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

### Area Median Income (AMI)
**FY 2020**
- $83,500 AMI for family of 4
- $26,200 – 30% AMI
- $41,750 – 50% AMI
- $66,800 – 80% AMI

### Cost-Burdened Households
**FY 2020**
- 81,161 Renter Households
- 44,013 Owner-Occupied Households

### Evictions
**FY 2020**
- 25,631* Formal Evictions Filed (2,135/month)
- 13,425* Formal evictions granted

* Mecklenburg County courts were closed between April and June 2020 due to the COVID-19 global pandemic.

### Fair Market Rent (FMR)
**FY 2020**
- $934 for 1-bedroom
- $1,063 for 2-bedroom
- $1,423 for 3-bedroom
- $1,828 for 4-bedroom

### Housing Gap
**2020**
- 23,060 unit shortage in units affordable and available to households below 30% of AMI in Mecklenburg County
- 40,545 unit shortage in units affordable and available to households under 30% of AMI in the Charlotte-Concord-Gastonia, NC-SC MSA

This gap refers to the number of units that are unavailable and/or unaffordable to households earning less than 30% AMI in Mecklenburg County. It is also provided for the Charlotte MSA (updated annually by the National Low Income Housing Coalition). The gap is the result of both an overall housing shortfall as well as a rental mismatch, which decreases housing stock available and affordable to households earning the least.

### Wages
**2020**
- 113 hours a week to afford a 2-bedroom unit at FMR if earning minimum wage ($7.25)
- $377 monthly rent affordable if earning minimum wage ($7.25)

This information (updated annually by the National Low Income Housing Coalition) highlights the large gap between housing costs and wages; and further illustrates the need for housing affordable to households with incomes less than 30% of AMI.
# Charlotte-Mecklenburg Housing & Homelessness Data Factsheet | 2020

## Homelessness

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

| Coordinated Entry | FY 2020 | • 5,658 Total NC 2-1-1 brief screenings  
|                   |         | • 5,448 Referrals to housing needs assessment  
|                   |         | • 3,968 Phone or in-person housing needs assessments (331/month) |

These numbers help illustrate the need for housing by providing the number of calls to 2-1-1 and the number of individuals who reach out for housing assistance. The count includes households who are at risk of or currently experiencing homelessness. The number of housing needs assessments provides an annual estimate of the number of homeless individuals who are seeking assistance.

| One Number | Median FY2020 | • 3,165 Total People  
|           |               | • 265 Families (988 people in families)  
|           |               | • 2,224 Single Individuals  
|           |               | • 149 Unaccompanied Youth (age 18 – 24) |

The One Number provides the most current and accurate snapshot for the number of people experiencing literal homelessness. The One Number, which is generated by HMIS and updated monthly, creates a by-name list that can be used to better understand flow into and out of homelessness. The median is provided here to account for fluctuations during the year.

| Point-in-Time Count (PIT) | January 2020 | • 1.42 Homelessness Rate Per Capita (1,000)  
|                           |             | • 60% reported living in Mecklenburg County for the last 2 years  
|                           |             | • 55% households reported lack of income as barrier to access housing  
|                           |             | • 72% of homeless youth were forced to leave their homes, resulting in homelessness |

A required activity for federal funding, the PIT Count provides an annual snapshot of literal homelessness for one night in January. Charlotte-Mecklenburg adds optional questions (to inform local decision-making). Like the One Number, the PIT Count describes literal homelessness; however, the PIT Count is only completed once per year; captures the number of people on one night only; and is generally recognized as an undercount.

| Emergency Shelter Length of Stay | Oct 2018 – Sept 2019 | • 118 Average Days (52 day increase from 2015)  
|                                |                      | • 62 Median Days |

The average and median length of stay in emergency shelter help illustrate the connection between homelessness and housing. When there are few or no housing options available, length of stay in emergency shelter increases.

| Students | 2019 – 2020 School Year | • 4,118* Charlotte-Mecklenburg Students (13% decrease from prior year; 57% were doubled up and 27% were in hotels) |

* This decrease could be the result of changes during the 2019-2020 school year in response to COVID-19, including a shift from in-person learning to virtual learning. |

Also known as McKinney-Vento, this number is calculated annually at the end of an academic year. Currently, it is the only community estimate for the number of people experiencing homelessness in doubled-up situations and/or in hotels or motels. However, it is an annualized estimate. The end of the year total may include households who were homeless in October and found housing one month later. In addition, the McKinney-Vento number does not necessarily capture all household members experiencing homelessness. McKinney-Vento assistance is designed by the U.S. Department of Education to address the needs of children and youth experiencing homelessness and ensure educational rights and protections.