-style-type: none"> ▪ Section 8 Project-Based vouchers ▪ Housing Choice Voucher program ▪ HOME Investment Partnerships Program ▪ Emergency Solutions Grant ▪ Continuum of Care program

How this looks in the Charlotte Metropolitan Area

The Charlotte-Mecklenburg metropolitan area includes Cabarrus County, Gaston County, Mecklenburg County, Union County, and York County, South Carolina. Based upon the FY22 AMI limits, a single individual in the Charlotte-Mecklenburg metropolitan area is considered extremely low-income (income is at or below 30% AMI) if they have an annual income of \$19,800 or less; and very low-income (income is at or below 50% AMI) if the household has an annual income below \$33,000. A family of four is considered extremely low-income if they have an annual income of \$28,250 or less; and very low-income if the household has an annual income below \$47,100.

Housing is considered affordable if a household does not have to spend more than 30% of their gross income on housing-related expenses and utilities. This means that an extremely low-income, single individual (income is at or below 30% AMI or \$19,800 annually) could afford a maximum of \$495 in rent/mortgage and utilities per month (Table 3). A very low-income, single individual (at or below 50% AMI or \$33,000 annually) could afford a maximum of \$825 in rent/mortgage and utilities per month. An extremely low-income four-person family could afford a maximum of \$706 per month, while a very low-income four-person family could afford a maximum of \$1,178 per month.

By comparison, the FY22 metropolitan area level FMR is \$1,014 for a one-bedroom unit and \$1,155 for a two-bedroom unit. This means that an extremely low or very low-income single individual would be considered cost-burdened if they rented a one-bedroom apartment at the FMR rate without rental assistance, and an extremely low or very low-income four-person family would be cost-burdened if they rented a two-bedroom unit. The gap between what an extremely low income and very-low-income single individual and four-person family can afford and the FMR cost for an appropriately sized apartment is outlined in Table 3.

Table 1. FY22 Charlotte-Mecklenburg Income Limits Summary

FY 2022 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits	\$19,800	\$22,600	\$25,450	\$28,250	\$32,470	\$37,190	\$41,190	\$46,630
Very Low (50%) Income Limits	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200
Low (80%) Income Limits	\$52,750	\$60,300	\$67,850	\$75,350	\$81,400	\$87,450	\$93,450	\$99,500
Median Family Income				\$96,300				

Table 2. Fair Market Rent in Charlotte-Mecklenburg

Year	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
FY21	\$987	\$1,010	\$1,151	\$1,518	\$1,956
FY22	\$996	\$1,014	\$1,155	\$1,497	\$1,942

Table 3. FY22 Affordable Rent for Low-Income Households

Income Limit	Single Individual		Four-person Family	
	Max affordable rent/mortgage	Fair market rent (FMR)	Max affordable rent/mortgage	Fair market rent (FMR)
	1-bedroom	1-bedroom	2-bedroom	2-bedroom
Extremely Low (30%) Income Limits	\$495	\$1,014	\$706	\$1,155
Very Low (50%) Income Limits	\$825		\$1,178	
Low (80%) Income Limits	\$879		\$1,884	

Cost-Burden

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

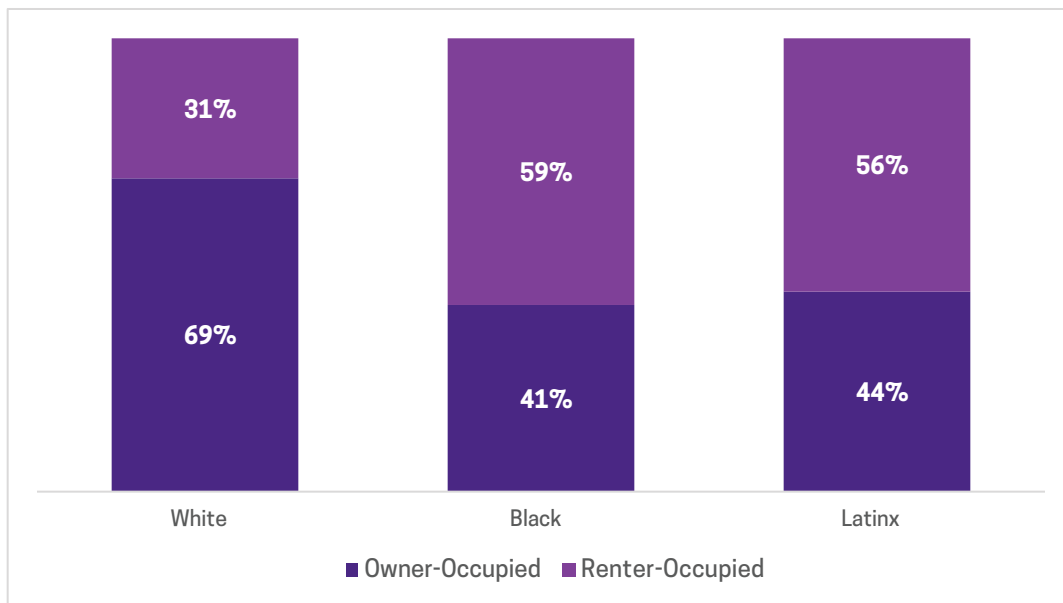
Severely cost-burdened
 A household's monthly housing costs exceed 50% of their gross income.

Cost-burden is defined as when a low-income household must spend more than 30% of their gross income on housing-related expenses. If a household spends more than 50% of their gross income on housing-related expenses, they are considered severely cost-burdened. Lower income households who experience cost-burden are particularly vulnerable, as they may have more difficulty paying for expenses such as food, medication, and childcare. Both renter and homeowner households can experience cost-burden.

In Mecklenburg County, renters comprise 44% of the housing market, while homeowners account for 56%. Renter households are disproportionately Black and/or Latinx and are more likely to be cost-burdened than owner-occupied households. In 2021, 69% of White households in Mecklenburg County owned their home, compared to 41% of Black and 44% of Latinx households. Despite the passing of the Fair Housing Act in 1968, we have seen little improvement in the Black-White home ownership gap. One analysis indicates that although the rate of Black home ownership was on an upward trajectory until 2007. Black home ownership saw a large drop after the post 2007 financial crisis resulting in the gap in Black-White home ownership in 2020 declining to be the same as it was in 1970.¹⁶

White households are more likely to own their homes than Black or Latinx households

Owner/renter occupied households by race and ethnicity, 2021



Source: U.S. Census Bureau American Communities Survey 1-Year Estimates Census data not available for 2020 due to COVID-19 impact

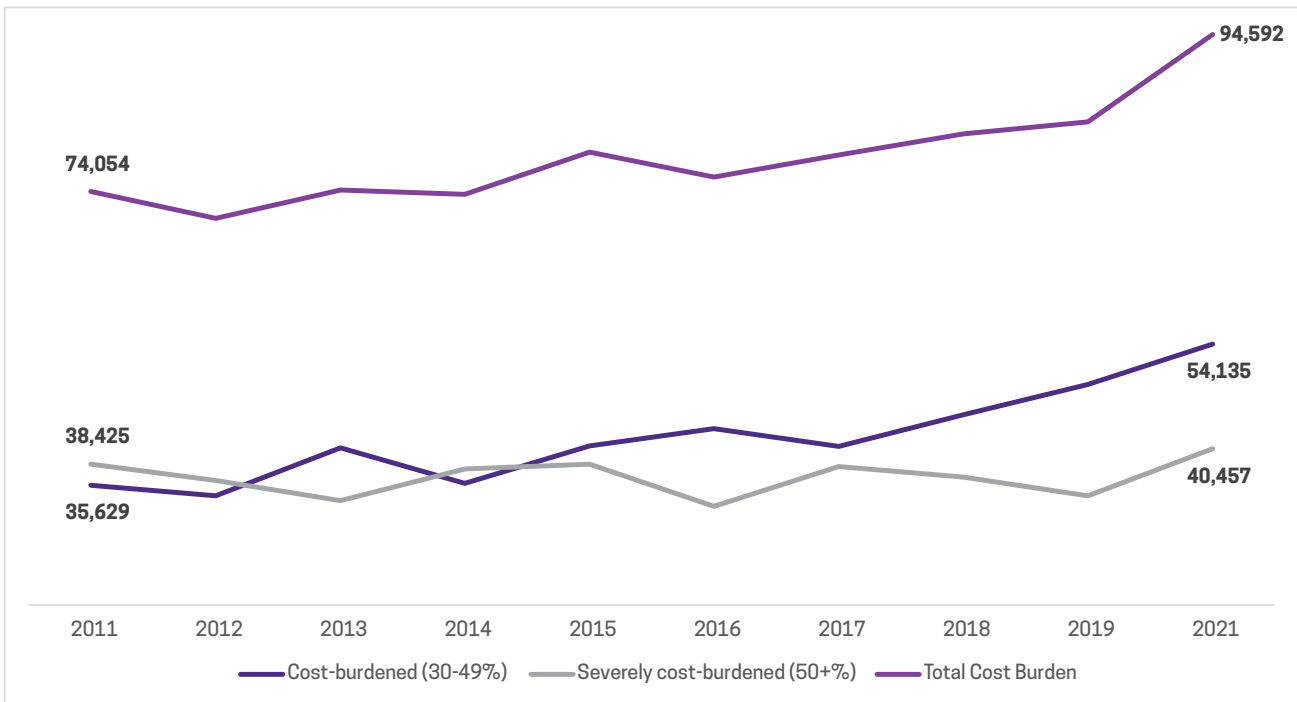
Renter Cost-Burden

Forty-seven percent (or 94,592) of Mecklenburg County renter households were cost-burdened in 2021, paying more than 30% of their monthly household income towards housing-related expenses. This is an increase of 41% since 2011. Twenty percent (or 40,457) of renter households in Mecklenburg County were severely cost-burdened, contributing 50% or more of their income to their housing, in 2011.

47% of renter households were cost-burdened in 2021	Approximately 94,592 renter households in Mecklenburg County were cost-burdened in 2021.
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The total number of cost-burdened rental households has increased since 2011

Cost-burdened rental households in Mecklenburg County

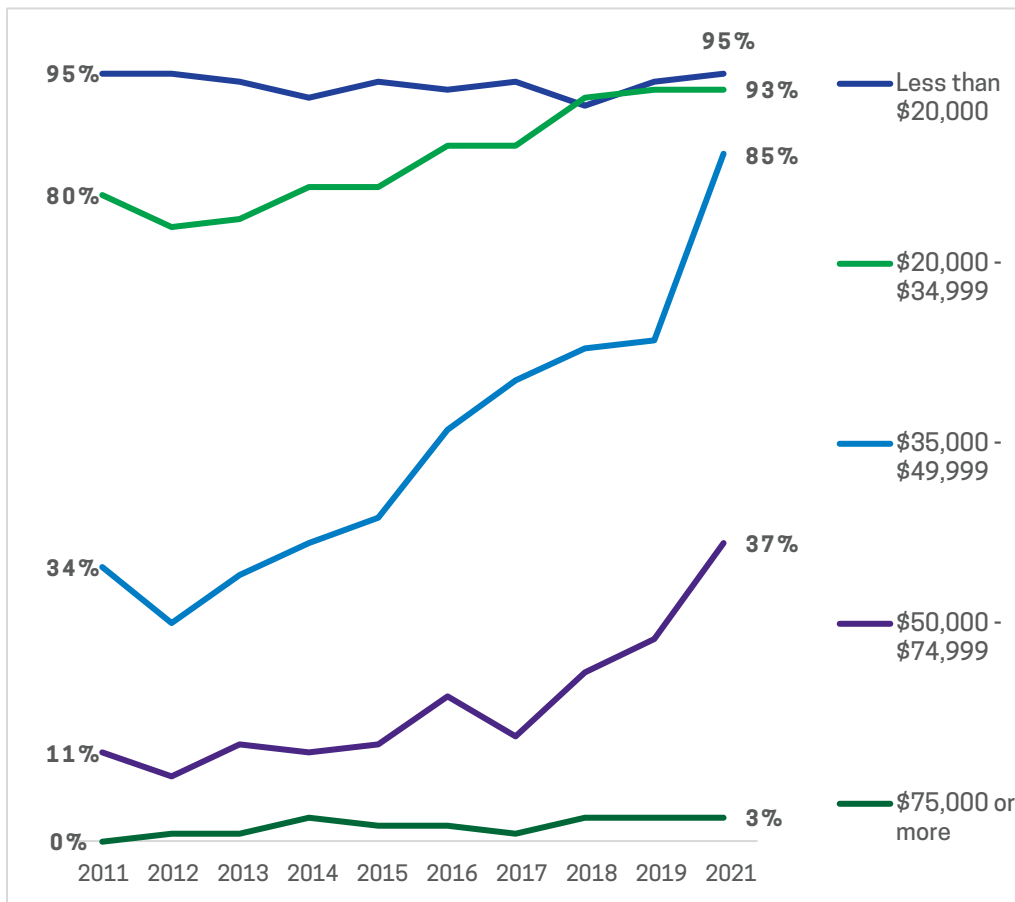


Income and Renter Cost-Burden

Cost-burdened has remained high among renter households earning less than \$20,000; in 2021, 95% (or 21,539 households earning less than \$20,000) were cost-burdened. Renter cost-burden has increased among low and middle-income households (earning \$20,000 to \$74,999) since 2011. From 2011 to 2021, cost-burden among renter households earning between \$20,000 and \$34,999 increased from 80% to 93% (or from 26,278 to 27,126 households), while cost-burden among households earning between \$35,000 and \$49,999 increased from 34% to 85% (or from 8,341 to 28,505 households). During the same period, the supply of low-cost rental housing stock in Mecklenburg County decreased. A lack of affordable housing and a growing rent-to-income gap contribute to these trends. Between 2019 and 2021, the percentage of renter households earning less than \$34,999 has remained flat but we have seen a 23% increase in the percentage of cost-burdened renter households earning \$35,000 - \$49,999 since 2019 with only 62% of households reporting being cost-burdened in 2019 and 85% of households reporting being cost-burdened in 2021.

Nearly all renters earning less than \$35k per year are cost burdened in our community

Renter Cost-Burden by Household Income in Mecklenburg County, 2011-2021



Wages and Rental Affordability

The **2022 Out of Reach Report** produced by the National Low Income Housing Coalition examines the relationship between wages and Fair Market Rent (FMR) in communities across the United States.¹⁷ The FMR, which is set annually by the U.S. Department of Housing & Urban Development (HUD), provides an estimate of gross monthly 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** outlines the hourly wage needed to afford a unit as well as the number of hours that a person making minimum wage would need to work to afford a unit. The report defines “afford” as spending less than 30% of income on housing costs.

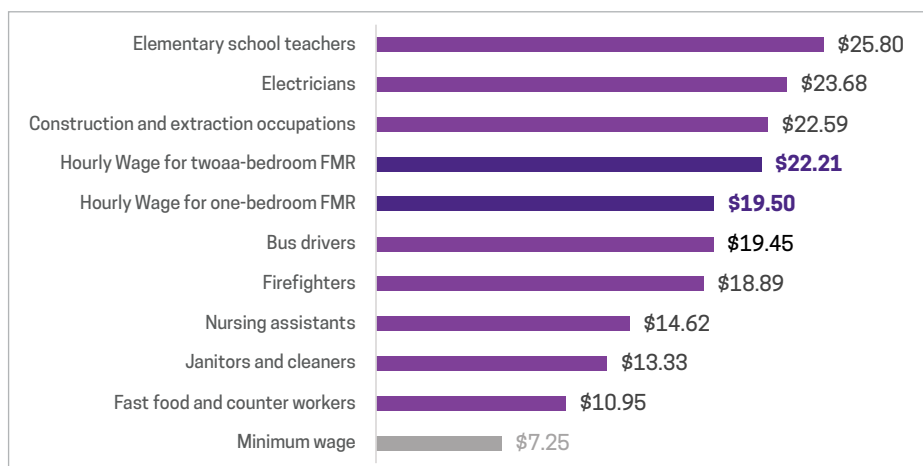
A household with one person working a typical 40-hour workweek at minimum wage (\$7.25 per hour) could afford \$377 total in rent and utility expenses. A one-bedroom unit at FMR in the Charlotte-Mecklenburg area is \$1,014; this means that to afford the unit, a household would need to earn at least \$19.50 per hour (or \$40,560 annually) in a full-time (40 hours per week) position; or work at least 108 hours per week at minimum wage. A two-bedroom unit at FMR in the Charlotte-Mecklenburg area is \$1,155; this means that a household must earn at least \$22.21 per hour working full-time (or \$46,200 annually); or work at least 123 hours per week at minimum wage.

The **Out of Reach Report** also shows that rental affordability is worsening for low-income households. The hourly rate needed to afford a one-bedroom while working a full-time job (40 hours per week) increased from \$17.96/hour in 2020 to \$19.50 in 2022, while the hourly rate needed for a two-bedroom apartment increased from \$20.44/hour in 2020 to \$22.21/hour in 2022. Between 2020 and 2022, the FMR for a one-bedroom unit increased by \$80 and a two-bedroom unit increased by \$92, while minimum wage remains unchanged at \$7.25 per hour.

108 hours/week 15.4 hours/day	15.4 hours of work a day in at minimum wage needed to afford a 1-bedroom unit at FMR, or 108 hours per week.
\$21.04/hour	Hourly wage needed to afford a 1-bedroom unit while working full time (40 hours/week), an increase from \$17.96/hour in 2020.

Hourly wages for many Charlotte-Mecklenburg jobs fall below the minimum threshold to afford 1- and 2-bedroom units at FMR

Charlotte Metro Area Mean Hourly Wage Estimates 2021, FMR Rates 2022



Source: U.S. Bureau of Labor Statistics, 2020, U.S. Department of Housing and Urban Development, FY2021 Fair Market Rent

Rental Mismatch

Extremely low-income households (defined as a household with income at or below 30% Area Median Income or AMI) are at an especially high risk of experiencing housing cost-burden. Unlike higher-income households, extremely low-income households have a limited amount of choice in available rental stock which they can afford. Higher income households residing in low-cost rental stock contribute to a phenomenon called “rental mismatch.”

Rental mismatch occurs when households “rent up,” which means they are in higher cost units that require paying more than 30% of their household income to housing-related expenses; or when households “rent down,” which means they are in lower cost units and paying much less than 30% of their household income to housing related expenses. Households may rent up for multiple reasons; these include to move closer to family or work, or due to a lack of affordable units. Reasons that households may rent down include to save money or because they have barriers to housing other than affordability

When households rent down, the housing stock available and affordable to extremely low-income renters decreases. In Mecklenburg County, there are approximately two extremely low-income households for every one rental unit affordable for households with income at or below 30% AMI. Due to rental mismatch only 17% of extremely low-income households were able to rent a unit that was affordable to them in 2021 and 83% of low-income renters had to rent up. When a lack of affordable and available rental housing stock causes households with income at or below 30% AMI to rent up, rental mismatch occurs at all AMI levels.

