



Assessment of the Residential Rental Housing Supply and Demand in Mecklenburg County, North Carolina

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BACKGROUND AND OBJECTIVES

Background

In April 2007, Robert Charles Lesser & Co., LLC (RCLCO) was retained by the City of Charlotte's Neighborhood Development Department to update an assessment of the net affordable rental housing needs in Mecklenburg County, North Carolina. The purpose of this assessment was to assist the City of Charlotte in preparing a five-year Housing and Community Development Plan for the U.S. Department of Housing and Urban Development and assist the City's Housing Trust Fund Advisory Board in making trust fund allocation recommendations to City Council. The original assessment was completed by RCLCO in Spring 2005.

Engagement Objective and Methodology

The objective of this assessment was to identify and project unmet affordable housing needs for households earning below 30%, 50%, and 80% of the Area Median Income (AMI), including housing for the elderly and special needs population ("priority needs" households) and understand how changes in the housing market, such as the increased use of adjustable and exotic mortgages, are impacting the affordable housing demand in Mecklenburg County. Using available demographic, economic and housing data for the Charlotte market (including the U.S Census, Claritas, Market Opportunity Research Enterprises (MORE), and the Carolina's Real Index), we quantified the current and projected five-year housing supply and demand for priority needs households in Mecklenburg County and in each of the seven Charlotte-Mecklenburg Planning Districts (North, Northeast, Northwest, Central, South, Southeast, Southwest). In addition, we calculated the number of renter households by type and size of housing unit (i.e., number of renter households within single-family homes, and the number within various sized multi-family properties).

In order to meet the specified objectives of this study, RCLCO completed the following analytical tasks:

1. Obtained and analyzed current data on existing economic and demographic trends and conditions in Mecklenburg County, the Southeast United States, and the United States. This data, along with the 2005 U.S. Census American Community Survey and Public Use Microdata Sample (PUMS) data, was then used to quantify the number of households in Mecklenburg County by household type, income range, and tenure.
2. Analyzed data from available housing data sources, including Market Opportunity Research Enterprises (MORE), Carolinas Real Data, the U.S. Census and Claritas to understand existing re-sales and new home sales in Mecklenburg County as well current home values and rental rates for

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rental properties. This data, along with Census and PUMS data, was utilized to understand demand & supply relationships in the county and the seven planning districts.

3. Synthesized and analyzed the above demographic and housing data to determine and project housing affordability by income range and tenure for priority needs households in Mecklenburg County and the seven planning districts through 2012.
4. Examined foreclosure data for each of the seven Charlotte-Mecklenburg Planning Districts to determine trends in the most common housing values involved in foreclosures.
5. A number of changes have been made to the model since our 2005 report that have impacted both the number of priority needs households and the net unmet demand for housing at affordable price levels. They include:
 - a. Total household growth in Mecklenburg County has occurred at a significantly higher pace than previously forecasted.
 - b. RCLCO refined the affordable housing model developed during the original study to differentiate between median household income by household size. This resulted in a decrease in the overall number of priority households.
 - c. In addition, to changes to median household income, RCLCO adjusted projected interest rates. Currently, interest rates are projected to remain around 6% - 6.4% for the immediate future. This differs from the original study, at which time interest rates were projected to return to 2000 levels of 8%.
 - d. Substandard occupied units, defined as those which lack adequate plumbing facilities as tracked by the census, were added to the unmet housing demand for affordable units.
 - e. Finally, a provision for monthly utilities cost was included in the analysis for the affordable rent payment for a household.

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KEY ASSUMPTIONS

The following are key assumptions used by RCLCO in this analysis, and are footnoted within this report:

1. Area Median Income (AMI) is defined as the median income within Mecklenburg County, North Carolina. Information obtained from the City of Charlotte Neighborhood Development division based on the Department of Housing and Urban Development (HUD) estimates. The future AMI through 2012 for Mecklenburg County was estimated using the same historic increase rate from this decade. This may be conservative given the projected increase in median income over the same period of time.
2. Housing supply calculations were based on the total number of occupied rental housing units in Mecklenburg County, rather than to total number of housing units (including unoccupied/vacant units). Unoccupied units were not included in housing supply calculations because these units will always be present in the Charlotte area, regardless of housing demand, due to natural market forces, housing transition and household turnover. In addition, many of these vacant housing units may not be suitable for occupancy (due to substandard conditions). Please note: While not included in housing supply calculations, RCLCO has provided the total number of unoccupied/vacant housing units for reference within this report.
3. The total number of rental housing units by rent/value range (housing supply) in Mecklenburg County were quantified based on historical and current information provided within primary and secondary data sources (including PUMS, Claritas, the Carolinas Real Index, and MORE). Five-year rental housing supply projections were then made based on historical growth rates (by housing rent range), historical housing value appreciation in the Charlotte metropolitan area, and the projected number of new households by income and tenure in Mecklenburg County through 2012.
4. Renter-occupied substandard units were quantified using census data on such occupied units that lacked adequate plumbing. Although these units are not tracked by gross rent, the units were distributed among the affordable housing price bands using estimations from PUMS data and then added to the unmet renter-occupied unit demand.
5. The total number of households by income range and tenure (housing demand) in Mecklenburg County were quantified based on information from Claritas, Inc and Census and American Community Survey data. Household income growth projections were also based on information provided by Claritas; these projections indicate substantial growth in the higher-income ranges (partly due to inflation, which is estimated to average 2.14% annually through 2012). RCLCO has accounted for inflation of household incomes within this study by also accounting for appreciation in rent rates (See note 3) through 2012.
6. In order to account for monthly utility costs as a portion of overall cost of housing, the following treatments were made: Gross rent monthly payment data was utilized. This includes the contract rent and the corresponding monthly utility cost to the occupant(s) for the unit. This methodology was used to account for the variance in utilities included with the monthly contracted rental payment, e.g., one unit with a

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contracted monthly rental payment of \$650 may include all utilities, requiring no additional monthly housing cost on the part of the occupant(s) while another unit with a contracted monthly rental payment may include no utilities at all, requiring an additional \$100 per month in housing costs.

7. Public housing, to the extent that the Census accurately tracks it, was included in the supply figures.
8. The total number of vacant rental housing units was quantified using Carolina's Real Data (for apartments) and the U.S. Census. As of March 2007, the vacancy for rental apartments in the Charlotte area was 7.3%, and the area has had an average vacancy of 9.0% over the past ten years.

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SUMMARY OF CONCLUSIONS

Through our analysis of available demographic and housing data sources, RCLCO identified and projected unmet affordable housing needs for priority needs households earning below 30%, 50%, and 80% of the Area Median Income (AMI)¹, including housing for the elderly and special needs population. For the purpose of this study, we quantified the number of priority needs households by the following household types:

Small-Related Renter Households:	Households of 2 to 4 persons that include at least one person related to the household by blood, marriage, or adoption
Large-Related Renter Households:	Households of 5 or more persons that include at least one person related to the household by blood, marriage, or adoption
Elderly Renter Households:	Households with one or two persons in which the head of household or spouse is at least 62 years of age
All Other Renter Households:	Households of one or two persons that do not meet the definition of small-related, large-related, elderly, or special needs
Special Needs Renter Households:	Households with one or more person that include persons having mobility impairments, disabilities, or that require supportive services

Number of Priority Needs Households

In order to calculate the number of priority needs households in Mecklenburg County, RCLCO compiled U.S. Census Public-Use Microdata Sample (PUMS) data, and calculated the number of priority needs households in the County in the year 2000 by household type and income range. Using other data sources such as Claritas and the 2005 American Community Survey, we then projected the number of priority needs households within Mecklenburg County and each of the seven Charlotte-Mecklenburg Planning Districts through 2012.

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Figure 1 details the total number of priority needs renter households in Mecklenburg County by household type and AMI range through 2012. As shown below, there were approximately 78,611 priority needs renter households in Mecklenburg County in 2006 (23.4% of households in the county), and we project this number will grow to approximately 94,402 households by the year 2012 (24.7% of the total households in the county). Even with slightly moderated total population growth expected between 2006 and 2012 for Mecklenburg County, the growth in priority needs renter households is expected to be stronger for 2006 – 2012 than in the first half of the decade. The share of County total households that were owners was very high in 2006 (64%), largely due to loose mortgage lending practices that made it easier for households to become owners. However, it is expected that the share of renter households in relation to total households will increase to be at a more normalized balance (to approximately 37%, just below the 38% renter share of total households reported in 2000) by 2012. Thus, the total number of renter households is expected to increase at a rate faster than the total number of households. Similarly, the total number of priority needs renter households is expected to increase faster than the total population.

Figure 1 *Priority Housing Renter Households by Household Type and Income Range in Mecklenburg County, NC*

Household Type		(%) Median Income	Total Number of Households							
			2000 ⁶	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	6,446	8,111	8,313	8,531	8,767	9,020	9,293	9,662
		31-50%	6,889	8,757	9,000	9,261	9,539	9,835	10,150	10,561
		51-80%	10,667	12,351	12,571	12,808	13,060	13,329	13,614	13,956
	Large Related ²	0-30%	2,084	2,430	2,536	2,652	2,779	2,919	3,073	3,210
		31-50%	2,123	2,587	2,660	2,737	2,819	2,907	2,999	3,110
		51-80%	2,134	2,453	2,493	2,536	2,581	2,629	2,680	2,687
	Elderly ³	0-30%	1,590	1,905	2,012	2,126	2,247	2,376	2,514	2,618
		31-50%	1,393	1,788	1,902	2,024	2,156	2,297	2,448	2,566
		51-80%	2,449	2,824	2,975	3,135	3,306	3,489	3,683	3,802
	All Other ⁴	0-30%	5,778	6,450	6,589	6,737	6,893	7,059	7,234	7,797
		31-50%	5,945	6,512	6,635	6,766	6,903	7,048	7,202	7,765
		51-80%	7,778	7,886	8,012	8,146	8,291	8,445	8,609	9,096
Special Needs Renter Households ⁵		0-80%	10,966	14,559	15,022	15,501	15,995	16,504	17,030	17,572
Total Priority Housing Needs Renter Households			66,241	78,611	80,720	82,959	85,336	87,857	90,528	94,402
Total Mecklenburg County Households			273,416	335,891	343,365	351,004	358,814	366,798	373,773	381,485
Priority Housing Renter Households Share of County			24.2%	23.4%	23.5%	23.6%	23.8%	24.0%	24.2%	24.7%

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Note: Per the Department of Housing and Urban Development (HUD), the AMI in Mecklenburg County was \$64,400 in 2006; RCLCO projects the AMI will be \$71,400 in 2012

Other key findings at this higher level perspective include:

- The number of priority households of all renter type of households (from 0 – 80% of AMI) are projected to increase from 2006 through 2012.
- The most precipitous increase is expected to occur in renter households with annual incomes of less than 50% of AMI, which are expected to increase by more than 20% over the period.

Housing Supply and Demand

Building on our initial analysis of total priority needs households by tenure in the county, RCLCO conducted a second major level of analysis utilizing PUMS and other secondary data. In this next step, RCLCO estimated the potential demand of rental households by monthly rent range² and compared that demand relative to estimated supply to gain insight into net housing needs in the county overall and by the seven planning districts that comprise Mecklenburg County. Estimated supply was calculated using historical rental housing supply data from the 2000 Census, applying the rent growth rates demonstrated in Mecklenburg County over the past 15 years, and then applying those adjustments to the growing rental stock in the county and in each planning district³. See Appendix 6 for detailed calculations on how rental unit supply was determined. Calculations were conducted for the county and districts for the years 2000, 2006, and 2012.

Housing demand was calculated based on the maximum housing affordability for renter households in Mecklenburg County. PUMS data was used to quantify the current number of households by household type and income range within the county. Based on general affordability criteria defined by the Department of Housing and Urban Development (HUD), we then allocated 30% of household incomes for housing-related costs (including rent payments, utilities, fuels, and other housing-related expenditures). From this calculation, we quantified the demand for housing units by rent range in Mecklenburg County. The housing demand was then projected through 2012 using available data sources⁴.

Household Demand: The total demand for housing units based on maximum household monthly rent payment affordability (30% of income, including estimated utility costs).

Household Supply: The total number of existing households by rent range.

Unmet Demand: The difference between household demand and supply. If household demand is greater than household supply, there is unmet demand.

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Based on the calculations described above, there was a net unmet demand for approximately 15,565 affordable housing units in Mecklenburg County in 2006. This unmet demand is projected to increase through 2012, with an estimated unmet demand of 16,924 by the year 2012.

Figure 2 summarizes the net unmet demand for rental housing in Mecklenburg County by year:

Figure 2 *Net Unmet Demand for Affordable Rental Housing Units in Mecklenburg County
2000, 2006, 2012*

Year	Rental Units
2000	(12,222)
2006	(15,565)
2012	(16,924)

As indicated in Figure 2 above, the unmet demand for rental housing units is estimated to have grown by approximately 3,350 units from 2000 to 2006 and by an additional 1,360 units by 2012. The unmet need for renter units increased more significantly from 2000 to 2006, due to a higher population growth rate during this period.

Unmet Demand for Rental Housing Units

In 2006, there was an unmet demand for approximately 15,565 affordable rental-housing units, or 13% of total renter households in Mecklenburg County. As shown in Figure 3, through 2012 RCLCO projects the unmet demand will continue to increase to a total of approximately 16,924 affordable rental-housing units (almost 14% of total renter households); this unmet demand is broken down as follows:

- 6,545 rental units with rents less than \$200 per month (household incomes of less than \$8,000 per year)
- 3,717 rental units with rents between \$200 and \$299 per month (household incomes between \$8,000 and \$11,999 per year)
- 6,001 rental units with rents between \$300 and \$399 per month (household incomes between \$12,000 and \$15,999 per year)
- 661 rental units with rents between \$400 and \$499 per month (household incomes between \$16,000 and \$19,999 per year)

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Demand for Renter-Occupied Housing by Gross Rent Range Mecklenburg County, NC (2012)

Figure 3



As indicated in Figure 3, in addition to the unmet demand for those rental-housing units with rents of \$499 or less per month, there is also unmet demand for rental housing units with rents in excess of \$1,000 per month. However, this unmet demand is not necessarily problematic as households with high income levels tend to choose to spend a lower percentage on housing than households with more moderate income levels.

The update found the same trends as the 2004 study for unmet demand for affordable housing. A large portion of the unmet demand for affordable rental housing units is located in the Central Mecklenburg County Planning District. In 2006, the Central Planning District had an unmet demand for approximately 3,858 affordable rental-housing units. Due largely a lack of affordable housing stock, the South Mecklenburg Planning District has the largest share of the net unmet affordable housing demand in Mecklenburg County in 2006, with a need for an additional 5,168 rental units in 2006 with rents less than \$499 per month. Other districts with the largest unmet demand for rental housing units in the lower-income ranges include the Southeast and Northeast Planning Districts, which have unmet demands of approximately 3,421 and 2,300 units rented for less than \$499 per month, respectively. For further detail, please see Exhibit I-V.

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Figure 4

Net Unmet Demand for Rental-Housing Units in Mecklenburg County (2006)

Planning District	# of Affordable Units Needed	Share of Unmet Demand	# of Renter Households	Share of Renter Households	Variance
		B		C	D=B-C
North	141	0.86%	7,200	6.00%	-5.14%
Northeast	2,300	14.07%	17,348	14.45%	-0.39%
Northwest	371	2.27%	6,262	5.22%	-2.95%
Central	3,836	23.46%	25,140	20.94%	2.52%
South	5,168	31.61%	33,935	28.27%	3.34%
Southeast	3,421	20.92%	18,242	15.20%	5.73%
Southwest	1,113	6.81%	11,904	9.92%	-3.11%
Total	16,350		120,031		

RCLCO quantified unmet housing needs based on the supply of occupied housing units in Mecklenburg County². Therefore, the unmet affordable housing demand figures provided above do not account for unoccupied (vacant) rental housing units; Based on information from Carolinas Real Data and other secondary data sources, RCLCO estimates there will be approximately 10,508 vacant rental units in Mecklenburg County in 2012, with 1,500 of these units having rents less than \$400 per month⁶. In addition, the above figures do not include currently renter-occupied substandard units which are estimated to total 682 additional units.

Current Rental-Housing Trends in Mecklenburg County

In 2000, there were approximately 103,450 renter households in Mecklenburg County, or 38% of the total households in the county. The number of renter households in the county grew to 120,031 in 2006, and is projected to reach 138,109 in 2011. While the number of total households is growing at a rate of approximately 2.1% annually, the number of renter households in Mecklenburg County is projected to grow at a rate of 2.8% -- thus outpacing owner household growth, which is expected given the downturn in the housing market as well as the fall out of the mortgage industry. Therefore, while renter

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households accounted for 38% of all households in Mecklenburg County in 2000, dipping down to 36% in 2006, they are projected to account for 37% of total households in 2012.

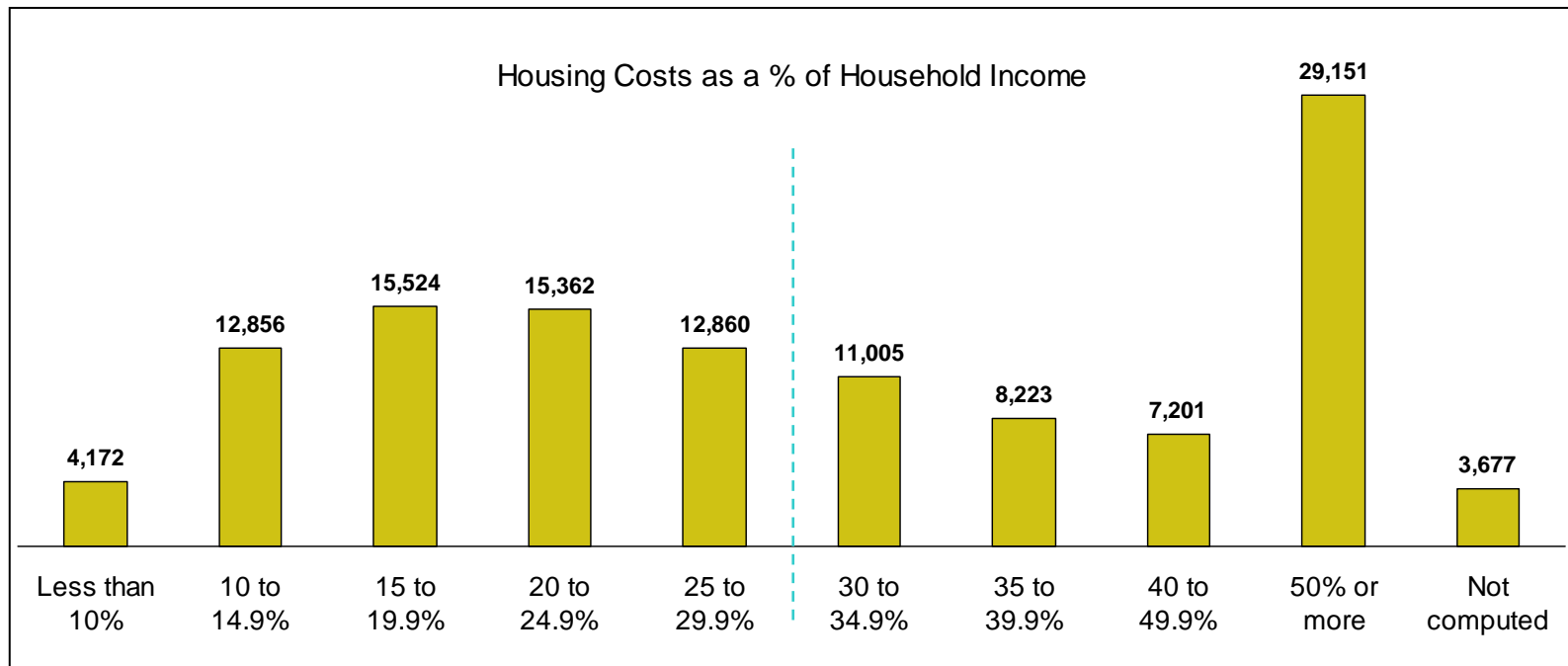
In 2006, approximately 18,932 Mecklenburg County renter households earned less than \$14,999 annual income (16% of all renter households), equating to an affordable monthly rent of less than \$375. The total number of renter households earning less than \$15,000 is projected to slightly decrease through 2012.

Approximately 45% of renter households in Mecklenburg County pay more than 30% of their annual household income towards rent, and 21% of renter households pay in excess of 50% of their annual household income towards rent

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Average Gross Rent as a Percent of Household Income Mecklenburg County, NC (2005)

Figure 5



SOURCE: 2006 American Community Survey

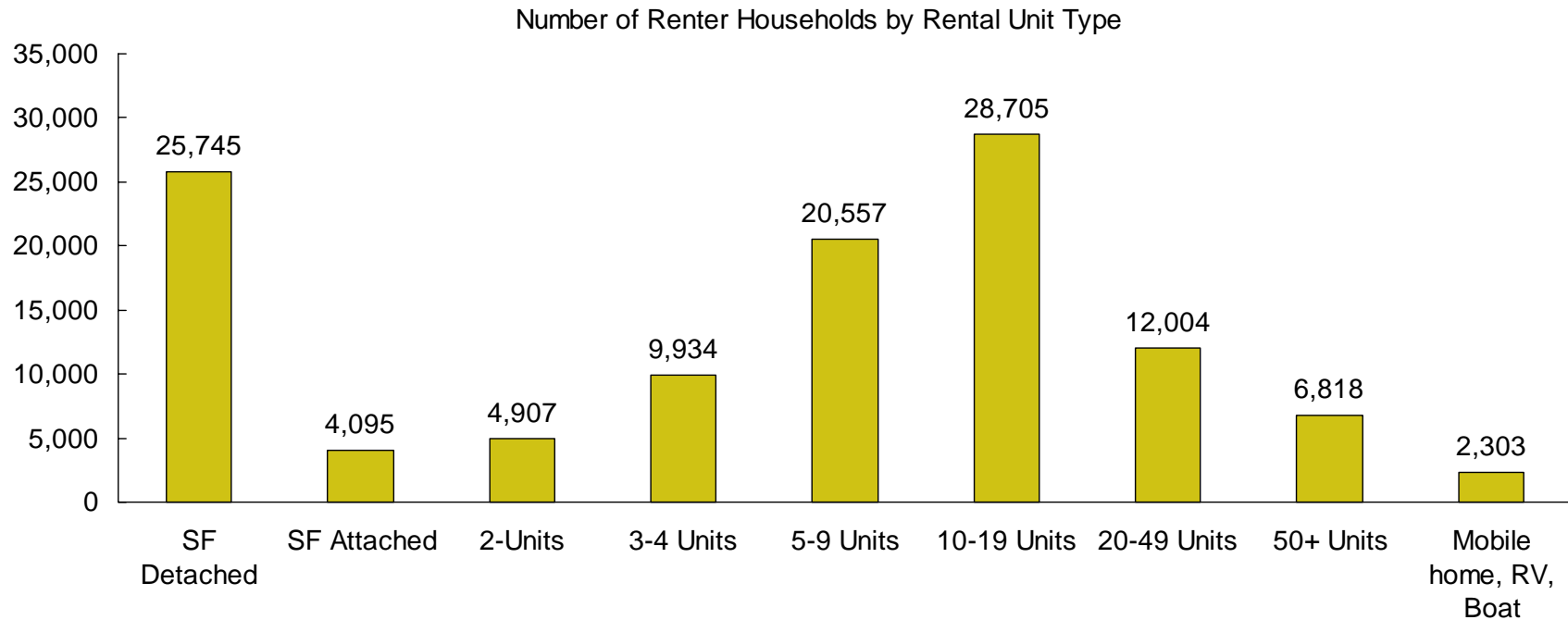
Approximately 60% of renters in Mecklenburg County live in an apartment complex, 22% rent a single-family detached home, and the remaining 11% rent a single-family attached home, mobile home or RV. In 2007, Carolina's Real Data Apartment Index tracked approximately 94,000 rental housing units in Mecklenburg County¹, of which approximately 87,000 were occupied. Figure 6 on the following page summarizes the total number of renter-occupied housing units by building type/size in 2006.

¹ Carolina's Real Data Apartment Index tracks apartment properties in Mecklenburg County with over 50 units, not including Section 8 housing.

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Number of Renter Households by Rental Unit Type / Building Size Mecklenburg County, NC (2004)

Figure 6



SOURCE: 2005 American Community Survey

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Mecklenburg County Rental Housing Quick Facts (2006 data)

- Approximately 36% of Mecklenburg County households are renters (120,031 households)
 - The number of renter households is projected to grow (2006 through 2012) at approximately 2.8% annually
- 18,932 renter households earned less than \$15,000 annual income (16% of all renter households)
 - The total number of renter households earning less than \$15,000 is projected to decrease slightly through 2012
- 45% of renter households paid more than 30% of their annual household income towards rent; 21% paid in excess of 50%
- Approximately 60% of renters in Mecklenburg County live in an apartment building or complex, 22% rent a single-family detached home, and the remaining 11% rent a single-family attached home, mobile home or RV.
- In the 2004 study, only 18% of renters lived in single-family detached homes. Given foreclosures and fallout in the mortgage industry, the number of single-family homes changing tenure from ownership to rental will likely continue to increase in the coming years.

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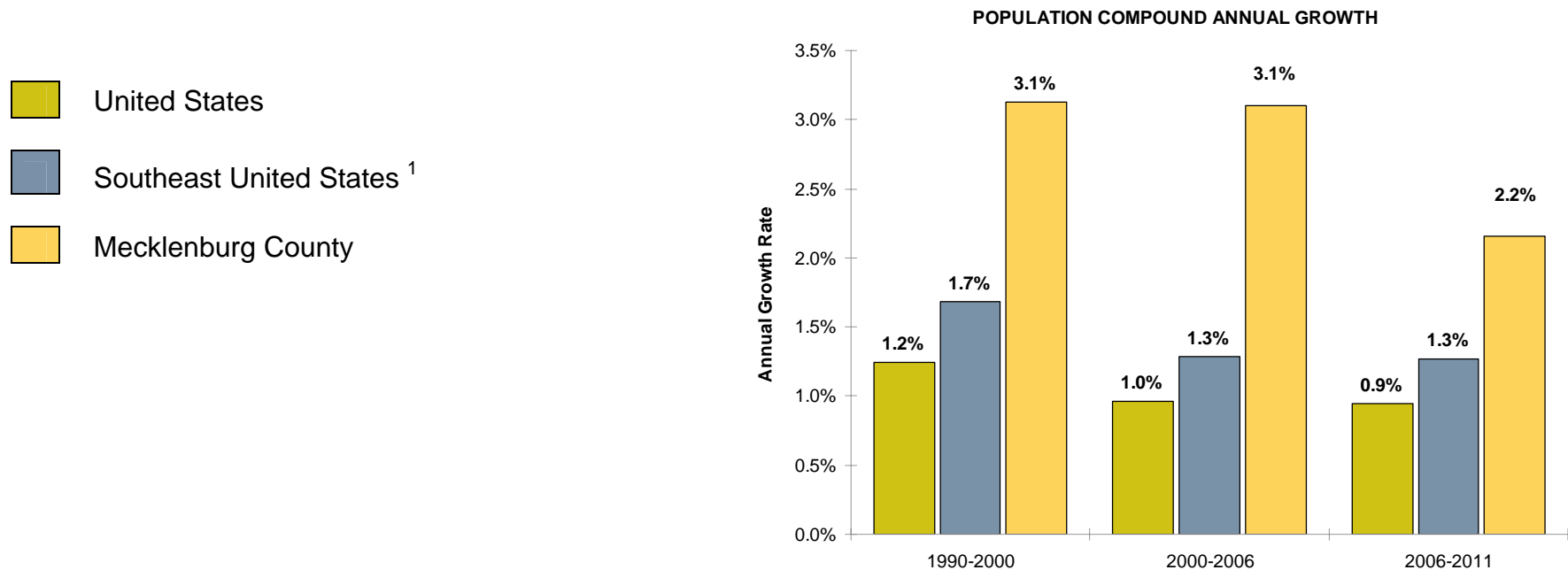
DEMOGRAPHIC / ECONOMIC ANALYSIS

Demographic Analysis

In 2006, Mecklenburg County had approximately 835,328 residents within 335,891 households. The county has been one of the fastest-growing areas in the Southeastern United States, with annual population growth averaging 2.8% between 1990 and 2006 and forecasted growth at 2.1% over the next five years. Despite the slowing estimated growth in Mecklenburg County (as shown in Figure 10), the area will gain approximately 7,000 annual new households and continue to gain a larger share of the Southeast region's population base through 2011.

Figure 11

Population Compound Annual Growth by Area (1990-2011)



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Almost one-third of Mecklenburg County households live in the South Mecklenburg Planning District, but the county's strongest household growth is projected in the North, Northwest, and Northeast areas. Central Mecklenburg is expected to have negative household growth over the next five years, and Southeast Mecklenburg County is projected to have relatively slow household growth (at 1.0% annually).

