

**Charlotte, North Carolina
Rental Housing Gap Analysis**

The City of Charlotte does not have enough affordable rental housing for all low-income residents who need it. The City lacks a sufficient supply of rental housing affordable specifically to extremely and very low-income households (those earning 50% AMI or below). Due to the limited availability of income-restricted rental housing, all low-income households (households earning 80% of AMI and below) in general face challenges accessing rental housing at costs they can afford due to competition for lower cost rental housing from higher income households.

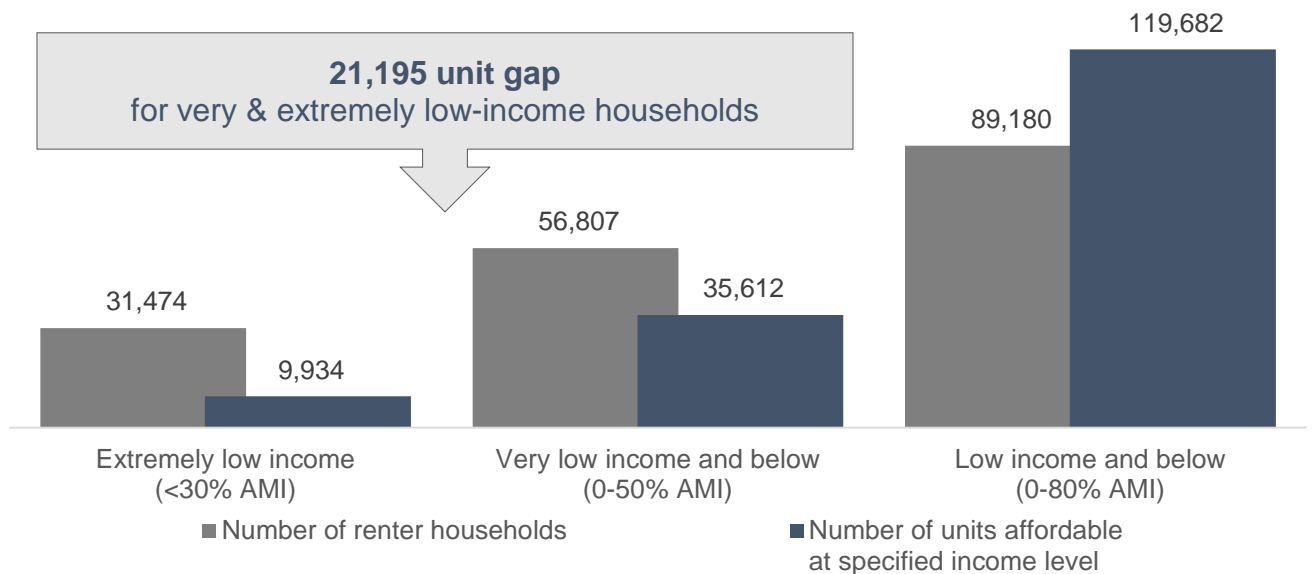
Charlotte’s affordable rental housing supply

Figure 1 below compares the number of households at each income level to the number of rental units affordable to households at these income levels (or “rental supply”).¹

When strictly looking at the number of rental units that are affordable to all low-income households, there is an oversupply.

However, Charlotte lacks enough rental housing units affordable to extremely and very low-income households (those earning at 50% AMI and below). This gap—between the number of rental units affordable to extremely and very low-income households and the number households at those income levels—is more than 21,000 units.

Figure 1. Total affordable rental units by income level, Charlotte, NC
Source: 2015 American Community Survey Public Use Microdata Sample



¹ Households and units counts include those households and units within the categories below them, meaning totals are cumulative across income levels. For more information about the basis for these methods, see www.huduser.gov/publications/pdf/CHAS_affordability_Analysis.pdf.

Availability of Charlotte’s affordable rental supply

Even though there is a sufficient supply of affordable low-income rental housing units for low-income households, these households often encounter competition for lower cost rental units from higher income households.

Table 1 below focuses on the availability of these units—meaning whether households who need these affordable units actually occupy them.² It shows the total number of households at each income level; total number of rental units affordable to that income level; and total number of higher-income households occupying units affordable to that income level. One-third of the low-income rental housing supply, including those priced for households earning 51-80% AMI, is occupied by a higher income household.

What does this “mismatch” mean for the rental supply gap? **It largely eliminates access to the city’s affordable rental supply across all low-income households, even for households earning 51-80% AMI, where much of the affordable rental supply exists.**

This mismatch creates an even larger need for affordable rental housing within Charlotte, upward of 9,000 units across all low-income households and 35,000 units across extremely and very low-income households (see Figure 2).

Table 1. Total affordable and available rental units by income level, Charlotte, NC

Source: 2015 American Community Survey Public Use Microdata Sample

Income level	No. of renter households	No. of affordable units at income level	No. of affordable units occupied by higher income households	No. of affordable and available rental units
Extremely low-income (At or below 30% AMI)	31,474	9,934	3,773	6,161
Very low-income (0-50% AMI)	56,807	35,612	14,364	21,248
Low-income (0-80% AMI)	89,180	119,682	39,588	80,094

² A unit is considered "available" at a given level of income if it is 1) affordable at that level and 2) it is occupied by a renter either at that income level or at a lower income level or is vacant. The figures in this brief are based on data from the 2015 American Community Survey Public Use Microdata Sample. It does not include affordable housing developments, subsidized housing units with subsidies that expired since 2015, or units needed to permanently house persons experiencing homelessness.

Figure 2. Total affordable and available rental units by income level, Charlotte, NC
 Source: 2015 American Community Survey Public Use Microdata Sample