32,796

Households with income
at or below 30% AMI

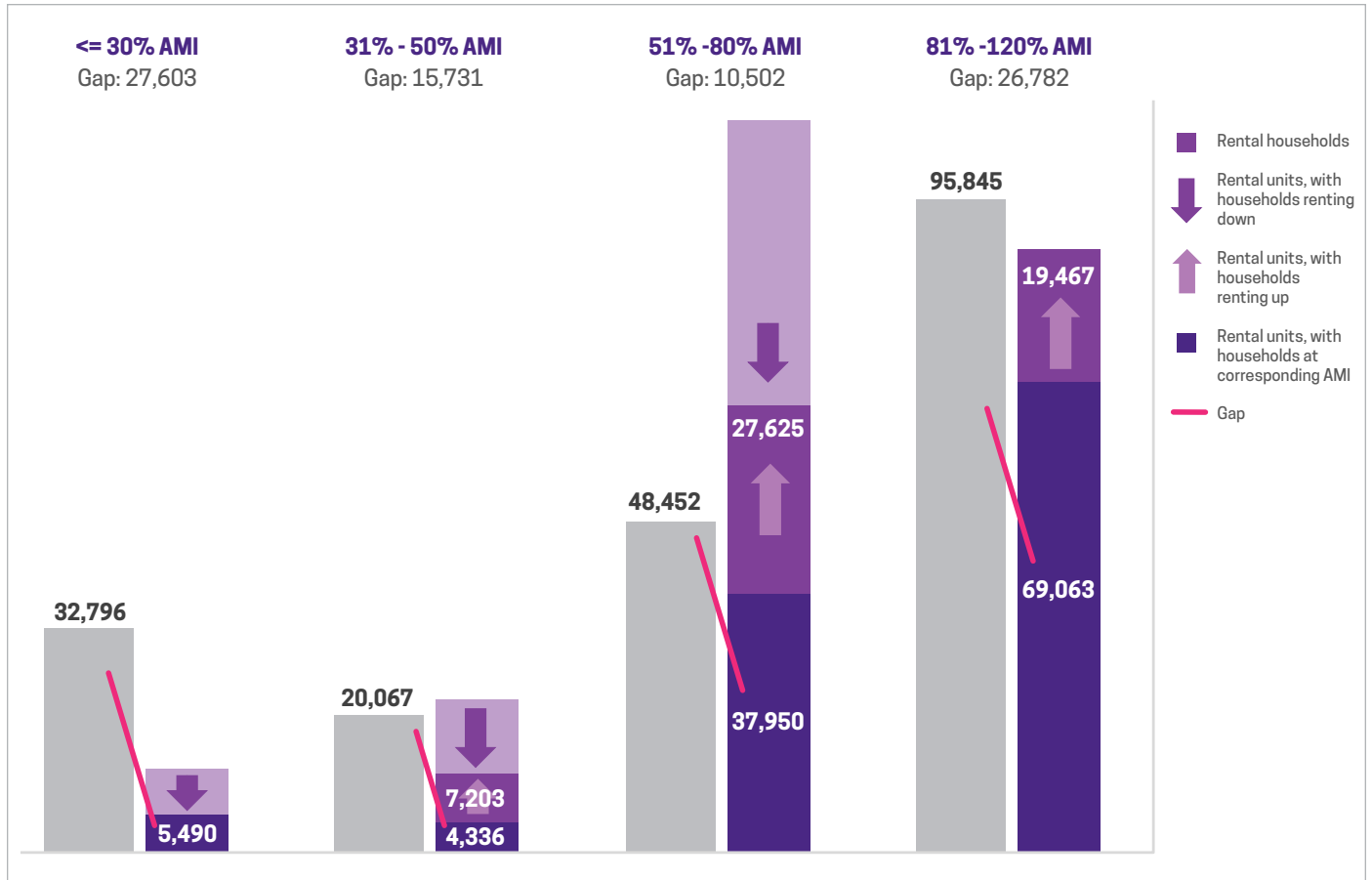
15,564

Units affordable for households with
income at or below 30% AMI

17%

Percent of households with income
at or below 30% AMI renting a unit
affordable to them.

Analysis by the City of Charlotte examined rental mismatch in Mecklenburg County using 2021 data. A “gap” in the chart below is defined as the difference between the number of households and the number of units rented by households at corresponding AMI level. According to the analysis, there is a 27,306-unit gap in rental units affordable to households at or below 30% AMI. This means that potentially 27,306 households with income at or below 30% AMI had to rent up due to a lack of affordable and available rental housing for their income bracket.



Source: City of Charlotte analysis of U.S. Census, American Community Survey, Public Use Microdata Sample, 1-Year Estimates, Mecklenburg County, 2022

Owner Cost-Burden

Cost burdened
 A household's monthly housing costs exceed **30%** of their gross income.

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

Twenty-one percent (or 41,274) of owner-occupied households with mortgages were cost-burdened in 2021, paying more than 30% of their monthly household income towards housing-related expenses. Between 2011 and 2021, the number of owner-occupied households experiencing cost-burden decreased 33% (from 61,615 to 41,274). However, since 2016, the number of cost-burdened households has stabilized between approximately 39,000 and 44,000 households per year.

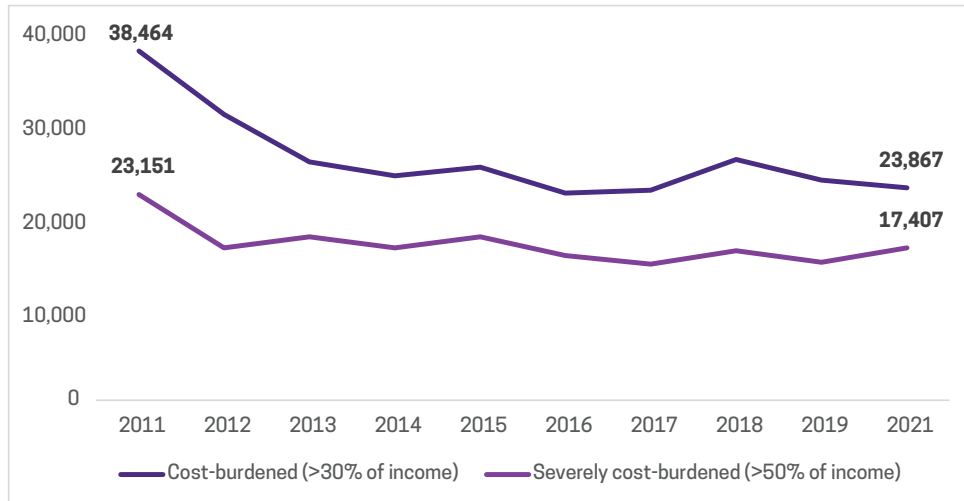
During the period between 2011 and 2021, the number of severely cost-burdened owner households decreased 25% (5,744 households). This may be attributed to low-income households leaving the owner market or increases in household earnings post- recession.

19% of owner-occupied households with a mortgage were cost burdened in 2021.

Approximately **48,301** owner-occupied households in Mecklenburg County were cost-burdened in 2021.

The total number of cost-burdened owner households has decreased since 2011

Cost-burdened owner households in Mecklenburg County



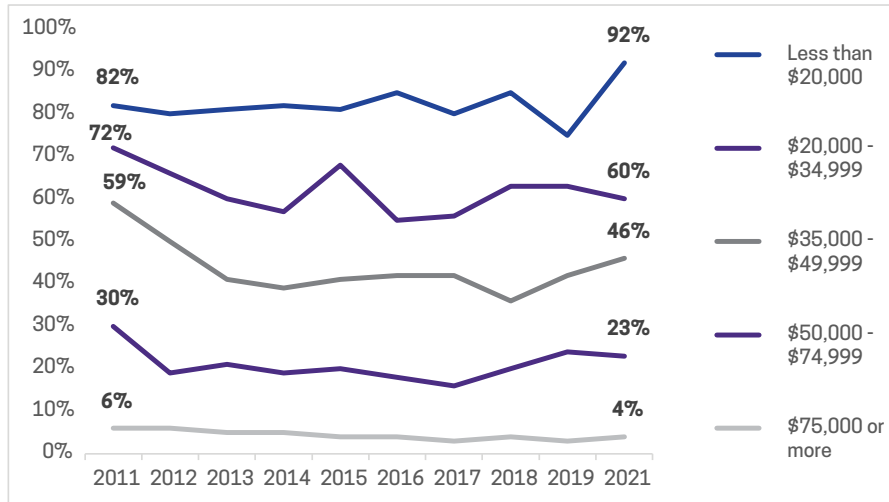
Source: U.S. Census Bureau American Communities Survey 1-Year Estimates Census data not available for 2020 due to impacts from COVID-19

Income and Owner Cost-Burden

Extremely low-income owner-occupied households are at a greater risk of experiencing cost-burden than households with higher incomes. In 2021, 92% (or 12,163) of owner-occupied households with incomes of less than \$20,000 were cost-burdened; by comparison, 4% (or 5,898) of households with incomes of \$75,000 or higher were cost-burdened.

Owner-occupied households in lower income brackets are more likely to be cost-burdened

Owner Cost-burden by Income in Mecklenburg County, 2011-2021

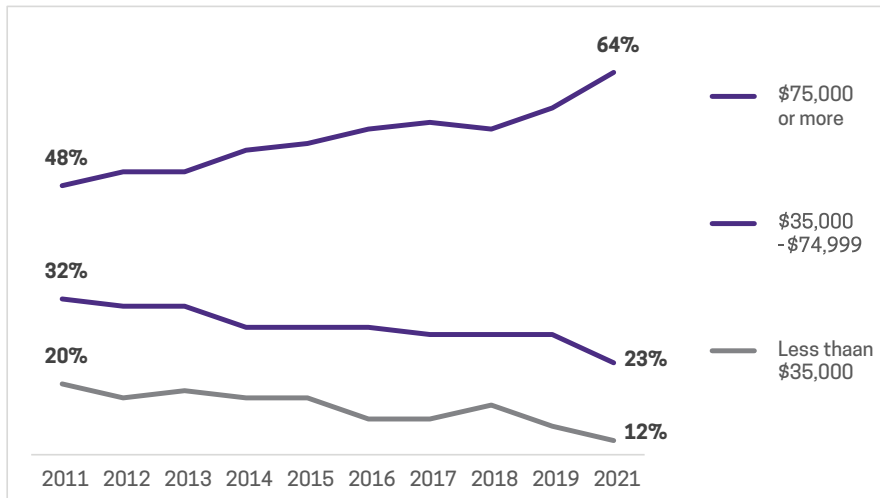


Source: U.S. Census Bureau American Communities Survey 1-Year Estimates Census data not available for 2020 due to impacts from COVID-19

The number of homes owned by low- and moderate-income households (earning less than \$75,000) has decreased over the last decade, while the number of homes owned by high-income households (earning \$75,000 or more) has increased.

The percentage of homes owned by low-income households has decreased since 2010

Homeownership by household income



Source: U.S. Census Bureau American Communities Survey 1-Year Estimates Census data not available for 2020 due to impacts from COVID-19

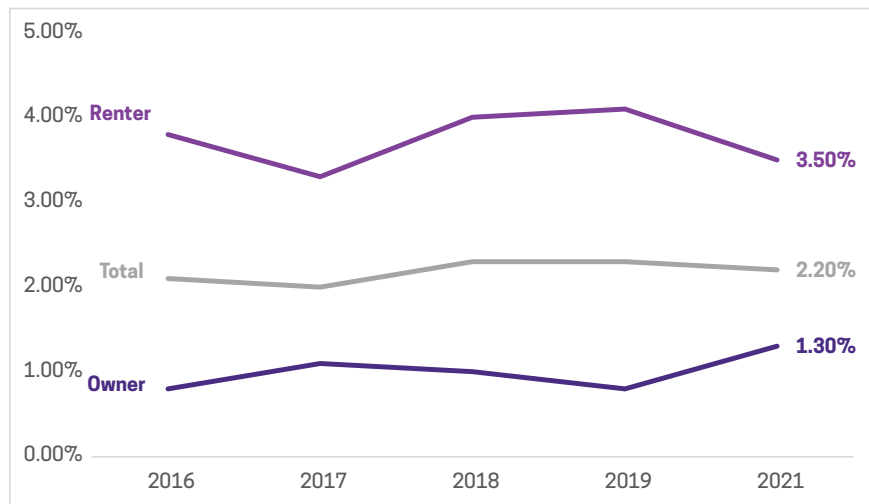
Overcrowded Housing

A household is considered “overcrowded” if there are more than two people per bedroom within a housing unit. An alternative measure of overcrowding, used in this analysis, is if there is more than one person per room.¹⁴ Overcrowded housing is linked to negative health outcomes such as chronic stress and sleeping disorders, and negative educational outcomes for children.^{18,19}

Renter households are approximately three times more likely to be overcrowded than owner-occupied households. In 2021, 3.5% of renter households were overcrowded, compared to 1.3% of owner-occupied households. Overall, 2.2% of households in Mecklenburg County were overcrowded. Although these percentages are low across Mecklenburg County, the percentages increase for households of color.

Renter households are approximately five times more likely to be overcrowded than owner-occupied households

Percentage of Mecklenburg County Households with more than one occupant per room (overcrowded)



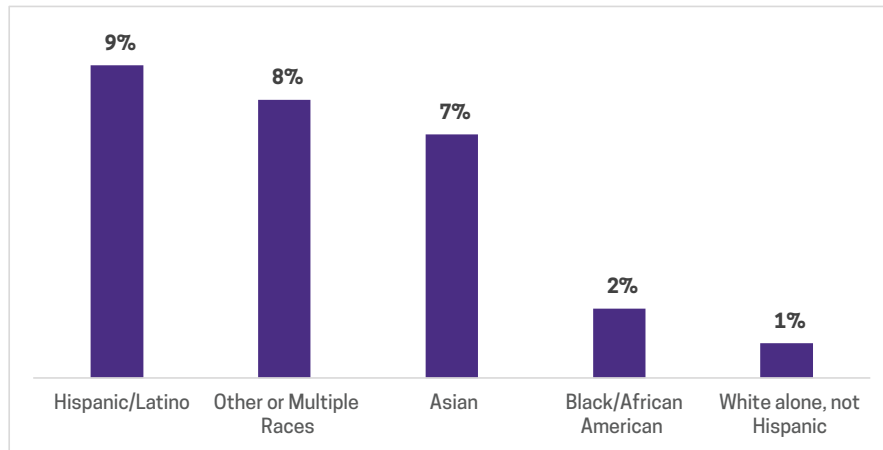
Source: U.S. Census Bureau American Communities Survey 1-Year Estimates Census data not available for 2020 due to impacts from COVID-19

Households in east Charlotte (between I-85 and US-74), west Charlotte (between I-77 and NC-16), and southwest Charlotte (near the intersection of I-485 and I-77) experience higher rates of overcrowding than households in other census tracts of Mecklenburg County. In some Census tracts, crowding rates reached between 9% and 13% of households. This compares to less than 1% of households with higher income from Census tracts in south Charlotte and northern Mecklenburg County.

Hispanic or Latinx households and households with persons identifying as multiple races were most likely to live in overcrowded housing situations in 2021. Nine percent of Hispanic or Latinx households and 8% of households with persons identifying as multiple races were overcrowded, compared to 2% of Black or African American households and 1% of White, non-Hispanic households. Research shows that Hispanic households across the United States have and continue to experience higher rates of overcrowding than Black or White, non-Hispanic households. Immigrant households experience higher rates of overcrowding than native-born residents.¹⁴


Hispanic households and households with persons identifying as multiple races were most likely to live in overcrowded housing


Percentage of Mecklenburg County households with more than one occupant per room (overcrowded), by race and ethnicity



Source: U.S. Census Bureau American Communities Survey 1-Year Estimates Census data not available for 2020 due to impacts from COVID-19

Evictions

Cost burdened
 A household's monthly housing costs exceed **30%** of their gross income.

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

Inability to pay rent is the primary reason that landlords file a formal eviction in Mecklenburg County. Once a landlord attempts to evict a tenant, the eviction filing appears on the tenant's rental history, which can impact their ability to obtain housing. 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 terminating 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; and **(2) a constructive eviction**, which is when the tenant is forced to move from their home due to their housing becoming unlivable, such as when a landlord defers necessary maintenance.

A notice to vacate is another method in which landlords may remove a tenant; this typically occurs when a tenant is no longer in an annual lease and is renting on a month-to-month basis. A landlord may choose to issue a notice to vacate for a variety of reasons, including market trends, tenant actions, or the sale of the property. Tenants will often leave without incident for fear of additional credit issues or lack of knowledge of tenant rights.

Evictions have wide-ranging impacts on households and communities. A formal eviction filing remains stay on a tenant's credit record for years, which can be used as justification by landlords to deny prospective tenants' approval for future rental units. Evictions can also make households ineligible for some housing assistance programs. As a result, households may be forced to rent week-to-week at a hotel or motel (which do not require record checks but often cost more than an apartment), rent substandard units, or live in undesirable areas.²⁰ Evictions also impact social and neighborhood cohesion. Neighborhood cohesion and low turnover help communities to maintain neighborhood accountability and social norms. While the causes of crime and social disorder are multifaceted, recent research indicates that neighborhoods with higher rates of eviction also experience higher rates of crime.²¹



23,717

Eviction cases (summary ejectments) filed in Mecklenburg County in FY22 (July 2021 to June 2022), compared with 13,969 in FY21. The number filed in FY21 was lower than previous years due to the eviction moratorium and eviction courts being backlogged during the COVID-19 pandemic.

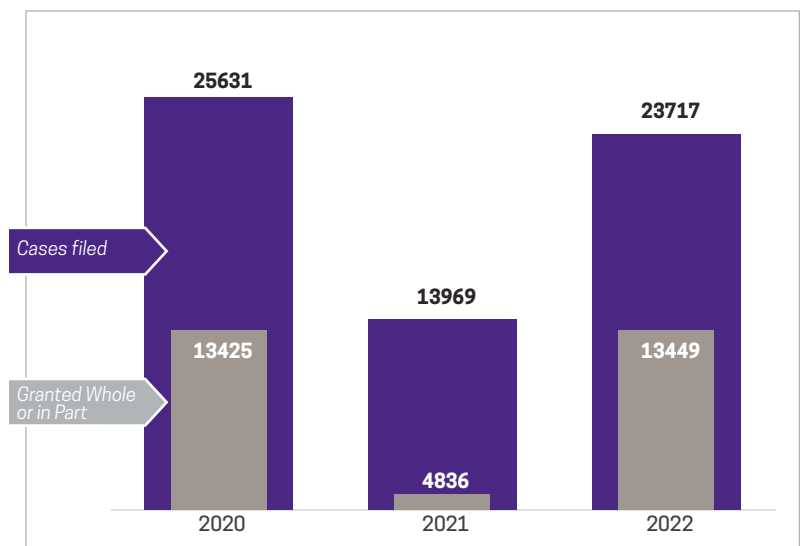


13,449

Evictions granted in whole or part in Mecklenburg County in FY22 (57% of all summary ejectment complaints), compared with 35% in in FY21. Partial eviction orders can include, but are not limited to, judgements in which the court orders payment of back rent but does not grant the eviction.

Cases filed and Evictions Granted

Eviction Cases in Mecklenburg County



Source: U.S. Census Bureau American Communities Survey 1-Year Estimates Census data not available for 2020 due to impacts from COVID-19



A blue graphic with a white arrow pointing right. The word "HOMELESSNESS" is written in white, uppercase letters across the center of the arrow. A horizontal blue stripe runs through the middle of the arrow.

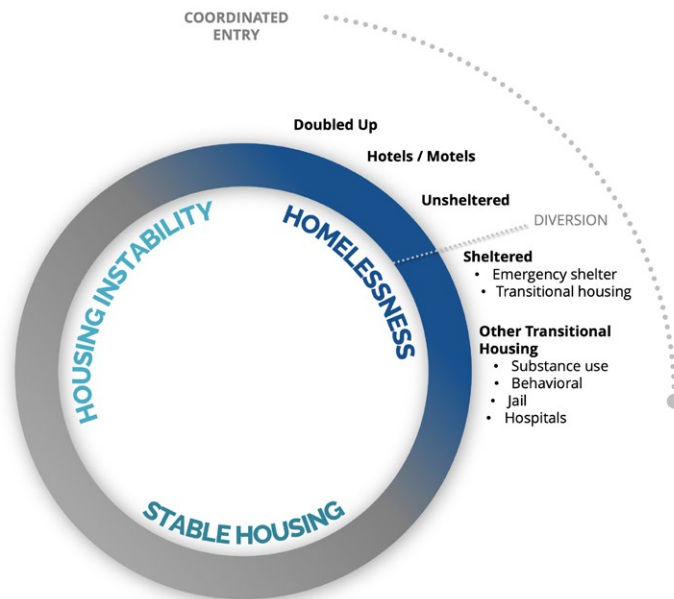
HOMELESSNESS



Introduction to Homelessness

A household can become homeless after facing a period (or multiple 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/or homelessness without ever accessing permanent, stable housing. Housing and homelessness services are designed to help households move from homelessness into stable housing as quickly as possible, and ensure that any episode of homelessness is rare, brief, and nonrecurring.

The definition of homelessness includes literal homelessness (a definition set by the U.S. Department of Housing and Urban Development) which means that a household is experiencing sheltered homelessness (staying in an emergency shelter or transition housing facility) or unsheltered homelessness. Homelessness can also include households fleeing domestic violence. Additionally, households living in other temporary living situations such as an institution (such as a jail or hospital) following an episode of homelessness are considered homeless if they reside in the institution for fewer than 90 days. The definition of homelessness may vary by the type of funding source being used to provide support and resources. In some instances, households who are living doubled up with family and/or friends and who are paying week to week to stay in hotels and motels may be considered to be experiencing housing instability or homelessness. Unless otherwise specified, this report examines households that meet the definition of literal homelessness, which means the household has a primary residence that is either a privately or publicly operated shelter or in a place not meant for human habitation. This report section provides data related to the work to end homelessness and describes the nature and extent of homelessness in Charlotte-Mecklenburg.



How Is Homelessness Defined?

The U.S. Department of Housing and Urban Development (HUD) defines homelessness and allocates funding using the four categories below. The chart below provides a definition for each category.

Measure	Definition
Literally Homeless	Individuals and families who lack a fixed, regular, and adequate nighttime residence; this includes households staying in emergency shelter and transitional housing (sheltered homelessness), and households who are unsheltered. This definition also includes a subset for an individual who is exiting an institution where they resided for 90 days or less and experienced literal homelessness before entering that institution. This definition is set by the U.S. Department of Housing and Urban Development.
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 (such as Department of Education) but who do not otherwise qualify as homeless under HUD categories of homelessness. This definition includes families who are paying week to week to stay in hotels or who are staying doubled up with family or friends. The HEARTH (Homeless Emergency Assistance and Rapid Transition to Housing) Act specifies that only 10% of Continuum of Care (CoC) funding may be used for this category and that special permission must be asked from HUD use federal funding to serve this population. Charlotte-Mecklenburg does not have permission to serve this category of homelessness with HUD funding.
Fleeing/Attempting to Flee Domestic Violence	Individuals and families who are fleeing, or are attempting to flee, domestic violence, have no other residence, and lack resources and/or support networks to obtain other permanent housing.