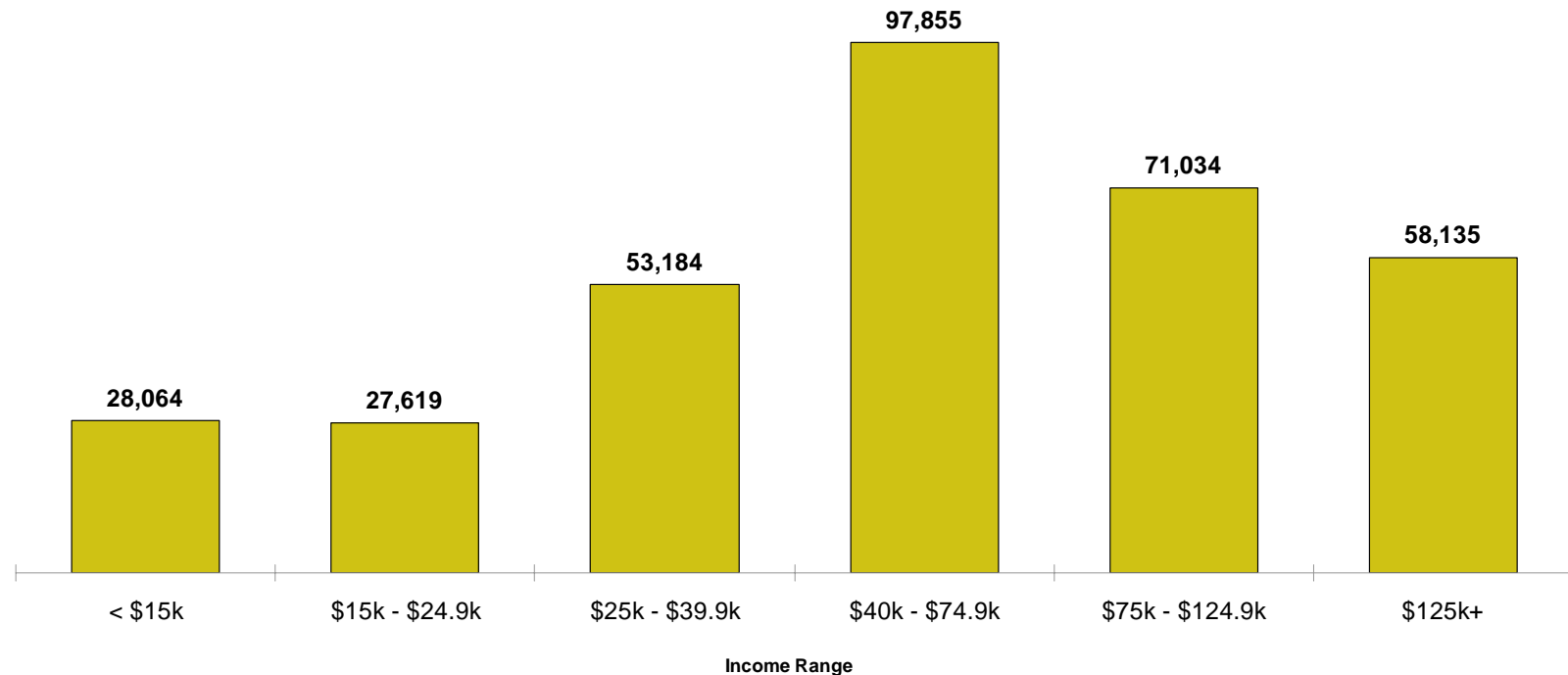
Mecklenburg County has 5% more residents in the 25 to 44 age range than the Southeast United States and the country as a whole, and has 5% fewer residents in the 55-plus age range. The average household size in Mecklenburg County is 2.48 persons, compared to an average household size of 2.58 in the United States. 49% of Mecklenburg County households are married families, 9% are single-parent households, and the remaining 42% are single or non-family households.

Per Claritas data, the median household income in Mecklenburg County in 2006 was \$58,634. The county is generally more affluent than the United States and Southeast, with only 27% of Mecklenburg County households having incomes of less than \$35,000 – compared to 36% in the United States and 39% in the Southeast. 34% of Mecklenburg County households have annual incomes between \$35,000 and \$75,000, 27% have incomes between \$75,000 and \$150,000, and 9% have incomes over \$150,000. Over the next five years, household income growth in Mecklenburg County will be very strong in the \$100,000-plus annual income range, with the strongest growth in the \$150,000 - \$200,000 range. Growth will be moderate in the \$35,000 - \$100,000 annual income range, and will be negative in the under-\$35,000 range (partly due to inflation). Despite growing affluence for most Mecklenburg County households, the number of households earning 0%-80% of AMI is expected to increase through 2012, especially elderly renters, small-related renter households. For further detail, please see Exhibit II-17.

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Figure 12

Mecklenburg County Distribution of Household Income (2006)



The highest incomes in Mecklenburg County are located in the North and South Mecklenburg Planning Districts, which had 2006 area median incomes of \$86,126 and \$71,887 respectively. The lowest area median incomes are located in Central and Southwest Mecklenburg County, where the 2004 area median incomes were \$40,069 and \$49,732, respectively.

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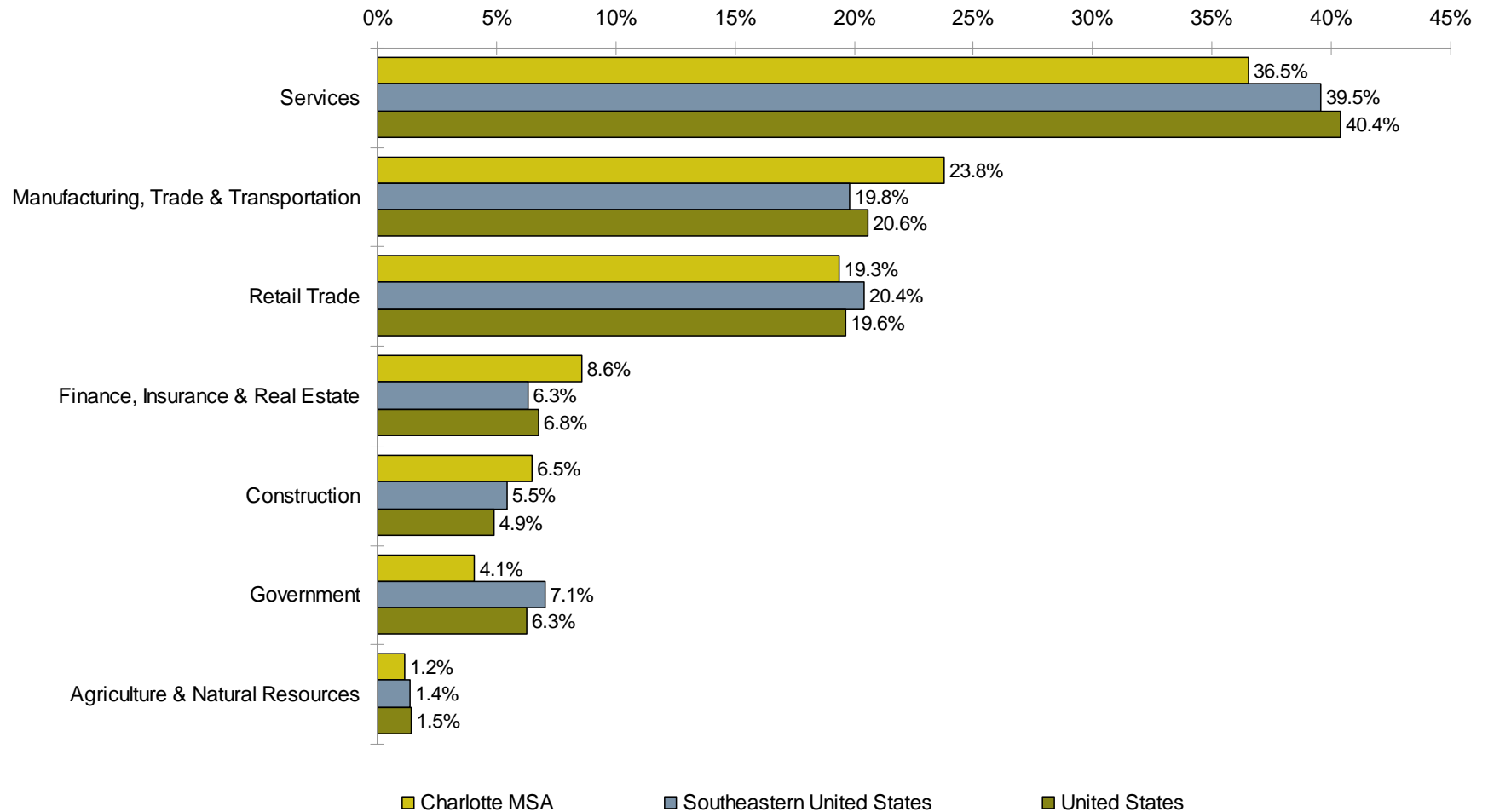
Economic Analysis

The Charlotte economy remains quite vibrant, with Mecklenburg County gaining approximately 30,000 new jobs in 2006, and unemployment down 0.4% over the same period in 2005. Due to Charlotte's strong financial and banking industries, the majority of future employment growth is projected in the Finance, Insurance and Real Estate (FIRE) sector. Compared to the United States and the Southeast US, the Charlotte-area has a much higher percentage of white-collar workers. Average blue-collar salary in Mecklenburg County in 2006 was \$31,570, compared to \$64,773 for white-collar workers. Blue-collar jobs included in this calculation are cashiers, construction workers, machinists, switchboard operators, truck drivers, word processors and typists. White-collar jobs included in the calculation included accountants, service managers, advertising, architects, billing and accounts collectors, chemical engineer, computer system analysts, customer service representatives, dental hygienist, education administrators, engineering managers, general and operations managers, human resources managers, paralegals, public relations, registered nurses, and sales managers.

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Figure 13

Employment by Occupation by Area (2006)



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This engagement was conducted by Todd Noell, Managing Director; and Erica Champion, Senior Associate. If you have any questions regarding the conclusions and recommendations included herein, or wish to learn about other RCLCO advisory services, please call (404) 365-9501.

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CRITICAL ASSUMPTIONS

The conclusions and recommendations presented in this report are based on our analysis of the information available to us from our own sources and from the client as of the date of this report. We assume that the information is correct, complete, and reliable.

Our conclusions and recommendations are based on certain assumptions about the future performance of the global, national, and/or local economy and real estate market, and on other factors similarly outside either our control or that of the client. We analyzed trends and the information available to us in drawing conclusions and making the appropriate recommendations. However, given the fluid and dynamic nature of the economy and real estate markets, it is critical to monitor the economy and markets continuously and to revisit the aforementioned conclusions and recommendations periodically to ensure that they stand the test of time.

We assume that, in the future, the economy and real estate markets will grow at a stable and moderate rate. However, history tells us that stable and moderate growth patterns are not sustainable over extended periods of time. Indeed, we find that the economy is cyclical and that the real estate markets are typically highly sensitive to business cycles. Our analysis does not necessarily take into account the potential impact of major economic "shocks" on the national and/or local economy and does not necessarily account for the potential benefits from a major "boom." Similarly, the analysis does not necessarily reflect the residual impact on the real estate market and the competitive environment of such a shock or boom. The future is always difficult to predict, particularly given changing consumer and market psychology. Therefore, we recommend the close monitoring of the economy and the marketplace. The project and investment economics should be "stress tested" to ensure that potential fluctuations in the economy and real estate market conditions will not cause failure.

In addition, we assume that economic, employment, and household growth will occur more or less in accordance with current expectations, along with other forecasts of trends and demographic and economic patterns. Along these lines, we are not taking into account any major shifts in the level of consumer confidence; in the cost of development and construction; in tax laws (i.e., property and income tax rates, deductibility of mortgage interest, and so forth); or in the availability and/or cost of capital and mortgage financing for real estate developers, owners, and buyers. Should any of the above change, this analysis should probably be updated, with the conclusions and recommendations summarized herein reviewed accordingly (and possibly revised).

We also assume that competitive projects will be developed as planned (active and future) and that a reasonable stream of supply offerings will satisfy real estate demand. Finally, we assume that major public works projects occur and are completed as planned.

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GENERAL LIMITING CONDITIONS

Reasonable efforts have been made to ensure that the data contained in this study reflect accurate and timely information and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by RCLCO from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and RCLCO has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by RCLCO that any of the projected values or results contained in this study will be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Robert Charles Lesser & Co." or "RCLCO" in any manner without first obtaining the prior written consent of RCLCO. No abstracting, excerpting, or summarization of this study may be made without first obtaining the prior written consent of RCLCO. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client without first obtaining the prior written consent of RCLCO. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from RCLCO.



Presentation

BACKGROUND

Report Preparation

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Critical Assumptions and General Limiting Conditions

Current trends continue:

Economy and demographic trends, including real estate market and employment and household growth follow current patterns of stable to moderate rate

Competitive and public works projects move forward as planned

Real estate supply offerings continue to meet demand

Does not account for possible contingencies:

Major economic “shocks”—potential recession in 2008

Full impacts of mortgage fallout yet to be known

Cyclical nature of real estate markets

Major shifts in consumer confidence

Cost of development and construction

Changes in tax laws

Availability/cost of capital and mortgage financing

Conclusions/recommendations should be reviewed should any major changes in the above occur

BACKGROUND AND OBJECTIVES

BACKGROUND

- ▶ In April 2007, RCLCO (Robert Charles Lesser & Co., LLC) was retained by the City of Charlotte's Neighborhood Development division to update an assessment of the affordable rental housing supply and demand in Mecklenburg County, North Carolina. The original study was conducted by RCLCO in Spring 2005.
- ▶ The purpose of the original study was to assist the City of Charlotte in preparing a five-year Housing and Community Development Plan for the U.S. Department of Housing and Urban Development and assist the City's Housing Trust Fund Advisory Board in making trust fund allocation recommendations to City Council.

BACKGROUND AND OBJECTIVES

▶ **OBJECTIVE:**

To identify and project unmet affordable housing needs for households earning below 30%, 50%, and 80% of the median area income, including housing for the elderly and special needs population (“Priority Needs Households”). To understand how changes in the housing market in the last few years impacted demand for affordable housing.

▶ To meet this objective, RCLCO...

- Used available demographic, economic, and housing data for the Charlotte Market to quantify the current housing supply and demand for Priority Needs Households in Mecklenburg County.
- The quantified housing supply and demand was then distributed to the seven Charlotte-Mecklenburg Planning Districts (North, Northeast, Northwest, Central, South, Southeast, Southwest) and projected forward to 2012

SUMMARY OF CONCLUSIONS

PRIORITY NEEDS HOUSEHOLD TYPES

- ▶ For the purpose of the study, we quantified the number of Priority Needs Households by the following household types:
 - Small-Related Renter Households: Households with 2-4 persons; at least one related
 - Large-Related Renter Households: Households with 5 or more persons; at least one related
 - Elderly Renter Households: Households with one or two persons, with one being aged 62+
 - Special Needs Renter Households: Households with one or more persons which includes persons having mobility impairments, disabilities, or that require supportive services
 - All Other Renter Households: Households of one or two persons not meeting the definitions above

SUMMARY OF CONCLUSIONS

REFINEMENT OF AFFORDABLE HOUSING MODEL

- ▶ During the update process, RCLCO refined the affordable housing model methodology to include...
 1. 30%, 50%, and 80% median household income was determined by household size, using data for the Charlotte-Mecklenburg MSA from the U.S. Department of Housing and Urban Development
 2. Utilized updated American Community Survey data from the U.S. Census to check 2006 renter propensities
 3. Revised previously understated population and household estimates for 2006 through 2012 using both census data and Claritas projections.
 4. Recalculated supply for rental units using Census data and cross-checking with 2006 American Community Survey data.

SUMMARY OF CONCLUSIONS

NUMBER OF PRIORITY NEEDS HOUSEHOLDS

- ▶ In order to calculate the number of priority needs households in Mecklenburg County, RCLCO...
 1. Compiled U.S. Census Public-Use Microdata Sample (PUMS) data
 2. Calculated the number of priority needs households in Mecklenburg County in the year 2000 by household type and income range
 3. Projected the number of priority needs households within Mecklenburg County and each of the seven Charlotte-Mecklenburg Planning Districts through 2012 using Claritas, the 2005 & 2006 U.S. Census American Community Survey, and other data sources
 - ❖ As shown in the following slides, there were approximately 78,611 priority needs renter households in Mecklenburg County in 2006, and we project the number will grow to 94,402 households by 2012.
 - ❖ While strong, this estimate may still be considered conservative as it does not fully include the shift of owner households to renter households as a result of the foreclosure and mortgage industry fallout.

SUMMARY OF CONCLUSIONS - TRENDS IN THE MECKLENBURG COUNTY HOUSING MARKET 2004-06

	2004	2006	% Change
# Households	308,978	335,891	9%
# Population	756,016	827,445	9%
Median Home Price	\$210,505	\$231,400	10%
Median Rent	\$668	\$712	7%
Median Income	\$56,500	\$64,400	14%

- ▶ Population and households grew by 9% between 2004 and 2006, while median income grew 14% in the same time period, indicating a growth in wealth for Mecklenburg County.
- Population and household estimates have been shifted up from the previous iterations of this analysis given stronger than forecasted growth

SUMMARY OF FINDINGS- NUMBER OF PRIORITY NEEDS RENTER HOUSEHOLDS

Household Type		(%) Median Income	Total Number of Households							
			2000 ⁶	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	6,446	8,111	8,313	8,531	8,767	9,020	9,293	9,662
		31-50%	6,889	8,757	9,000	9,261	9,539	9,835	10,150	10,561
		51-80%	10,667	12,351	12,571	12,808	13,060	13,329	13,614	13,956
	Large Related ²	0-30%	2,084	2,430	2,536	2,652	2,779	2,919	3,073	3,210
		31-50%	2,123	2,587	2,660	2,737	2,819	2,907	2,999	3,110
		51-80%	2,134	2,453	2,493	2,536	2,581	2,629	2,680	2,687
	Elderly ³	0-30%	1,590	1,905	2,012	2,126	2,247	2,376	2,514	2,618
		31-50%	1,393	1,788	1,902	2,024	2,156	2,297	2,448	2,566
		51-80%	2,449	2,824	2,975	3,135	3,306	3,489	3,683	3,802
	All Other ⁴	0-30%	5,778	6,450	6,589	6,737	6,893	7,059	7,234	7,797
		31-50%	5,945	6,512	6,635	6,766	6,903	7,048	7,202	7,765
		51-80%	7,778	7,886	8,012	8,146	8,291	8,445	8,609	9,096
Special Needs Renter Households		0-80%	10,966	14,559	15,022	15,501	15,995	16,504	17,030	17,572
Total Priority Housing Needs Renter Households			66,241	78,611	80,720	82,959	85,336	87,857	90,528	94,402
Total Mecklenburg County Households			273,416	335,891	343,365	351,004	358,814	366,798	373,773	381,485
Priority Housing Renter Households Share of County			24.2%	23.4%	23.5%	23.6%	23.8%	24.0%	24.2%	24.7%

- ▶ While growing, the above trends do not account for households in foreclosure or being impacted by adjustable rate and other exotic loans, many of whom will likely appear as Priority Needs renters in the coming years.

KEY CONCLUSIONS - NUMBER OF PRIORITY NEEDS RENTER HOUSEHOLDS INCREASE ACROSS THE BOARD

- ▶ Total Priority Needs households increased slightly from 2000 to 2006
- ▶ Due to irrational mortgage practices (lending mortgage amounts that exceed that which a household could truly afford), renter households as a share of total households declined from 2000 – 2006
- ▶ However, it is expected that with tightened lending practices, total mortgage volume will decrease, renters as a share of total households will increase to a more normalized level, resulting in a higher rate of growth for renter households than total households for 2006 – 2012
 - Renter households accounted for 38% of total households in 2000, but decreased to 36% in 2006
 - Renter households are expected to increase to 37% of total households by 2012
- ▶ **Priority Needs Renter Households are expected to grow faster than the overall population from 2006 to 2012, a figure that could be considered conservative**

Household Type	(%) Median Income	Total Number of Households			Total Change	Total % Change	Total Change	Total % Change
		2000 ⁶	2006	2012	2000 - 2006	2000 - 2006	2006 - 2012	2006 - 2012
RENTER	0 - 30%	15,897	18,895	23,287	2,998	19%	4,392	23%
	30 - 50%	16,350	19,644	24,002	3,293	20%	4,358	22%
	50 - 80%	23,028	25,514	29,541	2,486	11%	4,027	16%
Total Priority Housing Needs Renter Households		66,241	78,611	94,402	12,370	18.7%	15,791	20.1%
Total Mecklenburg County Households		273,416	335,891	381,485	62,475	22.8%	45,594	13.6%
Priority Housing Renter Households Share of County		24.2%	23.4%	24.7%	-0.8%	-3.4%	1.3%	5.7%

SUMMARY OF FINDINGS-CURRENT REPORT FINDINGS VERSUS 2005 REPORT FINDINGS

Household Type		(%) Median Income	Total Number of Households								
			2000			2006			2010		
			2005 Report	2008 Report	Difference ¹	2005 Report	2008 Report	Difference ¹	2005 Report	2008 Report	Difference ¹
Renter Households	Small Related ¹	0-30%	6,544	6,446	-98	8,064	8,111	47	8,826	9,020	194
		31-50%	7,189	6,889	-300	8,657	8,757	100	9,443	9,835	392
		51-80%	10,810	10,667	-143	12,039	12,351	312	13,628	13,329	-299
	Large Related ²	0-30%	1,683	2,084	400	1,953	2,430	477	2,052	2,919	867
		31-50%	1,077	2,123	1,046	1,239	2,587	1,347	1,355	2,907	1,551
		51-80%	1,899	2,134	236	2,319	2,453	134	2,702	2,629	-72
	Elderly ³	0-30%	4,144	1,590	-2,554	5,416	1,905	-3,512	6,389	2,376	-4,013
		31-50%	2,101	1,393	-708	2,302	1,788	-515	2,561	2,297	-265
		51-80%	2,120	2,449	329	2,436	2,824	388	2,893	3,489	596
	All Other ⁴	0-30%	4,395	5,778	1,383	5,374	6,450	1,075	5,646	7,059	1,413
		31-50%	7,523	5,945	-1,578	9,424	6,512	-2,911	9,978	7,048	-2,929
		51-80%	8,869	7,778	-1,091	8,444	7,886	-557	8,752	8,445	-308
Special Needs Renter Households		0-80%	10,966	10,966	0	16,129	14,559	-1,570	19,093	16,504	-2,589
Total Priority Housing Needs Renter Households			69,319	66,241	-3,078	83,796	78,611	-5,185	93,318	87,857	-5,462
Total Mecklenburg County Households			273,416	273,416	0	313,784	335,891	22,107	341,568	366,798	25,230
Priority Housing Renter Households Share of County			50.1%	24.2%	-25.9%	51.6%	23.4%	-28.2%	52.1%	41.9%	-10.2%

- ▶ The 2005 report, in general, overstated the number of priority households, as the median income was not adjusted for the number of persons in a household

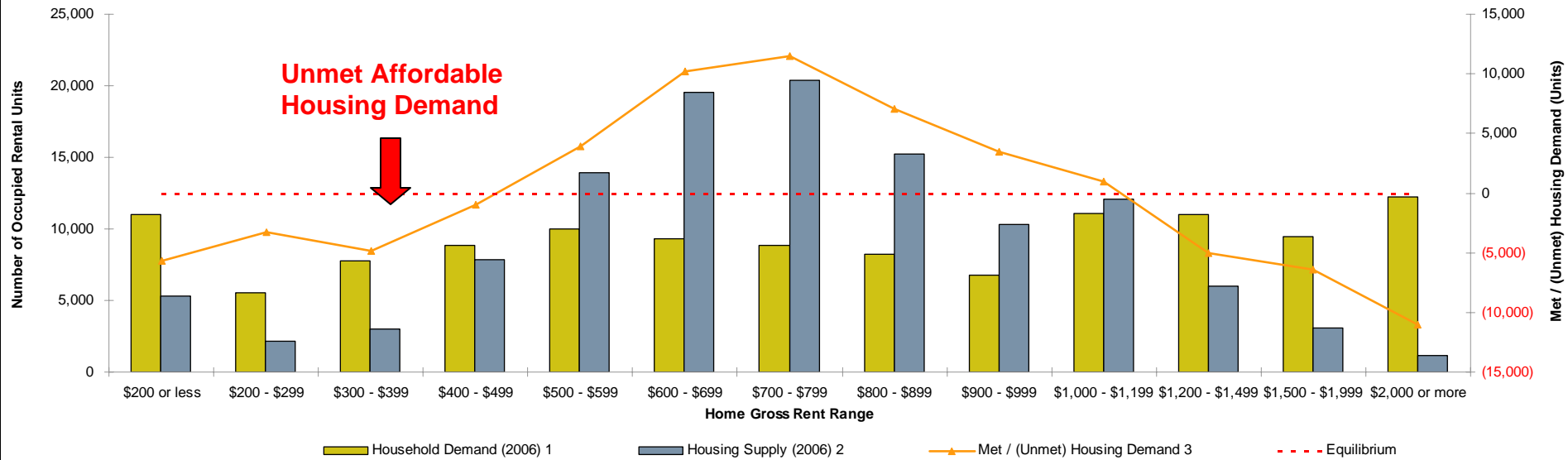
SUMMARY OF FINDINGS – RENTAL HOUSING SUPPLY AND DEMAND

Using the breakdown of priority needs households, PUMS, and other secondary data sources, RCLCO quantified the household supply and demand for rental housing units in Mecklenburg County by household type between 2000 and 2012.



