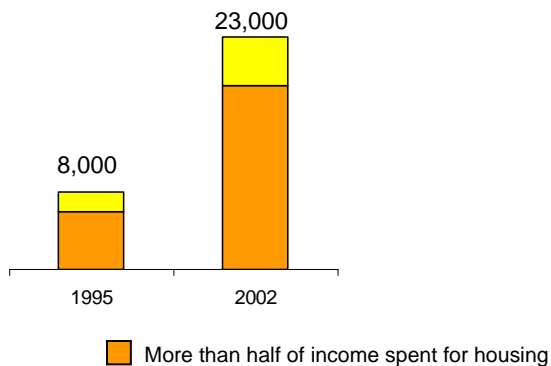




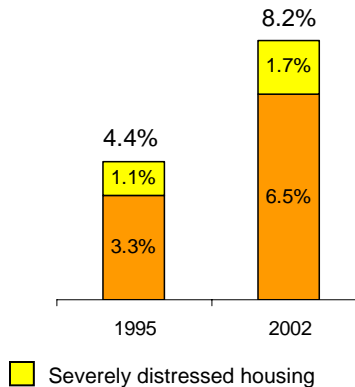
Housing Challenges Facing Working Families in the Charlotte, NC Metropolitan Area

The Number of Working Families in the Charlotte Area with Critical Housing Needs Nearly Tripled between 1995 and 2002. The Rate of Housing Problems Among Working Families Also Increased Substantially.

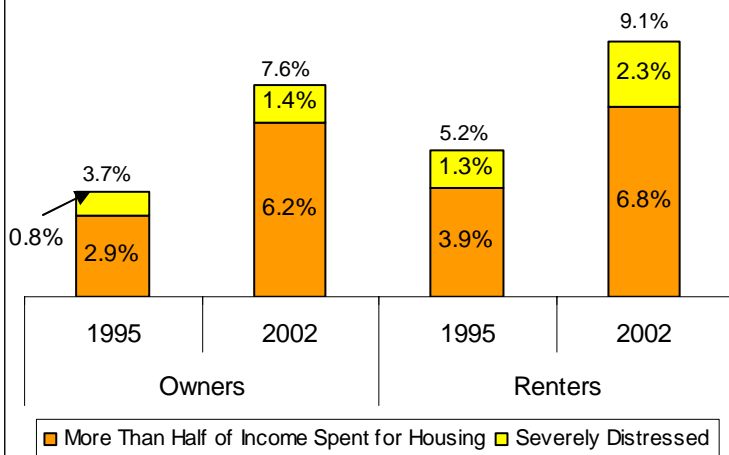
Number with Critical Housing Needs



Rate of Critical Housing Needs



For Charlotte Working Families, Critical Housing Needs Doubled Among Owners and Also Rose Substantially Among Renters



Charlotte Compared to Other Metros

-- In 2002, 8.2% of working families had critical housing needs, below the national rate of 11.7% in 2003.

-- Charlotte had the 7th lowest incidence of critical housing needs among working families of the 31 areas studied.

Learn more in *The Housing Landscape for America's Working Families 2007*:

www.nhc.org/housing/landscape2007

Definitions:

Working families are those who work the equivalent of a full-time job and earn at least the annual minimum wage (\$10,712 in 2002) but no more than 120 percent of the area median income.

Critical housing needs are defined as living in severely distressed housing and/or spending more than half of household income on housing.

The **Charlotte metropolitan area** is defined as Cabarrus, Gaston, Lincoln, Mecklenburg, Rowan, and Union Counties, NC and York County, SC, according to the U.S. Department of Housing and Urban Development.

The Charlotte **area median income** in 2002 was \$64,100.

Portrait of Charlotte's Working Families with Critical Housing Needs, 2002

The majority rely on just one wage earner.

- 1 wage earner: 68.0%
- 2 wage earners: 26.2%
- 3 or more wage earners: 5.8%

There are more likely to be owners than renters.

- Owners: 55.6%
- Renters: 44.4%

They are more likely to be single mothers than other Charlotte households.

Working Families with Critical Needs

- Couple with children: 24.9%
- Single female with children: 18.0%
- Single-person household: 23.8%
- More than one person, no children: 33.3%

All Households¹

- Couple with children: 23.4%
- Single female with children: 8.3%
- Single-person household: 30.7%
- More than one person, no children: 37.5%

They are more likely to be racial or ethnic minorities than the overall population of Charlotte.

Working Families with Critical Needs

- Non-Hispanic White: 57.3%
- Non-Hispanic Black: 32.4%
- Hispanic: 7.7%
- Other: 2.7%

All Households²

- Non-Hispanic White: 73.6%
- Black: 20.1%
- Hispanic: 4.2%
- Other: 3.8%

They often have very low incomes.

- 63.9 percent have incomes less than 50% of area median (\$32,050 or less).
- 24.4 percent have incomes between 51% and 80% of area median (\$32,691 to \$51,280).
- 11.6 percent have incomes between 81% and 120% of area median (\$51,921 to \$76,920).

Compared to working families without critical housing needs, those with critical needs have, in general, both higher housing costs and lower incomes.

Working Families' Housing Status	Median Income	Median Annual Renter Costs	Median Annual Homeowner Costs
No Critical Needs	\$40,000	\$7,400	\$9,100
Critical Needs	\$21,000	\$8,500	\$14,100

¹ Statistics on the household composition for the general population of Charlotte come from the 2002 American Community Survey for Mecklenberg County, NC. The 2002 ACS did not cover the Charlotte MSA as a whole.

² Race is self-reported. For the general population of Charlotte, Hispanics may fall within both the Hispanic category and the Black and Other categories; therefore, these percentages do not add up to 100 percent.

Sources

American Housing Survey for Charlotte, NC, 1994 and 2002; American Housing Survey, 2003; American Community Survey for Mecklenberg County, NC, 2002. This fact sheet is based on most recent metro level data available from the US Census Bureau.