How Is Homelessness Measured?

The Homeless Management Information System (HMIS)

A local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

Using multiple data sources, this report describes what homelessness looks like in Charlotte-Mecklenburg. There are five available measures that together, provide a comprehensive picture of homelessness. These include: the One Number; System Performance Measures (SPMs); Point-in-Time Count; Housing Inventory Count (HIC); and McKinney-Vento Students Count. The One Number is a count of the total number of individuals and households who are actively experiencing homelessness; this data is updated monthly. The Point-in-Time (PIT) Count is a one-night census of the population experiencing

sheltered and unsheltered homelessness; data collection occurs annually in January and typically includes a household survey component. The PIT Count household survey was not conducted in 2021 due to the pandemic. System Performance Measures (SPM) are considered a “set” of system metrics and provide the community with information about how different components of the homeless services system are performing, and to what extent each component might impact one another. Charlotte-Mecklenburg Schools students experiencing housing instability or homelessness and who are identified as McKinney-Vento are also included in this section.

Measure	Definition	Data collection period	Who is included	Pg. #
One Number	<p>The One Number is generated the Homeless Management Information System (HMIS). It is a community by-name list of persons experiencing homelessness in Charlotte-Mecklenburg and quantifies the number of people enrolled in emergency shelter, transitional housing, street outreach, permanent housing (if there is no move-in date to housing yet), Safe Haven and Coordinated Entry projects in HMIS. The One Number includes sheltered and a portion of individuals experiencing unsheltered homelessness.</p> <p>One Number data can be broken down by household composition, race and ethnicity, and population type (single individuals, families, unaccompanied youth, veterans and people experiencing chronic homelessness). The One Number can also be analyzed by inflow into, and outflow from, homelessness. Whereas the Point-in-Time Count, provides a one-night snapshot of the number of people experiencing homelessness, the One Number provides a real-time, comprehensive picture of who is experiencing sheltered and unsheltered homelessness across the community.</p>	Monthly	ES, TH, SO, CE project, SH and other special populations ⁱⁱⁱ	50
System Performance Measures (SPM)	System Performance Measures (SPM) are considered a “set” of system metrics and provide the community with information about how different components of the homeless services system are performing, and to what extent each component might impact one another. Continuums of Care (CoCs) are required to report SPMs as a condition of receiving funding from the U.S. Department of Housing & Urban Development (HUD).	Annually; Federal Fiscal Year: October 1 through September 30	SO, ES, TH, RRH, PSH, OPH, SH	54
System Performance Measures (SPM)	An unduplicated one-night estimate of sheltered and unsheltered homeless populations. The 2022 PIT Count took place on the night of January 26, 2022. The PIT Count also includes a local survey component that provides additional details about the people experiencing homelessness and barriers that exist to access permanent housing. While the PIT Count was conducted in 2022, the PIT survey was not due to the pandemic.	Annually; One night in January	ES, TH, Unsheltered, SH	72
Point-in-Time (PIT) Count	An annual one-night snapshot of the number of beds and units that are dedicated to households experiencing homelessness as well as the number of permanent housing beds/units dedicated to households who have previously experienced homelessness.	Annually; One night in January	ES, TH, RRH, PSH, OPH, SH	77
Housing Inventory Count (HIC)	The total number of students and younger siblings in Charlotte-Mecklenburg Schools identified as homeless and eligible for McKinney-Vento services. This definition of homelessness is broader than other definitions and includes students in households who are living in hotels and/or motels; or are doubled up with family and/or friends.	Annually; School Year: August 1 through June 30	CMS students in ES, TH, Unsheltered, Doubled up, Hotels/motels	81

ES= Emergency Shelter; TH= Transitional Housing; SO= Street Outreachⁱⁱ; RRH= Rapid Re-housing;

PSH= Permanent Supportive Housing; OPH= Other Permanent Housing; CE project= Coordinated Entry Project; SH= Safe Haven

ⁱⁱ Street Outreach serves individuals experiencing unsheltered homelessness.

ⁱⁱⁱ Other special populations include people enrolled in permanent housing without a move in date and veteran data provided by the VA and entered into a specific By Name List Project.

Uncounted and Undercounted

There are several populations experiencing homelessness that are not fully captured within the existing data sources to describe homelessness in Charlotte-Mecklenburg. It is important to consider measures and/or data sources that include all types and definitions of homelessness across the continuum. Highlighted below are three main types of homelessness that are not currently captured within existing measures.

Doubled Up Households	Hotels & Motels	Jails/hospitals/Other residential institutions	Unsheltered
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Doubled Up Households

A household is considered “doubled up” if the household includes at least one “extra” adult, meaning an adult who is not in school and is not the head of household or their spouse/partner.²² The living situation may be temporary or long-term in tenure; and the reason for doubling up is linked to a housing crisis. McKinney-Vento homelessness data provides the closest approximation of doubled up households. According to the McKinney-Vento definition, doubled up includes children and youth who are sharing housing with another family due to the loss of housing or economic hardship.²³ McKinney-Vento data provides the number households who are doubled up with family/friends or paying to stay week to week in hotels and/or motels. However, this data is limited to the students who are attending Charlotte-Mecklenburg Schools; and the number of students identified as homeless is generally considered an undercount. Some students (and their families) experiencing homelessness do not want to be identified as homeless. It is estimated that most students experiencing homelessness are identified as eligible for McKinney-Vento services when transportation to school is needed.

“Doubled up” fits within the third category of homelessness outlined by the U.S. Department of Housing & Urban Development: “Homeless Under Other Federal Statutes” (see chart on page 55). The HEARTH (Homeless Emergency Assistance and Rapid Transition to Housing) Act specifies that only 10% of Continuum of Care (CoC) funding may be used for category three and that special permission must be asked from HUD use federal funding to serve this population. Charlotte-Mecklenburg CoC does not have special permission from HUD to serve persons within this category of homelessness.

Unsheltered

Populations experiencing unsheltered homelessness are also undercounted as there is no definitive way to contact every person experiencing unsheltered homelessness.

Hotels and Motels | Jails, Hospitals & Other Residential Institutions

A previous Charlotte-Mecklenburg Housing Instability & Homelessness Report highlighted best practices and recommendations to expand data collection to include populations experiencing homelessness that have historically been uncounted and/or undercounted. These populations include households residing in hotels, motels, and households that were homeless at entry to jails, hospitals, and residential institutions. Planning is underway to incorporate these recommendations into future data collection practices.

How Do People Experiencing Homelessness Access Services?

When a household in Charlotte-Mecklenburg is experiencing homelessness or is at imminent risk of losing their housing, they can contact the community’s Coordinated Entry system by calling the community’s Coordinated Entry hotline: 704-284-9665.

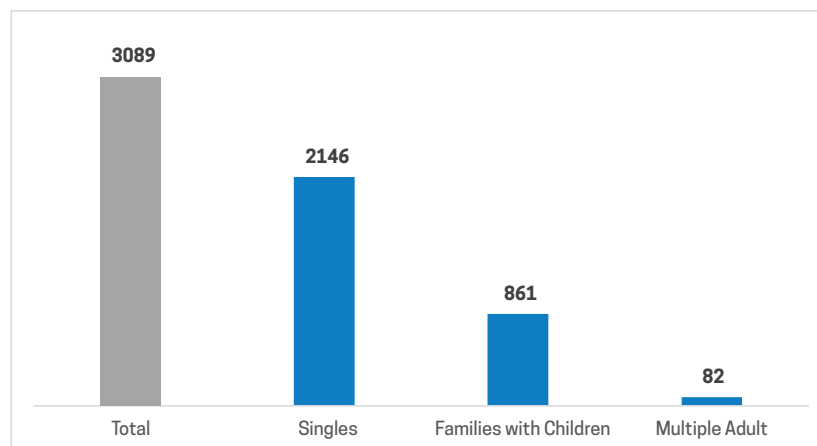
Contacting Coordinated Entry is the first step for households who are experiencing homelessness or housing instability to connect to emergency shelter or other available homeless services resources. In addition to triaging households’ imminent resources needs and providing referrals based on need and resource availability, the Coordinated Entry System also helps the community to both prioritize resources for the most vulnerable households and to identify emergent needs and gaps in housing and services within the homeless response system. Community organizations that participate in the Coordinated Entry System commit to prioritizing their temporary and permanent housing assistance for households seeking assistance through the Coordinated Entry “front door.” Charlotte-Mecklenburg began implementing a Coordinated Entry System in 2014. In 2017, NC 2-1-1, with funding from United Way of Central Carolinas, integrated with Coordinated Entry services so that housing crisis assistance requests could be streamlined through the single, full-service NC 2-1-1 platform. In 2020 because of the COVID-19 pandemic, coordinated entry needs assessments began being completed via phone only. This pivot required the creation of a community based Coordinated Entry hotline. While 2021 marked the return of in-person assessment options, most assessments are still completed via phone. Thus, in 2022, based on community feedback and data showing that most callers who called NC 2-1-1 to access shelter resources were subsequently directed to call the CE Hotline, the requirement to access Coordinated Entry services through NC 2-1-1 was removed.

Households served through coordinated entry

Between July 1, 2021, and June 30, 2022, 3,089 households who were experiencing homelessness or at risk of homelessness completed a Coordinated Entry housing needs assessment. Sixty-nine percent of housing needs assessments were completed with single adult households (2,146), 28% (861) were completed with households consisting of families with minor children, and 3% (82) were conducted with multiple adult households. Overall, these numbers are similar to the number of persons completing a Coordinated Entry housing needs assessment during the previous year (July 1, 2020 – June 30, 2021). In FY 21, 2,985 assessments were conducted; 73% were with single adult households and 26% were with families. In FY 21, the families metric consisted of both families with minor children and multiple adult households.

69% of Households Receiving a Housing Needs Assessment Were Single Adult Households

Coordinated Entry FY22



Source: HMIS

The One Number

The One Number is generated by the Homeless Management Information System (HMIS). It is a community by-name list of persons experiencing homelessness in Charlotte-Mecklenburg and quantifies the number of people enrolled in emergency shelter, transitional housing, street outreach, permanent housing (if there is no move-in date to housing yet), Safe Haven and Coordinated Entry projects in HMIS. The One Number includes sheltered and a portion of individuals experiencing unsheltered homelessness.

One Number data can be broken down by household composition, race and ethnicity, and population type (single individuals, families, unaccompanied youth, veterans and people experiencing chronic homelessness). The One Number can also be analyzed by inflow into, and outflow from, homelessness. Whereas the Point-in-Time Count, provides a one-night snapshot of the number of people experiencing homelessness, the One Number provides a real-time, comprehensive picture of who is experiencing sheltered and unsheltered homelessness across the community.

The One Number is considered dynamic and therefore, may fluctuate over time as data is entered or updated. The Charlotte- Mecklenburg data team has developed a “reliability threshold” of 5% for the One Number data.

The One Number

As of October 31, 2022, 3,260 people were actively experiencing homelessness in Charlotte-Mecklenburg. Most individuals actively experiencing homelessness are Black, African American, or African (77%) and single adults (64%).^{vi}

3,260

People experiencing homelessness in Charlotte-Mecklenburg.



364

FAMILIES
(1233 TOTAL PEOPLE)



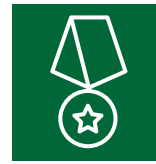
2,051

SINGLE
INDIVIDUALS



127

UNACCOMPANIED
YOUTH



250

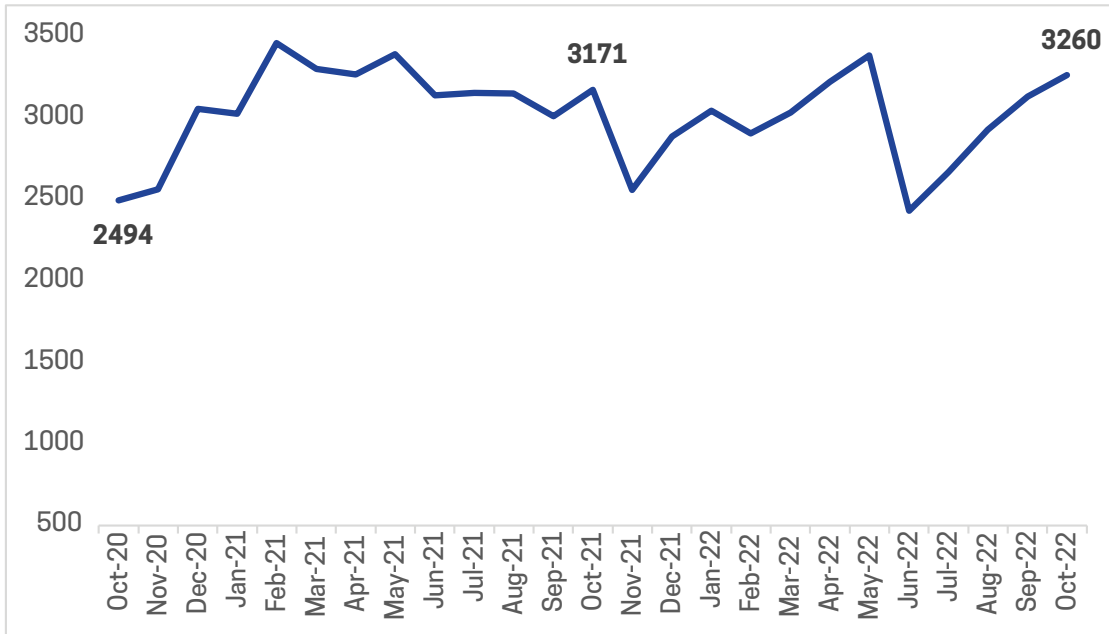
VETERANS



517

CHRONICALLY
HOMELESSNESS

The One Number increased 3% between October 2021 and October 2022

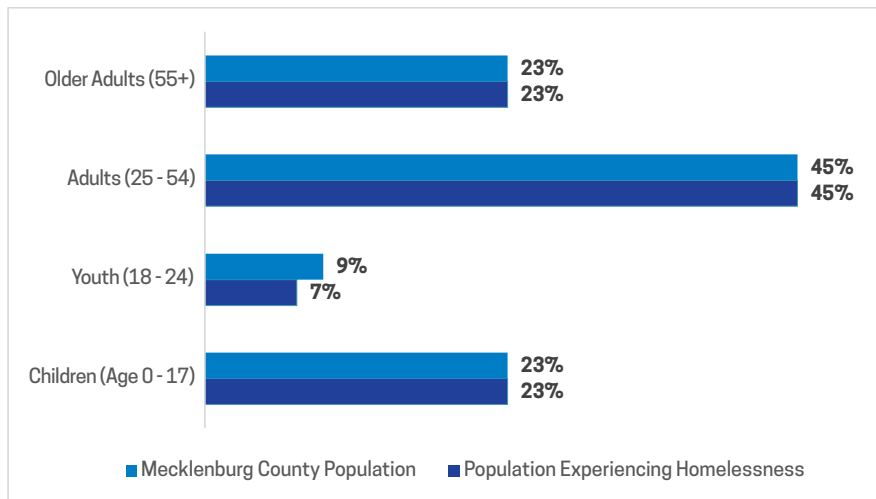


^{vi} Some individuals have been entered into HMIS at different time periods as either an individual or member of a family. The One Number deduplicates but there is still some overlap contained within household status.

When reviewing the demographic characteristics of people who are counted in the One Number calculation, there are some notable trends. Adults ages 25-54 account for 45% of people experiencing homelessness while minor children ages 0-17 account for almost 25% of the overall homeless population. As seen in the table below, the age distribution for people experiencing homelessness in Charlotte-Mecklenburg is consistent with the age distribution of the general population in Mecklenburg County. When we examine the age distribution by family type (single adults vs. families), we see that 35% of single adults experiencing homeless are older adults and 6% are unaccompanied youth ages 18-24. When we look at the age distribution for families, children ages 0-17 have the highest prevalence, making up 60% of the population. Finally, people who identify as Black, African American, or African make up 33% of the Mecklenburg County population but make up 76% of persons experiencing homelessness in Mecklenburg County while those who identify as White make up 57% of the local population but only 14% of those experiencing homelessness. It is important to note that discriminatory and racist policies and practices in housing, criminal justice, child welfare, and educational systems have negatively impacted access to housing, gainful employment, and wealth accumulation for Black, Indigenous, Persons of Color and these policies and practices have contributed to present-day racial disparities we see in local homelessness data.

Adults ages 25-54 account for almost half (45%) of people currently experiencing homelessness

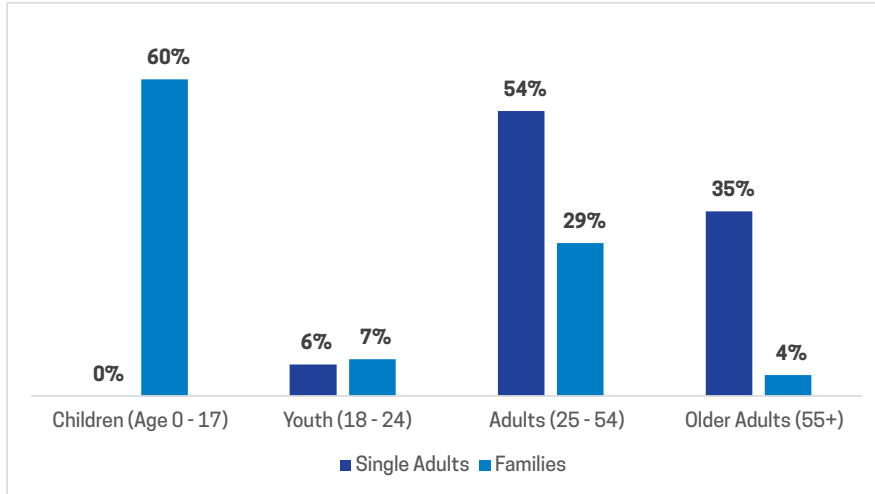
One Number By-name List, October 2022



Source: mecklenburghousingdata.org Note: Age data was not collected for 3% of individuals experiencing homelessness. Due to rounding, percentages may not add up to 100%.

Most older adults experiencing homelessness are single adults

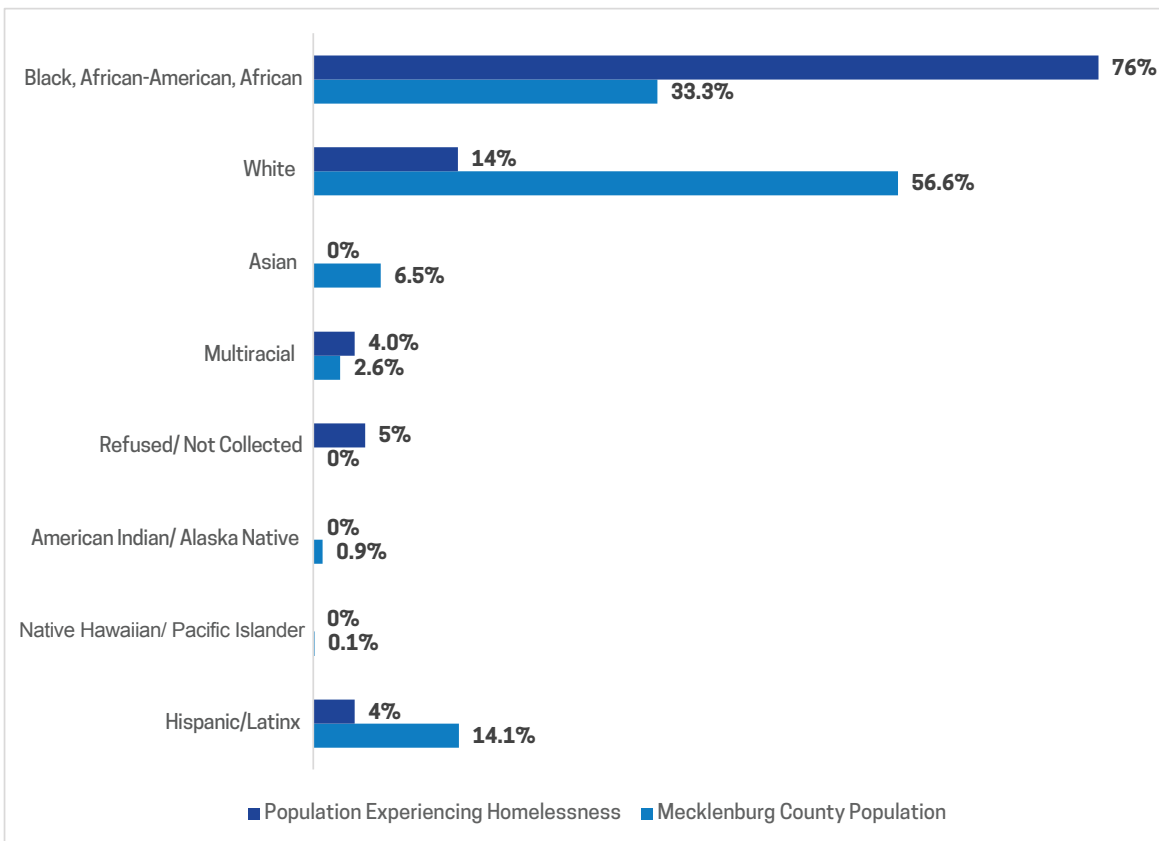
One Number By-name List, October 2022



Source: mecklenburghousingdata.org Note: Age data was not collected for 3% of individuals experiencing homelessness. Due to rounding, percentages may not add up to 100%.