SUMMARY OF FINDINGS – SUPPLY & DEMAND

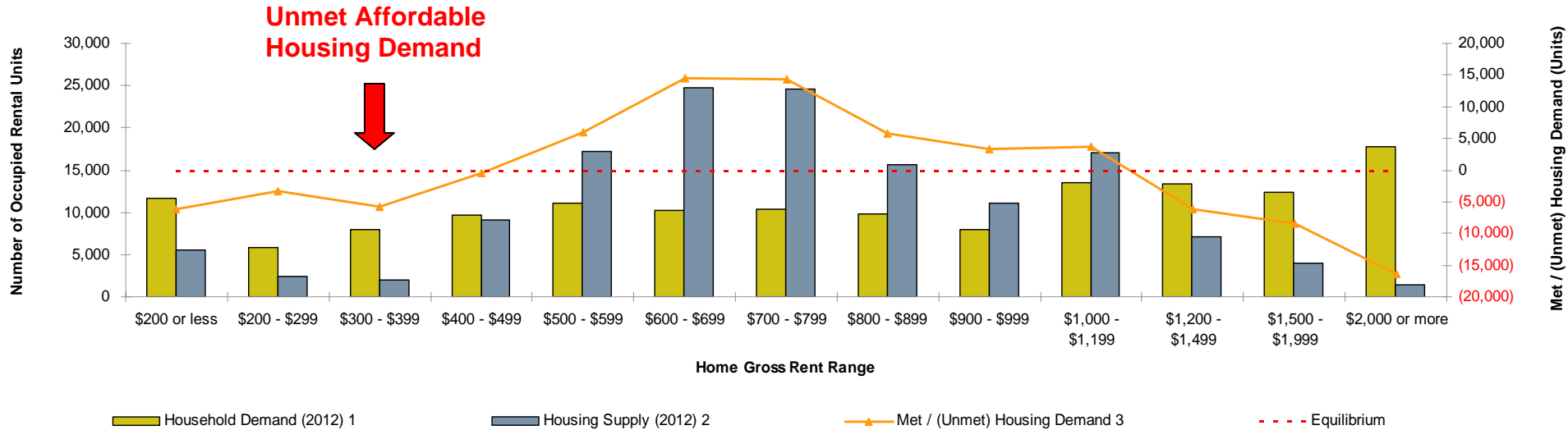
2006 – Balance of Supply and Demand for Rental Housing Units



	Monthly Rent Range												
	\$200 or less	\$200 - \$299	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,199	\$1,200 - \$1,499	\$1,500 - \$1,999	\$2,000 or more
Household Demand (2006) ¹	10,994	5,514	7,798	8,823	10,029	9,281	8,870	8,250	6,796	11,054	10,965	9,449	12,208
Housing Supply (2006) ²	5,339	2,192	2,992	7,840	13,961	19,503	20,405	15,268	10,285	12,041	5,973	3,049	1,181
Met / (Unmet) Housing Demand ³	(5,655)	(3,322)	(4,806)	(982)	3,933	10,222	11,535	7,018	3,489	987	(4,992)	(6,400)	(11,027)
Less Estimated Renter-Occupied Substandard Units ⁴	(400)	(200)	(120)	(80)									
Total Met / (Unmet) Housing Demand ³	(6,055)	(3,522)	(4,926)	(1,062)	3,933	10,222	11,535	7,018	3,489	987	(4,992)	(6,400)	(11,027)

SUMMARY OF FINDINGS – SUPPLY & DEMAND

2012 – Balance of Supply and Demand for Rental Housing Units



	Monthly Rent Range												
	\$200 or less	\$200 - \$299	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,199	\$1,200 - \$1,499	\$1,500 - \$1,999	\$2,000 or more
Household Demand (2012) ¹	11,685	5,860	7,903	9,653	11,093	10,218	10,350	9,833	7,928	13,483	13,307	12,366	17,777
Housing Supply (2012) ²	5,517	2,474	2,043	9,087	17,145	24,678	24,588	15,695	11,160	17,117	7,179	4,001	1,431
Met / (Unmet) Housing Demand ³	(6,168)	(3,386)	(5,859)	(566)	6,052	14,460	14,238	5,862	3,232	3,634	(6,127)	(8,365)	(16,345)
Less Estimated Renter-Occupied Substandard Units ⁴	(378)	(330)	(142)	(94)									
Total Met / (Unmet) Housing Demand ³	(6,545)	(3,717)	(6,001)	(661)	6,052	14,460	14,238	5,862	3,232	3,634	(6,127)	(8,365)	(16,345)

SUMMARY OF FINDINGS - HOUSING SUPPLY AND DEMAND

- ▶ There was a net unmet demand for 15,565 affordable rental housing units in Mecklenburg County in 2006, up significantly from 12,222 units in 2000.
 - The increase is in large part due to the high total household high growth that Mecklenburg has experienced since the beginning of the decade
- ▶ By 2012, the number of unmet affordable housing units is expected to increase to 16,294
- ▶ The true increase in need for renter units may not be fully accounted for in our calculations, as the effects of the fallout from the mortgage crisis, increase in foreclosures, and the number of households that would then become renters as a result is not yet fully understood
- ▶ The more moderated increase projected from 2006 to 2012 relative to the first half of the decade is due to a more moderated projected growth rate in Mecklenburg County's population and households
 - While the overall household growth rate is expected to be more moderated from 2006 -2012, the overall number of renter households is expected to grow at a faster rate (2.8% annually) than total households (2.1% annually)

Net Unmet Demand for Affordable Rental Housing Units in Mecklenburg County, NC

Year	Rental Units
2000	(12,222)
2006	(15,565)
2012	(16,924)

- ▶ **In comparison, the 2005 report indicated a net unmet demand total of 12,530 rental units for 2010 – more than 3,000 less housing units than we have calculated for 2006**

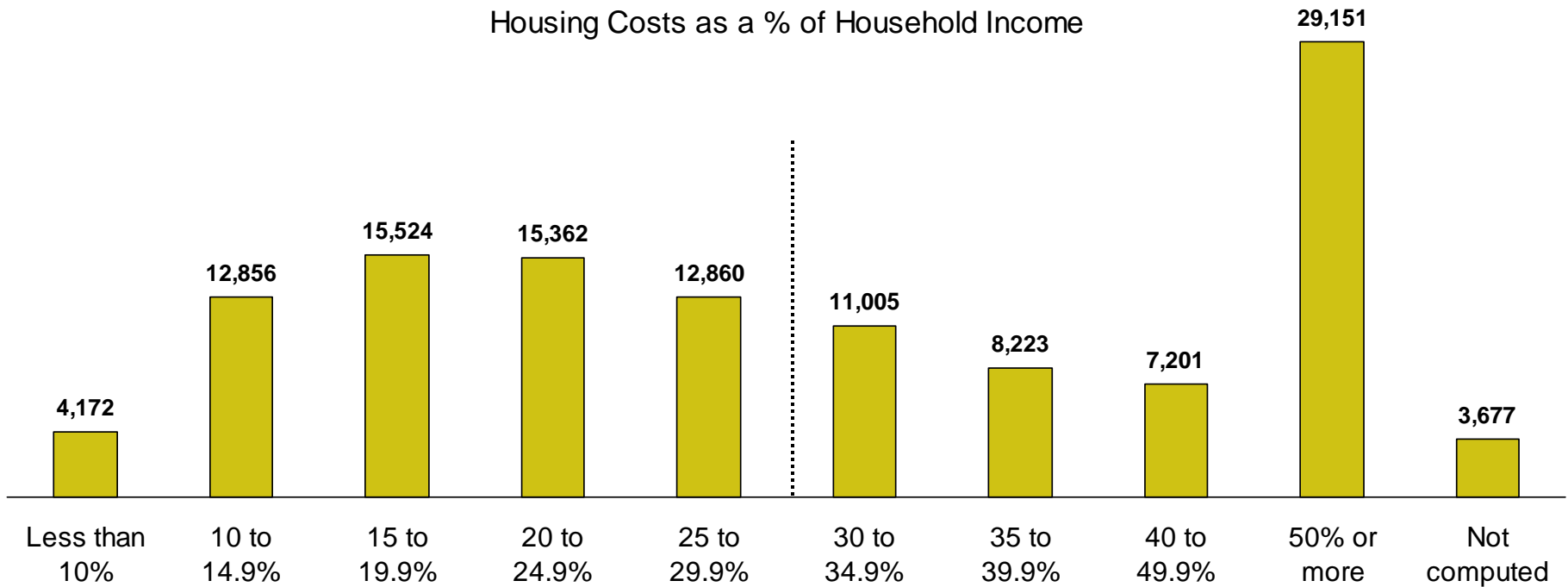
SUMMARY OF FINDINGS – RENTAL-HOUSING TRENDS IN MECKLENBURG COUNTY

- ▶ Renter households as a share of total Mecklenburg County households is expected to return to a more normalized rate by 2012
 - Renter households accounted for 37% of total Mecklenburg County households in 2000
 - However the share of renters fell to about 35% of total County households in 2006, due in part to the wider availability of mortgages
 - Renter-households are projected to make up 37% of total Mecklenburg County households in 2012, with ownership rates decreasing over the coming years as a result of the mortgage fallout and tightened lending practices
- ▶ Approximately 18,932 renter-households earn less than \$14,999 annual income (16% of all renter households)
 - This equates to a maximum affordable housing expenditure of \$375 per month
 - The number of renter-households earning less than \$14,999 is expected to increase by about 2,426 renters by 2012

SUMMARY OF FINDINGS – RENTAL-HOUSING TRENDS IN MECKLENBURG COUNTY

- ▶ 55,560 renter-households in Mecklenburg County pay more than 30% of their annual household income towards rent and housing costs
- ▶ In excess of 29,000 of renter-households pay more than 50% of their annual household income towards rent and housing costs

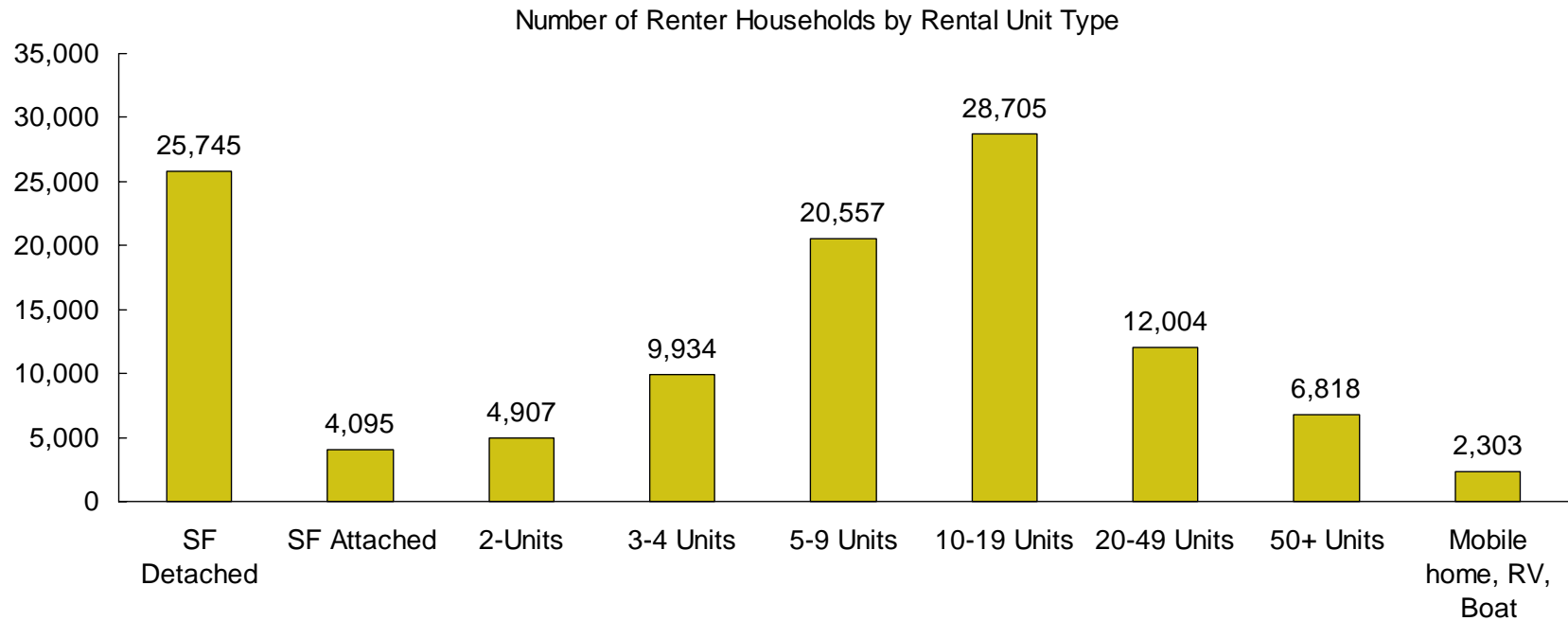
Housing Costs as a % of Household Income



Source: U.S. Census, 2005 American Community Survey

SUMMARY OF FINDINGS – RENTAL-HOUSING TRENDS IN MECKLENBURG COUNTY

- ▶ 60% of renters in Mecklenburg County live in an apartment complex (5 or more units), and 22% rent a single-family detached home
- ▶ This represents a decline in the share of renter-households living in apartment complexes and an increase in the share of renters living in a single-family detached home from the previous study



SUMMARY OF FINDINGS – UNMET DEMAND FOR RENTAL HOUSING

- ▶ In 2006, there was an unmet demand for 15,565 affordable rental housing units for priority needs households in Mecklenburg County
 - This includes factoring in approximately 800 substandard units

- ▶ The majority (9,577 units) of the unmet demand for rental units in 2006 was from those earning less than \$12,000 per year (requiring a rental housing payment of less than \$299 per month)
 - 39% (6,055 units) was from those with an income level requiring a \$200 per month or less payment
 - An unmet demand of 5,988 units were in the payment range of \$300 - \$499 per month

- ▶ In 2012, we project that there will be a need for approximately 16,924 affordable housing rental units.
 - Approximately, 10,262 (61%) of these units will require rents of \$299 or less per month
 - The remaining 6,662 affordable units will require rents between \$300 and \$499 per month

SUMMARY OF FINDINGS – UNMET DEMAND FOR RENTAL HOUSING (2006)

- ▶ To the right is a breakdown of the unmet demand for affordable rental housing units (up to \$499 per month) by planning district in 2006.
- ▶
 - Half of the unmet demand for rental units is in Central Mecklenburg County, which is up significantly from the 2004 study.
 - Primary need remains for rental units with rents less than \$299/mo., with secondary need in the \$300-\$499 range.

District	No. Units	Share
N. Mecklenburg	(141)	1%
N.E. Mecklenburg	(2,300)	14%
N.W. Mecklenburg	(371)	2%
C. Mecklenburg	(3,836)	23%
S. Mecklenburg	(5,168)	31%
S.E. Mecklenburg	(3,434)	21%
S.W. Mecklenburg	(1,113)	7%
Total – Mecklenburg Co. ¹	(16,350)	100%

¹ The total unmet demand for Mecklenburg County by district is higher than the net unmet demand for rental housing, because this calculation does not take into account the surplus affordable housing available in some of the planning districts

The total indicated here does not account for renter-occupied substandard units in the county, which are estimated to total 800, creating additional unmet demand for approximately 682 affordable rental units for a total of 17,150

SUMMARY OF CONCLUSIONS: KEY ASSUMPTIONS

THE FOLLOWING KEY ASSUMPTIONS WERE UTILIZED TO MODEL AND TABULATE THE PRESENTED FINDINGS:

1. Area Median Income (AMI) is defined as the median income within Mecklenburg County, North Carolina. Information obtained from the City of Charlotte Neighborhood Development division based on the Department of Housing and Urban Development (HUD) estimates. The future AMI through 2012 for Mecklenburg County was estimated using the same historic increase rate from this decade. This may be conservative given the projected increase in median income over the same period of time.
2. Housing supply calculations were based on the total number of occupied rental and for-sale housing units in Mecklenburg County, rather than to total number of housing units (including unoccupied/vacant units). Unoccupied units were not included in housing supply calculations because these units will always be present in the Charlotte area, regardless of housing demand, due to natural market forces, housing transition and household turnover. In addition, many of these vacant housing units may not be suitable for occupancy (due to substandard conditions). Please note: While not included in housing supply calculations, RCLCO has provided the total number of unoccupied/vacant housing units for reference within the text report.
3. The total number of rental and for-sale housing units by rent/value range (housing supply) in Mecklenburg County were quantified based on historical and current information provided within primary and secondary data sources (including PUMS, Claritas, the Carolinas Real Index, and MORE). Five-year rental and for-sale housing supply projections were then made based on historical growth rates (by housing rent and value range), historical housing value appreciation in the Charlotte metropolitan area, and the projected number of new households by income and tenure in Mecklenburg County through 2012.
4. Renter-occupied and owner-occupied substandard units were quantified using U.S. Census data on such occupied units that lacked adequate plumbing. Although these units are not tracked by value or gross rent, the units were distributed among the affordable housing price bands using estimations from PUMS data and then added to the unmet owner-occupied and renter-occupied unit demand.
5. The total number of households by income range and tenure (housing demand) in Mecklenburg County were quantified based on information from Claritas, Inc and U.S. Census and American Community Survey data. Household income growth projections were also based on information provided by Claritas; these projections indicate substantial growth in the higher-income ranges (partly due to inflation). RCLCO has accounted for inflation of household incomes within this study by also accounting for appreciation in home values (See note 3) through 2012.
6. The homeless population or group-quarters population was not captured in this analysis.
7. RCLCO estimated the mortgage interest rate in 2012 at 6.4%; based on information obtained from the Mortgage Bankers Association of America (MBAA), Economy.com and Mortgage-investments.com

SUMMARY OF CONCLUSIONS: KEY ASSUMPTIONS

THE FOLLOWING KEY ASSUMPTIONS WERE UTILIZED MODEL AND TABULATE THE PRESENTED FINDINGS:

8. In order to account for monthly utility costs as a portion of overall cost of housing, the following treatments were made according to unit type:
 1. Rental units: Gross rent monthly payment data was utilized. This includes the contract rent and the corresponding monthly utility cost to the occupant(s) for the unit. This methodology was used to account for the variance in utilities included with the monthly contracted rental payment, e.g., one unit with a contracted monthly rental payment of \$650 may include all utilities, requiring no additional monthly housing cost on the part of the occupant(s) while another unit with a contracted monthly rental payment may include no utilities at all, requiring an additional \$100 per month in housing costs.
 2. Owner-occupied: The total affordable payment towards a mortgage was calculated in the following manner:

$$(\text{Annual Income} \times 30\%) \div 12 = \text{Affordable monthly housing cost}$$
$$\text{Affordable monthly housing cost} - \$101.50 \text{ (estimated average utilities cost)} = \text{Affordable monthly mortgage payment}$$
9. This affordable monthly mortgage payment was then used as the input to determine the total mortgage amount that such a monthly payment could sustain. The figure of \$101.50 was determined based on the current HUD utilities allowance by number of bedrooms in a unit and then calculated based on the weighted average of cost of utilities given the housing units that would be necessary to adequately shelter owner-occupied units in Mecklenburg County, given HUD parameters for unit size qualification by the number of persons in a household.
10. Public housing, to the extent that the Census accurately tracks it, was included in the supply figures. Changes to the count of public housing units since 2000 could not be factored for.
11. The total number of vacant rental and for-sale housing units was quantified using Carolina's Real Data (for apartments) and the U.S. Census. As of March 2007, the vacancy for rental apartments in the Charlotte area was 7.3%, and the area has had an average vacancy of 9.0% over the past ten years. In addition, per 2000 Census data, 5.7% of all for-sale housing units were vacant. RCLCO calculated the number of vacant rental and for-sale housing units by rent/price range based on the distribution of occupied housing units within the associated rent/price ranges. 30%, 50%, and 80% median household income was determined by household size, using data for the Charlotte-Mecklenburg MSA from the U.S. Department of Housing and Urban Development



Exhibits

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

I. SUMMARY OF CONCLUSIONS

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-1

PRIORITY HOUSING RENTER HOUSEHOLDS BY HOUSEHOLD TYPE AND INCOME RANGE MECKLENBURG COUNTY, NC 2000 - 2012

Household Type		(%) Median Income	Total Number of Households							
			2000 ⁶	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	6,446	8,111	8,313	8,531	8,767	9,020	9,293	9,662
		31-50%	6,889	8,757	9,000	9,261	9,539	9,835	10,150	10,561
		51-80%	10,667	12,351	12,571	12,808	13,060	13,329	13,614	13,956
	Large Related ²	0-30%	2,084	2,430	2,536	2,652	2,779	2,919	3,073	3,210
		31-50%	2,123	2,587	2,660	2,737	2,819	2,907	2,999	3,110
		51-80%	2,134	2,453	2,493	2,536	2,581	2,629	2,680	2,687
	Elderly ³	0-30%	1,590	1,905	2,012	2,126	2,247	2,376	2,514	2,618
		31-50%	1,393	1,788	1,902	2,024	2,156	2,297	2,448	2,566
		51-80%	2,449	2,824	2,975	3,135	3,306	3,489	3,683	3,802
	All Other ⁴	0-30%	5,778	6,450	6,589	6,737	6,893	7,059	7,234	7,797
		31-50%	5,945	6,512	6,635	6,766	6,903	7,048	7,202	7,765
		51-80%	7,778	7,886	8,012	8,146	8,291	8,445	8,609	9,096
Special Needs Renter Households		0-80%	10,966	14,559	15,022	15,501	15,995	16,504	17,030	17,572
Total Priority Housing Needs Renter Households			66,241	78,611	80,720	82,959	85,336	87,857	90,528	94,402
Total Mecklenburg County Households			273,416	335,891	343,365	351,004	358,814	366,798	373,773	381,485
Priority Housing Renter Households Share of County			24.2%	23.4%	23.5%	23.6%	23.8%	24.0%	24.2%	24.7%

¹ Small Related Households are those households of 2 to 4 persons that include at least one person related to the household by blood, marriage, or adoption

² Large Related Households are those households of 5 or more persons that include at least one person related to the household by blood, marriage, or adoption

³ Elderly Households are those with one or two persons in which the head of household or spouse is at least 62 years of age

⁴ All Other Households are households of one or two persons that does not meet the definition of small-related, large-related, elderly, or special needs

⁵ Special Needs Households are those with one or more person that include persons that have mobility impairments, disabilities, or that require supportive services

⁶ From the original RCLCO study report issued in 2004

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-2

PRIORITY HOUSING HOUSEHOLDS BY HOUSEHOLD TYPE AND INCOME RANGE NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2000 - 2012

Household Type		(%) Median Income	Total Number of Households							
			2000	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	227	521	525	530	534	539	544	591
		31-50%	255	563	569	576	582	589	595	644
		51-80%	468	867	889	912	935	959	984	1,060
	Large Related ²	0-30%	55	95	102	109	117	125	134	147
		31-50%	58	102	109	118	127	137	147	162
		51-80%	79	133	139	146	152	159	167	176
	Elderly ³	0-30%	16	27	30	33	37	41	45	47
		31-50%	16	30	33	37	41	46	51	53
		51-80%	30	54	60	67	75	83	93	97
	All Other ⁴	0-30%	134	215	229	244	260	277	295	325
		31-50%	149	233	247	261	276	292	309	344
		51-80%	236	367	392	417	445	474	505	544
Special Needs Renter Households ⁵		0-80%	455	759	788	818	849	881	915	950
Total Priority Housing Needs Renter Households			2,177	3,967	4,113	4,268	4,431	4,602	4,784	5,140
Total North Planning District Households			18,468	35,723	37,325	38,962	40,635	42,346	43,841	44,954
Priority Housing Renter Households Share of District			11.8%	11.1%	11.0%	11.0%	10.9%	10.9%	10.9%	11.4%

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SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-2

PRIORITY HOUSING HOUSEHOLDS BY HOUSEHOLD TYPE AND INCOME RANGE NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2000 - 2012

Household Type		(%) Median Income	Total Number of Households							
			2000	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	955	1,112	1,181	1,253	1,330	1,412	1,499	1,594
		31-50%	1,065	1,238	1,309	1,384	1,463	1,546	1,635	1,731
		51-80%	1,693	1,862	1,949	2,040	2,135	2,235	2,339	2,444
	Large Related ²	0-30%	337	278	318	363	415	474	541	578
		31-50%	353	519	525	531	537	544	550	582
		51-80%	404	448	465	482	500	519	539	549
	Elderly ³	0-30%	98	116	127	140	154	169	185	202
		31-50%	97	126	139	154	170	187	207	227
		51-80%	182	221	242	265	290	318	348	376
	All Other ⁴	0-30%	766	830	876	923	974	1,027	1,083	1,199
		31-50%	853	898	940	984	1,030	1,078	1,128	1,251
		51-80%	1,213	1,216	1,272	1,332	1,393	1,458	1,526	1,649
Special Needs Renter Households ⁵		0-80%	1,795	2,214	2,289	2,366	2,446	2,529	2,615	2,704
Total Priority Housing Needs Renter Households			9,812	11,079	11,631	12,217	12,837	13,495	14,194	15,086
Total Northeast Planning District Households			42,091	52,298	54,512	56,775	59,089	61,454	63,521	65,249
Priority Housing Renter Households Share of District			23.3%	21.2%	21.3%	21.5%	21.7%	22.0%	22.3%	23.1%

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² Large Related Households are those households of 5 or more persons that include at least one person related to the household by blood, marriage, or adoption

³ Elderly Households are those with one or two persons in which the head of household or spouse is at least 62 years of age

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SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-2

PRIORITY HOUSING HOUSEHOLDS BY HOUSEHOLD TYPE AND INCOME RANGE NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2000 - 2012

Household Type		(%) Median Income	Total Number of Households							
			2000	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	320	474	508	544	583	625	669	718
		31-50%	392	563	598	636	677	720	766	815
		51-80%	604	744	780	817	857	898	941	982
	Large Related ²	0-30%	103	152	164	176	189	203	218	234
		31-50%	118	152	162	172	183	195	207	220
		51-80%	102	145	152	158	165	172	180	184
	Elderly ³	0-30%	30	50	55	61	68	75	83	92
		31-50%	39	60	67	74	82	92	102	112
		51-80%	85	97	107	117	128	140	153	166
	All Other ⁴	0-30%	208	287	306	325	346	368	392	438
		31-50%	248	325	342	360	379	399	419	464
		51-80%	313	376	394	412	432	452	473	513
Special Needs Renter Households ⁵		0-80%	909	1,335	1,378	1,423	1,469	1,517	1,567	1,618
Total Priority Housing Needs Renter Households			3,470	4,762	5,012	5,277	5,558	5,855	6,170	6,555
Total Northwest Planning District Households			19,475	25,478	26,395	27,332	28,289	29,268	30,124	30,918
Priority Housing Renter Households Share of District			17.8%	18.7%	19.0%	19.3%	19.6%	20.0%	20.5%	21.2%

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SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-2

PRIORITY HOUSING HOUSEHOLDS BY HOUSEHOLD TYPE AND INCOME RANGE CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2000 - 2012

Household Type		(%) Median Income	Total Number of Households							
			2000	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	1,986	2,236	2,164	2,094	2,027	1,962	1,898	1,827
		31-50%	1,535	1,708	1,645	1,584	1,526	1,469	1,415	1,354
		51-80%	1,790	1,823	1,727	1,637	1,551	1,469	1,392	1,294
	Large Related ²	0-30%	625	700	688	676	664	653	641	621
		31-50%	447	448	434	421	408	396	383	366
		51-80%	329	329	313	298	283	270	256	236
	Elderly ³	0-30%	924	1,098	1,144	1,192	1,243	1,295	1,349	1,377
		31-50%	683	843	880	918	958	999	1,043	1,065
		51-80%	1,020	1,097	1,128	1,160	1,193	1,227	1,262	1,267
	All Other ⁴	0-30%	2,313	2,436	2,404	2,373	2,342	2,311	2,281	2,368
		31-50%	1,769	1,799	1,759	1,720	1,681	1,644	1,607	1,643
		51-80%	1,808	1,659	1,597	1,538	1,481	1,426	1,374	1,381
Special Needs Renter Households ⁵		0-80%	2,597	3,000	3,070	3,142	3,216	3,292	3,369	3,445
Total Priority Housing Needs Renter Households			17,824	19,176	18,954	18,754	18,574	18,414	18,273	18,243
Total Central Planning District Renter Households			46,659	47,297	46,591	45,871	45,133	44,380	43,722	43,603
Priority Housing Renter Households Share of District			38.2%	40.5%	40.7%	40.9%	41.2%	41.5%	41.8%	41.8%

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³ Elderly Households are those with one or two persons in which the head of household or spouse is at least 62 years of age

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SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-2

PRIORITY HOUSING HOUSEHOLDS BY HOUSEHOLD TYPE AND INCOME RANGE SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2000 - 2012

Household Type		(%) Median Income	Total Number of Households							
			2000	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	1,477	1,819	1,890	1,964	2,040	2,120	2,202	2,315
		31-50%	1,772	2,208	2,289	2,372	2,458	2,547	2,640	2,766
		51-80%	3,013	3,447	3,524	3,603	3,684	3,766	3,850	3,968
	Large Related ²	0-30%	393	471	492	514	536	560	584	617
		31-50%	456	533	556	580	605	631	658	686
		51-80%	523	588	597	606	616	626	635	638
	Elderly ³	0-30%	298	340	362	384	408	434	461	486
		31-50%	313	396	424	454	486	519	556	589
		51-80%	629	743	787	834	884	936	992	1,031
	All Other ⁴	0-30%	1,254	1,383	1,425	1,467	1,511	1,556	1,603	1,744
		31-50%	1,520	1,646	1,685	1,724	1,765	1,806	1,849	2,014
		51-80%	2,252	2,265	2,311	2,357	2,404	2,452	2,501	2,650
Special Needs Renter Households ⁵		0-80%	2,475	3,327	3,446	3,570	3,698	3,831	3,968	4,111
Total Priority Housing Needs Renter Households			16,374	19,168	19,787	20,428	21,094	21,784	22,499	23,615
Total South Planning District Households			83,768	97,531	99,273	101,054	102,875	104,737	106,363	108,632
Priority Housing Renter Households Share of District			19.5%	19.7%	19.9%	20.2%	20.5%	20.8%	21.2%	21.7%

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SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-2

PRIORITY HOUSING HOUSEHOLDS BY HOUSEHOLD TYPE AND INCOME RANGE SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2000 - 2012

Household Type		(%) Median Income	Total Number of Households							
			2000	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	908	1,142	1,192	1,244	1,298	1,354	1,412	1,479
		31-50%	1,195	1,539	1,604	1,671	1,741	1,814	1,890	1,975
		51-80%	2,050	2,237	2,277	2,317	2,358	2,400	2,443	2,482
	Large Related ²	0-30%	337	410	430	451	472	495	519	547
		31-50%	438	501	521	542	563	586	609	626
		51-80%	426	473	481	489	497	506	514	512
	Elderly ³	0-30%	128	148	157	168	179	191	204	214
		31-50%	145	187	201	217	233	251	270	286
		51-80%	316	364	384	405	427	450	475	487
	All Other ⁴	0-30%	674	757	782	809	836	865	894	968
		31-50%	905	1,006	1,034	1,063	1,092	1,123	1,154	1,242
		51-80%	1,266	1,217	1,234	1,252	1,270	1,289	1,308	1,376
Special Needs Renter Households ⁵		0-80%	1,742	2,401	2,480	2,561	2,646	2,733	2,823	2,916
Total Priority Housing Needs Renter Households			10,532	12,381	12,777	13,188	13,614	14,056	14,514	15,110
Total Southeast Planning District Renter Households			41,158	48,796	49,549	50,320	51,107	51,912	52,615	53,618
Priority Housing Renter Households Share of District			25.6%	25.4%	25.8%	26.2%	26.6%	27.1%	27.6%	28.2%

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SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-2

PRIORITY HOUSING HOUSEHOLDS BY HOUSEHOLD TYPE AND INCOME RANGE SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2000 - 2012

Household Type		(%) Median Income	Total Number of Households							
			2000	2006	2007	2008	2009	2010	2011	2012
Renter Households	Small Related ¹	0-30%	572	806	853	902	954	1,010	1,068	1,136
		31-50%	676	938	986	1,038	1,092	1,149	1,208	1,277
		51-80%	1,050	1,370	1,424	1,481	1,540	1,602	1,665	1,726
	Large Related ²	0-30%	235	322	342	364	387	411	436	465
		31-50%	254	333	352	374	396	419	444	469
		51-80%	272	337	347	357	367	377	388	392
	Elderly /3	0-30%	96	125	136	147	159	172	186	198
		31-50%	100	145	158	171	186	202	219	234
		51-80%	187	248	267	288	310	334	360	378
	All Other ⁴	0-30%	429	541	567	595	624	654	686	755
		31-50%	499	606	630	654	680	707	735	807
		51-80%	691	786	812	838	866	894	923	984
Special Needs Renter Households ⁵		0-80%	992	1,523	1,570	1,619	1,669	1,720	1,774	1,828
Total Priority Housing Needs Renter Households			6,051	8,079	8,444	8,827	9,228	9,650	10,093	10,651
Total Southwest Planning District Households			22,632	28,768	29,719	30,691	31,685	32,701	33,588	34,512
Priority Housing Renter Households Share of District			26.7%	28.1%	28.4%	28.8%	29.1%	29.5%	30.1%	30.9%

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SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT


Exhibit I-3

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE MECKLENBURG COUNTY, NC 2000

	Gross Income Range	(%) Income Towards Housing ¹	Affordable Monthly Housing Cost	Number of Renter Households in Mecklenburg County by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other ²
Extremely Low Income	Less than \$9,999	30%	\$250 or less	3,428	892	2,940	2,517	2,511
	\$10,000 - \$14,999	30%	\$250 - \$375	1,987	570	739	1,108	884
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	2,687	527	1,106	1,394	2,380
	\$20,000 - \$24,999	30%	\$500 - \$625	3,045	467	974	1,125	3,127
	\$25,000 - \$29,999	30%	\$625 - \$750	3,591	423	674	1,350	4,188
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	3,106	534	603	1,168	3,314
	\$35,000 - \$39,999	30%	\$875 - \$1,000	3,352	473	627	1,075	2,306
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	3,058	707	664	1,157	1,844
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	2,062	473	268	516	1,661
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	4,532	888	556	1,501	1,999
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	3,466	1,077	407	1,353	2,051
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	2,499	769	146	1,262	1,690
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	1,413	266	86	469	343
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	761	177	79	287	-39
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	339	37	190	76	89
	\$200,000 or more	30%	\$5,000 or more	435	62	0	95	488
Total Priority Housing Needs (Households)				21,930	5,510	6,964	10,966	16,007
Total Mecklenburg County Renter Households				39,761	8,342	10,059	16,452	28,836
Priority Housing Share of County				55.2%	66.1%	69.2%	66.7%	55.5%

 = 0-30% Median Income Households (Extremely Low Income)

 = 31-50% Median Income Households (Very Low Income)

 = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, including utilities and other housing-related expenses.