Black, African American, African people make up a disproportionate share of those experiencing homelessness

One Number By-name List, October 2022



Source: mecklenburghousingdata.org Note: Age data was not collected for 3% of individuals experiencing homelessness. Due to rounding, percentages may not add up to 100%.

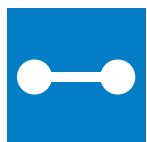
System Performance Measures

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 using System Performance Measures (SPM). SPMs are considered a “set” of system metrics and provide the community with information about how different components of the homeless services system are performing; and to what extent each component might impact one another. Continuums of Care (CoCs) are required to report SPMs as a condition of receiving funding from the U.S. Department of Housing & Urban Development (HUD). This report section provides current and historical SPM data. SPMs are reported annually and align with the federal fiscal year (October 1 to September 30).

The most recent SPM data available is for FY21 (October 1, 2020 – September 30, 2021).

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 can be used to inform 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 provides an estimate for the number of people experiencing homelessness in sheltered and unsheltered locations on one night.



INCOME GROWTH

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



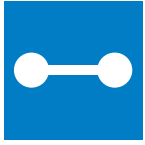
NUMBER OF PEOPLE HOMELESS FOR THE FIRST TIME

This measure provides the number of people who experience homelessness for the first time (people who have not had a homeless episode captured within HMIS in the previous 24 months) 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 during the year.



Length of Time Homeless

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

KEY FINDINGS

- ▲ The average length of time in emergency shelter and safe haven increased by 17 days from FY20 to FY21.
- ▲ The average length of time in emergency shelter, safe haven, and transitional housing increased by 23 days from FY20 to FY21.

Measure One: the average length of time that people spent in emergency shelter and safe haven before exiting increased by 17 days from FY20 to FY21. Average time in emergency shelter and safe haven has increased 77% (55 days) over the past six years; from 71 days in FY16 to 126 days in FY21. The median length of time in emergency shelter and safe haven increased by 23 days from FY20 to FY21, and median days in shelter has tripled between FY16 and FY21.

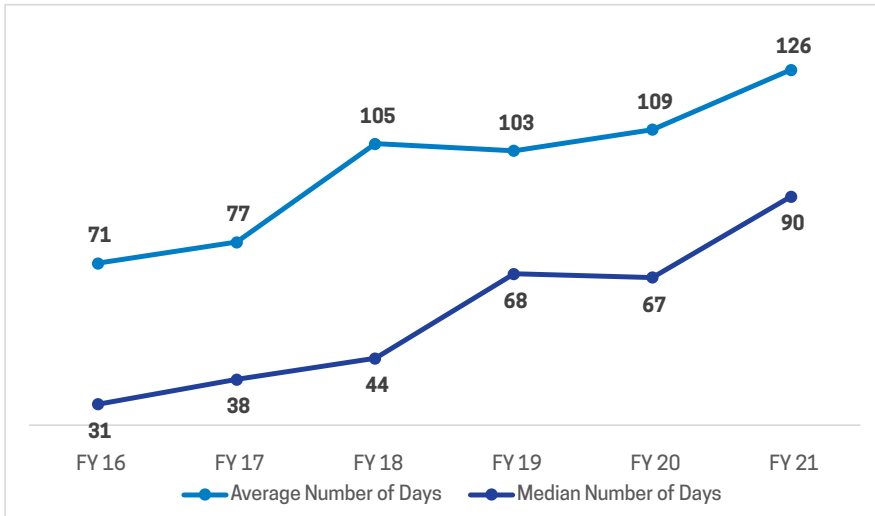
Average and Median days in ES before Exiting

Measure	Average # Days	Median Days
FY20	109	67
FY21	126	90

Measure Two: the average length of stay in emergency shelter, safe haven, and transitional housing has increased since FY16; from 97 days in FY16 to 174 days in FY21, a 79% (or 77 day) increase. The increase in average length of stay in emergency shelter, safe haven, and transitional housing, which combines the length of stay in emergency shelter and transitional housing, is partly due to the increase in average length of stay in emergency shelter. During the height of Covid, congregate shelters utilized hotel/motel rooms to provide safe, non-congregate space which contributed to increased lengths of stay.

Average length of stay in ES has increased since FY16

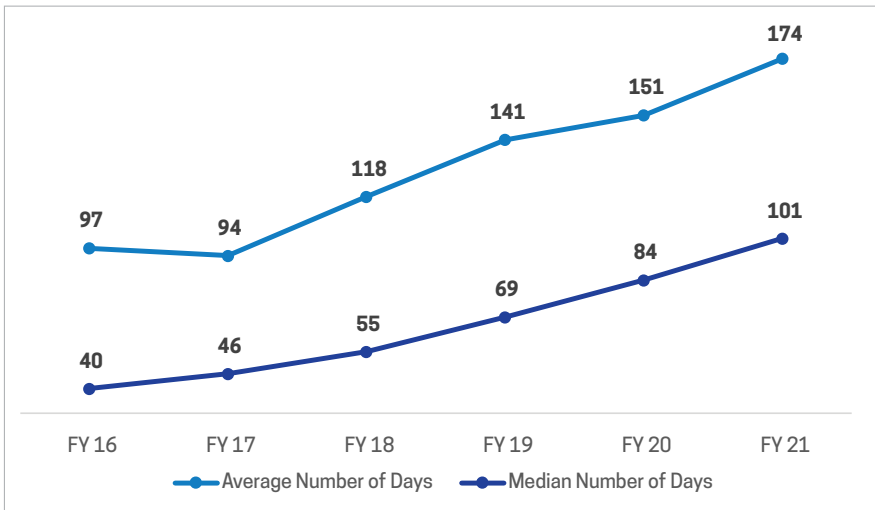
Average Length of Time- Emergency Shelter Only



Source: Mecklenburg County HMIS

Average length of stay in ES + TH has increased since FY16, primarily because of increases in ES length of stay

Average Length of Time- Emergency Shelter and Transitional Housing



Source: Mecklenburg County HMIS

So, what does this mean?

Understanding both the average and median are important to understand changes in this measure. When a small number of the population experiences especially long periods of time in emergency shelter (for example, twelve months or longer), this can result in a higher average number of days than median number of days. The median number of days is different than the average because it is the value in the middle of the dataset; the median may help account for outliers that significantly bring up the average number of days.

Between FY16 and FY21, the gap between the average and median number of days in emergency shelter decreased by 4 days (from a 40-day gap in FY16 to a 36-day gap in FY21). This indicates that a small portion of the population is still spending long periods in emergency shelter, though that number is on the decline.

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 is temporary shelter usually coupled with supportive services to facilitate the movement of households experiencing homelessness to permanent housing within a reasonable amount of time (usually 24 months). 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 and safe haven in FY21 was 3,957; the number of combined people in emergency shelter, safe haven, and transitional housing used for the calculation in FY21 was 4,376.

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, veterans, and racial or ethnic groups) are facing more barriers to rapid exits from shelter and transitional housing. Providers can also identify and target the long stayers in their programs to shorten their program's average length of stay, which, in turn, 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 (especially for households below 30% AMI), increased need for housing case management staff to assist with rapid exit and/or, flexible funding to assist high barrier households. Tracking these data enables the community to measure the impact of policy and system changes over time, especially as funding decisions are informed by System Performance Measures. It also enables the community to understand how policies may or may not enforce inequity.



Returns to Homelessness

This measure provides the percentage of people who exited into permanent housing and returned to homelessness within 2 years after their exit. Exits to permanent housing include exits to market-rate and subsidized rental units and staying permanently with family and/or friends. The measure looks at all returns; returns after exiting to permanent housing from street outreach; returns after exiting to permanent housing from temporary housing (ES and TH); and returns after enrolling in permanent housing program (including current enrollment in RRH, OPH, or PSH, or exits to permanent housing from programs).

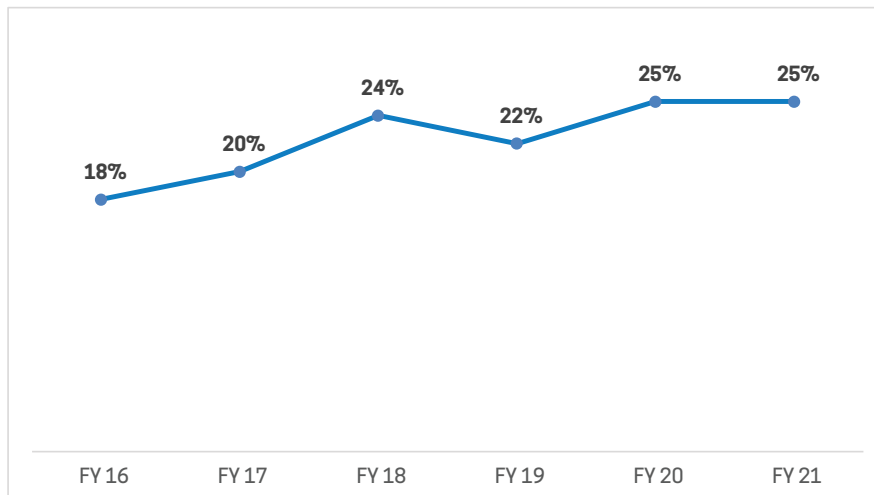
KEY FINDINGS

- Only 16% of people enrolled in a permanent housing program (RRH, PSH, OPH) returned to homelessness in FY21.
- ▲ On average, the percent of total people who return to homelessness has increased; from 18% in FY16 to 25% in FY21.

The percent of people who returned to homelessness after exiting to permanent housing increased from 18% (or 296 returns) in FY16 to 25% (or 634 returns) in FY21. The overall increase in returns to homelessness is primarily due to the increase in the number of returns from people who exited to permanent housing from emergency shelter. Returns to homelessness after exiting from emergency shelter increased from 21% (168) in FY16 to 33% (493) in FY21.

On average, total returns to homelessness have increased since 2016

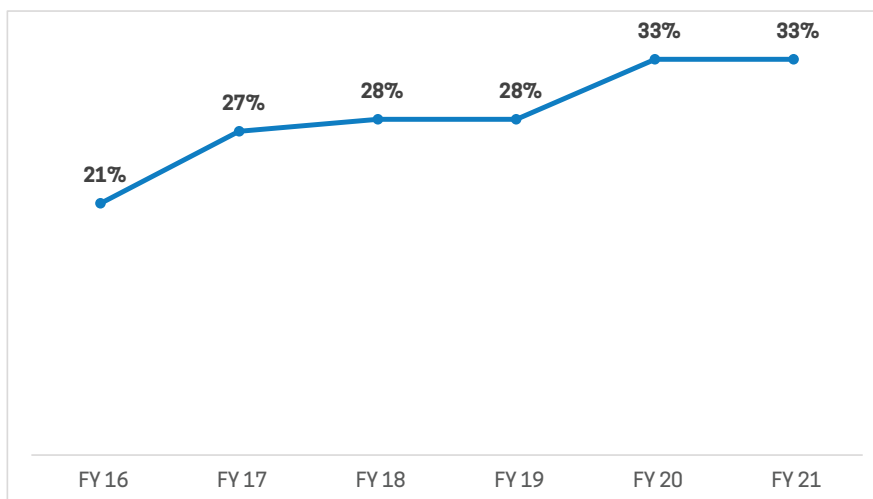
Percentage of Returns from Exit to a Permanent Destination in Two Years



Source: Mecklenburg County HMIS

On average, total returns to homelessness after exiting emergency shelter have also increased since 2016

Percentage of Returns from Exit to a Permanent Destination from Shelter in Two Years



Source: Mecklenburg County HMIS

So, what does this mean?

Overall, the number of people returning to homelessness has increased in the last five years. However, the majority of people who exit to a permanent housing program (RRH, PSH, OPH) **do not return to homelessness within two years**. This suggests that permanent housing programs (which include a rental subsidy and/or supportive services) reduce the likelihood that an individual will return to homelessness. Even with the low rate of return to homelessness after exiting to a permanent housing program, there are opportunities to strengthen permanent housing placements to ensure that there are fewer returns.

IMPORTANT CONTEXT

- Making homeless episodes brief and nonrecurring is important for stabilizing households and minimizing the long-term impacts of homelessness.
- This measure incorporates program exits from 2 years prior to the reporting period. It includes all people within a household including children. It includes entries into homelessness within homelessness service programs that utilize HMIS for data entry.
- The operational differences across project types of emergency shelter, transitional housing and rapid re-housing should be considered when interpreting these outcomes.
- Permanent housing success includes specific housing destinations. These include permanent housing programs such as rapid re-housing, permanent supportive housing and other permanent housing; housing that is owned and/or rented with or without a subsidy; and staying or living with friends and/or family that is permanent in nature/tenure. Housing success from street outreach includes temporary and permanent housing destinations; temporary destinations include emergency shelter (including hotel/ motel paid for with an emergency shelter voucher), transitional housing, substance abuse treatment facility, place not meant for habitation, jail, prison, or juvenile detention center, hospital (both psychiatric and non-psychiatric), residential project or halfway house, and staying or living with friends and/or family that is temporary in nature/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 ensure homelessness is nonrecurring. Targeted investments can include increasing permanent housing beds and/or units, supportive services, homelessness prevention services, and/or rental subsidies.

For the Community

- Further analysis is required at the program and system level to better understand the characteristics and/or circumstances of people returning to homelessness; and to better understand the program and/or housing type characteristics that result in returns. A prevention-focused workgroup and the Equity and Inclusion Committee have begun analyzing characteristics of households that return to homelessness. The analysis also explored if specific program criteria might be impacting households' return to homelessness. This information can inform the community's overall strategy around permanent housing and homelessness prevention, including resource allocation for increased beds, supportive services, and/or subsidies. Information is currently disaggregated by demographics (including race and age) in the One Number, but disaggregation is not available for system performance measures.



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, safe haven, and transitional housing. The Point-in-Time (PIT) Count provides the number people experiencing homelessness in emergency shelter, transitional housing, and in unsheltered locations on one night in January.

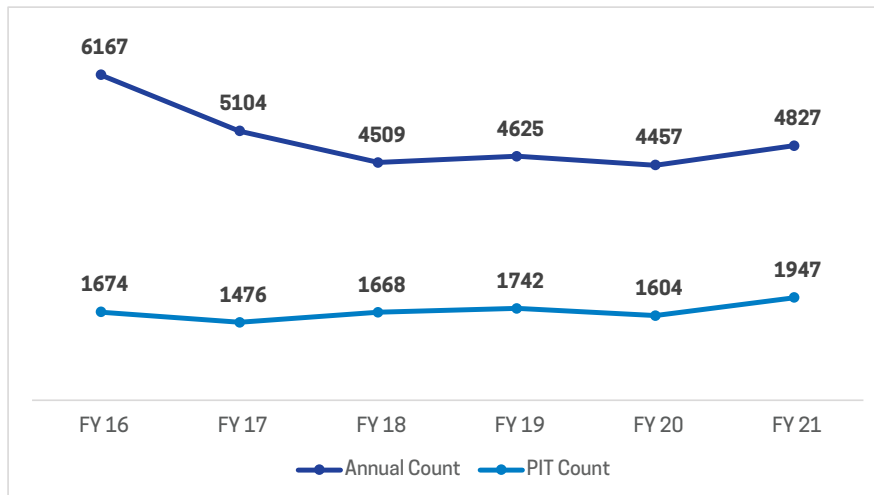
KEY FINDINGS

- ▲ The annual number of people experiencing homelessness increased by 8% from FY20 to FY21.
- ▲ The number of people experiencing homelessness on one night in January increased by 21% from FY20 to FY21.

Note: 2022 SPM data is not yet available; the federal fiscal year runs from October to September. Therefore, data from the 2022 PIT Count is omitted from this section; the 2021 PIT Count is used for the purpose of this section to align with the current SPM fiscal year reporting period. Details about the 2022 PIT Count can be found in the PIT section of the report.

The annual count increased for the second time since 2018

Number of People Experiencing Homelessness



Source: Mecklenburg County HMIS and PIT Count

So, what does this mean?

There was an increase in both the annual count and PIT count from October 2020 through September 2021. The Annual Count indicates there continues to be a steady inflow of people entering into homelessness; in addition, most people entering homelessness are doing so for the first time. This underscores the connection between housing instability and homelessness.

The number of people who experience homelessness in emergency shelter and transitional housing is connected to the number of beds available to temporarily house them. The number of beds available on the night of the PIT Count is known as the Housing Inventory Count (HIC), which is collected and reported at the same as the PIT. 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.

IMPORTANT CONTEXT

- The PIT Count is a one-night snapshot (and therefore, undercount) of homelessness in the community. The One Number, which is a community by-name list extracted from HMIS, provides a timely count of the number of people actively experiencing homelessness. The One Number includes individuals and households who are currently experiencing sheltered homelessness and a portion of households experiencing unsheltered homelessness. The One Number provides an assessment of the minimum number of people who are in need of housing in Charlotte-Mecklenburg. Whereas the PIT Count is updated annually, the One Number is updated monthly.
- While the annual count includes all people experiencing sheltered homelessness in 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 occurred in January 2021; the annual count data reflects the period from October 2020 to September 2021. Both are unduplicated counts.

WHY THESE DATA MATTER

For Agencies

- Understanding capacity and utilization at the agency level can help providers improve efficiency, prioritize beds and/or units, and shift operations to 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 the community to understand how resources are utilized and where gaps exist.



Income Growth

This measure provides the percentage of adults who increased their income across the federal fiscal year who were enrolled and who exited from CoC-funded RRH and PSH programs. The first part of the measure looks at the increase in income among adults who were currently enrolled during FY21. The second part of the measure looks at the increase in income among adults who exited during the reporting period.

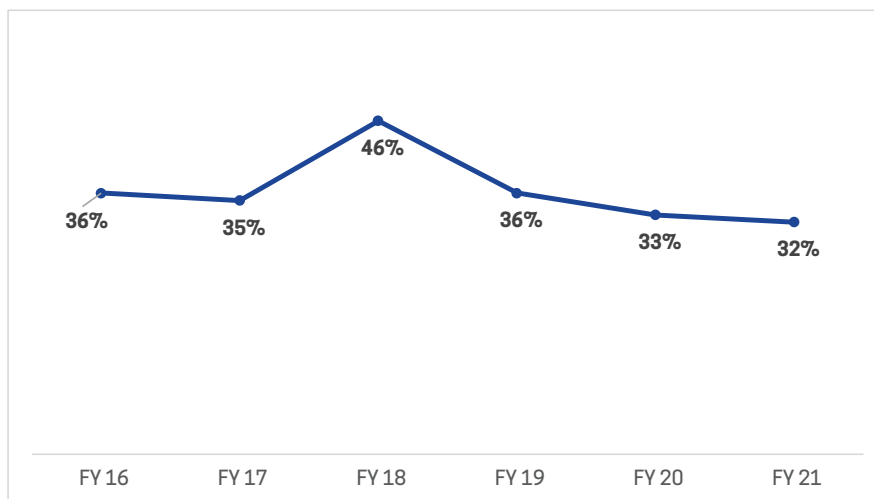
KEY FINDINGS

- ▲ Non-employment cash income remains the most common source of increased income among adults currently enrolled and who have exited from CoC-funded PSH and RRH programs.
- ▼ On From FY18 to FY21, the percentage of adults who increased their total income at program exit decreased.

In FY21, 46% of adults currently enrolled in CoC-funded RRH and PSH programs increased their total income; this represents a 1-percentage point (or 1 individual) increase from FY20. Most increases in income were from non-employment cash income sources such as disability benefits; 44% of currently enrolled adults had increased their non-employment cash income in FY21. Among adults who exited from RRH or PSH programs, 32% (or 24 people) had increased income in FY21, mostly due to non-employment cash income. The percentage of adults who increased their income after exiting RRH or PSH has decreased since FY16. This is primarily because fewer exited adults have increased their employment cash income.

The percentage of adults who increased their income at exit decreased

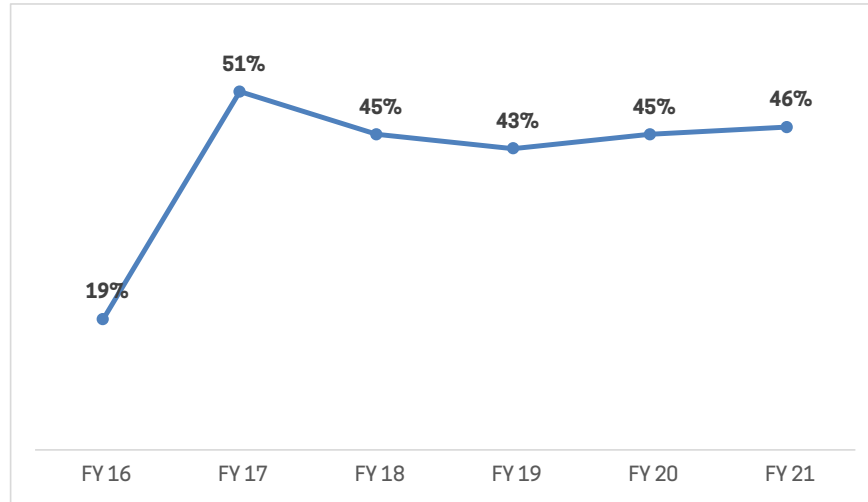
Percent of Exited Adults with Increased Total Income



Source: Mecklenburg County HMIS

The percentage of currently enrolled adults who increased their total income increased

Percent of Currently Enrolled Adults with Increased Total Income



Source: Mecklenburg County HMIS

So, what does this mean?

Analysis of historical data from this SPM shows that increases in income is primarily due to an increase in non-employment cash income (such as disability income) coupled with fewer people exiting the system during this fiscal year. It is important to note that permanent supportive housing projects primarily serve individuals who experience chronic homelessness. An individual meets the definition of chronic homelessness if they have been homeless for one year or longer or four times in 3 years totaling 12 months and have a disabling condition. Rapid rehousing and permanent supportive housing programs often have staff who can support individuals in their application for SSI and SSDI. This means that these individuals are more likely to receive non-employment cash income related to their disability. One form of disability income is Supplemental Security Income (SSI). SSI benefit amounts are capped, and any change (increase or decrease) are set by the Social Security Administration annually.

IMPORTANT CONTEXT

- This measure only looks at adults in CoC-funded rapid re-housing and permanent supportive housing projects, which is a subset of all programs included in other System Performance Measures. Therefore, it is important to be cautious with generalizing any findings from this measure to all homeless programs.
- This 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; 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 (such as disability income).

WHY THESE DATA MATTER

For Agencies

- Agencies can use income data to measure incremental progress toward housing stability and to understand the economic challenges that impact housing access and sustainability. Income-based outcomes are an important source of information to help organizations advocate for more resources such as supported employment so households can supplement unearned income with earned income.

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 enable adults to sustain their housing after their program exit. Analysis at the CoC-project level could help to provide a clearer picture of who is successfully increasing their income, how and by how much, and illuminate local promising practices for increasing income that can be shared across homeless services agencies.



Number of People Homeless for the First Time

This measure provides the number of people who experience homelessness for the first time (people who have not had a homeless episode captured within HMIS in the previous 24 months) compared to all people who experience homelessness in emergency shelter and transitional housing during the fiscal year.

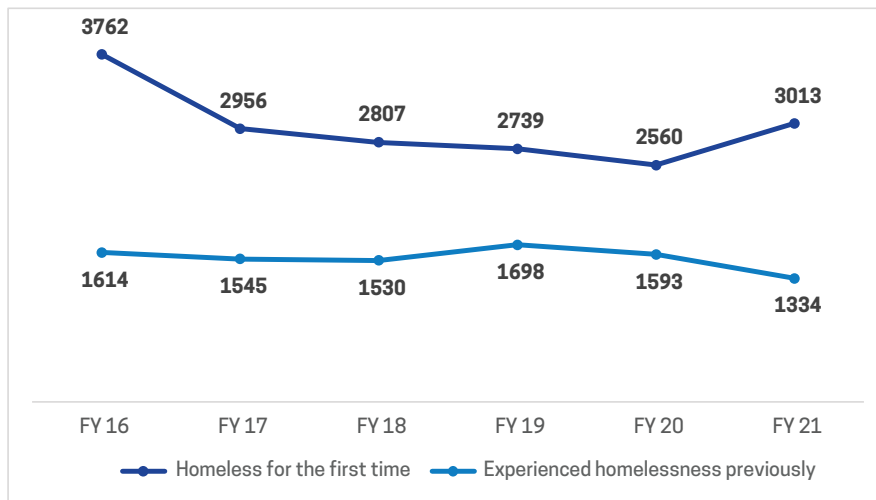
KEY FINDINGS

- ▲ The number of people experiencing homeless for the first time increased 18% from FY20 to FY21.
- ▲ For most (70%) people experiencing homelessness during FY21, it was their first homeless episode in at least 24 months.

Most people (70%) in emergency shelter, safe haven, and transitional housing were experiencing homelessness for the first time in FY21, while 30% had experienced homelessness previously. The number of people experiencing homelessness for the first time decreased 20% from FY16 to FY21. However, there was a significant increase in first time homelessness from FY20 to FY21.

The number of people experiencing homelessness for the first time (within the past 24 months) has increased 18% since 2021

Number of People Who Became Homeless for the First Time



Source: Mecklenburg County HMIS and PIT Count

So, what does this mean?

Charlotte-Mecklenburg saw a reduction in the number of people who were homeless in FY21 who also one other episode of homelessness in the previous 24 months but saw an increase in the number of people who experienced homelessness for the for the first time. To have measurable reductions in homelessness, upstream efforts are needed to prevent first time homelessness and returns to homelessness.

IMPORTANT CONTEXT

- The number of people in emergency shelter and transitional housing used for this calculation in FY21 was 4,347.
- Given the October 2020 – September 2021 timeframe, it is possible that Covid had an impact on increasing first time homeless counts.

WHY THESE DATA MATTER

For Agencies

- Agencies can use this data to examine characteristics of households who enter and exit their programs and to problem solve around those who returned to their program after permanent housing exits.

For the Community

- This measure helps the community to understand the characteristics of people experiencing homelessness for the first time; the degree to which long-term rental subsidies and/or ongoing rental assistance may be needed to sustain housing; and the need for interventions targeting homeless prevention. A prevention-focused workgroup did an in-depth study on households that entered shelter to examine what the households reported that could have prevented their homelessness. Housing search assistance, financial assistance, services (such as case management), and temporary housing were identified as interventions that could have prevented or more quickly ended their homelessness. This information is being used to inform how to improve interventions targeted upstream.



Exits to Permanent Housing

This measure provides the number of people who exit successfully to permanent housing across the federal fiscal year. Exits to permanent housing include exits to market-rate and subsidized rental units and staying permanently with family and/or friends. The first part of the measure looks at combined exits to permanent housing from emergency shelter (ES), transitional housing (TH), and rapid re-housing (RRH). The second measure looks at retention of existing permanent supportive housing (PSH) as well as exits to new permanent housing (PH) from permanent supportive housing. The last measure looks at exits to temporary or permanent housing from street outreach. Temporary housing includes emergency shelter, hotel and/or motel, treatment facilities, and temporary shelter with family and/or friends. Street outreach is designed to improve housing conditions for people living on the street or in a place not meant for human habitation; therefore, any change in housing situation (whether temporary or permanent) is considered a positive exit.

KEY FINDINGS

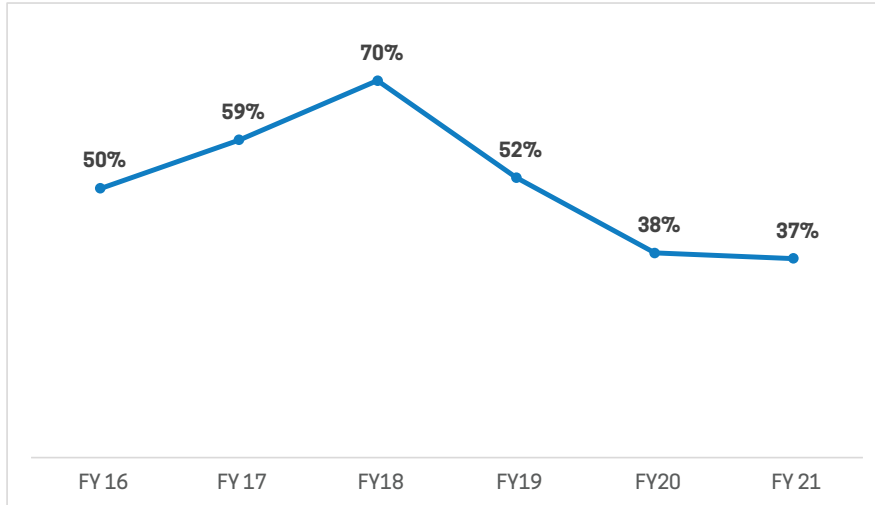
- ▼ 37% of people in ES, TH, and RRH exited to permanent housing in FY21, a 1% decrease from FY20 and a 15% decrease from FY19.
- Retention of PSH and exits to new permanent housing remain high at 97% in FY21.
- ▲ Exits to temporary and permanent housing from street outreach have improved from 25% in FY18 to 62% in FY21.

Thirty-seven percent (or 1,270 people) of people who stayed in emergency shelter, transitional housing, or rapid rehousing exited to permanent housing in FY21. This represents a one-percentage point decrease from FY20, though there is a larger universe and thus a higher number of people who exited to permanent destinations (1270 people). There was a 15% decrease in FY21 compared to FY19, however, this decrease represented by a 552 person drop in exits to permanent destinations from these project types.

Consistent with prior years, most people (97%) in permanent supportive housing retained their housing and/or exited to new permanent housing. Rental units in PSH programs in Charlotte-Mecklenburg are prioritized for individuals who meet the definition of chronic homelessness. Criteria for meeting the definition of chronic homelessness is met when an individual has experienced at least a year of continuous homelessness or 4 episodes of homelessness in 3 years totaling 12 months and have one or more disabling conditions that pose a barrier to sustaining housing. PSH programs provide long-term housing assistance coupled with supportive services.

Exits from ES, TH, and RRH to Permanent Housing decreased from FY16 to FY21

Percentage of People Exiting to Permanent Housing

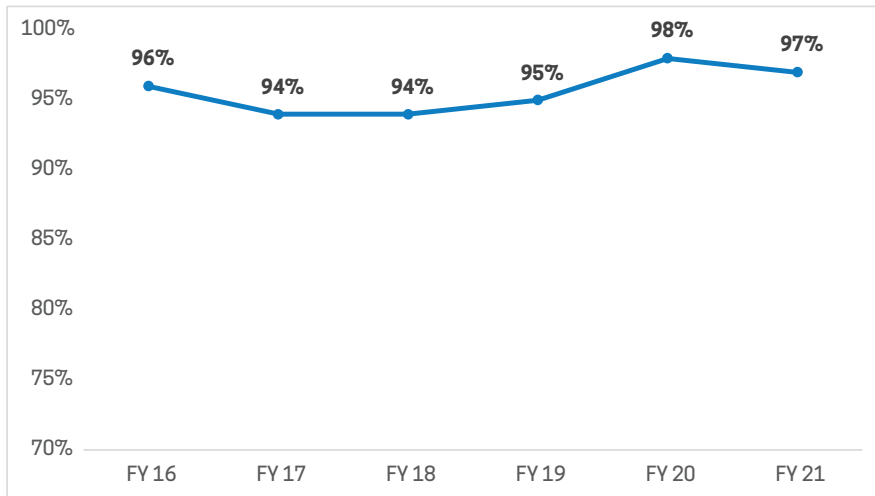


Source: Mecklenburg County HMIS

Exits to temporary and permanent housing for individuals served through street outreach was highest in FY16 at 66% positive; it dropped to 24% positive in FY17 and has slowly increased to reach 62% positive in FY21. Unlike other measures in this section, both temporary and permanent housing exits are considered positive exits for individuals served through street outreach.

Retention of housing in PSH and OPH projects remains high at 97%

Percentage of People Retaining Permanent Housing



Source: Mecklenburg County HMIS

So, what does this mean?

The decrease in the number of people who exited to permanent housing from emergency shelter, transitional housing and rapid re-housing from FY18 to FY21 may be due to longer lengths of stay in emergency shelter (average length of stay in ES increased from 105 days in FY18 to 126 days in FY21). These longer lengths of stay are related to the lack of affordable housing inventory. When households exit to permanent housing from emergency shelter, transitional housing, or rapid rehousing to a permanent housing destination, they are successful in maintaining their housing. Increasing affordable housing inventory and rental subsidies/vouchers to meet market rate and addressing barriers such as voucher utilization rates and source of income discrimination will have positive impact on outcomes.

IMPORTANT CONTEXT

- The differences across services and/or tenure among ES, TH and PH program types need to be considered when interpreting this outcome.
- The second measure related to PSH combines retention and exit into one measure. PSH, by design, is intended to be permanent and 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 reported together.
- In Charlotte-Mecklenburg, PSH is prioritized for households who meet the definition of chronic homelessness. Thus, households may have additional barriers to obtaining and maintaining housing.
- Permanent housing includes exits to market-rate and subsidized rental units and staying or living with friends and/or family that is permanent in tenure.
- Exits to permanent housing from Street Outreach increased between FY18 and FY21 due to County and FEMA resources specifically targeted to one large encampment to seek shelter during the height of the pandemic.

WHY THESE DATA MATTER

For Agencies

- Agencies can look at their permanent housing exits to understand agency-level and project-level progress. Permanent housing exits can be combined with average and median length of stay and income data to help improve agency efficiency and effectiveness.

For the Community

- The data from this SPM can help inform community progress on homelessness. It can also be used as a metric to compare individual providers and/or housing/project types when allocating resources.

2022 PIT Count Key Facts

The Point-in-Time (PIT) Count provides an annual estimate for the number of people experiencing literal homelessness on one night in January. The definition of homelessness includes “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” and/or residing in a shelter (emergency/seasonal shelter or transitional housing). The PIT Count is a required activity of the Charlotte-Mecklenburg Continuum of Care (CoC) because of funding it receives from the U.S. Department of Housing & Urban Development (HUD). HUD uses the data from the PIT Count to inform federal funding decisions.

Continuums of Care across the United States conduct a PIT Count during the same period in January. In addition to fulfilling the minimum requirements set by HUD, Charlotte-Mecklenburg typically collects additional survey data that can inform local decision-making. The date of 2022 PIT Count was January 26, 2022.

The 2022 PIT Count had several COVID-19 related modifications. The unsheltered PIT Count data was collected via street outreach staff for a 14-day period following January 26, 2022, to identify individuals and households who were unsheltered on the night of the PIT Count. Survey data collection did not take place in 2022.

In addition to the PIT Count, the Housing Inventory Count (HIC) was also completed during the last week in January. The Housing Inventory Count is an annual snapshot of the number of beds and units on one night that are dedicated to households experiencing homelessness as well as the number of permanent housing beds/units dedicated to households who have previously experienced homelessness.

In 2021, eight new rapid rehousing projects contributed to an increase in permanent housing beds.

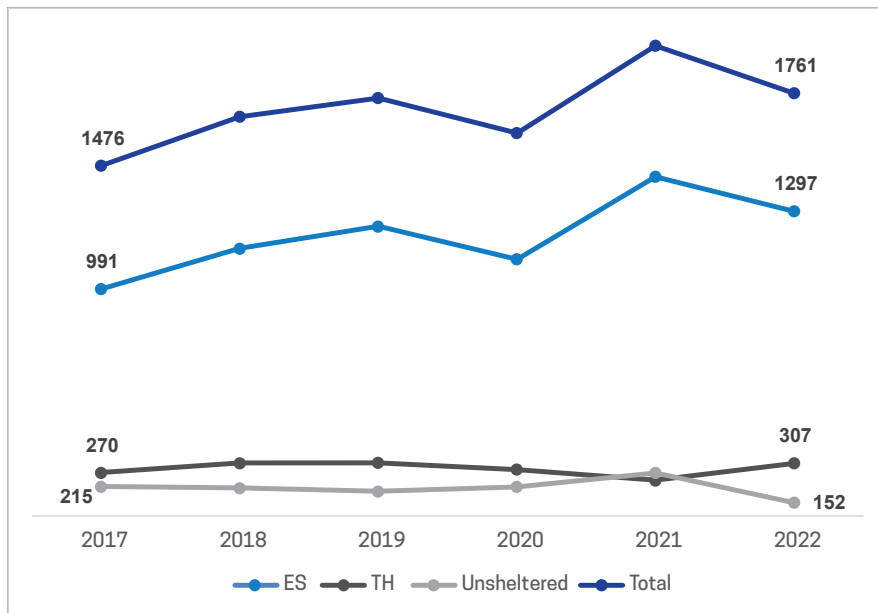
2022 PIT Count Key Facts

- The 2022 PIT Count identified 1,761 people in 1,390 households experiencing homelessness.
- **The number of people experiencing homelessness on the night of the PIT Count decreased from 2021 to 2022.** It is important to note that the total number of people counted is impacted by the number of emergency shelter and transitional housing beds that are available on the night of the PIT Count, as well as the unsheltered count methodology. In 2022, all but two of the hotel ES projects that opened during the height of Covid had closed as shelters returned to congregate settings. The unsheltered count methodology also differed from prior years; while HMIS data combined with follow-up from coordinated entry and street outreach staff resulted in a higher unsheltered count in 2021, a reduced-capacity return to in-person counting in 2022 resulted in a lower unsheltered count.

<h2 style="margin: 0;">1,761</h2> <p style="margin: 0; font-size: 0.8em;">Homeless persons identified in 1,390 households on the night of the 2022 PIT Count.</p>	<h2 style="margin: 0;">1,609</h2> <p style="margin: 0; font-size: 0.8em;">People in sheltered locations (Emergency shelter, transitional housing, or safe haven*)</p>	<h2 style="margin: 0;">152</h2> <p style="margin: 0; font-size: 0.8em;">People in unsheltered locations</p>
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The number of homeless persons identified on the night of the PIT count decreased from 2021 to 2022

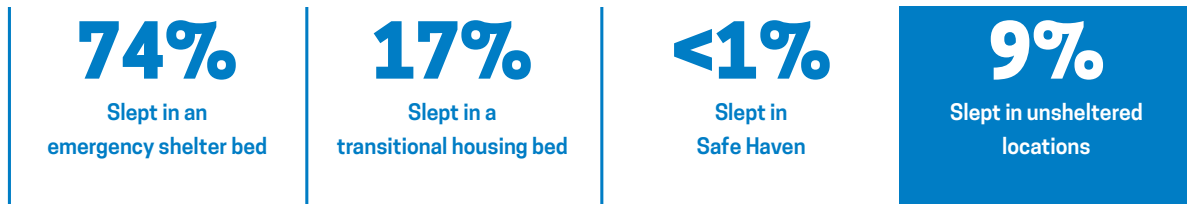
Number of Persons Experiencing Homelessness on the Night of the Point in Time Count



Source: PIT Count *5 persons utilized Safe Haven GPD beds on the night of the PIT.

Where Did People Sleep the Night of the PIT Count?

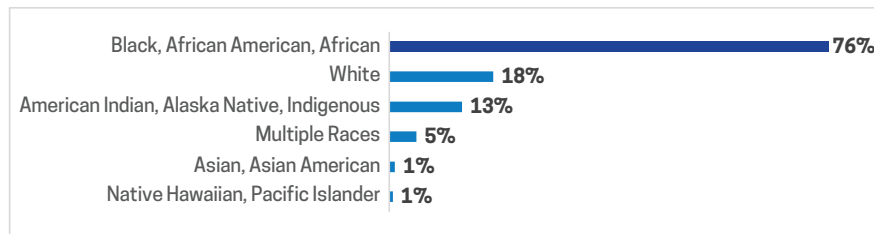
People included in the PIT Count are those staying in emergency shelter; transitional housing facility; Safe Haven; or in unsheltered locations unfit for human habitation including on the street, in a car, or in an encampment. On the night of the 2022 PIT Count, 74% of individuals slept in an emergency shelter bed (including seasonal and overflow beds and hotels and motels that utilize funding from homeless service agencies); 17% slept in a transitional housing bed; less than 1% slept in safe haven; and 8.6% slept in an unsheltered location.