² All Other may overcount households that fall within other categories, which can add up to a negative number.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-3

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE MECKLENBURG COUNTY, NC 2000

	Gross Income Range	(%) Income Towards Housing 1	Affordable Monthly Housing Cost	Percent of Renter Households in Mecklenburg County by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other 2
Extremely Low Income	Less than \$9,999	30%	\$250 or less	8.6%	10.7%	29.2%	15.3%	8.7%
	\$10,000 - \$14,999	30%	\$250 - \$375	5.0%	6.8%	7.3%	6.7%	3.1%
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	6.8%	6.3%	11.0%	8.5%	8.3%
	\$20,000 - \$24,999	30%	\$500 - \$625	7.7%	5.6%	9.7%	6.8%	10.8%
	\$25,000 - \$29,999	30%	\$625 - \$750	9.0%	5.1%	6.7%	8.2%	14.5%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	7.8%	6.4%	6.0%	7.1%	11.5%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	8.4%	5.7%	6.2%	6.5%	8.0%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	7.7%	8.5%	6.6%	7.0%	6.4%
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	5.2%	5.7%	2.7%	3.1%	5.8%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	11.4%	10.6%	5.5%	9.1%	6.9%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	8.7%	12.9%	4.0%	8.2%	7.1%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	6.3%	9.2%	1.5%	7.7%	5.9%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	3.6%	3.2%	0.9%	2.8%	1.2%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	1.9%	2.1%	0.8%	1.7%	-0.1%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.9%	0.4%	1.9%	0.5%	0.3%
	\$200,000 or more	30%	\$5,000 or more	1.1%	0.7%	0.0%	0.6%	1.7%
Total Priority Housing Needs (Households)				55.2%	66.1%	69.2%	66.7%	55.5%
Total Mecklenburg County Renter Households				39,761	8,342	10,059	16,452	28,836

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, including utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-3

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE MECKLENBURG COUNTY, NC 2006

	Gross Income Range	(%) Income Towards Housing	Affordable Monthly Housing Cost	Number of Renter Households in Mecklenburg County by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	3,720	971	3,401	3,160	2,260
	\$10,000 - \$14,999	30%	\$250 - \$375	2,020	579	805	1,298	717
	\$15,000 - \$19,999	30%	\$375 - \$500	2,706	531	1,181	1,617	2,183
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	2,993	459	995	1,274	2,939
	\$25,000 - \$29,999	30%	\$625 - \$750	3,536	416	700	1,532	3,967
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	3,331	573	683	1,444	3,404
	\$35,000 - \$39,999	30%	\$875 - \$1,000	4,034	569	782	1,491	2,628
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	3,220	744	796	1,403	1,724
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	2,667	612	351	770	2,095
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	5,058	991	651	1,930	2,032
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	4,347	1,351	507	1,955	2,402
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	3,490	1,074	217	2,030	2,151
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	2,482	467	168	949	499
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	1,603	373	179	421	111
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	598	65	346	11	282
	\$200,000 or more	30%	\$5,000 or more	803	114	0	203	890
Total Priority Housing Needs (Households)				29,219	7,470	6,516	14,559	20,848
Total Mecklenburg County Renter Households				46,607	9,891	11,762	21,489	30,282
Priority Housing Share of County				62.7%	75.5%	55.4%	67.8%	68.8%

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, including utilities and other housing-related expenses.
SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-3

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE MECKLENBURG COUNTY, NC 2006

	Gross Income Range	(%) Income Towards Housing	Affordable Monthly Housing Cost	Percent of Renter Households in Mecklenburg County by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	8.0%	9.8%	28.9%	14.7%	7.5%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.3%	5.9%	6.8%	6.0%	2.4%
	\$15,000 - \$19,999	30%	\$375 - \$500	5.8%	5.4%	10.0%	7.5%	7.2%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	6.4%	4.6%	8.5%	5.9%	9.7%
	\$25,000 - \$29,999	30%	\$625 - \$750	7.6%	4.2%	6.0%	7.1%	13.1%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	7.1%	5.8%	5.8%	6.7%	11.2%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	8.7%	5.8%	6.6%	6.9%	8.7%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	6.9%	7.5%	6.8%	6.5%	5.7%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	5.7%	6.2%	3.0%	3.6%	6.9%
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	10.9%	10.0%	5.5%	9.0%	6.7%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	9.3%	13.7%	4.3%	9.1%	7.9%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	7.5%	10.9%	1.8%	9.4%	7.1%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	5.3%	4.7%	1.4%	4.4%	1.6%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	3.4%	3.8%	1.5%	2.0%	0.4%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	1.3%	0.7%	2.9%	0.0%	0.9%
	\$200,000 or more	30%	\$5,000 or more	1.7%	1.2%	0.0%	0.9%	2.9%
Total Priority Housing Needs (Households)				62.7%	75.5%	55.4%	67.8%	68.8%
Total Mecklenburg County Renter Households				46,607	9,891	11,762	21,489	30,282

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)




¹ Percent of gross income towards housing rent costs, including utilities and other housing-related expenses.
SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-3

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE MECKLENBURG COUNTY, NC 2012

	Gross Income Range	(%) Income Towards Housing	Affordable Monthly Housing Cost	Number of Renter Households in Mecklenburg County by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	4,139	1,090	4,464	3,620	2,212
	\$10,000 - \$14,999	30%	\$250 - \$375	2,155	618	1,008	1,397	655
	\$15,000 - \$19,999	30%	\$375 - \$500	2,853	559	1,450	1,716	2,142
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	3,128	480	1,189	1,338	2,959
	\$25,000 - \$29,999	30%	\$625 - \$750	3,668	432	838	1,594	4,032
	\$30,000 - \$34,999	30%	\$750 - \$875	3,484	599	828	1,517	3,487
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	4,518	637	1,006	1,701	2,980
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	3,799	878	1,066	1,704	2,131
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	3,021	693	503	890	2,405
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	6,069	1,189	893	2,392	2,670
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	5,116	1,590	680	2,367	3,037
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	4,417	1,359	307	2,682	3,076
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	3,389	638	272	1,373	934
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	2,461	572	331	702	408
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	964	105	655	19	556
	\$200,000 or more	30%	\$5,000 or more	1,220	174	0	333	1,580
Total Priority Housing Needs (Households)				34,179	9,006	8,986	17,572	24,658
Total Mecklenburg County Renter Households				54,399	11,614	15,492	25,348	35,264
Priority Housing Share of County				62.8%	77.5%	58.0%	69.3%	69.9%

	= 0-30% Median Income Households (Extremely Low Income)		
	= 31-50% Median Income Households (Very Low Income)	21,358	2,426
	= 51-80% Median Income Households (Low Income)	15%	

¹ Percent of gross income towards housing rent costs, including utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-3

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE MECKLENBURG COUNTY, NC 2012

	Gross Income Range	(%) Income Towards Housing	Affordable Monthly Housing Cost	Percent of Renter Households in Mecklenburg County by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	7.6%	9.4%	28.8%	14.3%	6.3%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.0%	5.3%	6.5%	5.5%	1.9%
	\$15,000 - \$19,999	30%	\$375 - \$500	5.2%	4.8%	9.4%	6.8%	6.1%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	5.8%	4.1%	7.7%	5.3%	8.4%
	\$25,000 - \$29,999	30%	\$625 - \$750	6.7%	3.7%	5.4%	6.3%	11.4%
	\$30,000 - \$34,999	30%	\$750 - \$875	6.4%	5.2%	5.3%	6.0%	9.9%
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	8.3%	5.5%	6.5%	6.7%	8.5%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	7.0%	7.6%	6.9%	6.7%	6.0%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	5.6%	6.0%	3.2%	3.5%	6.8%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	11.2%	10.2%	5.8%	9.4%	7.6%
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	9.4%	13.7%	4.4%	9.3%	8.6%
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	8.1%	11.7%	2.0%	10.6%	8.7%
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	6.2%	5.5%	1.8%	5.4%	2.6%
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	4.5%	4.9%	2.1%	2.8%	1.2%
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	1.8%	0.9%	4.2%	0.1%	1.6%
	\$200,000 or more	30%	\$5,000 or more	2.2%	1.5%	0.0%	1.3%	4.5%
Total Priority Housing Needs (Households)				62.8%	77.5%	58.0%	69.3%	69.9%
Total Mecklenburg County Renter Households				54,399	11,614	15,492	25,348	35,264

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, including utilities and other housing-related expenses.
SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-4A

ANALYSIS OF UNMET DEMAND FOR RENTER-OCCUPIED HOUSING - BY GROSS RENT RANGE MECKLENBURG COUNTY, NC 2000



	Monthly Rent Range												
	\$200 or less	\$200 - \$299	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,199	\$1,200 - \$1,499	\$1,500 - \$1,999	\$2,000 or more
Household Demand (2000) ¹	10,688	5,360	7,613	8,557	9,744	8,955	7,888	7,048	5,683	9,195	8,947	6,917	6,855
Housing Supply (2000) ²	5,584	2,010	4,528	8,705	14,803	18,587	18,606	11,976	6,726	6,131	3,810	1,385	601
Met / (Unmet) Housing Demand ³	(5,105)	(3,351)	(3,085)	148	5,059	9,632	10,719	4,927	1,043	(3,064)	(5,138)	(5,532)	(6,254)
Less Estimated Renter-Occupied Substandard Units ⁴	(341)	(239)	(102)										
Total Met / (Unmet) Housing Demand ³	(5,446)	(3,589)	(3,187)	148	5,059	9,632	10,719	4,927	1,043	(3,064)	(5,138)	(5,532)	(6,254)

¹ The total demand for rental housing; Calculated based on maximum affordability for Mecklenburg County renter households in the year 2000

² The existing housing supply in Mecklenburg County, based on the total number of rental units and the gross monthly rental payments by households in Mecklenburg County which includes estimated utilities cost; supply figures include Section 8 and other public housing, to the extent that census accurately tracks these housing units

³ Met / Unmet demand does not include the supply of unoccupied/vacant housing units

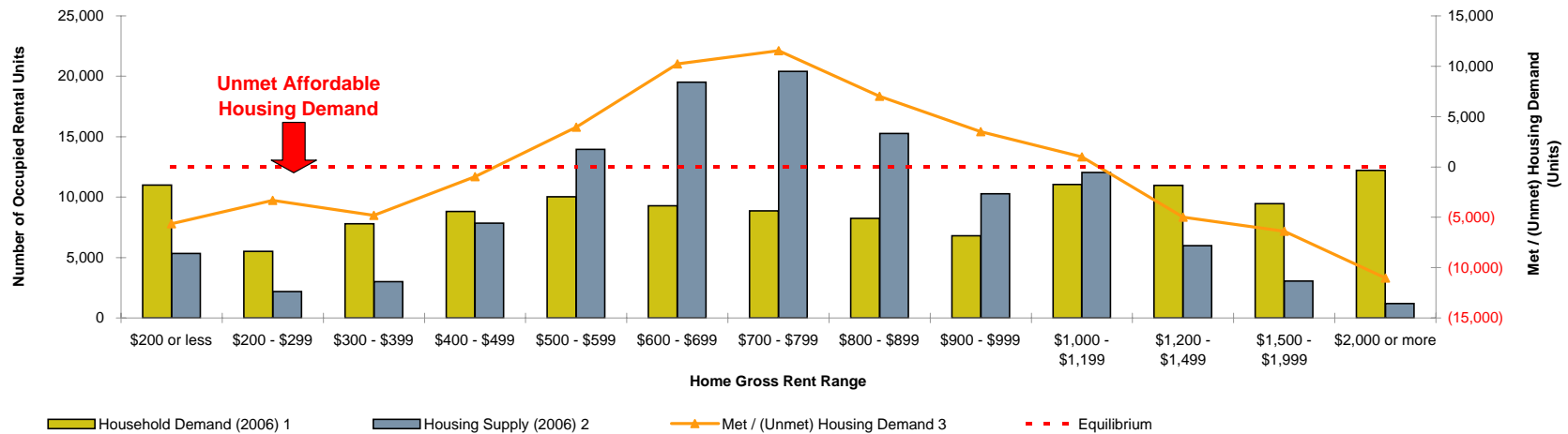
⁴ Substandard unit estimates derived from U.S. Census figures for units without complete plumbing facilities

SOURCE: RCLCO, the U.S. Census, Claritas, Inc., and Carolinas Real Data Apartment Index

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-4A

ANALYSIS OF UNMET DEMAND FOR RENTER-OCCUPIED HOUSING - BY GROSS RENT RANGE MECKLENBURG COUNTY, NC 2006



	Monthly Rent Range												
	\$200 or less	\$200 - \$299	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,199	\$1,200 - \$1,499	\$1,500 - \$1,999	\$2,000 or more
Household Demand (2006) ¹	10,994	5,514	7,798	8,823	10,029	9,281	8,870	8,250	6,796	11,054	10,965	9,449	12,208
Housing Supply (2006) ²	5,339	2,192	2,992	7,840	13,961	19,503	20,405	15,268	10,285	12,041	5,973	3,049	1,181
Met / (Unmet) Housing Demand ³	(5,655)	(3,322)	(4,806)	(982)	3,933	10,222	11,535	7,018	3,489	987	(4,992)	(6,400)	(11,027)
Less Estimated Renter-Occupied Substandard Units ⁴	(400)	(200)	(120)	(80)									
Total Met / (Unmet) Housing Demand ³	(6,055)	(3,522)	(4,926)	(1,062)	3,933	10,222	11,535	7,018	3,489	987	(4,992)	(6,400)	(11,027)

¹ The total demand for rental housing; Calculated based on maximum affordability for Mecklenburg County renter households in the year 2006

² The existing housing supply in Mecklenburg County, based on the total number of rental units and the estimated gross monthly rental payments by households in Mecklenburg County which includes estimated utilities cost; supply figures include Section 8 and other public housing, to the extent that census accurately tracks these housing units

³ Met / Unmet demand does not include the supply of unoccupied/vacant housing units

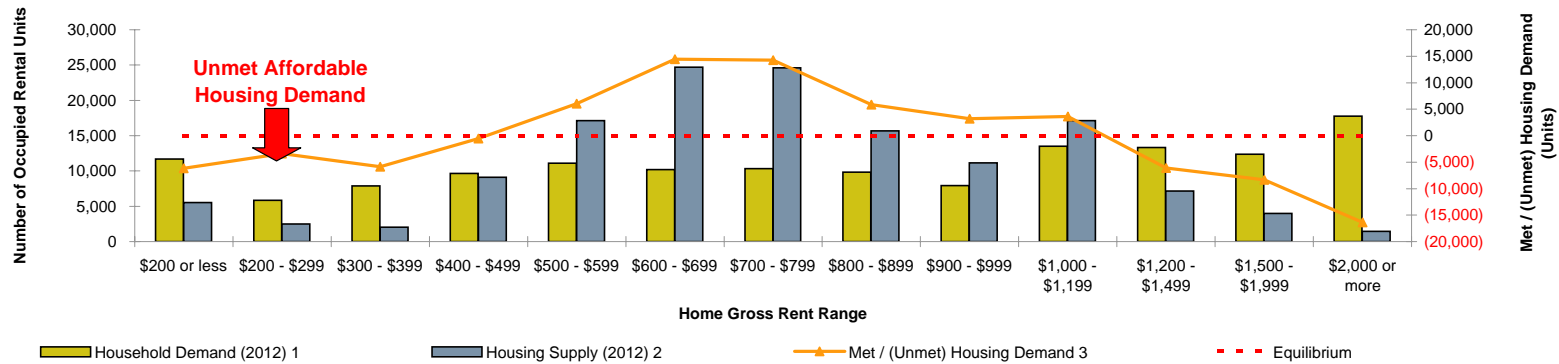
⁴ Substandard unit estimates derived from U.S. Census figures for units without complete plumbing facilities

SOURCE: RCLCO, the U.S. Census, Claritas, Inc., and Carolinas Real Data Apartment Index

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-4A

ANALYSIS OF UNMET DEMAND FOR RENTER-OCCUPIED HOUSING - BY GROSS RENT RANGE MECKLENBURG COUNTY, NC 2012



	Monthly Rent Range												
	\$200 or less	\$200 - \$299	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,199	\$1,200 - \$1,499	\$1,500 - \$1,999	\$2,000 or more
Household Demand (2012) ¹	11,685	5,860	7,903	9,653	11,093	10,218	10,350	9,833	7,928	13,483	13,307	12,366	17,777
Housing Supply (2012) ²	5,517	2,474	2,043	9,087	17,145	24,678	24,588	15,695	11,160	17,117	7,179	4,001	1,431
Met / (Unmet) Housing Demand ³	(6,168)	(3,386)	(5,859)	(566)	6,052	14,460	14,238	5,862	3,232	3,634	(6,127)	(8,365)	(16,345)
Less Estimated Renter-Occupied Substandard Units ⁴	(378)	(330)	(142)	(94)									
Total Met / (Unmet) Housing Demand ³	(6,545)	(3,717)	(6,001)	(661)	6,052	14,460	14,238	5,862	3,232	3,634	(6,127)	(8,365)	(16,345)

¹ The total demand for rental housing; Calculated based on maximum affordability for Mecklenburg County renter households in the year 2012

² The existing housing supply in Mecklenburg County, based on the total number of rental units and the estimated gross monthly rental payments by households in Mecklenburg County which includes estimated utilities cost; supply figures include Section 8 and other public housing, to the extent that census accurately tracks these housing units

³ Met / Unmet demand does not include the supply of unoccupied/vacant housing units

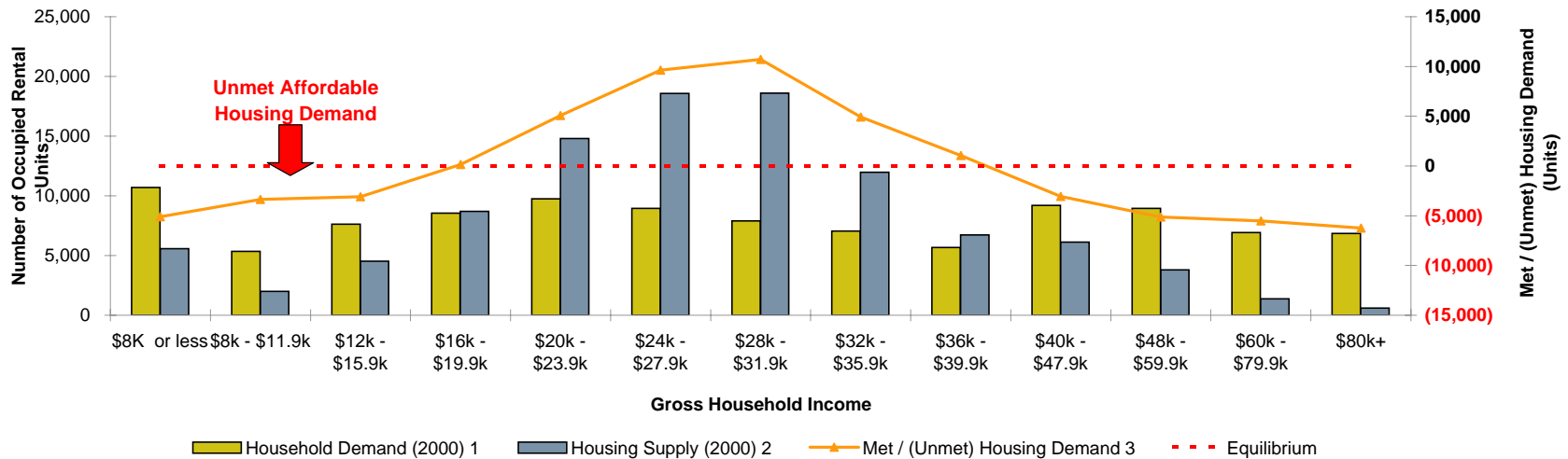
⁴ Substandard unit estimates derived from U.S. Census figures for units without complete plumbing facilities

SOURCE: RCLCO, the U.S. Census, Claritas, Inc., and Carolinas Real Data Apartment Index

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-4B

ANALYSIS OF UNMET DEMAND FOR RENTER-OCCUPIED HOUSING - BY HOUSEHOLD INCOME MECKLENBURG COUNTY, NC 2000



	Gross Household Income Range												
	\$8K or less	\$8k - \$11.9k	\$12k - \$15.9k	\$16k - \$19.9k	\$20k - \$23.9k	\$24k - \$27.9k	\$28k - \$31.9k	\$32k - \$35.9k	\$36k - \$39.9k	\$40k - \$47.9k	\$48k - \$59.9k	\$60k - \$79.9k	\$80k+
Household Demand (2000) ¹	10,688	5,360	7,613	8,557	9,744	8,955	7,888	7,048	5,683	9,195	8,947	6,917	6,855
Housing Supply (2000) ²	5,584	2,010	4,528	8,705	14,803	18,587	18,606	11,976	6,726	6,131	3,810	1,385	601
Met / (Unmet) Housing Demand ³	(5,105)	(3,351)	(3,085)	148	5,059	9,632	10,719	4,927	1,043	(3,064)	(5,138)	(5,532)	(6,254)
Less Estimated Renter-Occupied Substandard Units ⁴	(341)	(239)	(102)										
Total Met / (Unmet) Housing Demand ³	(4,764)	(3,112)	(2,983)	148	5,059	9,632	10,719	4,927	1,043	(3,064)	(5,138)	(5,532)	(6,254)

¹ The total demand for rental housing; Calculated based on maximum affordability for Mecklenburg County renter households in the year 2000

² The existing housing supply in Mecklenburg County, based on the total number of rental units and the gross monthly rental payments by households in Mecklenburg County; includes Section 8 and other public housing, to the extent that census accurately tracks these housing units

³ Met / Unmet demand does not include the supply of unoccupied/vacant housing units

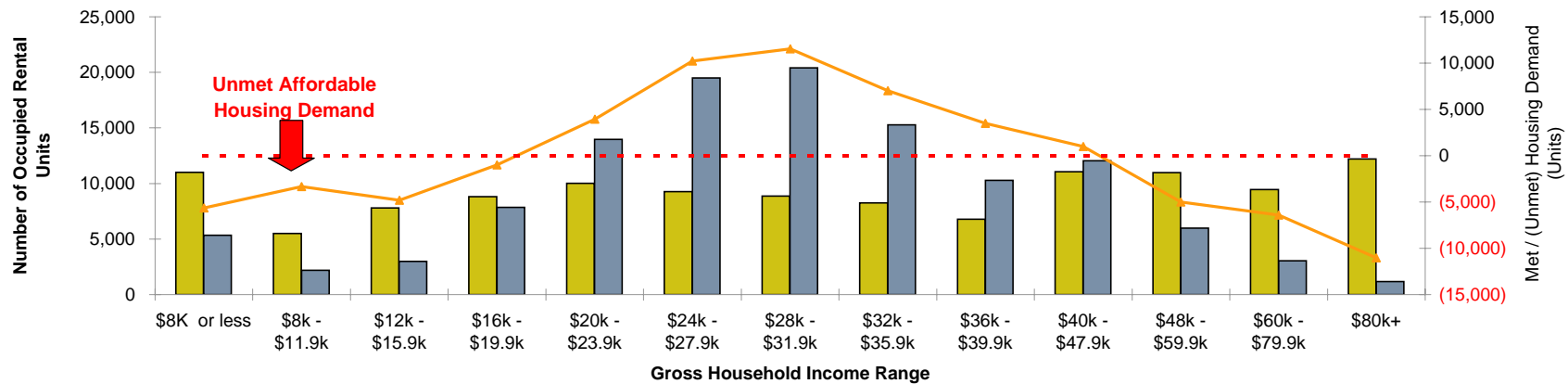
⁴ Substandard unit estimates derived from U.S. Census figures for units without complete plumbing facilities

SOURCE: RCLCO, the U.S. Census, Claritas, Inc., and Carolinas Real Data Apartment Index

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-4B

ANALYSIS OF UNMET DEMAND FOR RENTER-OCCUPIED HOUSING - BY HOUSEHOLD INCOME MECKLENBURG COUNTY, NC 2006



Household Demand (2006)
 Housing Supply (2006)
 Met / (Unmet) Housing Demand
 Equilibrium

	Gross Household Income Range												
	\$8K or less	\$8k - \$11.9k	\$12k - \$15.9k	\$16k - \$19.9k	\$20k - \$23.9k	\$24k - \$27.9k	\$28k - \$31.9k	\$32k - \$35.9k	\$36k - \$39.9k	\$40k - \$47.9k	\$48k - \$59.9k	\$60k - \$79.9k	\$80k+
Household Demand (2006)	10,994	5,514	7,798	8,823	10,029	9,281	8,870	8,250	6,796	11,054	10,965	9,449	12,208
Housing Supply (2006)	5,339	2,192	2,992	7,840	13,961	19,503	20,405	15,268	10,285	12,041	5,973	3,049	1,181
Met / (Unmet) Housing Demand	(5,655)	(3,322)	(4,806)	(982)	3,933	10,222	11,535	7,018	3,489	987	(4,992)	(6,400)	(11,027)
Less Estimated Occupied Substandard Units	(400)	(200)	(120)	(80)									
Total Met / (Unmet) Housing Demand	(6,055)	(3,522)	(4,926)	(1,062)	3,933	10,222	11,535	7,018	3,489	987	(4,992)	(6,400)	(11,027)

¹ The total demand for rental housing; Calculated based on maximum affordability for Mecklenburg County renter households in the year 2006

² The existing housing supply in Mecklenburg County, based on the total number of rental units and the estimated gross monthly rental payments by households in Mecklenburg County; includes Section 8 and other public housing, to the extent that census accurately tracks these housing units

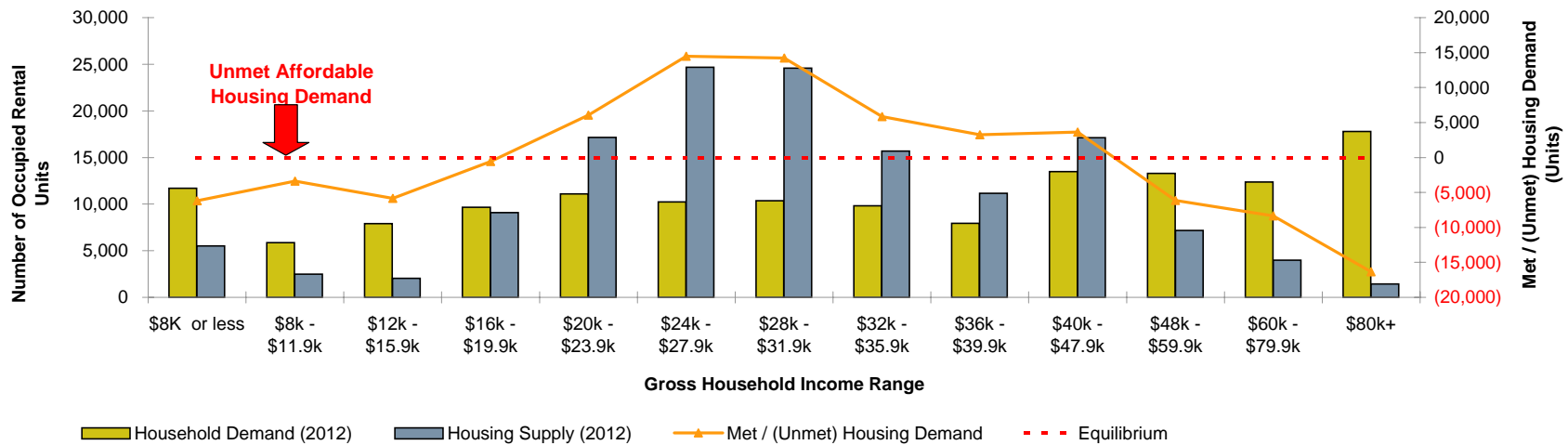
³ Met / Unmet demand does not include the supply of unoccupied/vacant housing units