Demographics

RACIAL IDENTITY

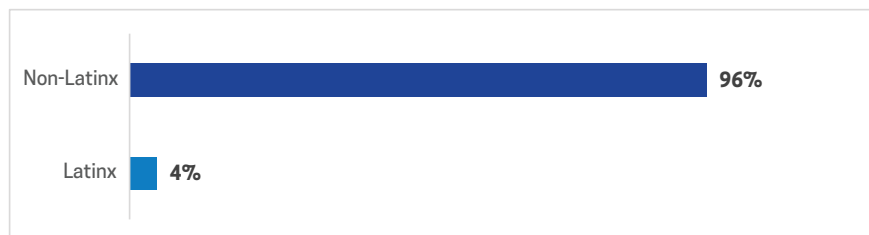
Seventy-six percent (1,332) of individuals identified as experiencing homelessness in the 2022 PIT Count identified as Black, African American, or African. This is disproportionately high considering only 34% of the general population in Mecklenburg County identifies as such, according to the U.S. Census Bureau’s American Community Survey: 2021 1-year estimates.



Due to rounding, percentages may not add up to 100%.

ETHNIC IDENTITY

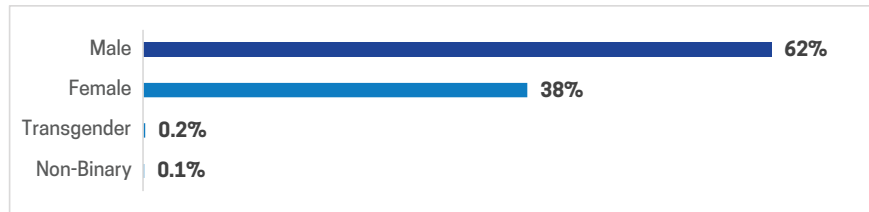
Four percent (79) of the individuals identified as experiencing homelessness in the 2022 PIT Count identified as Latino(a)(x). In comparison, the Latino(a)(x) population comprises 14% of the general population. Census Bureau’s American Community Survey: 2021 1-year estimates.



Due to rounding, percentages may not add up to 100%.

GENDER IDENTITY

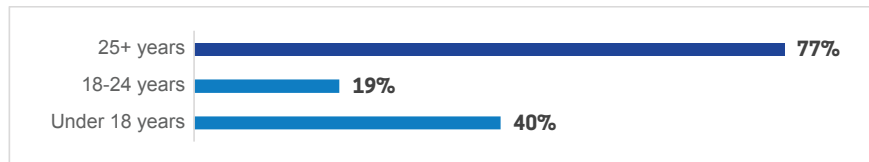
Sixty-two percent (1,089) of individuals identified as experiencing homelessness in the 2022 PIT Count identified as male. People who identify as male were overrepresented in the unsheltered population, representing 69% of all people experiencing unsheltered homelessness. In Mecklenburg County, people who identify as male account for 48% of the population, according to the U.S. Census Bureau's American Community Survey: 2021 1- year estimates.



Due to rounding, percentages may not add up to 100%.

AGE

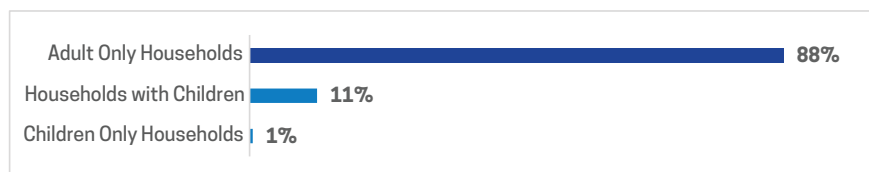
Nineteen percent (335) of individuals identified as experiencing homelessness in the 2022 PIT Count were children under age 18 and four percent (70) were youth ages 18 to 24. Seventy-seven percent (1,356) were 25 years or older. This age distribution is slightly older than the age distribution of Mecklenburg County; 32% of Mecklenburg County residents are 24 years or younger, while 68% are 25 years or older, according to the U.S. Census Bureau's American Community Survey: 2021 1-year estimates.



Due to rounding, percentages may not add up to 100%.

HOUSEHOLD TYPE

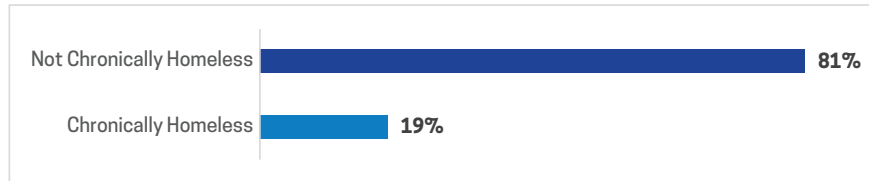
Eighty-eight percent (1,228) of households identified as experiencing homelessness in the 2022 PIT Count were adult-only households (without children). In Mecklenburg County, 70% of households do not have children under the age of 18, according to the U.S. Census Bureau's American Community Survey: 2021 1-year estimates.



Due to rounding, percentages may not add up to 100%.

CHRONICALLY HOMELESS

Nineteen percent (341) of individuals experiencing homelessness in 2022 PIT Count were chronically homeless. A person is chronically homeless if they are an individual or head of a household with a disabling condition who is experiencing literal homelessness and has been either 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 must be separated by a break of at least seven nights. Stays in institutions of fewer than 90 days do not constitute a break.



Due to rounding, percentages may not add up to 100%.

Of the chronically homeless population, 88% (301) were sleeping in a sheltered location and 12% (40) were sleeping in an unsheltered location on the night of the PIT Count.



Due to rounding, percentages may not add up to 100%.

PIT Count Summary Statistics 2021-2022

↓ Decrease ↑ Increase

Overall	2021	2022	2021 - 2022
Homelessness rate per 1,000 residents	1.75	1.44	↓ -0.31 (-17%)
Total number of people experiencing homelessness	1,947	1,761	↓ -186 (-10%)

Shelter Type	2021	2022	2021 - 2022 Change
People experiencing unsheltered homelessness	269	152	↓ -117 (-43%)
People in emergency & seasonal shelter	1,432	1,297	↓ -135 (-9%)
People in Safe Haven	6	5	↓ -1 (-17%)
People in transitional housing	240	307	↑ 67 (28%)

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 individuals currently experiencing homelessness; permanent housing beds (RRH, PSH, OPH) are designated for individuals who formerly experienced homelessness (this means that they met the definition of homelessness at time of program entry).

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 on one night in January. Any changes in the capacity of emergency shelters and/or transitional housing will impact the number of people counted during the PIT Count.

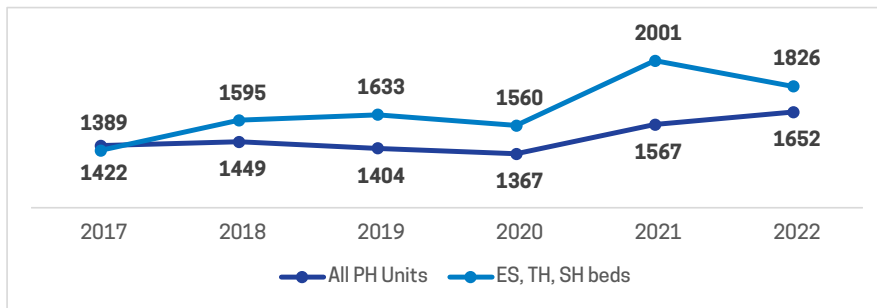
Capacity & Utilization

In 2022, there were 1,826 beds (including seasonal and overflow) available across the shelter system; 1,392 in emergency shelter, 10 beds were available in Safe Haven, and 424 beds were available in transitional housing projects. Additionally, there were 1,652 units available in all permanent housing projects. Permanent housing units may house a single individual and contain one bed, or they may house a family and contain multiple bedrooms and/or beds.

From 2021 to 2022, capacity in temporary ES projects decreased, while permanent housing programs increased. Available transitional housing beds increased to 424 in 2022, while emergency shelter beds decreased from 1,673 to 1,392. This decrease was due to ESG-CV and County-funded hotel projects exhausting their funding; clients returned to congregate shelters as hotel projects closed.

From 2021 to 2022, permanent housing capacity increased while emergency shelter decreased

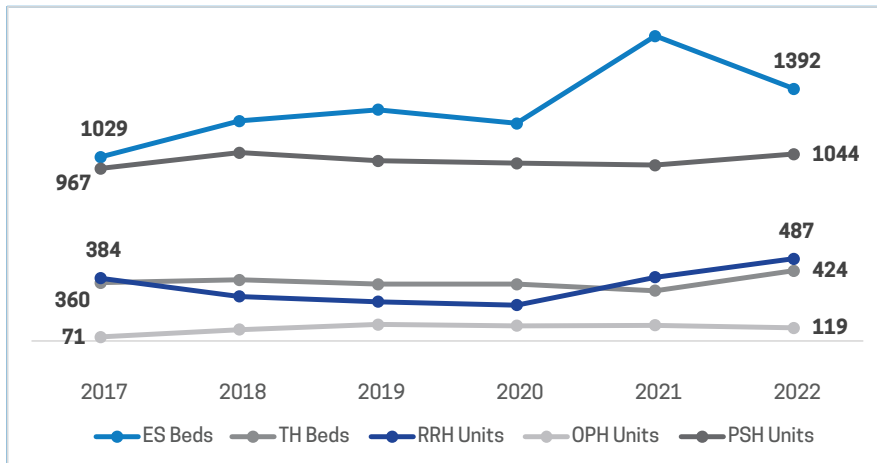
Number of ES, TH, SH, and PH Beds



Source: Mecklenburg County HIC, 2017-2022

Emergency shelter capacity decreased by 281 beds between 2021 and 2022

Bed Count by Project Type



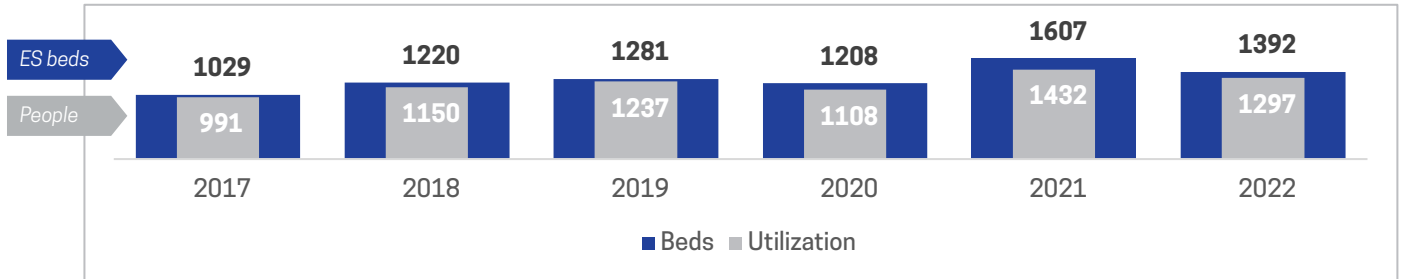
Source: Mecklenburg County HIC, 2017-2022. In 2021 and 2022, there were 10 Safe Haven GPD beds on the night of the HIC

EMERGENCY SHELTER CAPACITY

Combining the HIC and PIT Count allows the community to understand how the homeless services system is utilized on the night of the count. On the night of the January 2022 PIT Count, there were 1,392 emergency shelter beds available and 1,297 people experiencing homelessness in emergency shelter. This indicates that capacity exceeded occupancy by approximately 95 beds, meaning that 93% of all shelter beds were utilized. However, it should be noted that the total capacity includes overflow, which are often not regular beds, but rather represents the capacity to add beds (often during extreme weather).

Emergency shelter utilization increased in 2022

Emergency Shelter Bed Utilization, 2017 - 2022



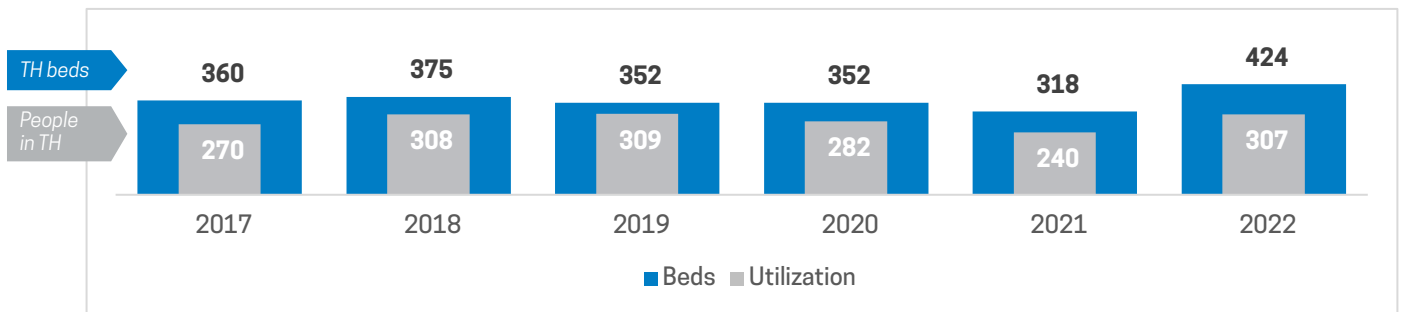
Source: Mecklenburg County PIT & HIC, 2017-2022

TRANSITIONAL HOUSING CAPACITY

Transitional housing bed usage increased from 2021 (240) to 2022 (307); this is the highest number of TH beds our system has utilized since 2019. In 2021, some TH beds were reduced due to Covid; those beds were reopened in 2021 and other TH providers expanded their capacity too. Because the number of available beds increased, the rate of utilization decreased slightly, from 75% in 2021 to 72% in 2022. Transitional housing has historically had lower utilization rates than emergency shelter (72% of beds utilized in transitional housing, compared to 93% utilized in emergency shelter in 2022). Transitional housing by design can have requirements for eligibility and/or target specific populations which impacts utilization.

Transitional housing capacity increased to over 400 beds and utilization remains lower than emergency shelter

Transitional Housing Bed Utilization, 2017 - 2022



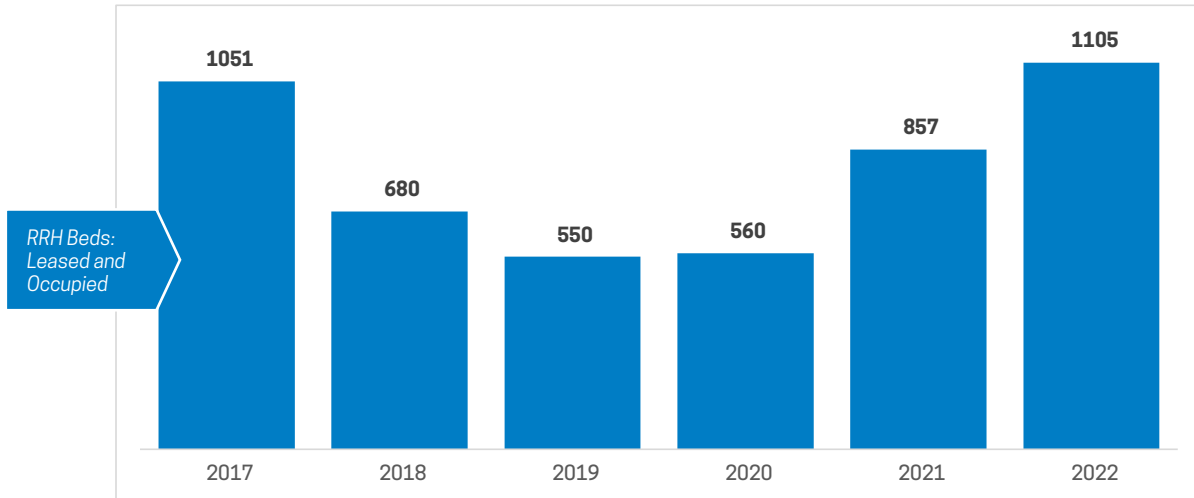
Source: Mecklenburg County PIT & HIC, 2017-2022

RAPID RE-HOUSING CAPACITY

Between 2021 and 2022, rapid re-housing capacity increased from 857 beds (in 389 units) to 1,105 beds (in 487 units). 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 of capacity for RRH. The data being used in this section is measured by beds; however, the number of rapid re-housing units provide a more accurate picture of capacity.

Rapid re-housing capacity increased in 2022

Rapid Re-Housing Bed Utilization, 2017-2022



Source: Mecklenburg County PIT & HIC, 2017-2022

HIC Summary Statistics 2021-2022

↓ Decrease ↑ Increase

Beds	2021	2022	2021 - 2022
Emergency Shelter, Transitional Housing, Safe Haven	1,935	1,826	↓ -109 (-6%)
Emergency Shelter	1,607	1,392	↓ -215 (-13%)
Transitional Housing	318	424	↑ +106 (33%)
Safe Haven	10	10	No Change

Units	2021	2022	2021 - 2022 Change
All Permanent Housing	1,508	1,650	↑ +144 (10%)
Rapid Re-housing	389	487	↑ +98 (25%)
Permanent Supportive Housing	1,044	1,044	No Change
Other Permanent Housing	134	119	↓ -15 (11%)

Students

Experiencing homelessness impacts the physical and mental health of children. It can lead to lower social-emotional and academic well-being. Children experiencing homelessness are more likely to miss school; score lower on math and reading tests; and are at a greater risk of dropping out of high school. Charlotte-Mecklenburg Schools (CMS) reports the number of CMS students (including Pre-K and younger siblings) experiencing homelessness and housing instability during the school year.

McKinney-Vento numbers may be underreported for the 2020 - 2021 school year due to changes to the school schedule and the shift from in-person to virtual learning after the onset of the COVID-19 pandemic in March 2020.

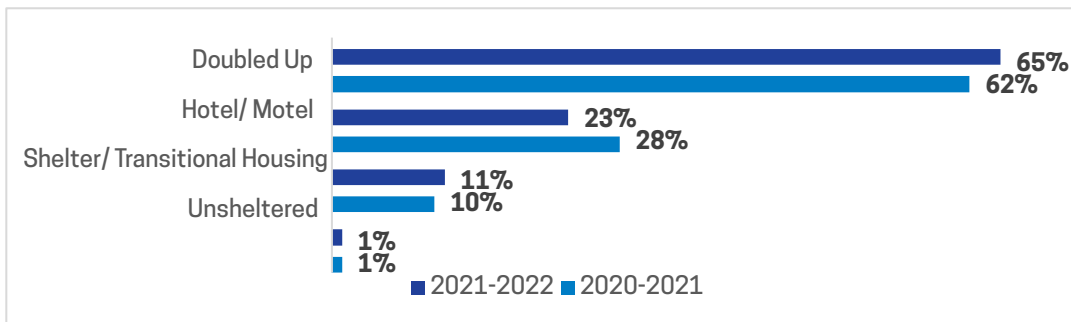
Students

The McKinney-Vento Homeless Assistance Act ensures that children and youth who are experiencing homelessness have equal access to public education. McKinney-Vento services are designed to prevent the segregation of homeless students; ensure that there is transportation to and from a student’s school of origin or home zoned school; require an expedient enrollment process; make placement determinations based on the best interests of the child; and designate a local liaison for homeless children and youth.

Children identified as eligible for McKinney-Vento services may be considered either literally homeless (unsheltered or sheltered) or experiencing housing instability (such as in a hotel and/or motel or living doubled up with family and/or friends). Children who are impacted by human trafficking are also included in the McKinney-Vento Homeless Act definition. CMS Schools transitioned to remote learning in March 2020 and reopened in-person for some grade levels in February 2021.

The population counted within the CMS student homeless population includes students in grades Kindergarten Pre-K through twelfth grade and their younger siblings of CMS students. These students may also be represented in PIT Count data.

Forty Percent more students were identified as McKinney-Vento in 2021-2022 year compared to 2020-2021

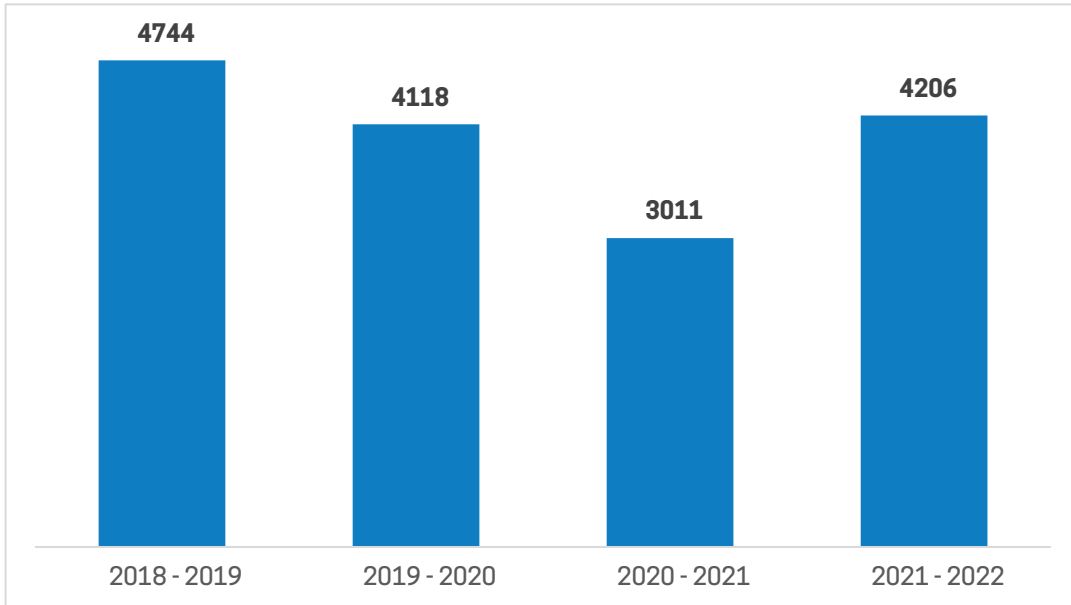


Source: Charlotte-Mecklenburg Schools

SLEEPING LOCATION DURING HOUSING CRISIS

Sixty-five percent (2741) of students identified by the McKinney-Vento program were sleeping doubled up with family and/or friends during their housing crisis. Twenty-three percent (978) of students were sleeping in a hotel and/or motel.

The number of McKinney-Vento students sleeping in doubled up situations increased during the 2021-2022 school year



Source: Charlotte-Mecklenburg Schools, 2019-2022 school years N= 4,118 (2020); 3,011 (2021); 4,206 (2022)

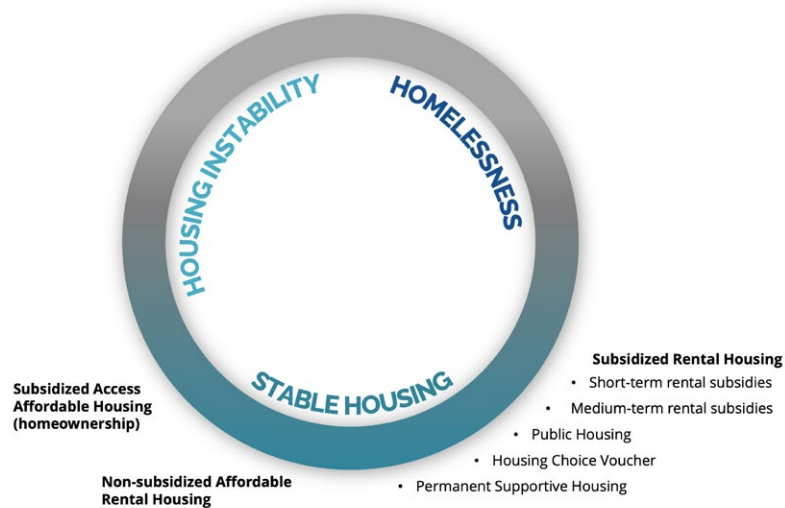


STABLE HOUSING



Introduction to Stable Housing

A household is considered stably housed if they are in fixed, safe, adequate housing and do not have to spend more than 30% of their income on housing-related expenses. Charlotte-Mecklenburg has multiple permanent housing programs that provide pathways to stable housing. These include rental subsidies, vouchers and/or homeownership programs. Subsidized housing provides one pathway to stable housing for both homeowners and renters. Subsidies help to bridge the gap between household income and the cost of housing. Homeownership programs provide down payment assistance and subsidized mortgage options to help households obtain stable housing. Rental subsidies can be either tied to a project-based housing unit 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 Affordable Housing (NOAH). This section describes the types of permanent housing assistance available to help households access and sustain stable housing.



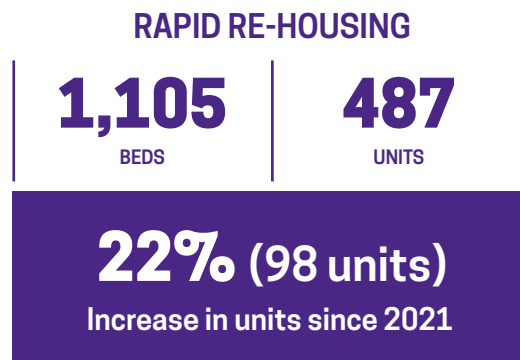
Short-Term Rental Subsidies

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 sustain 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 services²⁴

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.



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 where the household has not yet signed a lease, are not reported. Barriers such as housing supply, source of income discrimination (SOID), and background checks limit households' abilities to use all available subsidies. Therefore, the number of RRH units report is likely doesn't fully represent RRH capacity.

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 house a single individual and contain one bed or they may house a family and contain multiple bedrooms and/or beds.

2022 HOUSING INVENTORY COUNT – SHORT-TERM RENTAL SUBSIDY BEDS AND UNITS

Organization Name	Project Names ^{ix}	New or Existing Project	Year-Round Beds	Year-Round Units
ABCCM	SSVF	Existing	8	8
CATHOLIC CHARITIES	SSVF-RRH	Existing		
	RRH ESG-CV	New Covid Relief	35	32
CHARLOTTE FAMILY HOUSING	A Way Home - RRH	Existing		
	HOME/TBRA – RRH	Existing	267	85
	RRH Private	Existing		
COMMUNITY LINK	RRH – City ESG-CV	Existing	117	39
	RRH-CoC	Existing		
COMMUNITY SUPPORT SERVICES FRIENDSHIP CDC	RRH – DV Bonus	New	14	8
	RRH – Housing for Good	New	16	5
	RRH- State ESG-CV	New Covid Relief	13	7
	RRH – MeckHOME FFTC	Existing		
	RRH – State ESG-CV	Existing		
ROOF ABOVE	RRH – City ESG	Existing	84	84
	RRH- NC ESG	Existing		
	RRH – TBRA	Existing		
	RRH – MFMH HUD	Existing		
SALVATION ARMY	RRH - A Way Home	Existing		
	RRH - City ESG	Existing		
	RRH – CoC	Existing		
	RRH- State ESG	Existing	494	173
	RRH - TBRA	Existing		
	RRH – MeckHOME	Existing		
	RRH – UW Collaborative	New Covid Relief		
SUPPORTIVE HOUSING COMMUNITIES	Rapid Re-housing 1	Existing		
	RRH - NC ESG	Existing	27	27
	RRH II – TBRA	Existing		
	RRH – UW Collaborative	New Covid Relief		
THE RELATIVES	RRH - NC ESG	Existing	30	19
	RRH – City ESG	Existing		
	RRH – MeckHOME FFTC	Existing		
	RRH – State ESG-CV	New Covid Relief		
TOTAL			1,105	487

^{ix} 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.

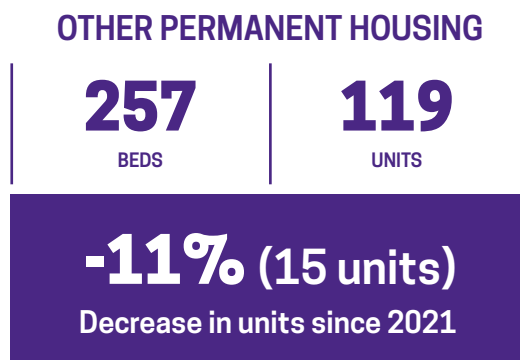
A Stable Home. A Stable Home is a collaboration with INLIVIAN, A Child’s Place (a program of Thompson Child and Family Focus), and Charlotte-Mecklenburg Schools. Families that participate in the program through A Child’s Place are housed with support from INLIVIAN vouchers, The program also provides children with 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 INLIVIAN, 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 INLIVIAN, CFH provides housing and supportive services for working families. 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. It supports the reunification of families by providing Housing Choice Vouchers (HCVs) to families experiencing separation, families who are at risk of separation, and to youth 18 to 24 years old who have left foster care or will leave foster care within 90 days.²⁵

Roof Above Substance Abuse Education and Recover (SABER). SABER is a nine-month treatment and life skills program for men experiencing homelessness 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.



^x INLIVIAN does not place a time limitation on FUP vouchers for families experiencing or at risk of separation; voucher assistance for youth aging out of foster care is available for up to 36 months. Additional time limitations may be placed by the Department of Social Services.

2022 HOUSING INVENTORY COUNT – MEDIUM-TERM RENTAL SUBSIDY BEDS AND UNITS

Organization Name	Project Names ^{ix}	New or Existing Project	Year-Round Beds	Year-Round Units
CHARLOTTE FAMILY HOUSING	INLIVIAN Vouchers ^{xii}	Existing	60	19
SALVATION ARMY	SHIP Program	Existing	154	57
ROOF ABOVE	SABER- OPH	Existing	43	43
TOTAL			257	119

^{xi} 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.

^{xii} This is listed as INLIVIAN in the report but is reported as CHA vouchers in the HIC.

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 designed to provide housing and supportive services to assist homeless individuals or families with a household member with a disability to achieve housing stability. Agencies that provide PSH include but are not limited to Carolinas CARE Partnership (Housing Opportunities for Persons with AIDS), Mecklenburg County Community Support Services Shelter Plus Care, Supportive Housing Communities, and Roof Above.

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.

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, older adults and people with disabling conditions to attain decent and safe 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.²⁶ 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.²⁷ 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.



*Note: VASH beds/units were separated from the PSH bed/units in this section. VASH and PSH are combined under PSH in the Capacity and Utilization section.

2022 HOUSING INVENTORY COUNT – MEDIUM-TERM RENTAL SUBSIDY BEDS AND UNITS

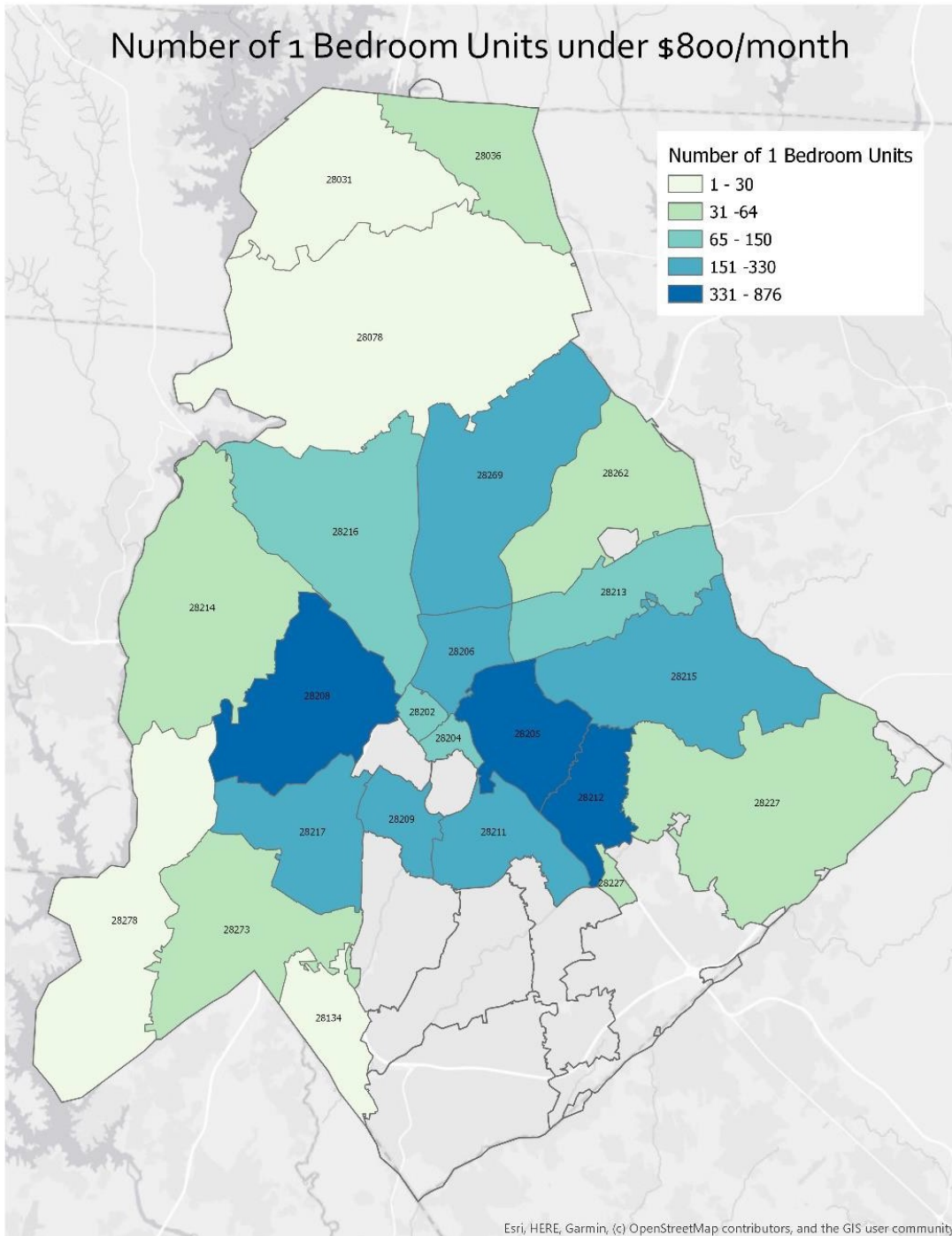
Organization Name	Project Names ^{xiii}	New or Existing Project	Year-Round Beds	Year-Round Units
CAROLINAS CARE PARTNERSHIP	Renew Housing RHP (HOPWA)	Existing	88	63
	TBRV- HOPWA	Existing		
COMMUNITY SUPPORT SERVICES	Shelter Plus Care - 050900	Existing		
	Shelter Plus Care - 051301	Existing		
	Shelter Plus Care - 051303	Existing	328	218
	Shelter Plus Care - 051306	Existing		
SUPPORTIVE HOUSING COMMUNITIES	McCreesh	Existing		
	Scattered Site I	Existing		
	Scattered Site II	Existing	262	144
	Scattered Site III	Existing		
	Keeping Families Together	Existing		
ROOF ABOVE	Homeless to Homes Expansion	Existing		
	Housing Works (CBRA vouchers)	Existing		
	Housing Works - Homeless to Homes	Existing		
	Housing Works - Moore Place	Existing		
	Housing Works -Moore Place Ext	Existing	307	307
	Housing Works (Section 8 vouchers)	Existing		
	Meck Fuse	Existing		
	PSH-TBRV	Existing		
	Homeful Housing - PSH	Existing		
VETERAN'S ADMINISTRATION	VASH-CHA	Existing	359	312
TOTAL			1,344	1,044

^{xiii} 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).

Rental Housing Market

Charlotte’s population continues to grow as people move to the area. Thus, demand for apartments remains high within the overall market, with 4.7% as the average yearly vacancy rate. This is the lowest vacancy rate since 2017. The 2022 1-year average vacancy rates are: 1-bedroom: 5.2%; 2-bedroom: 4.8%; 3-bedroom: 3.9% and total: 4.7%. One-bedroom units have a higher vacancy rate than 2- & 3-bedroom units.

In 2021, most affordable one-bedroom rental units were located in west Charlotte (zip code 28208) and east Charlotte (28205, 28212). Few affordable rental units were located in zip codes in south Charlotte and North Mecklenburg.



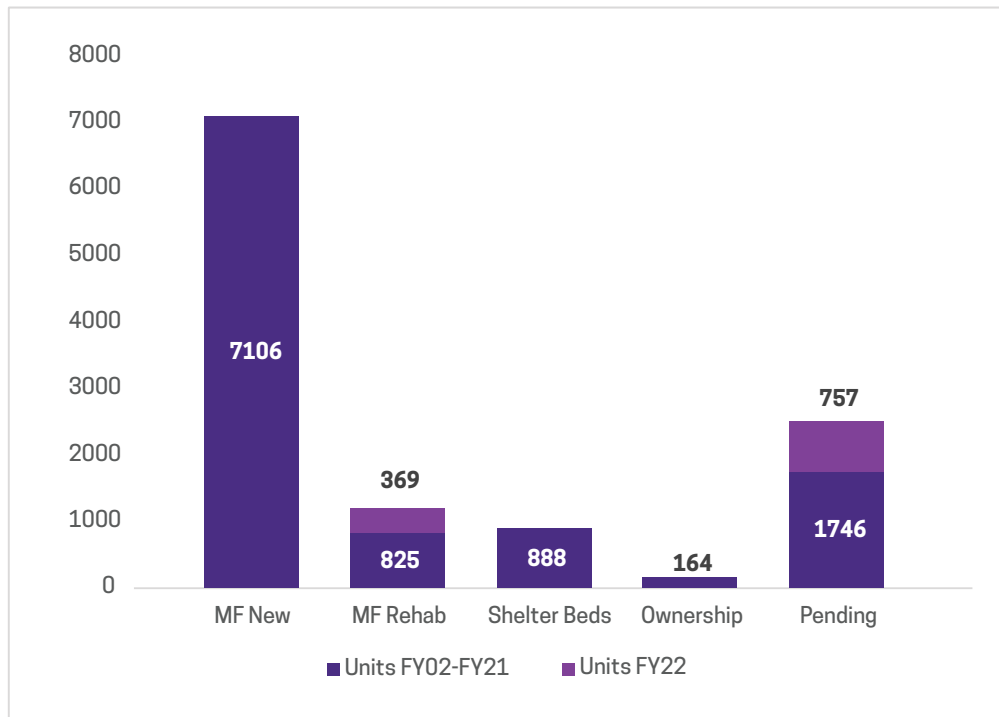
Source: UNC Charlotte analysis of Costar Real Estate Database.

Housing Trust Fund

Through the Housing Trust Fund (HTF), the City of Charlotte provides financial assistance to help develop, preserve, and rehabilitate multi-family housing that is built to market-rate standards and which includes long-term deed restriction to preserve affordability. HTF funding is intended to finance mixed-income housing, the majority of which is affordable to households below 80% of the Area Median Income (AMI). The 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 and developments funded with HTF financing typically draw from additional funding sources. The Housing Trust Fund (HTF) has provided \$ 210 million for affordable housing since the Fund was established in 2001. In total, the Housing Trust Fund has allocated funds for 8,464 completed, 1,855 under construction, and 1,785 pending units. Seventy-six percent of completed units (or 7,106 units) are new multi-family rentals; 13% of completed units (or 1,194 units) are rehabilitated multi-family rentals, including naturally occurring affordable housing (NOAH) preserved through funding from public-private partnerships.²⁸ In FY22, the Housing Trust Fund added 369 rehabilitated multi-family units to its list of completed projects.

Housing Trust Fund Units by Type

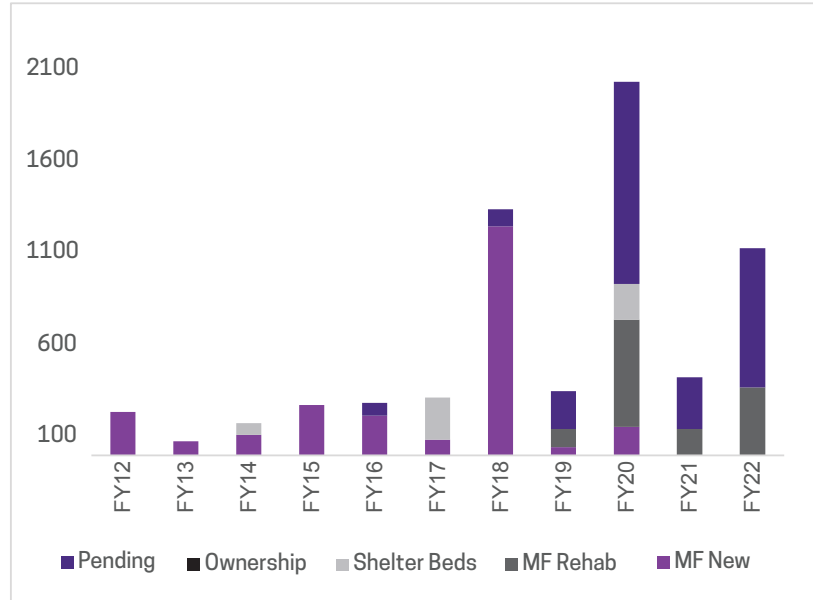
FY02 to FY21



Source: City of Charlotte, 2022

Most units completed between FY19 and FY22 were Rehabilitated Multi-Family Rentals

FY02 to FY21



Source: City of Charlotte, 2022

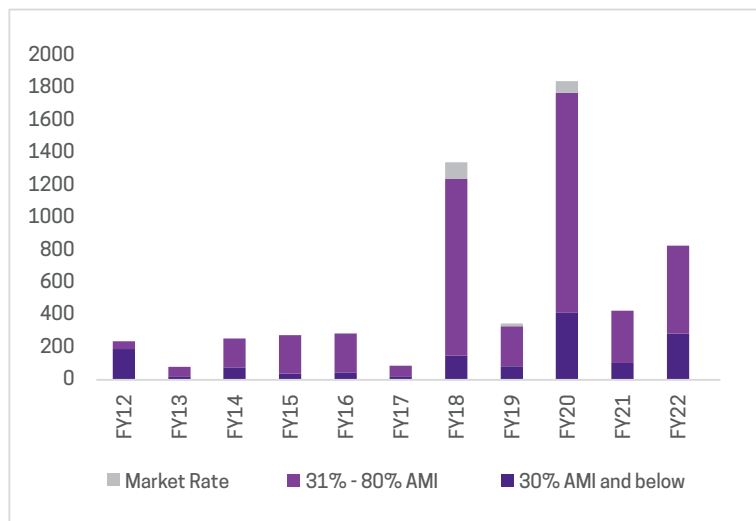
UNITS BY AFFORDABILITY

Forty-two percent of units (3,907) using funds from the Housing Trust Fund are affordable to households earning at or below 30% of the Area Median Income (AMI). For context, the maximum cost of an affordable apartment for a single individual at or below 30% of the AMI is \$495 per month. Shelter beds are included in units affordable at or below 30% AMI. Fifty-one percent of units (4,7943) are affordable to households earning between 31% and 80% of the AMI; 8% of units (651) are affordable at market-rate. Market rate units are typically financed as a part of mixed-income development projects that include affordable (under 80% AMI) units.