SOURCE: RCLCO, the U.S. Census, Claritas, Inc., and Carolinas Real Data Apartment Index

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-4B

ANALYSIS OF UNMET DEMAND FOR RENTER-OCCUPIED HOUSING - BY HOUSEHOLD INCOME MECKLENBURG COUNTY, NC 2012



	Gross Household Income Range												
	\$8K or less	\$8k - \$11.9k	\$12k - \$15.9k	\$16k - \$19.9k	\$20k - \$23.9k	\$24k - \$27.9k	\$28k - \$31.9k	\$32k - \$35.9k	\$36k - \$39.9k	\$40k - \$47.9k	\$48k - \$59.9k	\$60k - \$79.9k	\$80k+
Household Demand (2012)	11,685	5,860	7,903	9,653	11,093	10,218	10,350	9,833	7,928	13,483	13,307	12,366	17,777
Housing Supply (2012)	5,517	2,474	2,043	9,087	17,145	24,678	24,588	15,695	11,160	17,117	7,179	4,001	1,431
Met / (Unmet) Housing Demand	(6,168)	(3,386)	(5,859)	(566)	6,052	14,460	14,238	5,862	3,232	3,634	(6,127)	(8,365)	(16,345)
Less Estimated Occupied Substandard Units	(378)	(330)	(142)	(94)									
Total Met / (Unmet) Housing Demand	(6,545)	(3,717)	(6,001)	(661)	6,052	14,460	14,238	5,862	3,232	3,634	(6,127)	(8,365)	(16,345)

¹ The total demand for rental housing; Calculated based on maximum affordability for Mecklenburg County renter households in the year 2012

² The existing housing supply in Mecklenburg County, based on the total number of rental units and the estimated gross monthly rental payments by households in Mecklenburg County; includes Section 8 and other public housing, to the extent that census accurately tracks these housing units

³ Met / Unmet demand does not include the supply of unoccupied/vacant housing units

SOURCE: RCLCO, the U.S. Census, Claritas, Inc., and Carolinas Real Data Apartment Index

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-5

ANALYSIS OF UNMET DEMAND FOR RENTER-OCCUPIED HOUSING BY PLANNING DISTRICT MECKLENBURG COUNTY, NC 2000 - 2012

2000 Met / (Unmet) Housing Demand	Monthly Rent Range												
	\$200 or less	\$200 - \$299	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,199	\$1,200 - \$1,499	\$1,500 - \$1,999	\$2,000 or more
North Meck. Planning District	(22)	(66)	(71)	(38)	4	207	549	212	154	60	(62)	(313)	(614)
Northeast Meck. Planning District	(838)	(382)	(485)	(88)	479	1,263	2,083	993	386	(504)	(810)	(1,132)	(967)
Northwest Meck. Planning District	(123)	(124)	18	233	800	418	77	(6)	(146)	(265)	(334)	(313)	(235)
Central Meck. Planning District	(1,757)	(1,116)	24	1,395	1,864	1,268	733	315	(63)	(579)	(830)	(618)	(636)
South Meck. Planning District	(1,207)	(904)	(1,367)	(831)	234	2,750	3,861	2,420	910	(375)	(1,275)	(1,590)	(2,627)
Southeast Meck. Planning District	(904)	(501)	(931)	(650)	847	2,708	2,507	758	(215)	(817)	(1,172)	(937)	(693)
Southwest Meck. Planning District	(254)	(257)	(273)	127	831	1,017	908	235	17	(584)	(655)	(629)	(483)
Mecklenburg County Total	(5,105)	(3,351)	(3,085)	148	5,059	9,632	10,719	4,927	1,043	(3,064)	(5,138)	(5,532)	(6,254)
Less Est. Substandard Units	(341)	(239)	(102)	0	0	0	0	0	0	0	0	0	0
Total Met (Unmet) Demand	(5,446)	(3,589)	(3,187)	148	5,059	9,632	10,719	4,927	1,043	(3,064)	(5,138)	(5,532)	(6,254)

2006 Met / (Unmet) Housing Demand	Monthly Rent Range												
	\$200 or less	\$200 - \$299	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,199	\$1,200 - \$1,499	\$1,500 - \$1,999	\$2,000 or more
North Meck. Planning District	42	(48)	(81)	(54)	3	347	1,043	597	391	424	(164)	(542)	(1,959)
Northeast Meck. Planning District	(921)	(358)	(736)	(285)	217	1,229	2,131	1,260	760	108	(719)	(1,254)	(1,433)
Northwest Meck. Planning District	(173)	(149)	(49)	248	973	511	47	50	(80)	(127)	(397)	(424)	(431)
Central Meck. Planning District	(1,843)	(1,048)	(945)	1,305	1,535	1,306	685	529	377	297	(673)	(559)	(965)
South Meck. Planning District	(1,377)	(915)	(1,584)	(1,293)	(270)	2,924	4,151	3,169	1,695	828	(1,159)	(1,793)	(4,379)
Southeast Meck. Planning District	(1,049)	(514)	(922)	(936)	628	2,716	2,431	1,006	99	(244)	(1,155)	(1,032)	(1,028)
Southwest Meck. Planning District	(333)	(290)	(490)	32	847	1,189	1,047	408	246	(300)	(726)	(798)	(832)
Mecklenburg County Total	(5,655)	(3,322)	(4,806)	(982)	3,933	10,222	11,535	7,018	3,489	987	(4,992)	(6,400)	(11,027)
Less Est. Substandard Units	(400)	(200)	(120)	(80)	0	0	0	0	0	0	0	0	0
Total Met (Unmet) Demand	(6,055)	(3,522)	(4,926)	(1,062)	3,933	10,222	11,535	7,018	3,489	987	(4,992)	(6,400)	(11,027)

2012 Met / (Unmet) Housing Demand	Monthly Rent Range												
	\$200 or less	\$200 - \$299	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,199	\$1,200 - \$1,499	\$1,500 - \$1,999	\$2,000 or more
North Meck. Planning District	(3)	(84)	(342)	(127)	(37)	621	1,392	529	572	829	17	(783)	(2,583)
Northeast Meck. Planning District	(1,211)	(407)	(1,118)	(218)	554	2,015	2,904	1,281	849	543	(1,032)	(1,785)	(2,377)
Northwest Meck. Planning District	(233)	(182)	(119)	393	1,445	848	91	(83)	(176)	(32)	(578)	(625)	(751)
Central Meck. Planning District	(1,507)	(821)	(1,084)	1,464	1,612	1,519	516	(21)	83	611	(689)	(539)	(1,141)
South Meck. Planning District	(1,593)	(998)	(1,948)	(1,320)	171	4,203	5,171	3,135	1,768	1,756	(1,436)	(2,253)	(6,656)
Southeast Meck. Planning District	(1,228)	(563)	(1,200)	(938)	1,022	3,510	2,833	772	(56)	55	(1,426)	(1,289)	(1,493)
Southwest Meck. Planning District	(393)	(332)	(710)	180	1,285	1,744	1,331	249	192	(128)	(983)	(1,092)	(1,343)
Mecklenburg County Total	(6,168)	(3,386)	(5,859)	(566)	6,052	14,460	14,238	5,862	3,232	3,634	(6,127)	(8,365)	(16,345)
Less Est. Substandard Units	(378)	(330)	(142)	(94)	0	0	0	0	0	0	0	0	0
Total Met (Unmet) Demand	(6,545)	(3,717)	(6,001)	(661)	6,052	14,460	14,238	5,862	3,232	3,634	(6,127)	(8,365)	(16,345)

SOURCE: RCLCO, the U.S. Census, Claritas, Inc., and Carolinas Real Data Apartment Index

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-6

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	144	23	12	50	72
	\$10,000 - \$14,999	30%	\$250 - \$375	73	11	6	26	37
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	117	18	10	41	59
	\$20,000 - \$24,999	30%	\$500 - \$625	126	20	11	44	63
	\$25,000 - \$29,999	30%	\$625 - \$750	147	23	13	52	74
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	126	20	11	44	63
	\$35,000 - \$39,999	30%	\$875 - \$1,000	148	23	13	52	74
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	141	22	12	49	70
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	94	15	8	33	47
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	208	33	18	73	104
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	183	29	16	64	92
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	193	30	17	68	97
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	126	20	11	44	63
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	62	10	5	22	31
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	37	6	3	13	18
	\$200,000 or more	30%	\$5,000 or more	51	8	4	18	26
Total Priority Housing Needs (Households)				914	192	62	362	359
Total Renter Households in Planning District				1,975	311	170	692	990

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-6

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	7.3%	7.3%	7.3%	7.3%	7.3%
	\$10,000 - \$14,999	30%	\$250 - \$375	3.7%	3.7%	3.7%	3.7%	3.7%
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	5.9%	5.9%	5.9%	5.9%	5.9%
	\$20,000 - \$24,999	30%	\$500 - \$625	6.4%	6.4%	6.4%	6.4%	6.4%
	\$25,000 - \$29,999	30%	\$625 - \$750	7.5%	7.5%	7.5%	7.5%	7.5%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	6.4%	6.4%	6.4%	6.4%	6.4%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	7.5%	7.5%	7.5%	7.5%	7.5%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	7.1%	7.1%	7.1%	7.1%	7.1%
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	4.8%	4.8%	4.8%	4.8%	4.8%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	10.5%	10.5%	10.5%	10.5%	10.5%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	9.3%	9.3%	9.3%	9.3%	9.3%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	9.8%	9.8%	9.8%	9.8%	9.8%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	6.4%	6.4%	6.4%	6.4%	6.4%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	3.1%	3.1%	3.1%	3.1%	3.1%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	1.8%	1.8%	1.8%	1.8%	1.8%
	\$200,000 or more	30%	\$5,000 or more	2.6%	2.6%	2.6%	2.6%	2.6%
Total Priority Housing Needs (Households)				46.3%	61.7%	36.2%	52.4%	36.2%
Total Renter Households in Planning District				1,975	311	170	692	990

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-6

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	211	33	19	83	97
	\$10,000 - \$14,999	30%	\$250 - \$375	107	17	9	42	49
	\$15,000 - \$19,999	30%	\$375 - \$500	171	27	15	67	79
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	185	29	16	73	85
	\$25,000 - \$29,999	30%	\$625 - \$750	216	34	19	85	100
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	184	29	16	72	85
	\$35,000 - \$39,999	30%	\$875 - \$1,000	247	39	22	97	114
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	234	37	21	92	108
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	157	25	14	62	73
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	351	55	31	138	162
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	309	49	27	122	143
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	380	60	34	149	176
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	308	48	27	121	142
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	140	22	12	55	65
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	90	14	8	35	41
	\$200,000 or more	30%	\$5,000 or more	138	22	12	54	64
Total Priority Housing Needs (Households)				1,951	330	111	694	816
Total Renter Households in Planning District				3,427	538	304	1,348	1,584

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-6

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	10.7%	10.6%	11.0%	12.0%	9.8%
	\$10,000 - \$14,999	30%	\$250 - \$375	5.4%	5.4%	5.6%	6.1%	5.0%
	\$15,000 - \$19,999	30%	\$375 - \$500	8.7%	8.6%	8.9%	9.7%	8.0%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	9.4%	9.3%	9.6%	10.5%	8.6%
	\$25,000 - \$29,999	30%	\$625 - \$750	10.9%	10.9%	11.2%	12.3%	10.1%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	9.3%	9.3%	9.6%	10.5%	8.6%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	12.5%	12.5%	12.9%	14.0%	11.5%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	11.9%	11.8%	12.2%	13.3%	10.9%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	7.9%	7.9%	8.2%	8.9%	7.3%
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	17.8%	17.7%	18.3%	19.9%	16.4%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	15.7%	15.6%	16.1%	17.6%	14.4%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	19.2%	19.1%	19.8%	21.6%	17.7%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	15.6%	15.5%	16.0%	17.5%	14.4%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	7.1%	7.1%	7.3%	8.0%	6.5%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	4.5%	4.5%	4.7%	5.1%	4.2%
	\$200,000 or more	30%	\$5,000 or more	7.0%	7.0%	7.2%	7.9%	6.5%
Total Priority Housing Needs (Households)				56.9%	61.3%	36.6%	51.5%	51.5%
Total Renter Households in Planning District				3,427	538	304	1,348	1,584

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-6

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	267	44	28	107	126
	\$10,000 - \$14,999	30%	\$250 - \$375	135	22	14	54	64
	\$15,000 - \$19,999	30%	\$375 - \$500	217	36	23	87	102
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	234	38	25	94	110
	\$25,000 - \$29,999	30%	\$625 - \$750	273	45	29	110	129
	\$30,000 - \$34,999	30%	\$750 - \$875	233	38	25	94	110
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	330	54	35	132	156
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	313	51	33	126	148
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	210	34	22	84	99
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	487	80	51	195	230
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	430	70	45	172	202
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	563	92	59	226	265
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	493	81	52	198	232
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	252	41	27	101	119
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	170	28	18	68	80
	\$200,000 or more	30%	\$5,000 or more	257	42	27	103	121
Total Priority Housing Needs (Households)				2,295	484	198	1,032	1,213
Total Renter Households in Planning District				4,866	797	512	1,951	2,292

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-6

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	13.5%	14.0%	16.5%	15.5%	12.7%
	\$10,000 - \$14,999	30%	\$250 - \$375	6.9%	7.1%	8.4%	7.8%	6.4%
	\$15,000 - \$19,999	30%	\$375 - \$500	11.0%	11.4%	13.4%	12.6%	10.3%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	11.9%	12.3%	14.5%	13.6%	11.2%
	\$25,000 - \$29,999	30%	\$625 - \$750	13.8%	14.4%	16.9%	15.8%	13.0%
	\$30,000 - \$34,999	30%	\$750 - \$875	11.8%	12.3%	14.4%	13.5%	11.1%
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	16.7%	17.4%	20.4%	19.1%	15.7%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	15.9%	16.5%	19.4%	18.1%	14.9%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	10.6%	11.0%	13.0%	12.2%	10.0%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	24.7%	25.6%	30.1%	28.2%	23.2%
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	21.8%	22.6%	26.6%	24.9%	20.4%
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	28.5%	29.6%	34.8%	32.6%	26.8%
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	24.9%	25.9%	30.5%	28.5%	23.4%
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	12.8%	13.3%	15.6%	14.6%	12.0%
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	8.6%	8.9%	10.5%	9.8%	8.1%
	\$200,000 or more	30%	\$5,000 or more	13.0%	13.5%	15.9%	14.9%	12.2%
Total Priority Housing Needs (Households)				47.2%	60.7%	38.7%	52.9%	52.9%
Total Renter Households in Planning District				4,866	797	512	1,951	2,292

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-7

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	604	139	76	248	414
	\$10,000 - \$14,999	30%	\$250 - \$375	306	70	39	126	210
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	489	112	61	201	335
	\$20,000 - \$24,999	30%	\$500 - \$625	528	121	66	217	361
	\$25,000 - \$29,999	30%	\$625 - \$750	616	142	78	253	422
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	526	121	66	216	360
	\$35,000 - \$39,999	30%	\$875 - \$1,000	524	120	66	215	359
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	497	114	63	204	341
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	333	77	42	137	228
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	675	155	85	277	462
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	595	137	75	244	408
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	467	107	59	192	320
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	162	37	20	67	111
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	80	18	10	33	55
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	35	8	4	14	24
	\$200,000 or more	30%	\$5,000 or more	32	7	4	13	22
Total Priority Housing Needs (Households)				3,713	1,094	378	1,699	2,059
Total Renter Households in Planning District				6,470	1,486	814	2,657	4,431

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-7

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	9.3%	9.3%	9.3%	9.3%	9.3%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.7%	4.7%	4.7%	4.7%	4.7%
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	7.6%	7.6%	7.6%	7.6%	7.6%
	\$20,000 - \$24,999	30%	\$500 - \$625	8.2%	8.2%	8.2%	8.2%	8.2%
	\$25,000 - \$29,999	30%	\$625 - \$750	9.5%	9.5%	9.5%	9.5%	9.5%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	8.1%	8.1%	8.1%	8.1%	8.1%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	8.1%	8.1%	8.1%	8.1%	8.1%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	7.7%	7.7%	7.7%	7.7%	7.7%
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	5.2%	5.2%	5.2%	5.2%	5.2%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	10.4%	10.4%	10.4%	10.4%	10.4%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	9.2%	9.2%	9.2%	9.2%	9.2%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	7.2%	7.2%	7.2%	7.2%	7.2%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	2.5%	2.5%	2.5%	2.5%	2.5%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	1.2%	1.2%	1.2%	1.2%	1.2%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.5%	0.5%	0.5%	0.5%	0.5%
	\$200,000 or more	30%	\$5,000 or more	0.5%	0.5%	0.5%	0.5%	0.5%
Total Priority Housing Needs (Households)				57.4%	73.6%	46.5%	63.9%	46.5%
Total Renter Households in Planning District				6,470	1,486	814	2,657	4,431

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-7

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	587	138	80	273	376
	\$10,000 - \$14,999	30%	\$250 - \$375	298	70	40	139	191
	\$15,000 - \$19,999	30%	\$375 - \$500	475	111	64	221	304
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	513	120	70	238	329
	\$25,000 - \$29,999	30%	\$625 - \$750	599	140	81	279	384
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	511	120	69	238	328
	\$35,000 - \$39,999	30%	\$875 - \$1,000	579	136	78	269	371
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	549	129	74	255	352
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	368	86	50	171	236
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	755	177	102	351	484
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	666	156	90	310	427
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	609	143	83	283	390
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	263	62	36	122	169
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	120	28	16	56	77
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	56	13	8	26	36
	\$200,000 or more	30%	\$5,000 or more	58	14	8	27	37
Total Priority Housing Needs (Households)				1,862	448	221	882	1,216
Total Renter Households in Planning District				7,008	1,641	950	3,258	4,491

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-7

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	9.1%	9.3%	9.8%	10.3%	8.5%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.6%	4.7%	5.0%	5.2%	4.3%
	\$15,000 - \$19,999	30%	\$375 - \$500	7.3%	7.5%	7.9%	8.3%	6.9%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	7.9%	8.1%	8.5%	9.0%	7.4%
	\$25,000 - \$29,999	30%	\$625 - \$750	9.3%	9.4%	10.0%	10.5%	8.7%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	7.9%	8.1%	8.5%	8.9%	7.4%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	9.0%	9.1%	9.6%	10.1%	8.4%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	8.5%	8.7%	9.2%	9.6%	7.9%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	5.7%	5.8%	6.1%	6.4%	5.3%
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	11.7%	11.9%	12.6%	13.2%	10.9%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	10.3%	10.5%	11.1%	11.7%	9.6%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	9.4%	9.6%	10.1%	10.7%	8.8%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	4.1%	4.2%	4.4%	4.6%	3.8%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	1.9%	1.9%	2.0%	2.1%	1.7%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.9%	0.9%	0.9%	1.0%	0.8%
	\$200,000 or more	30%	\$5,000 or more	0.9%	0.9%	1.0%	1.0%	0.8%
Total Priority Housing Needs (Households)				26.6%	27.3%	23.2%	27.1%	27.1%
Total Renter Households in Planning District				7,008	1,641	950	3,258	4,491

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-7

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	721	172	120	341	465
	\$10,000 - \$14,999	30%	\$250 - \$375	366	87	61	173	236
	\$15,000 - \$19,999	30%	\$375 - \$500	583	139	97	276	376
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	630	150	105	298	406
	\$25,000 - \$29,999	30%	\$625 - \$750	735	176	122	348	475
	\$30,000 - \$34,999	30%	\$750 - \$875	628	150	104	297	405
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	750	179	125	355	484
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	711	170	118	337	459
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	477	114	79	226	308
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	1,016	243	169	481	656
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	896	214	149	424	578
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	875	209	145	414	564
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	408	98	68	193	263
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	209	50	35	99	135
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	104	25	17	49	67
	\$200,000 or more	30%	\$5,000 or more	104	25	17	49	67
Total Priority Housing Needs (Households)				5,770	1,709	805	3,008	4,099
Total Renter Households in Planning District				9,213	2,202	1,531	4,362	5,944

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-7

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	11.1%	11.6%	14.7%	12.8%	10.5%
	\$10,000 - \$14,999	30%	\$250 - \$375	5.7%	5.9%	7.5%	6.5%	5.3%
	\$15,000 - \$19,999	30%	\$375 - \$500	9.0%	9.4%	11.9%	10.4%	8.5%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	9.7%	10.1%	12.9%	11.2%	9.2%
	\$25,000 - \$29,999	30%	\$625 - \$750	11.4%	11.8%	15.0%	13.1%	10.7%
	\$30,000 - \$34,999	30%	\$750 - \$875	9.7%	10.1%	12.8%	11.2%	9.1%
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	11.6%	12.1%	15.3%	13.4%	10.9%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	11.0%	11.4%	14.5%	12.7%	10.4%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	7.4%	7.7%	9.7%	8.5%	6.9%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	15.7%	16.3%	20.8%	18.1%	14.8%
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	13.8%	14.4%	18.3%	16.0%	13.0%
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	13.5%	14.1%	17.9%	15.6%	12.7%
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	6.3%	6.6%	8.3%	7.3%	5.9%
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	3.2%	3.4%	4.3%	3.7%	3.0%
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	1.6%	1.7%	2.1%	1.8%	1.5%
	\$200,000 or more	30%	\$5,000 or more	1.6%	1.7%	2.1%	1.9%	1.5%
Total Priority Housing Needs (Households)				62.6%	77.6%	52.6%	69.0%	69.0%
Total Renter Households in Planning District				9,213	2,202	1,531	4,362	5,944

-  = 0-30% Median Income Households (Extremely Low Income)
-  = 31-50% Median Income Households (Very Low Income)
-  = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-8

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	202	41	26	73	110
	\$10,000 - \$14,999	30%	\$250 - \$375	102	21	13	37	56
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	180	36	23	65	99
	\$20,000 - \$24,999	30%	\$500 - \$625	195	39	25	71	107
	\$25,000 - \$29,999	30%	\$625 - \$750	219	44	28	79	120
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	187	38	24	68	102
	\$35,000 - \$39,999	30%	\$875 - \$1,000	158	32	21	57	86
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	150	30	19	54	82
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	100	20	13	36	55
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	194	39	25	70	106
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	171	35	22	62	94
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	125	25	16	45	69
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	37	7	5	13	20
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	18	4	2	7	10
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	8	2	1	3	4
	\$200,000 or more	30%	\$5,000 or more	16	3	2	6	9
Total Priority Housing Needs (Households)				1,278	321	138	510	581
Total Renter Households in Planning District				2,062	417	268	748	1,129

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-8

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	9.8%	9.8%	9.8%	9.8%	9.8%
	\$10,000 - \$14,999	30%	\$250 - \$375	5.0%	5.0%	5.0%	5.0%	5.0%
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	8.7%	8.7%	8.7%	8.7%	8.7%
	\$20,000 - \$24,999	30%	\$500 - \$625	9.4%	9.4%	9.4%	9.4%	9.4%
	\$25,000 - \$29,999	30%	\$625 - \$750	10.6%	10.6%	10.6%	10.6%	10.6%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	9.0%	9.0%	9.0%	9.0%	9.0%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	7.7%	7.7%	7.7%	7.7%	7.7%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	7.3%	7.3%	7.3%	7.3%	7.3%
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	4.9%	4.9%	4.9%	4.9%	4.9%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	9.4%	9.4%	9.4%	9.4%	9.4%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	8.3%	8.3%	8.3%	8.3%	8.3%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	6.1%	6.1%	6.1%	6.1%	6.1%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	1.8%	1.8%	1.8%	1.8%	1.8%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	0.9%	0.9%	0.9%	0.9%	0.9%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.4%	0.4%	0.4%	0.4%	0.4%
	\$200,000 or more	30%	\$5,000 or more	0.8%	0.8%	0.8%	0.8%	0.8%
Total Priority Housing Needs (Households)				62.0%	77.1%	51.5%	68.2%	51.5%
Total Renter Households in Planning District				2,062	417	268	748	1,129

-  = 0-30% Median Income Households (Extremely Low Income)
-  = 31-50% Median Income Households (Very Low Income)
-  = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-8

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	245	50	34	101	126
	\$10,000 - \$14,999	30%	\$250 - \$375	124	26	17	51	64
	\$15,000 - \$19,999	30%	\$375 - \$500	219	45	31	90	113
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	237	49	33	97	122
	\$25,000 - \$29,999	30%	\$625 - \$750	266	55	37	109	137
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	227	47	32	93	117
	\$35,000 - \$39,999	30%	\$875 - \$1,000	218	45	31	90	112
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	207	43	29	85	106
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	139	29	19	57	71
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	272	56	38	112	140
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	239	49	34	98	123
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	204	42	29	84	105
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	74	15	10	31	38
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	34	7	5	14	17
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	17	3	2	7	9
	\$200,000 or more	30%	\$5,000 or more	35	7	5	14	18
Total Priority Housing Needs (Households)				744	145	97	301	376
Total Renter Households in Planning District				2,757	568	387	1,133	1,417

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-8

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	11.9%	12.1%	12.8%	13.5%	11.2%
	\$10,000 - \$14,999	30%	\$250 - \$375	6.0%	6.1%	6.5%	6.8%	5.7%
	\$15,000 - \$19,999	30%	\$375 - \$500	10.6%	10.8%	11.5%	12.0%	10.0%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	11.5%	11.7%	12.4%	13.0%	10.8%
	\$25,000 - \$29,999	30%	\$625 - \$750	12.9%	13.1%	13.9%	14.6%	12.1%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	11.0%	11.2%	11.9%	12.4%	10.3%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	10.6%	10.8%	11.4%	12.0%	9.9%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	10.0%	10.2%	10.8%	11.4%	9.4%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	6.7%	6.9%	7.3%	7.6%	6.3%
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	13.2%	13.4%	14.2%	14.9%	12.4%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	11.6%	11.8%	12.5%	13.1%	10.9%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	9.9%	10.1%	10.7%	11.2%	9.3%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	3.6%	3.7%	3.9%	4.1%	3.4%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	1.6%	1.7%	1.8%	1.9%	1.5%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.8%	0.8%	0.9%	0.9%	0.8%
	\$200,000 or more	30%	\$5,000 or more	1.7%	1.7%	1.8%	1.9%	1.6%
Total Priority Housing Needs (Households)				27.0%	25.6%	25.2%	26.6%	26.6%
Total Renter Households in Planning District				2,757	568	387	1,133	1,417

-  = 0-30% Median Income Households (Extremely Low Income)
-  = 31-50% Median Income Households (Very Low Income)
-  = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-8

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	314	66	54	131	163
	\$10,000 - \$14,999	30%	\$250 - \$375	159	34	27	67	82
	\$15,000 - \$19,999	30%	\$375 - \$500	281	59	48	118	145
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	303	64	52	127	157
	\$25,000 - \$29,999	30%	\$625 - \$750	341	72	58	142	176
	\$30,000 - \$34,999	30%	\$750 - \$875	291	61	50	122	150
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	295	62	51	123	153
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	280	59	48	117	145
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	188	39	32	78	97
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	382	80	65	160	198
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	336	71	58	141	174
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	306	64	53	128	159
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	121	25	21	50	62
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	62	13	11	26	32
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	32	7	5	13	16
	\$200,000 or more	30%	\$5,000 or more	66	14	11	27	34
Total Priority Housing Needs (Households)				2,515	638	370	1,144	1,415
Total Renter Households in Planning District				3,756	790	645	1,571	1,944

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-8

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	15.2%	15.8%	20.1%	17.6%	14.4%
	\$10,000 - \$14,999	30%	\$250 - \$375	7.7%	8.0%	10.2%	8.9%	7.3%
	\$15,000 - \$19,999	30%	\$375 - \$500	13.6%	14.2%	18.0%	15.7%	12.9%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	14.7%	15.3%	19.4%	17.0%	13.9%
	\$25,000 - \$29,999	30%	\$625 - \$750	16.5%	17.2%	21.8%	19.0%	15.6%
	\$30,000 - \$34,999	30%	\$750 - \$875	14.1%	14.7%	18.6%	16.2%	13.3%
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	14.3%	14.9%	18.9%	16.5%	13.5%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	13.6%	14.1%	17.9%	15.7%	12.8%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	9.1%	9.5%	12.0%	10.5%	8.6%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	18.5%	19.2%	24.4%	21.3%	17.5%
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	16.3%	17.0%	21.5%	18.8%	15.4%
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	14.9%	15.4%	19.6%	17.1%	14.0%
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	5.9%	6.1%	7.7%	6.7%	5.5%
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	3.0%	3.1%	4.0%	3.5%	2.8%
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	1.5%	1.6%	2.0%	1.8%	1.5%
	\$200,000 or more	30%	\$5,000 or more	3.2%	3.3%	4.2%	3.7%	3.0%
Total Priority Housing Needs (Households)				67.0%	80.7%	57.4%	72.8%	72.8%
Total Renter Households in Planning District				3,756	790	645	1,571	1,944

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-9

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	1,274	292	715	640	1,324
	\$10,000 - \$14,999	30%	\$250 - \$375	646	148	362	324	672
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	716	164	402	360	744
	\$20,000 - \$24,999	30%	\$500 - \$625	773	177	434	388	803
	\$25,000 - \$29,999	30%	\$625 - \$750	730	167	410	367	759
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	623	143	349	313	647
	\$35,000 - \$39,999	30%	\$875 - \$1,000	445	102	249	223	462
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	422	97	237	212	438
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	283	65	159	142	294
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	419	96	235	210	436
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	370	85	207	186	384
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	215	49	121	108	224
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	71	16	40	36	74
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	35	8	20	18	36
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	24	6	14	12	25
	\$200,000 or more	30%	\$5,000 or more	38	9	21	19	39
Total Priority Housing Needs (Households)				5,309	1,401	2,630	2,847	4,872
Total Renter Households in Planning District				7,085	1,621	3,974	3,557	7,362

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-9

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	18.0%	18.0%	18.0%	18.0%	18.0%
	\$10,000 - \$14,999	30%	\$250 - \$375	9.1%	9.1%	9.1%	9.1%	9.1%
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	10.1%	10.1%	10.1%	10.1%	10.1%
	\$20,000 - \$24,999	30%	\$500 - \$625	10.9%	10.9%	10.9%	10.9%	10.9%
	\$25,000 - \$29,999	30%	\$625 - \$750	10.3%	10.3%	10.3%	10.3%	10.3%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	8.8%	8.8%	8.8%	8.8%	8.8%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	6.3%	6.3%	6.3%	6.3%	6.3%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	6.0%	6.0%	6.0%	6.0%	6.0%
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	4.0%	4.0%	4.0%	4.0%	4.0%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	5.9%	5.9%	5.9%	5.9%	5.9%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	5.2%	5.2%	5.2%	5.2%	5.2%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	3.0%	3.0%	3.0%	3.0%	3.0%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	1.0%	1.0%	1.0%	1.0%	1.0%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	0.5%	0.5%	0.5%	0.5%	0.5%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.3%	0.3%	0.3%	0.3%	0.3%
	\$200,000 or more	30%	\$5,000 or more	0.5%	0.5%	0.5%	0.5%	0.5%
Total Priority Housing Needs (Households)				74.9%	86.4%	66.2%	80.0%	66.2%
Total Renter Households in Planning District				7,085	1,621	3,974	3,557	7,362

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-9

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	1,259	285	754	722	1,222
	\$10,000 - \$14,999	30%	\$250 - \$375	639	145	383	366	620
	\$15,000 - \$19,999	30%	\$375 - \$500	708	160	424	406	687
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	764	173	458	438	742
	\$25,000 - \$29,999	30%	\$625 - \$750	722	163	432	414	701
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	616	139	369	353	598
	\$35,000 - \$39,999	30%	\$875 - \$1,000	500	113	299	287	485
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	474	107	284	272	460
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	318	72	190	182	308
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	477	108	286	273	463
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	420	95	252	241	408
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	285	65	171	164	277
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	117	27	70	67	114
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	53	12	32	31	52
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	40	9	24	23	39
	\$200,000 or more	30%	\$5,000 or more	69	16	41	39	67
Total Priority Housing Needs (Households)				5,767	1,477	3,038	3,481	5,893
Total Renter Households in Planning District				7,460	1,689	4,470	4,278	7,243

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-9

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	17.8%	17.6%	19.0%	20.3%	16.6%
	\$10,000 - \$14,999	30%	\$250 - \$375	9.0%	8.9%	9.6%	10.3%	8.4%
	\$15,000 - \$19,999	30%	\$375 - \$500	10.0%	9.9%	10.7%	11.4%	9.3%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	10.8%	10.7%	11.5%	12.3%	10.1%
	\$25,000 - \$29,999	30%	\$625 - \$750	10.2%	10.1%	10.9%	11.6%	9.5%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	8.7%	8.6%	9.3%	9.9%	8.1%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	7.1%	7.0%	7.5%	8.1%	6.6%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	6.7%	6.6%	7.1%	7.6%	6.2%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	4.5%	4.4%	4.8%	5.1%	4.2%
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	6.7%	6.7%	7.2%	7.7%	6.3%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	5.9%	5.9%	6.3%	6.8%	5.5%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	4.0%	4.0%	4.3%	4.6%	3.8%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	1.7%	1.6%	1.8%	1.9%	1.5%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	0.8%	0.7%	0.8%	0.9%	0.7%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.6%	0.6%	0.6%	0.6%	0.5%
	\$200,000 or more	30%	\$5,000 or more	1.0%	1.0%	1.0%	1.1%	0.9%
Total Priority Housing Needs (Households)				77.3%	87.5%	68.0%	81.4%	81.4%
Total Renter Households in Planning District				7,460	1,689	4,470	4,278	7,243

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-9

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	915	224	843	593	1,052
	\$10,000 - \$14,999	30%	\$250 - \$375	464	114	428	301	533
	\$15,000 - \$19,999	30%	\$375 - \$500	514	126	474	333	591
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	555	136	512	360	638
	\$25,000 - \$29,999	30%	\$625 - \$750	525	129	483	340	603
	\$30,000 - \$34,999	30%	\$750 - \$875	448	110	412	290	514
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	383	94	353	248	440
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	363	89	335	235	418
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	244	60	224	158	280
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	380	93	350	246	437
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	335	82	308	217	385
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	242	59	223	157	279
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	108	26	99	70	124
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	55	14	51	36	63
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	44	11	40	28	50
	\$200,000 or more	30%	\$5,000 or more	73	18	67	47	84
Total Priority Housing Needs (Households)				4,475	1,223	3,709	3,040	5,392
Total Renter Households in Planning District				5,649	1,384	5,203	3,660	6,490

 = 0-30% Median Income Households (Extremely Low Income)
 = 31-50% Median Income Households (Very Low Income)
 = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-9

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	12.9%	13.8%	21.2%	16.7%	14.3%
	\$10,000 - \$14,999	30%	\$250 - \$375	6.6%	7.0%	10.8%	8.5%	7.2%
	\$15,000 - \$19,999	30%	\$375 - \$500	7.3%	7.8%	11.9%	9.4%	8.0%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	7.8%	8.4%	12.9%	10.1%	8.7%
	\$25,000 - \$29,999	30%	\$625 - \$750	7.4%	7.9%	12.2%	9.6%	8.2%
	\$30,000 - \$34,999	30%	\$750 - \$875	6.3%	6.8%	10.4%	8.2%	7.0%
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	5.4%	5.8%	8.9%	7.0%	6.0%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	5.1%	5.5%	8.4%	6.6%	5.7%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	3.4%	3.7%	5.6%	4.4%	3.8%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	5.4%	5.7%	8.8%	6.9%	5.9%
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	4.7%	5.1%	7.8%	6.1%	5.2%
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	3.4%	3.7%	5.6%	4.4%	3.8%
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	1.5%	1.6%	2.5%	2.0%	1.7%
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	0.8%	0.8%	1.3%	1.0%	0.9%
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.6%	0.7%	1.0%	0.8%	0.7%
	\$200,000 or more	30%	\$5,000 or more	1.0%	1.1%	1.7%	1.3%	1.1%
Total Priority Housing Needs (Households)				79.2%	88.3%	71.3%	83.1%	83.1%
Total Renter Households in Planning District				5,649	1,384	5,203	3,660	6,490

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-10

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	931	158	231	376	668
	\$10,000 - \$14,999	30%	\$250 - \$375	472	80	117	191	339
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	807	137	200	325	579
	\$20,000 - \$24,999	30%	\$500 - \$625	871	148	216	351	625
	\$25,000 - \$29,999	30%	\$625 - \$750	1,104	187	273	445	793
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	942	160	233	380	676
	\$35,000 - \$39,999	30%	\$875 - \$1,000	921	156	228	372	661
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	874	148	216	353	627
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	586	99	145	236	420
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	1,179	200	292	475	846
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	1,039	176	257	419	746
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	869	147	215	351	624
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	428	72	106	172	307
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	210	36	52	85	151
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	153	26	38	62	110
	\$200,000 or more	30%	\$5,000 or more	239	40	59	96	171
Total Priority Housing Needs (Households)				6,259	1,372	1,242	2,826	3,600
Total Renter Households in Planning District				11,625	1,969	2,879	4,689	8,344

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-10

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	8.0%	8.0%	8.0%	8.0%	8.0%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.1%	4.1%	4.1%	4.1%	4.1%
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	6.9%	6.9%	6.9%	6.9%	6.9%
	\$20,000 - \$24,999	30%	\$500 - \$625	7.5%	7.5%	7.5%	7.5%	7.5%
	\$25,000 - \$29,999	30%	\$625 - \$750	9.5%	9.5%	9.5%	9.5%	9.5%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	8.1%	8.1%	8.1%	8.1%	8.1%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	7.9%	7.9%	7.9%	7.9%	7.9%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	7.5%	7.5%	7.5%	7.5%	7.5%
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	5.0%	5.0%	5.0%	5.0%	5.0%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	10.1%	10.1%	10.1%	10.1%	10.1%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	8.9%	8.9%	8.9%	8.9%	8.9%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	7.5%	7.5%	7.5%	7.5%	7.5%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	3.7%	3.7%	3.7%	3.7%	3.7%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	1.8%	1.8%	1.8%	1.8%	1.8%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	1.3%	1.3%	1.3%	1.3%	1.3%
	\$200,000 or more	30%	\$5,000 or more	2.1%	2.1%	2.1%	2.1%	2.1%
Total Priority Housing Needs (Households)				53.8%	69.7%	43.1%	60.3%	43.1%
Total Renter Households in Planning District				11,625	1,969	2,879	4,689	8,344

-  = 0-30% Median Income Households (Extremely Low Income)
-  = 31-50% Median Income Households (Very Low Income)
-  = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-10

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	947	159	234	426	613
	\$10,000 - \$14,999	30%	\$250 - \$375	480	81	119	216	311
	\$15,000 - \$19,999	30%	\$375 - \$500	820	138	203	369	531
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	886	148	219	398	574
	\$25,000 - \$29,999	30%	\$625 - \$750	1,123	188	277	505	727
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	958	161	237	431	620
	\$35,000 - \$39,999	30%	\$875 - \$1,000	1,065	179	263	479	690
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	1,010	169	250	454	654
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	677	114	167	304	438
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	1,380	231	341	620	893
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	1,216	204	300	547	788
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	1,185	199	293	533	767
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	725	122	179	326	470
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	330	55	82	148	214
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	260	44	64	117	169
	\$200,000 or more	30%	\$5,000 or more	447	75	110	201	290
Total Priority Housing Needs (Households)				7,475	1,592	1,480	3,675	5,294
Total Renter Households in Planning District				13,511	2,265	3,337	6,073	8,749

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-10

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	8.1%	8.1%	8.1%	9.1%	7.3%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.1%	4.1%	4.1%	4.6%	3.7%
	\$15,000 - \$19,999	30%	\$375 - \$500	7.1%	7.0%	7.0%	7.9%	6.4%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	7.6%	7.5%	7.6%	8.5%	6.9%
	\$25,000 - \$29,999	30%	\$625 - \$750	9.7%	9.6%	9.6%	10.8%	8.7%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	8.2%	8.2%	8.2%	9.2%	7.4%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	9.2%	9.1%	9.1%	10.2%	8.3%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	8.7%	8.6%	8.7%	9.7%	7.8%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	5.8%	5.8%	5.8%	6.5%	5.3%
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	11.9%	11.7%	11.8%	13.2%	10.7%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	10.5%	10.4%	10.4%	11.7%	9.4%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	10.2%	10.1%	10.2%	11.4%	9.2%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	6.2%	6.2%	6.2%	7.0%	5.6%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	2.8%	2.8%	2.8%	3.2%	2.6%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	2.2%	2.2%	2.2%	2.5%	2.0%
	\$200,000 or more	30%	\$5,000 or more	3.8%	3.8%	3.8%	4.3%	3.5%
Total Priority Housing Needs (Households)				55.3%	70.3%	44.3%	60.5%	60.5%
Total Renter Households in Planning District				13,511	2,265	3,337	6,073	8,749

-  = 0-30% Median Income Households (Extremely Low Income)
-  = 31-50% Median Income Households (Very Low Income)
-  = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-10

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	1,024	176	285	465	657
	\$10,000 - \$14,999	30%	\$250 - \$375	519	90	145	236	333
	\$15,000 - \$19,999	30%	\$375 - \$500	887	153	247	403	569
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	958	165	267	435	614
	\$25,000 - \$29,999	30%	\$625 - \$750	1,214	209	338	552	779
	\$30,000 - \$34,999	30%	\$750 - \$875	1,036	179	289	471	665
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	1,215	209	339	552	779
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	1,152	199	321	523	739
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	772	133	215	351	495
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	1,635	282	456	743	1,049
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	1,441	248	402	655	925
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	1,499	258	418	681	962
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	990	171	276	450	635
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	507	87	141	230	326
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	421	73	117	191	270
	\$200,000 or more	30%	\$5,000 or more	707	122	197	321	453
Total Priority Housing Needs (Households)				9,048	1,942	2,106	4,537	6,407
Total Renter Households in Planning District				15,978	2,754	4,454	7,258	10,251

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-10

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	8.8%	9.0%	9.9%	9.9%	7.9%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.5%	4.5%	5.0%	5.0%	4.0%
	\$15,000 - \$19,999	30%	\$375 - \$500	7.6%	7.8%	8.6%	8.6%	6.8%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	8.2%	8.4%	9.3%	9.3%	7.4%
	\$25,000 - \$29,999	30%	\$625 - \$750	10.4%	10.6%	11.8%	11.8%	9.3%
	\$30,000 - \$34,999	30%	\$750 - \$875	8.9%	9.1%	10.0%	10.0%	8.0%
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	10.4%	10.6%	11.8%	11.8%	9.3%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	9.9%	10.1%	11.2%	11.2%	8.9%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	6.6%	6.8%	7.5%	7.5%	5.9%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	14.1%	14.3%	15.8%	15.8%	12.6%
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	12.4%	12.6%	14.0%	14.0%	11.1%
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	12.9%	13.1%	14.5%	14.5%	11.5%
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	8.5%	8.7%	9.6%	9.6%	7.6%
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	4.4%	4.4%	4.9%	4.9%	3.9%
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	3.6%	3.7%	4.1%	4.1%	3.2%
	\$200,000 or more	30%	\$5,000 or more	6.1%	6.2%	6.8%	6.8%	5.4%
Total Priority Housing Needs (Households)				56.6%	70.5%	47.3%	62.5%	62.5%
Total Renter Households in Planning District				15,978	2,754	4,454	7,258	10,251

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-11

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	570	131	99	224	353
	\$10,000 - \$14,999	30%	\$250 - \$375	289	66	50	113	179
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	540	124	94	212	334
	\$20,000 - \$24,999	30%	\$500 - \$625	583	133	102	229	360
	\$25,000 - \$29,999	30%	\$625 - \$750	804	184	140	316	497
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	686	157	120	269	424
	\$35,000 - \$39,999	30%	\$875 - \$1,000	554	127	97	217	343
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	526	120	92	206	325
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	352	81	61	138	218
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	683	156	119	268	422
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	602	138	105	236	372
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	383	88	67	150	237
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	113	26	20	44	70
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	56	13	10	22	34
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	19	4	3	7	12
	\$200,000 or more	30%	\$5,000 or more	25	6	4	10	15
Total Priority Housing Needs (Households)				4,152	1,201	591	1,805	2,097
Total Renter Households in Planning District				6,785	1,554	1,182	2,662	4,196

 = 0-30% Median Income Households (Extremely Low Income)
 = 31-50% Median Income Households (Very Low Income)
 = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-11

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	8.4%	8.4%	8.4%	8.4%	8.4%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.3%	4.3%	4.3%	4.3%	4.3%
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	8.0%	8.0%	8.0%	8.0%	8.0%
	\$20,000 - \$24,999	30%	\$500 - \$625	8.6%	8.6%	8.6%	8.6%	8.6%
	\$25,000 - \$29,999	30%	\$625 - \$750	11.9%	11.9%	11.9%	11.9%	11.9%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	10.1%	10.1%	10.1%	10.1%	10.1%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	8.2%	8.2%	8.2%	8.2%	8.2%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	7.7%	7.7%	7.7%	7.7%	7.7%
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	5.2%	5.2%	5.2%	5.2%	5.2%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	10.1%	10.1%	10.1%	10.1%	10.1%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	8.9%	8.9%	8.9%	8.9%	8.9%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	5.7%	5.7%	5.7%	5.7%	5.7%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	1.7%	1.7%	1.7%	1.7%	1.7%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	0.8%	0.8%	0.8%	0.8%	0.8%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.3%	0.3%	0.3%	0.3%	0.3%
	\$200,000 or more	30%	\$5,000 or more	0.4%	0.4%	0.4%	0.4%	0.4%
Total Priority Housing Needs (Households)				61.2%	77.3%	50.0%	67.8%	50.0%
Total Renter Households in Planning District				6,785	1,554	1,182	2,662	4,196

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-11

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	583	132	101	255	325
	\$10,000 - \$14,999	30%	\$250 - \$375	296	67	51	129	165
	\$15,000 - \$19,999	30%	\$375 - \$500	552	125	96	241	308
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	596	135	104	261	333
	\$25,000 - \$29,999	30%	\$625 - \$750	823	186	143	360	459
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	702	159	122	307	392
	\$35,000 - \$39,999	30%	\$875 - \$1,000	644	146	112	282	360
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	611	139	106	267	341
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	410	93	71	179	229
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	804	182	140	352	449
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	709	161	123	310	396
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	526	119	91	230	293
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	193	44	34	84	108
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	88	20	15	38	49
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	32	7	6	14	18
	\$200,000 or more	30%	\$5,000 or more	46	10	8	20	26
Total Priority Housing Needs (Households)				4,919	1,384	699	2,334	2,979
Total Renter Households in Planning District				7,614	1,726	1,324	3,329	4,249

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-11

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	8.6%	8.5%	8.6%	9.6%	7.8%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.4%	4.3%	4.3%	4.9%	3.9%
	\$15,000 - \$19,999	30%	\$375 - \$500	8.1%	8.1%	8.1%	9.1%	7.3%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	8.8%	8.7%	8.8%	9.8%	7.9%
	\$25,000 - \$29,999	30%	\$625 - \$750	12.1%	12.0%	12.1%	13.5%	10.9%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	10.3%	10.2%	10.3%	11.5%	9.3%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	9.5%	9.4%	9.5%	10.6%	8.6%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	9.0%	8.9%	9.0%	10.0%	8.1%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	6.0%	6.0%	6.0%	6.7%	5.4%
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	11.9%	11.7%	11.8%	13.2%	10.7%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	10.4%	10.3%	10.4%	11.6%	9.4%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	7.7%	7.7%	7.7%	8.6%	7.0%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	2.8%	2.8%	2.8%	3.2%	2.6%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	1.3%	1.3%	1.3%	1.4%	1.2%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.5%	0.5%	0.5%	0.5%	0.4%
	\$200,000 or more	30%	\$5,000 or more	0.7%	0.7%	0.7%	0.8%	0.6%
Total Priority Housing Needs (Households)				64.6%	80.2%	52.8%	70.1%	70.1%
Total Renter Households in Planning District				7,614	1,726	1,324	3,329	4,249

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-11

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	635	148	124	280	351
	\$10,000 - \$14,999	30%	\$250 - \$375	322	75	63	142	178
	\$15,000 - \$19,999	30%	\$375 - \$500	601	140	118	265	332
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	649	151	127	287	359
	\$25,000 - \$29,999	30%	\$625 - \$750	895	209	176	395	495
	\$30,000 - \$34,999	30%	\$750 - \$875	764	178	150	337	422
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	740	172	145	327	409
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	702	163	138	310	388
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	470	110	92	208	260
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	959	223	188	424	530
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	845	197	166	374	467
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	669	156	131	296	370
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	265	62	52	117	147
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	136	32	27	60	75
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	52	12	10	23	29
	\$200,000 or more	30%	\$5,000 or more	74	17	14	32	41
Total Priority Housing Needs (Households)				5,935	1,686	987	2,866	3,586
Total Renter Households in Planning District				8,777	2,045	1,722	3,878	4,853

 = 0-30% Median Income Households (Extremely Low Income)
 = 31-50% Median Income Households (Very Low Income)
 = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-11

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	9.4%	9.5%	10.5%	10.5%	8.4%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.7%	4.8%	5.3%	5.3%	4.2%
	\$15,000 - \$19,999	30%	\$375 - \$500	8.9%	9.0%	10.0%	10.0%	7.9%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	9.6%	9.7%	10.8%	10.8%	8.5%
	\$25,000 - \$29,999	30%	\$625 - \$750	13.2%	13.4%	14.9%	14.9%	11.8%
	\$30,000 - \$34,999	30%	\$750 - \$875	11.3%	11.5%	12.7%	12.7%	10.1%
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	10.9%	11.1%	12.3%	12.3%	9.7%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	10.3%	10.5%	11.6%	11.6%	9.2%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	6.9%	7.1%	7.8%	7.8%	6.2%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	14.1%	14.4%	15.9%	15.9%	12.6%
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	12.5%	12.7%	14.0%	14.0%	11.1%
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	9.9%	10.0%	11.1%	11.1%	8.8%
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	3.9%	4.0%	4.4%	4.4%	3.5%
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	2.0%	2.0%	2.3%	2.3%	1.8%
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.8%	0.8%	0.9%	0.9%	0.7%
	\$200,000 or more	30%	\$5,000 or more	1.1%	1.1%	1.2%	1.2%	1.0%
Total Priority Housing Needs (Households)				67.6%	82.4%	57.3%	73.9%	73.9%
Total Renter Households in Planning District				8,777	2,045	1,722	3,878	4,853

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-12

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	361	94	74	139	229
	\$10,000 - \$14,999	30%	\$250 - \$375	183	48	38	70	116
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	310	81	64	119	197
	\$20,000 - \$24,999	30%	\$500 - \$625	335	88	69	129	212
	\$25,000 - \$29,999	30%	\$625 - \$750	387	101	80	149	245
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	330	86	68	127	209
	\$35,000 - \$39,999	30%	\$875 - \$1,000	318	83	65	122	202
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	302	79	62	116	191
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	202	53	42	78	128
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	350	92	72	134	222
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	308	81	63	118	195
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	228	60	47	88	144
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	70	18	14	27	44
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	34	9	7	13	22
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	14	4	3	6	9
	\$200,000 or more	30%	\$5,000 or more	27	7	6	10	17
Total Priority Housing Needs (Households)				2,296	760	384	982	1,183
Total Renter Households in Planning District				3,759	984	773	1,445	2,383

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-12

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2000)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	9.6%	9.6%	9.6%	9.6%	9.6%
	\$10,000 - \$14,999	30%	\$250 - \$375	4.9%	4.9%	4.9%	4.9%	4.9%
Very Low Income	\$15,000 - \$19,999	30%	\$375 - \$500	8.3%	8.3%	8.3%	8.3%	8.3%
	\$20,000 - \$24,999	30%	\$500 - \$625	8.9%	8.9%	8.9%	8.9%	8.9%
	\$25,000 - \$29,999	30%	\$625 - \$750	10.3%	10.3%	10.3%	10.3%	10.3%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	8.8%	8.8%	8.8%	8.8%	8.8%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	8.5%	8.5%	8.5%	8.5%	8.5%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	8.0%	8.0%	8.0%	8.0%	8.0%
Moderate Income	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	5.4%	5.4%	5.4%	5.4%	5.4%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	9.3%	9.3%	9.3%	9.3%	9.3%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	8.2%	8.2%	8.2%	8.2%	8.2%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	6.1%	6.1%	6.1%	6.1%	6.1%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	1.9%	1.9%	1.9%	1.9%	1.9%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	0.9%	0.9%	0.9%	0.9%	0.9%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.4%	0.4%	0.4%	0.4%	0.4%
	\$200,000 or more	30%	\$5,000 or more	0.7%	0.7%	0.7%	0.7%	0.7%
Total Priority Housing Needs (Households)				61.1%	77.2%	49.7%	67.9%	49.7%
Total Renter Households in Planning District				3,759	984	773	1,445	2,383

 = 0-30% Median Income Households (Extremely Low Income)
 = 31-50% Median Income Households (Very Low Income)
 = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-12

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	420	109	86	180	240
	\$10,000 - \$14,999	30%	\$250 - \$375	213	55	44	91	122
	\$15,000 - \$19,999	30%	\$375 - \$500	361	94	74	155	207
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	390	101	80	167	223
	\$25,000 - \$29,999	30%	\$625 - \$750	451	117	92	193	258
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	385	100	79	165	220
	\$35,000 - \$39,999	30%	\$875 - \$1,000	421	109	86	180	241
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	399	103	82	171	228
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	268	69	55	115	153
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	469	122	96	201	268
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	413	107	85	177	236
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	356	92	73	152	203
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	136	35	28	58	78
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	62	16	13	26	35
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	28	7	6	12	16
	\$200,000 or more	30%	\$5,000 or more	58	15	12	25	33
Total Priority Housing Needs (Households)				3,113	992	518	1,448	1,933
Total Renter Households in Planning District				4,830	1,252	991	2,069	2,762

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-12

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2006)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	11.2%	11.1%	11.2%	12.5%	10.1%
	\$10,000 - \$14,999	30%	\$250 - \$375	5.7%	5.6%	5.7%	6.3%	5.1%
	\$15,000 - \$19,999	30%	\$375 - \$500	9.6%	9.5%	9.6%	10.7%	8.7%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	10.4%	10.3%	10.4%	11.6%	9.4%
	\$25,000 - \$29,999	30%	\$625 - \$750	12.0%	11.9%	12.0%	13.4%	10.8%
Low Income	\$30,000 - \$34,999	30%	\$750 - \$875	10.2%	10.1%	10.2%	11.4%	9.2%
	\$35,000 - \$39,999	30%	\$875 - \$1,000	11.2%	11.1%	11.2%	12.5%	10.1%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	10.6%	10.5%	10.6%	11.8%	9.6%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	7.1%	7.0%	7.1%	7.9%	6.4%
Moderate Income	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	12.5%	12.3%	12.4%	13.9%	11.3%
	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	11.0%	10.9%	11.0%	12.2%	9.9%
Medium Income	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	9.5%	9.4%	9.4%	10.5%	8.5%
	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	3.6%	3.6%	3.6%	4.0%	3.3%
High Income	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	1.6%	1.6%	1.6%	1.8%	1.5%
	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	0.8%	0.7%	0.7%	0.8%	0.7%
	\$200,000 or more	30%	\$5,000 or more	1.6%	1.5%	1.5%	1.7%	1.4%
Total Priority Housing Needs (Households)				64.5%	79.2%	52.3%	70.0%	70.0%
Total Renter Households in Planning District				4,830	1,252	991	2,069	2,762

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-12

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Number of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	504	134	117	218	286
	\$10,000 - \$14,999	30%	\$250 - \$375	256	68	59	111	145
	\$15,000 - \$19,999	30%	\$375 - \$500	433	115	100	188	245
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	468	125	108	203	265
	\$25,000 - \$29,999	30%	\$625 - \$750	540	144	125	234	306
	\$30,000 - \$34,999	30%	\$750 - \$875	461	123	107	200	261
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	532	142	123	231	302
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	505	135	117	219	286
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	339	90	78	147	192
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	616	164	143	267	349
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	543	145	126	235	308
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	499	133	116	216	283
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	206	55	48	89	117
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	105	28	24	46	60
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	51	13	12	22	29
	\$200,000 or more	30%	\$5,000 or more	102	27	24	44	58
Total Priority Housing Needs (Households)				4,140	1,326	811	1,946	2,546
Total Renter Households in Planning District				6,160	1,641	1,426	2,667	3,490

- = 0-30% Median Income Households (Extremely Low Income)
- = 31-50% Median Income Households (Very Low Income)
- = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.




SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit I-12

HOUSING AFFORDABILITY FOR RENTER HOUSEHOLDS BY INCOME RANGE SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	GROSS INCOME RANGE	(%) INCOME TOWARDS HOUSING ¹	AFFORDABLE MONTHLY COSTS	Percent of Renter Households by Household Type (2012)				
				Small Related	Large Related	Elderly	Special Needs	All Other
Extremely Low Income	Less than \$9,999	30%	\$250 or less	13.4%	13.6%	15.1%	15.1%	12.0%
	\$10,000 - \$14,999	30%	\$250 - \$375	6.8%	6.9%	7.7%	7.7%	6.1%
	\$15,000 - \$19,999	30%	\$375 - \$500	11.5%	11.7%	13.0%	13.0%	10.3%
Very Low Income	\$20,000 - \$24,999	30%	\$500 - \$625	12.4%	12.7%	14.0%	14.0%	11.1%
	\$25,000 - \$29,999	30%	\$625 - \$750	14.4%	14.6%	16.2%	16.2%	12.9%
	\$30,000 - \$34,999	30%	\$750 - \$875	12.3%	12.5%	13.8%	13.8%	11.0%
Low Income	\$35,000 - \$39,999	30%	\$875 - \$1,000	14.2%	14.4%	15.9%	15.9%	12.7%
	\$40,000 - \$44,999	30%	\$1,000 - \$1,125	13.4%	13.7%	15.1%	15.1%	12.0%
	\$45,000 - \$49,999	30%	\$1,125 - \$1,250	9.0%	9.2%	10.1%	10.1%	8.0%
	\$50,000 - \$59,999	30%	\$1,250 - \$1,500	16.4%	16.7%	18.4%	18.5%	14.6%
Moderate Income	\$60,000 - \$74,999	30%	\$1,500 - \$1,875	14.4%	14.7%	16.3%	16.3%	12.9%
	\$75,000 - \$99,999	30%	\$1,875 - \$2,500	13.3%	13.5%	14.9%	14.9%	11.9%
Medium Income	\$100,000 - \$124,999	30%	\$2,500 - \$3,125	5.5%	5.6%	6.2%	6.2%	4.9%
	\$125,000 - \$149,999	30%	\$3,125 - \$3,750	2.8%	2.9%	3.2%	3.2%	2.5%
High Income	\$150,000 - \$199,999	30%	\$3,750 - \$5,000	1.3%	1.4%	1.5%	1.5%	1.2%
	\$200,000 or more	30%	\$5,000 or more	2.7%	2.8%	3.1%	3.1%	2.4%
Total Priority Housing Needs (Households)				67.2%	80.8%	56.9%	73.0%	73.0%
Total Renter Households in Planning District				6,160	1,641	1,426	2,667	3,490

-  = 0-30% Median Income Households (Extremely Low Income)
-  = 31-50% Median Income Households (Very Low Income)
-  = 51-80% Median Income Households (Low Income)

¹ Percent of gross income towards housing rent costs, less 5% provision for utilities and other housing-related expenses.

SOURCE: RCLCO, the U.S. Census, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

II. DEMOGRAPHIC ANALYSIS

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-1

POPULATION AND HOUSEHOLD GROWTH TRENDS AND PROJECTIONS THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 1990 - 2 011

	CENSUS		ESTIMATED	PROJECTED	ANNUAL NUMERIC CHANGE			COMPOUND ANNUAL GROWTH RATE		
	1990	2000	2006	2011	1990-2000	2000-2006	2006-2011	1990-2000	2000 - 2006	2006 - 2011
United States										
Population	248,709,873	281,421,906	298,021,266	312,383,955	3,271,203	2,766,560	2,872,538	1.2%	1.0%	0.9%
Households	91,947,410	105,480,101	112,267,302	117,920,981	1,353,269	1,131,200	1,130,736	1.4%	1.0%	1.0%
Household Size	2.63	2.60	2.58	2.65						
Southeastern United States¹										
Population	51,429,808	60,758,688	65,593,638	69,872,279	932,888	805,825	855,728	1.7%	1.3%	1.3%
Households	19,339,545	23,381,810	25,475,104	27,256,253	404,227	348,882	356,230	1.9%	1.4%	1.4%
Household Size	2.58	2.52	2.50	2.56						
S.E. Unites States as a % of USA										
Population	20.7%	21.6%	22.0%	22.4%	28.5%	29.1%	29.8%			
Households	21.0%	22.2%	22.7%	23.1%	29.9%	30.8%	31.5%			
Mecklenburg County										
Population	511,163	695,454	835,328	929,537	18,429	23,312	18,842	3.1%	3.1%	2.2%
Households	200,101	273,416	335,891	373,773	7,332	10,413	7,576	3.2%	3.5%	2.2%
Household Size	2.50	2.49	2.49	2.49						
Mecklenburg County as a % of S.E. USA										
Population	1.0%	1.1%	1.3%	1.3%	2.0%	2.9%	2.2%			
Households	1.0%	1.2%	1.3%	1.4%	1.8%	3.0%	2.1%			

Since 1990, stronger population and household growth have occurred in the Southeastern United States than in the overall country as a whole.

Mecklenburg County is growing at a much greater rate than the Southeastern United States, and gaining share of the region's growth.

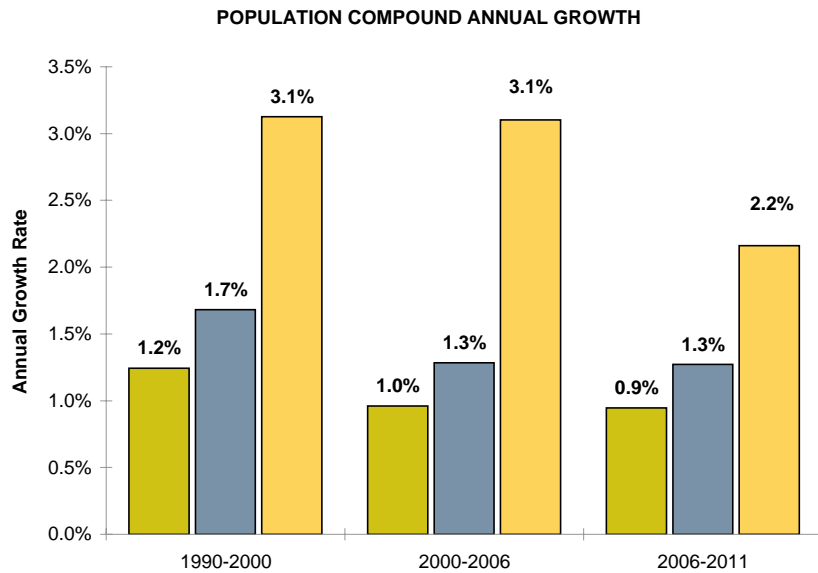
¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana.

SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

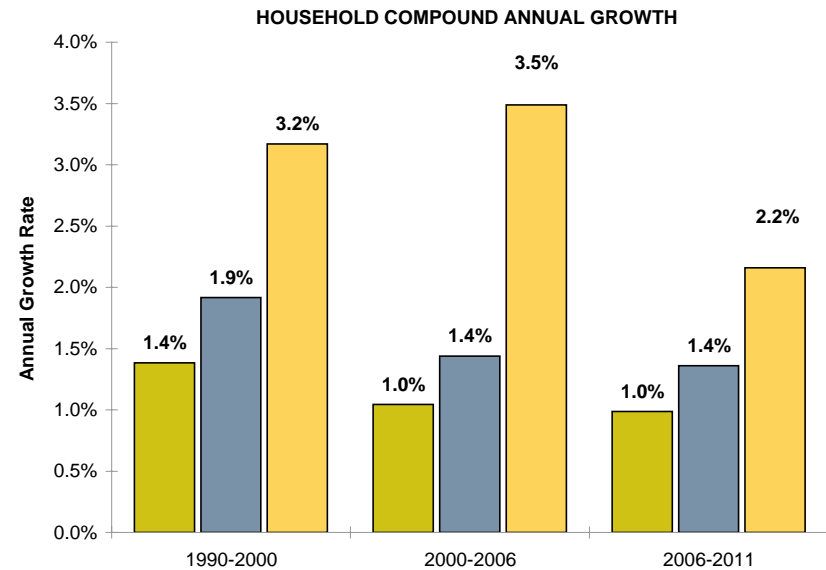
Exhibit II-1

POPULATION AND HOUSEHOLD GROWTH TRENDS AND PROJECTIONS THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 1990 -2 011



United States
 Southeast United States¹
 Mecklenburg County

Population projections indicate much stronger growth in Mecklenburg County than in the Southeast and the overall country, with the addition of approximately 19,000 people annually through 2011.



United States
 Southeast United States¹
 Mecklenburg County

Household projections also indicate more significant growth in Mecklenburg County than the region and country, with the addition of approximately 7,600 households annually through 2009.

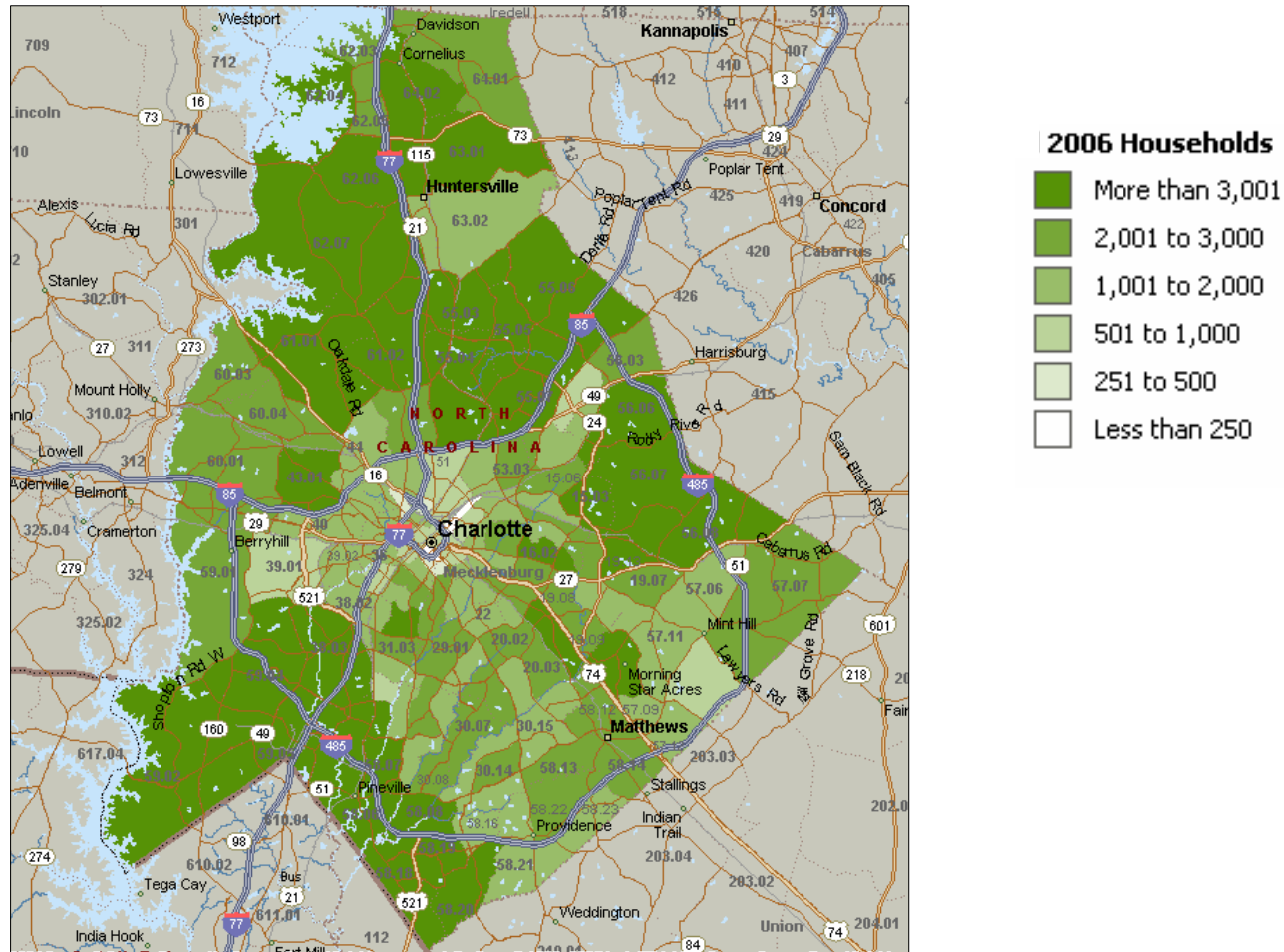
¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana.

SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-2

MAP OF AREA HOUSEHOLD CONCENTRATIONS MECKLENBURG COUNTY, NC 2006

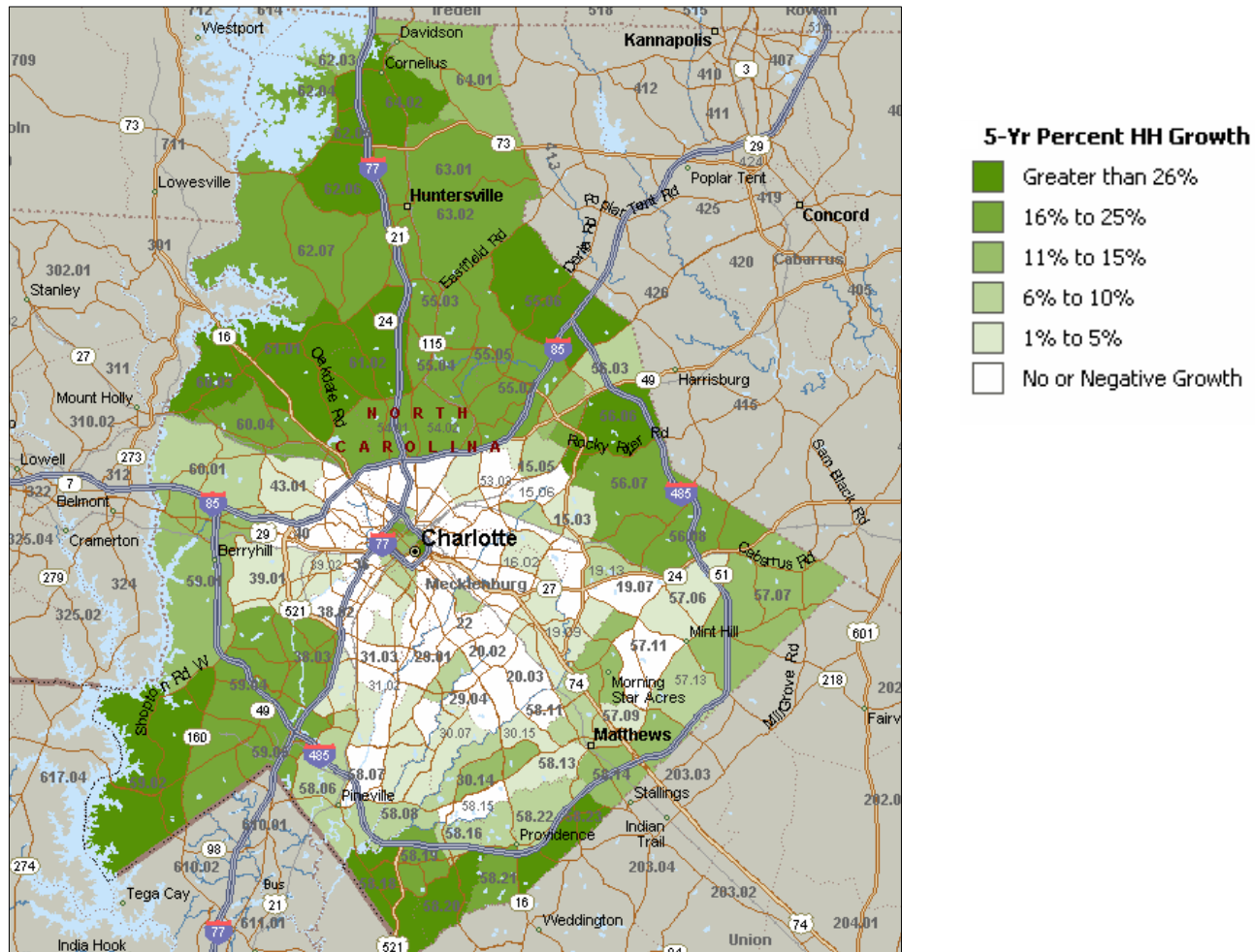


SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-3

HOUSEHOLD GROWTH MECKLENBURG COUNTY, NC 2006 - 2011

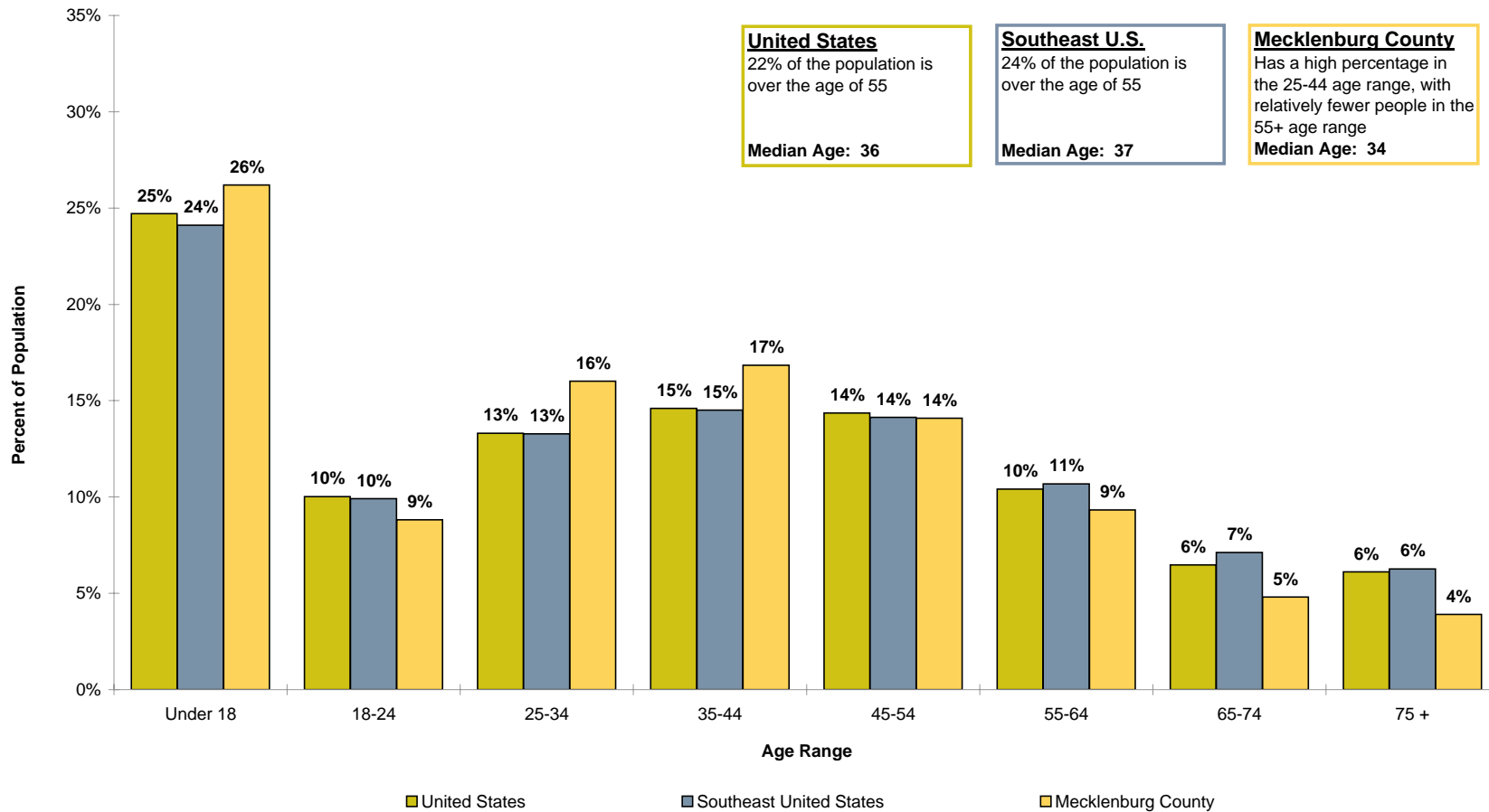


SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-4

COMPARISON OF POPULATION AGE DISTRIBUTIONS THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 2006

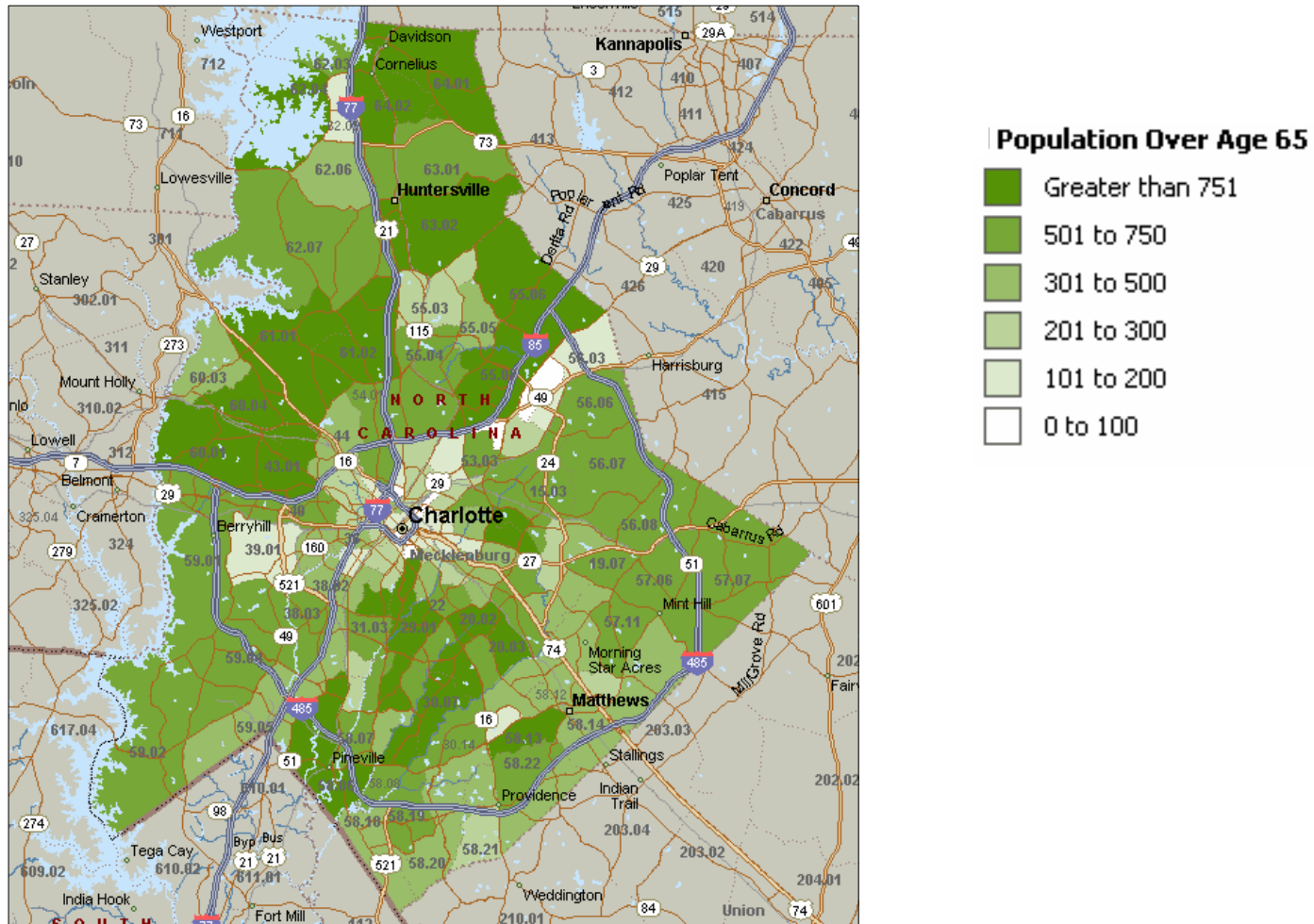


¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana
SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-5

POPULATION OVER AGE 65 MECKLENBURG COUNTY, NC 2006

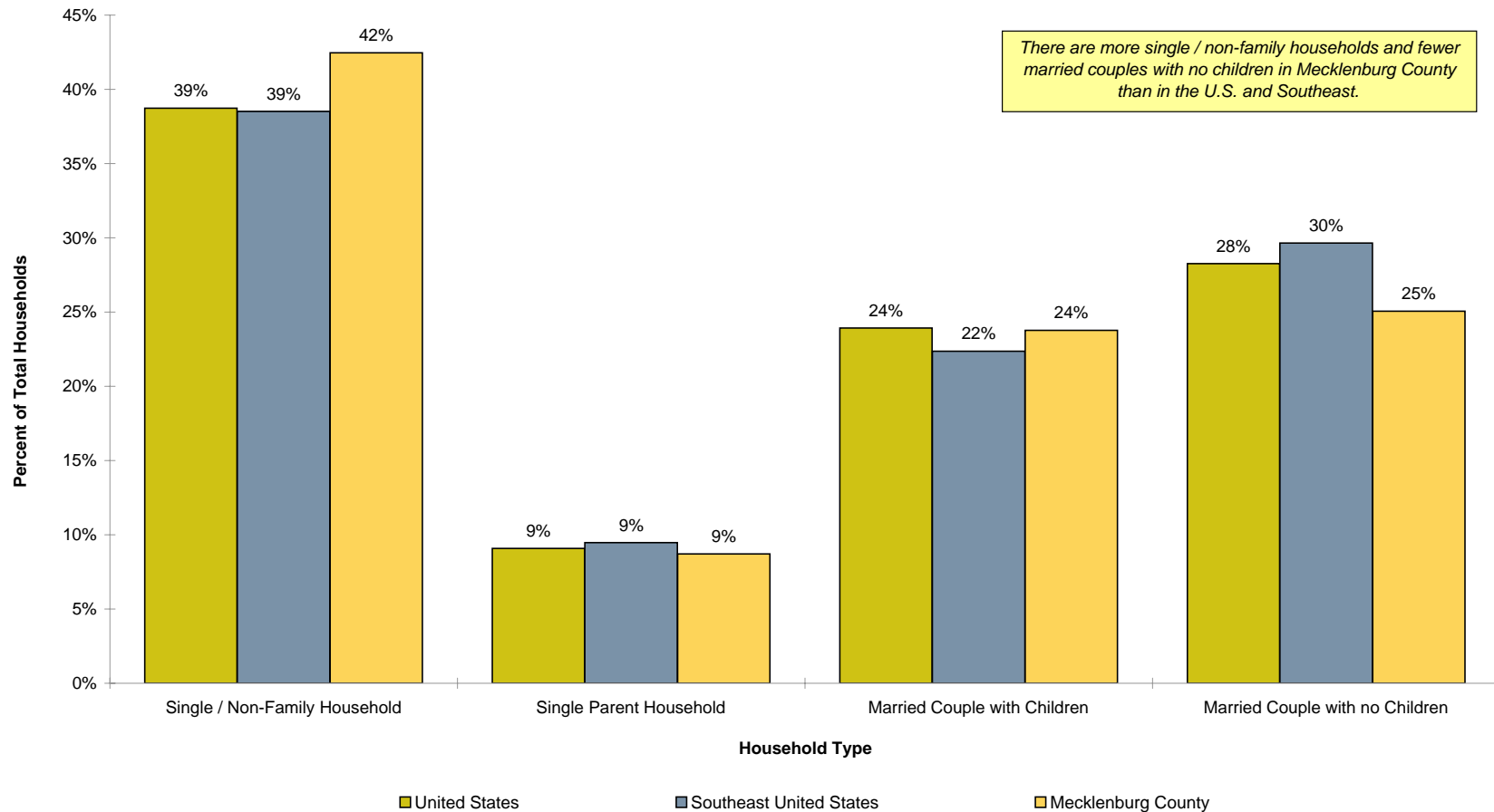


SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-6

COMPARISON OF HOUSEHOLD TYPES THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 2006

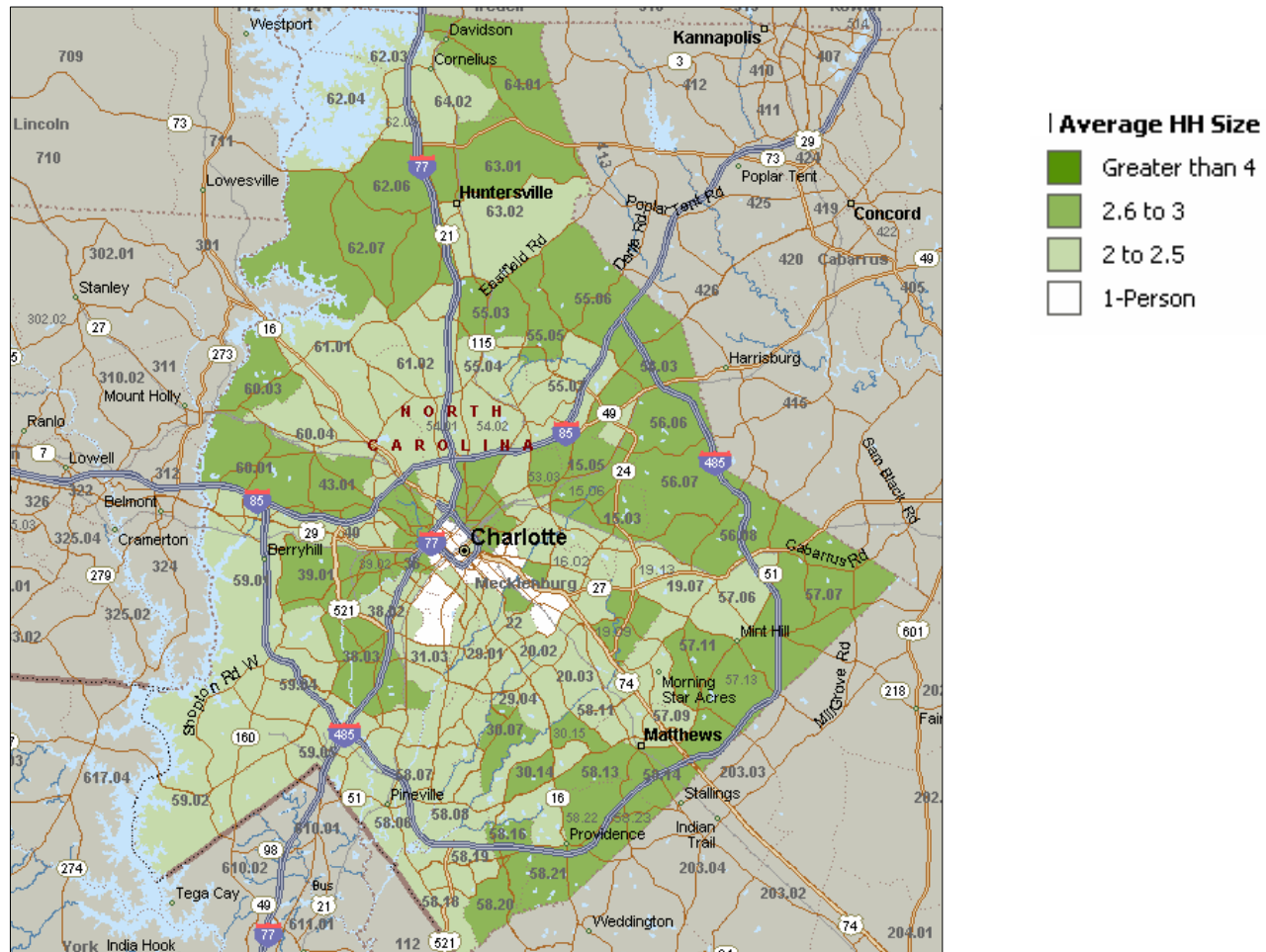


^{1/} The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana
SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-7

AVERAGE HOUSEHOLD SIZE MECKLENBURG COUNTY, NC 2006



SOURCE: RCLCO, and Claritas, Inc.