Thirty percent of units (2111) added in FY22 were affordable to households at or below 30% AMI.

Units by AMI

FY02 to FY22

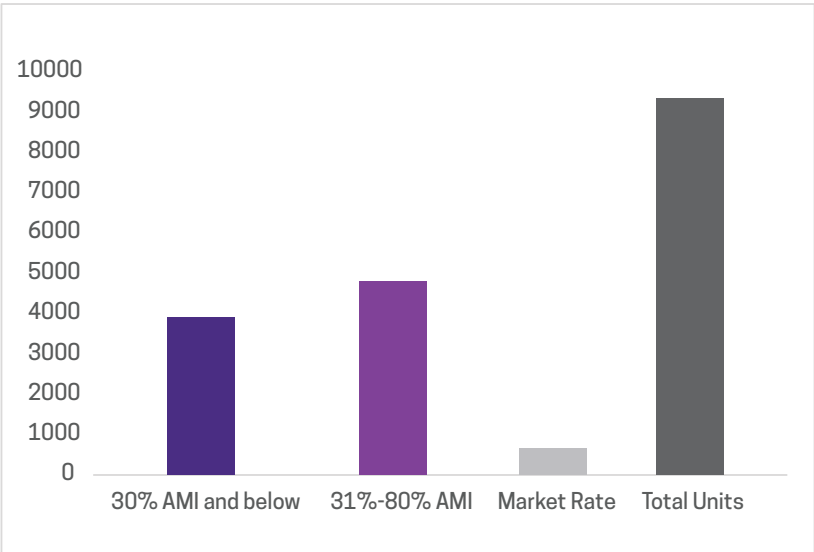


Source: City of Charlotte, 2022

This report provides the most up-to-date historic and current Housing Trust Fund data as of August 2022. Historic data is periodically corrected to reflect final unit counts and project years after projects are completed.

Housing Trust Fund Units <30% AMI by Year

Completed and Pending, FY02 to FY21



Source: City of Charlotte, 2022

Connecting the Dots

Data is a critical component in the work to ensure that homelessness is rare, brief, and non-recurring, and that every person has access to and the resources to sustain safe, decent, affordable housing in Charlotte-Mecklenburg. The 2022 Charlotte-Mecklenburg State of Housing Instability and Homelessness Report (SoHH) is an annual update on current trends within the local housing continuum. It provides a knowledge base for stakeholders to make informed policy and practice decisions to facilitate optimized resource allocation and systems of care.

Housing instability and homelessness continue to increase throughout Charlotte-Mecklenburg. This report illustrates that housing instability and homelessness are a direct result of structural racism that has historically manifested as policies and practices that disproportionately impact households that identify as Black, Indigenous, Persons of Color. Housing instability and homelessness are also a direct result of rising housing costs, shrinking affordable housing inventory (especially for low-income renters), and stagnant wages. These same factors not only influence who becomes homeless but also contribute to lengthening episodes of homelessness.

At the front door of the homelessness continuum, the number of calls to the Coordinated Entry hotline continues to increase, and low-barrier emergency shelters remain at capacity. In contrast, transitional housing programs, which tend to have more stringent eligibility requirements, have increased capacity but are consistently underutilized. Systemic changes are needed in order to balance capacity with demand, reduce barriers to accessing transitional housing and to ensure the Coordinated Entry System is the central access point for households to connect to temporary and permanent resources.

Charlotte-Mecklenburg must continue to work collaboratively across systems to identify and implement creative, efficient, and effective solutions to not only facilitate households rapid exit from homelessness but also to ensure households remain stably housed. Assisting households with obtaining and/or increasing incomes, increasing landlords' willingness to accept rental subsidies, and expanding affordable housing units are some examples of solutions to meet those objectives.

Data related to the number of households experiencing homelessness and housing instability helps to quantify and illuminate the housing challenges experienced by many residents in Charlotte-Mecklenburg, however, it is important to note that these data provide an incomplete count of the total number of people experiencing homelessness and housing instability. Households are underreported and underrepresented in these data for a myriad of reasons including the stigma associated with asking for assistance and the lack of access to services. These factors prevent gaining a greater understanding of the true level of need in the community. Households of color are disproportionately represented throughout the data. Intentional action is necessary to offset the historical and systemic factors that were created to intentionally discriminate against households of color.

As the community continues its work in making homelessness rare, brief, and non-recurring, progress in these areas is necessary. In addition, deeper investments in affordable housing including new construction, expanding naturally occurring affordable housing, and deeper subsidies are needed to offset these factors.

Appendix: Definitions

AFFORDABLE HOUSING

Housing is considered affordable if a household does not have to spend more than 30% of their pre-tax gross annual income on housing-related expenses (rent/mortgage and utilities). Generally, the term “affordable housing” is applied to households with annual income between 0% and 120% of Area Median Income. There are three primary considerations related to ensuring an inventory of permanent, affordable housing: preserving existing units and resources; adding new units and resources; and removing barriers to available units and resources, such as Source of Income Discrimination (SOID) and background checks. Preserving existing housing stock includes the retention of Naturally Occurring Affordable Housing (NOAH) and other lower-cost rental inventories, as well as the rental subsidies needed to close the gap. Therefore, ensuring adequate levels of permanent, affordable housing means both the physical units, themselves; and the financial assistance used to gap the difference between what housing costs and what households can afford. Examples of financial assistance include short-term rental subsidies, such as rapid re-housing; as well as long-term subsidies and/or vouchers, like permanent supportive housing and Housing Choice Vouchers.

AREA MEDIAN INCOME (AMI)

Area Median Income (AMI) is the household income for the median — or middle — household in a specific region. The U.S. Department of Housing and Urban Development (HUD) uses AMI to determine the income eligibility requirements of federal housing programs. AMI categories most often used are 1) at or below 30% of AMI; 2) at or below 50% AMI; 3) at or below 60% AMI; and 4) at or below 80% AMI. AMI limits are typically updated by HUD in April every year.

CHILD ONLY HOUSEHOLDS

Household with all members under the age of 18.

CHRONIC HOMELESSNESS

Chronic Homelessness is a specific type of homelessness defined by the following criteria: an individual or head of household with a disabling condition is experiencing literal homelessness; and 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 such as hospitals or jails 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 Continuum of Care (CoC) Program, which is authorized by the U.S. Department of Housing and Urban Development (HUD), is designed to promote a communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

COORDINATED ENTRY

Coordinated Entry is Charlotte-Mecklenburg’s system portal that connects households who are experiencing homelessness or housing instability to an available shelter or other housing resource. Coordinated Entry also helps the community to both prioritize resources for the most vulnerable households and to identify gaps and shortages in housing resources. By participating in Coordinated Entry, housing organizations prioritize their temporary and permanent housing assistance for households seeking assistance through the Coordinated Entry “front door.”

COST-BURDENED

A household is considered cost-burdened if more than 30% of gross income is spent on housing-related expenses (rent/mortgage, property taxes, insurance, and utilities).

DIVERSION

A category of housing assistance that targets households who are experiencing homelessness 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 includes at least one “extra” adult, meaning an adult who is not in school and is not the head of household or their spouse/partner.²⁹ The living situation may be temporary or long-term in tenure; and the reason for doubling up is linked to a housing crisis. Under the McKinney-Vento Act, children and youth who are sharing housing with another family due to the loss of housing or economic hardships are also considered to be doubled up.³⁰

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. Households who are residing in emergency shelter are considered literally homeless.

EXTREMELY LOW-INCOME

A household is considered extremely low-income if its annual household income does not exceed 30% of the Area Median Income.

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. 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

The term of the fiscal year varies by organization and funding source. The eviction data in this report are based on the North Carolina Court System’s fiscal year, which is from July 1 to June 30. Data from the Homeless Management Information System (HMIS) are based on HUD’s fiscal year, which is from October 1 to September 30. McKinney-Vento data are based on the public-school year, which runs from August 1 to June 30.

FORECLOSURE

A legal proceeding that can occur when a homeowner defaults on mortgage payments, resulting in the termination of a homeowner’s right to retain their home.

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 Homeless Management Information System (HMIS) is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Each Continuum of Care (CoC) is responsible for selecting an HMIS software solution that complies with HUD's data collection, management, and reporting standards.

HOMELESSNESS

Homelessness is a type of housing status that exists along the housing instability & homelessness continuum. Homelessness, by definition, means the loss of housing. Homelessness can occur when a household lacks a fixed, regular, and adequate nighttime residence. This can include doubling up with family and/or friends; paying to stay week to week in hotels/motels; temporarily residing in a shelter and/or transitional housing facility; experiencing unsheltered homelessness; exiting an institutional setting within a set period of time after previously experiencing homelessness; 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.

HOUSEHOLD WITH ADULTS AND CHILDREN (FAMILIES)

Household that has at least one adult over the age of 18 and one child under the age of 18.

HOUSEHOLD WITH ADULTS ONLY

Household with single adult(s) and/or adult couple(s) unaccompanied by children under the age of 18.

HOUSING FIRST

Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life. "Housing first" programs prioritize housing as an early step in service delivery; have low-barrier admissions policies; maximize client choice in housing and services; use a harm reduction approach to substance use and other personal challenges; and do not require service compliance or success in order for a tenant to maintain housing.

HOUSING INSTABILITY

Housing Instability is a type of housing status that exists along the housing instability and homelessness continuum. Housing instability can occur when an individual or household experiences any of the following: living in overcrowded and/or substandard housing; difficulty paying rent or mortgage; experiencing frequent moves due to economic or affordability reasons; doubling up with family or friends; or living in hotels. Cost-burden is frequently used as a measure of housing instability. Many people who become homeless have faced housing instability.

HOUSING INVENTORY COUNT (HIC)

An annual snapshot of the number of beds and units on one night that are dedicated to households experiencing homelessness as well as the number of permanent housing beds/units dedicated to households who have previously experienced homelessness.

IMMINENT RISK OF HOMELESSNESS

Imminent Risk of Homelessness (also known as Category 2) is a category of homelessness set by the U.S. Department of Housing and Urban Development (HUD); it is used for determining eligibility for specific HUD-funded programs. The following criteria must be met to be considered at imminent risk of homelessness: 1) individual or family who will imminently lose their primary nighttime residence, provided that: (i) Residence will be lost within 14 days of the date of application for homeless assistance; (ii) No subsequent residence has been identified; and (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing. Since an individual has not yet lost their housing to be eligible to meet this definition, there is overlap between this category of homelessness and the definition of housing instability.

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.

LITERAL HOMELESSNESS

Literal homelessness (also known as Category 1) is a category of homelessness set by the U.S. Department of Housing and Urban Development (HUD); it is used for determining eligibility for specific HUD-funded programs. Individuals and families who lack a fixed, regular, and adequate nighttime residence; this includes households staying in emergency shelter, safe haven and transitional housing (sheltered homelessness); and households who are unsheltered. This definition also includes a subset for an individual who is exiting an institution where they resided for 90 days or less and experienced literal homelessness before entering that institution.

LONG-TERM RENTAL SUBSIDY

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

LOW-INCOME

A household is considered low-income if its annual income is at or below 80% of the Area Median Income.

MCKINNEY-VENTO STUDENTS

The total number of students and younger siblings in Charlotte-Mecklenburg Schools identified as homeless and eligible for McKinney-Vento services. This definition of homelessness is broader than other definitions and includes students in households who are living in hotels and/or motels; or are doubled up with family and/or friends.

MEDIUM-TERM RENTAL SUBSIDIES

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.³¹

MODERATE-INCOME

A household is considered moderate-income if its annual income is between 81% and 120% of the Area Median Income.

NATURALLY OCCURRING AFFORDABLE HOUSING (NOAH)

Naturally occurring affordable housing (NOAH) is a type of affordable, permanent housing. It is defined as a rental housing or owner-occupied unit that does not require a subsidy or other financial assistance to make it affordable. This means that the household does not have to pay more than 30% of their income on housing-related expenses. NOAH is also referred to in this report as non-subsidized affordable rental housing.

NC 2-1-1

NC 2-1-1 is a health and human services information and referral system provided by United Way that operates 24/7/365 and serves as the entry point to the Coordinated Entry system. Coordinated Entry is Charlotte-Mecklenburg’s portal to connect individuals and families experiencing homelessness to existing and available shelter/housing resources.

NON-SUBSIDIZED AFFORDABLE RENTAL HOUSING

Non-subsidized affordable rental housing is a type of affordable, permanent housing. It is defined as 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 have to pay more than 30% of their income on housing-related expenses. This definition also includes Naturally Occurring Affordable Housing (NOAH).

ONE NUMBER

The One Number is generated from a by-name list within the Homeless Management Information System (HMIS) and captures the number of people enrolled in emergency shelter, transitional housing, street outreach, permanent housing (if there is no move-in date to housing yet) and Coordinated Entry projects in HMIS. The One Number includes both sheltered and a portion of individuals experiencing unsheltered homelessness. In addition, One Number data can be broken down by both household composition and population type; elements include single individuals, families, unaccompanied youth, veterans and people experiencing chronic homelessness. The One Number can also be analyzed by inflow into, and outflow from, homelessness. Whereas the Point-in-Time Count, provides a one-night snapshot of the number of people experiencing homelessness, the One Number provides a real-time, comprehensive picture of who is experiencing sheltered and unsheltered homelessness across the community. The One Number is considered dynamic and therefore, may fluctuate. The Charlotte-Mecklenburg data team has developed a “reliability threshold” of 5% for the One Number data.

OTHER PERMANENT HOUSING (OPH)

Other permanent housing is a type of affordable, permanent housing. It is defined as a medium-term rental subsidy (1 to 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. An alternative measure of overcrowding is if there is more than one person per room.

PARENTING YOUTH

Youth (ages 18 to 24) 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 HOUSING

Permanent housing is considered the desired destination for all people entering the homelessness services system. The category of permanent housing, which is used in the Homeless Management Information System (HMIS) to designate a “successful” exit includes permanent housing programs which have financial assistance as well as other permanent housing destinations with no financial assistance. The full list in HMIS includes long-term care facility or nursing home; a unit that is owned or rented with or without a subsidy; and staying or living with friends and/or family that is considered to be permanent in tenure.

PERMANENT SUPPORTIVE HOUSING (PSH)

Permanent supportive housing (PSH) is a type of affordable, permanent housing. It is defined as a long-term rental subsidy (3 or more years) designed to provide housing and supportive services to assist households experiencing homelessness and who have a disabling condition; or families experiencing homelessness with an adult or child member who has a disabling condition to access and sustain permanent housing.

POINT-IN-TIME COUNT (PIT)

An annual, unduplicated one-night estimate of sheltered and unsheltered populations experiencing homelessness on one night in January. Participation in the PIT Count is a requirement of the Continuums of Care (CoCs) who receive funding from the U.S. Department of Housing and Urban Development. The Charlotte-Mecklenburg Point-in-Time Count is known as EverybodyCountsCLT and typically takes place during the last Wednesday in January.

PRESERVATION

Housing preservation refers to one method available to communities for increasing affordable housing supply. Preservation refers to the action(s) taken to ensure a housing subsidy and/or low-income housing restriction(s) remains in place, preserving long-term housing affordability. Preservation is usually combined with repairs to the property. Often the property is purchased by a new owner who is committed to the long-term affordability of the property and is then renovated and managed along with those values. The locally funded Housing Trust Fund administered by the City of Charlotte can be used to fund housing preservation. Preserving affordable housing is generally considered more cost-effective and easier than new affordable housing construction.

PREVENTION

A category of housing assistance that targets households facing near-term housing instability who have not yet lost their housing. The continuum of prevention assistance includes three tiers: 1) community-wide interventions aimed at changing systems and structures that perpetuate housing instability; 2) cross-sector collaboration and coordination to reduce the prevalence of homelessness; and 3) targeted interventions including financial and legal assistance to help households maintain their housing.

RAPID RE-HOUSING (RRH)

Rapid re-housing is a type of affordable, permanent housing. It is defined as a 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 obtain and sustain permanent housing.

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.

SAFE HAVEN

Safe Haven is a type of temporary housing that serves hard-to-reach homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services. To qualify as a Safe Haven project, the following criteria must be met: located in a facility, meaning a structure, or structures, or clearly identifiable portion of a structure or structures; allow access to residence 24/7 for an unspecified duration; have private or semi-private accommodations; limit overnight occupancy to no more than 25 persons; prohibit the use of illegal drugs in the facility; provide access to needed services in a low demand facility, but cannot require program participants to utilize them; and may include a drop-in center as part of outreach activities. Individuals residing in a Safe Haven facility are considered literally homeless; and enumerated under the category of sheltered homelessness during the Point-in-Time Count.

SEVERE COST-BURDEN

A household is considered severely cost-burdened if more than 50% of gross income is spent on housing-related expenses (rent and utilities).

SHELTERED HOMELESSNESS

Sheltered homelessness is a type of homelessness in which households are residing in a supervised publicly or privately operated shelter designated to provide temporary living arrangements. This includes congregate shelters; transitional housing; and hotels and/or motels paid for by charitable organizations and/or by federal, state, or local government programs). This definition is used to enumerate the number of individuals experiencing sheltered homelessness in the PIT Count.

SHORT-TERM RENTAL SUBSIDY

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 obtain and sustain housing.

SINGLE ADULT HOMELESSNESS

The population of single-person adult households experiencing homelessness.

SOURCE OF INCOME DISCRIMINATION (SOID)

Source of Income Discrimination (SOID) occurs when a provider refuses to accept payment for housing from any legal form of monetary payment, employment income, disability benefits, or subsidized voucher. SOID is not currently recognized as a form of housing discrimination by the federal Fair Housing Act or City of Charlotte Fair Housing Ordinance.

STABLE HOUSING

Stable housing is a type of housing status that exists along the housing instability and homelessness continuum. A household is considered stably housed if they are in fixed, safe, adequate housing and do not have to spend more than 30% of their income on housing-related expenses.

STREET OUTREACH (SO)

Targeted outreach intervention to households sleeping outside in unsheltered locations, including on the street; camps; abandoned buildings; and under bridges. The goal of street outreach is to connect households experiencing unsheltered homelessness with supportive services and permanent housing.

SUBSIDIZED ACCESS AFFORDABLE HOUSING

Subsidized access affordable housing is a type of affordable, permanent housing. It is defined as an affordable housing unit combined with down-payment assistance and/or program services that enable a household to obtain homeownership. A household may or may not receive ongoing financial assistance.

SUBSTANDARD HOUSING

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

SYSTEM PERFORMANCE MEASURES (SPM)

System Performance Measures (SPM) are considered a “set” of system metrics, and provide the community with information about how different components of the homeless services system are performing, and to what extent each component might impact one another. Continuums of Care (CoCs) are required to report SPMs as a condition of receiving funding from the U.S. Department of Housing & Urban Development (HUD).

TRANSITIONAL HOUSING (TH)

Temporary housing usually coupled with supportive services to facilitate the movement of households experiencing homelessness to permanent housing within a reasonable amount of time (up to 24 months). Households who are residing in transitional housing are considered literally homeless.

UNACCOMPANIED CHILD(REN)

Individual(s) who is not part of a family unit during their episode of homelessness and is under age 18.

UNACCOMPANIED YOUTH

Individual(s) who is not part of a family unit during their episode of homelessness and is between the ages of 18 and 24.

UNSHELTERED HOMELESSNESS

Unsheltered homelessness is a type of homelessness defined as a primary nighttime residence that is not designed for or ordinarily used as a regular sleeping accommodation for human beings; this can include sleeping on the street, in a vehicle, or in an encampment. This definition is used to enumerate individuals experiencing homelessness in the PIT Count. Households who are experiencing unsheltered homelessness are considered literally homeless.

VERY LOW-INCOME

A household is considered very low-income if its annual income is at or below 50% of the Area Median Income.

VETERAN

Anyone who has ever been on active duty in the Armed Forces of the United States, regardless of discharge status or length of service; or, anyone who was disabled in the line of duty during a period of active duty training; or, anyone who was disabled from an injury incurred in the line of duty or from an acute myocardial infarction, a cardiac arrest, or a cerebrovascular accident during a period of inactive duty training.

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Community Support Services
VETERANS + PREVENTION + HOMELESS
INTERVENTION