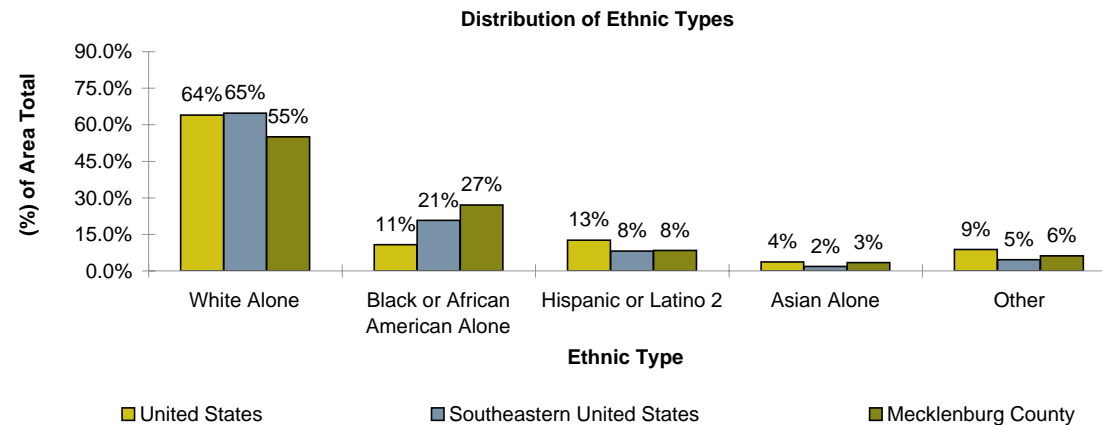
CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-8

DEMOGRAPHIC ANALYSIS OF ETHNIC TYPES THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 2006

Ethnicity	United States		Southeastern United States		Mecklenburg County	
	No. of Persons	(%) of Total	No. of Persons	(%) of Total	No. of Persons	(%) of Total
White Alone	218,543,829	64%	46,226,052	65%	479,440	55%
Black or African American Alone	36,957,270	11%	14,792,559	21%	235,569	27%
Hispanic or Latino ²	43,251,038	13%	5,795,705	8%	73,471	8%
American Indian / Alaskan Native Alone	2,719,439	1%	320,562	0%	3,249	0%
Asian Alone	12,492,949	4%	1,338,366	2%	29,830	3%
Native Hawaiian / Pacific Islander Alone	469,406	0%	40,917	0%	575	0%
Some Other Race Alone	18,671,432	5%	1,643,527	2%	33,781	4%
Two or More Races	8,166,941	2%	1,231,655	2%	15,806	2%
Total Population, All Races	341,272,304	100%	71,389,343	100%	871,721	100%

Mecklenburg County has a higher percentage of Black / African-American residents, and a lower percentage of White residents than the U.S. and the Southeastern U.S.



¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana

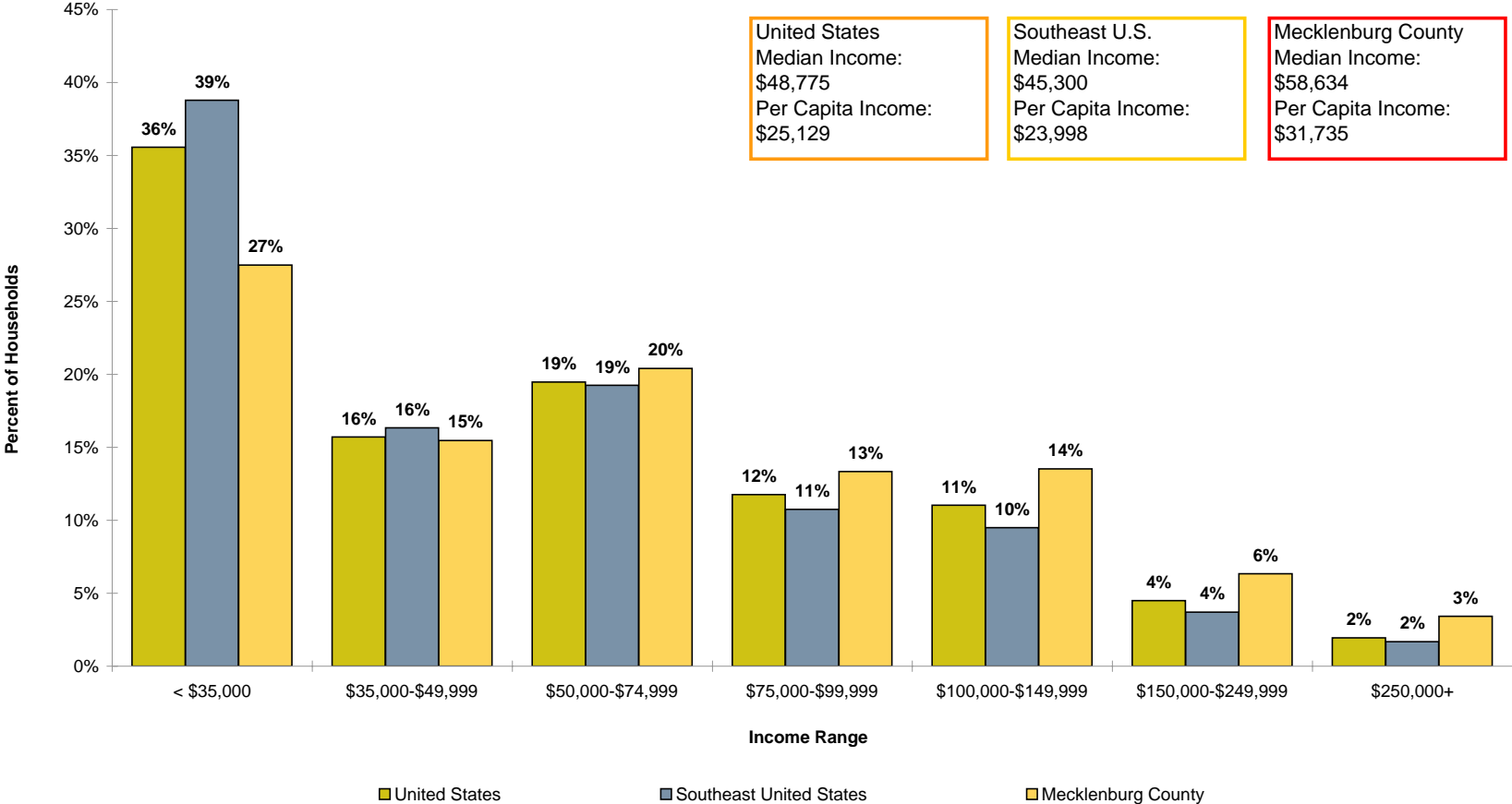
² 2000 Census counts Hispanic or Latino separately from race classification, which results in some double counting

SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-9

COMPARISON OF HOUSEHOLD INCOME DISTRIBUTIONS THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 2006 (Estimated)



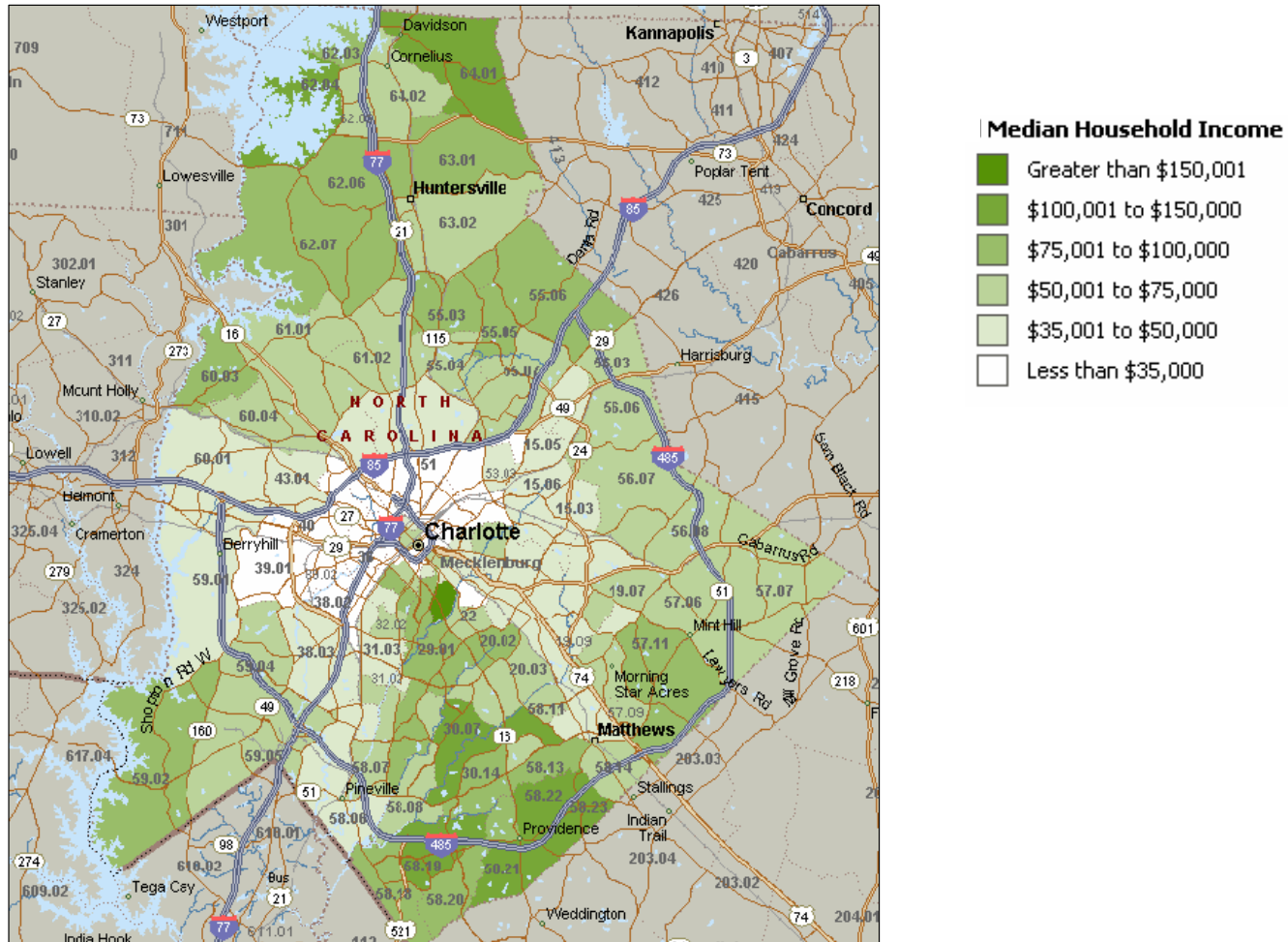
¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana

SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-10

MEDIAN HOUSEHOLD INCOME MECKLENBURG COUNTY, NC 2006

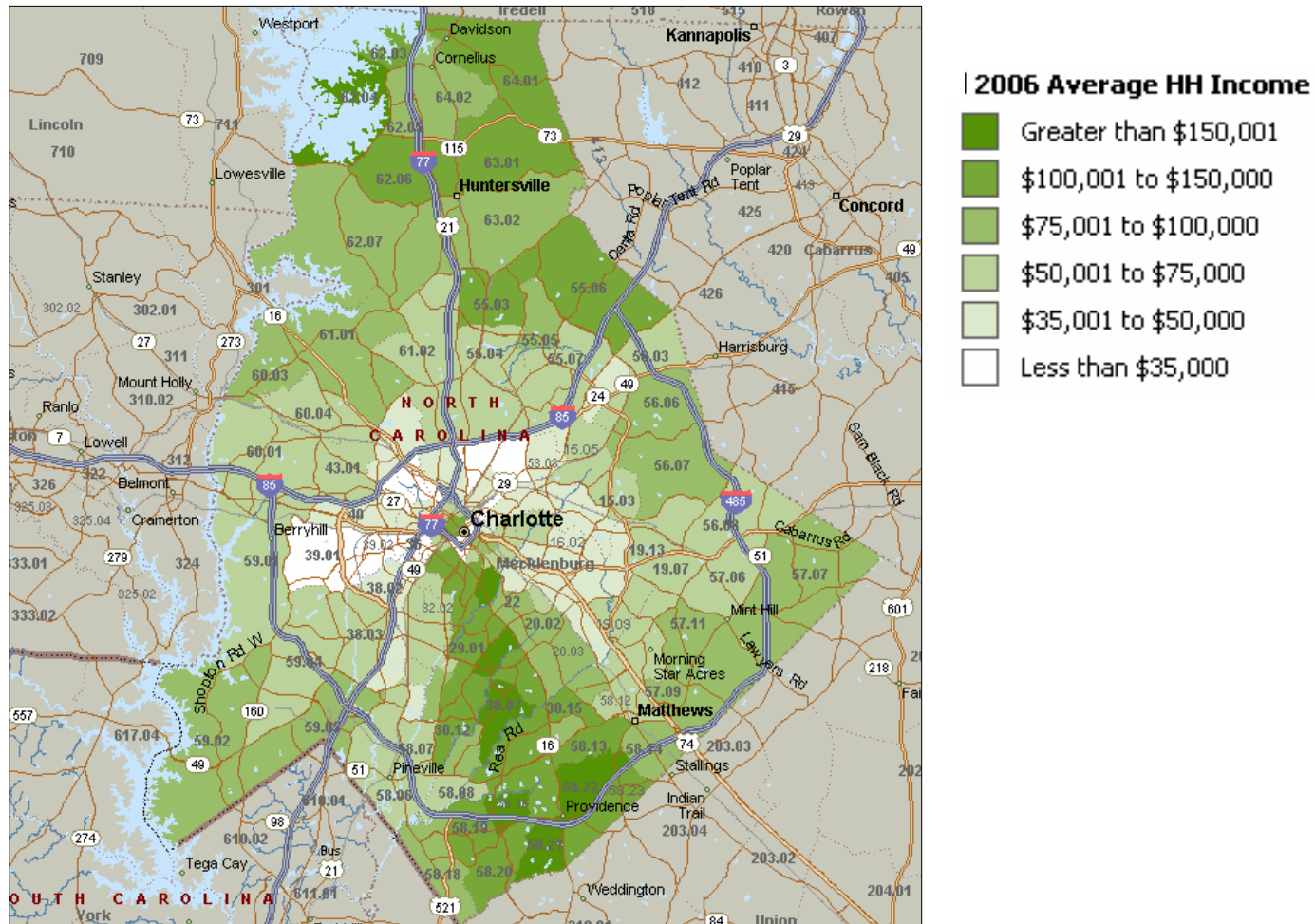


SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-11

AVERAGE HOUSEHOLD INCOME MECKLENBURG COUNTY, NC 2006



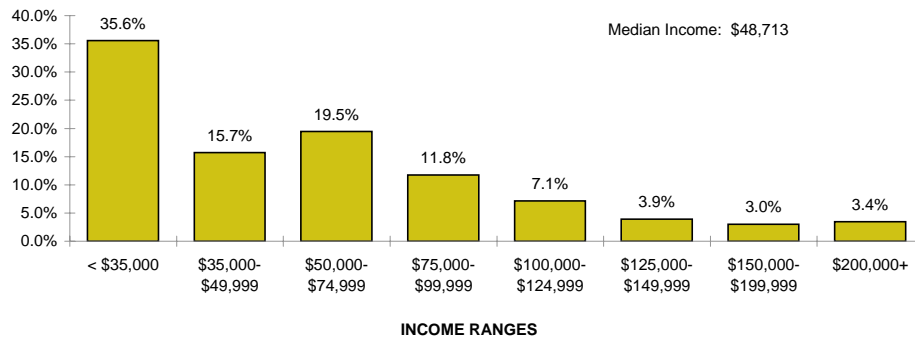
SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

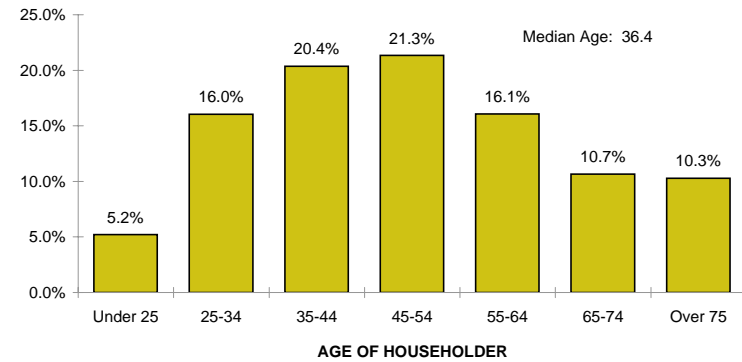
Exhibit II-12

HOUSEHOLD AGE AND INCOME DISTRIBUTION AND PROJECTED GROWTH THE UNITED STATES 2006 - 2011

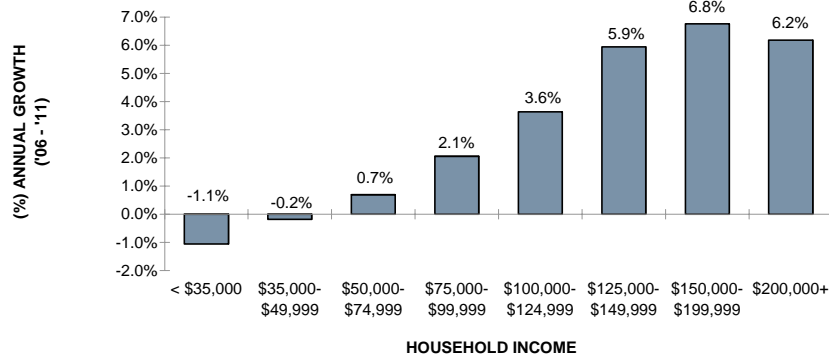
2006 HOUSEHOLD INCOME DISTRIBUTION



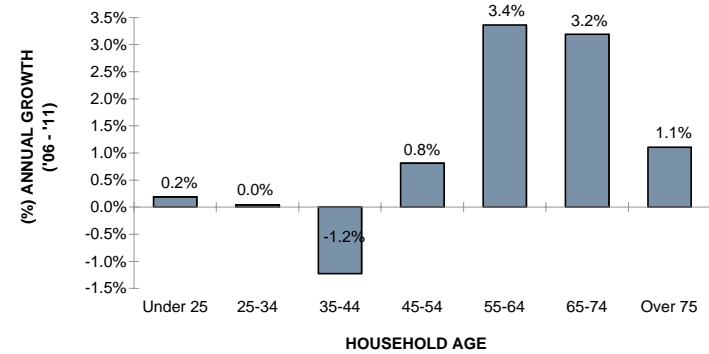
2006 DISTRIBUTION BY AGE OF HOUSEHOLDER



PROJECTED ANNUAL HOUSEHOLD INCOME GROWTH



PROJECTED ANNUAL HOUSEHOLD GROWTH BY AGE



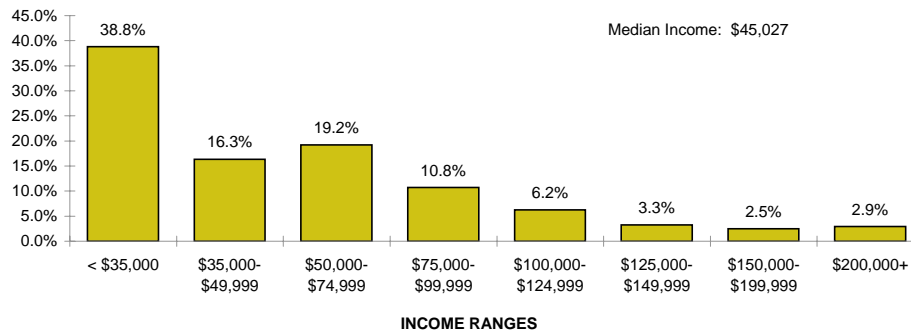
SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

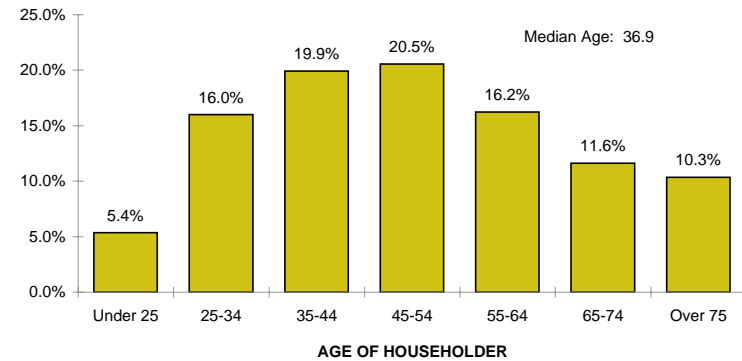
Exhibit II-13

HOUSEHOLD AGE AND INCOME DISTRIBUTION AND PROJECTED GROWTH THE SOUTHEASTERN UNITED STATES ¹ 2006 - 2011

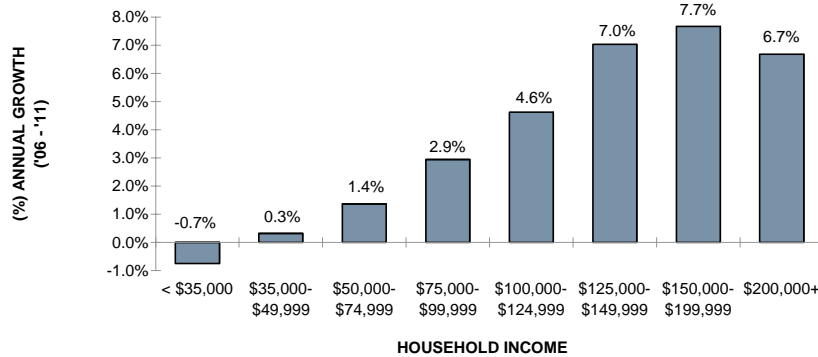
2006 HOUSEHOLD INCOME DISTRIBUTION



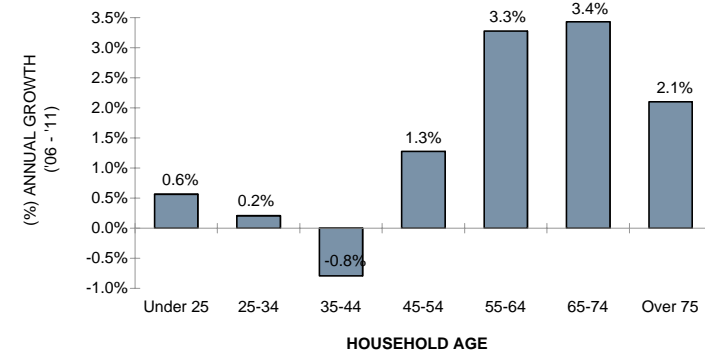
2006 DISTRIBUTION BY AGE OF HOUSEHOLDER



PROJECTED ANNUAL HOUSEHOLD INCOME GROWTH



PROJECTED ANNUAL HOUSEHOLD GROWTH BY AGE



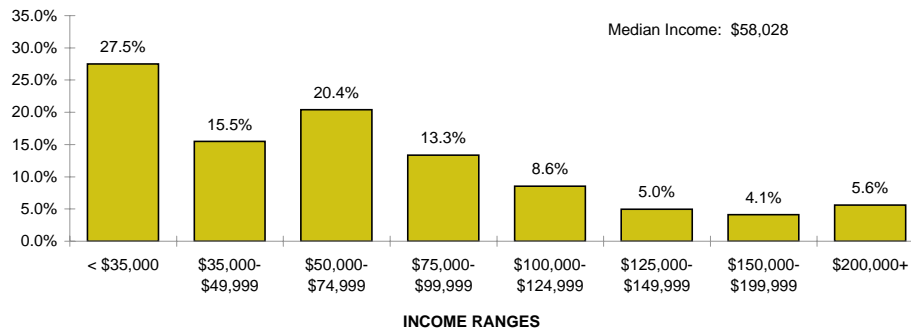
¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana
SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

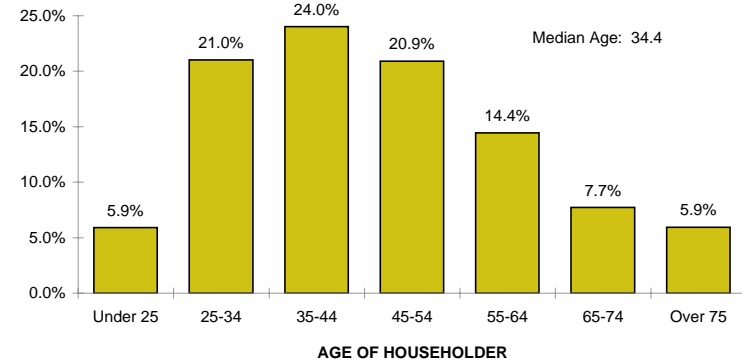
Exhibit II-14

HOUSEHOLD AGE AND INCOME DISTRIBUTION AND PROJECTED GROWTH MECKLENBURG COUNTY 2006 - 2011

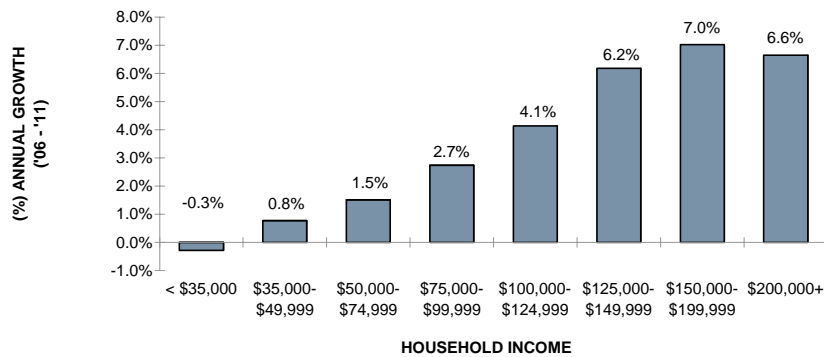
2006 HOUSEHOLD INCOME DISTRIBUTION



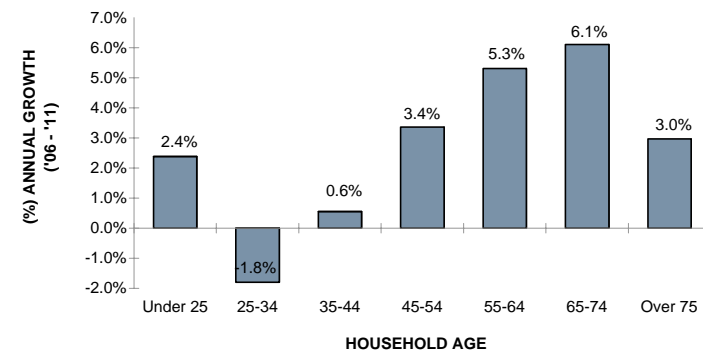
2006 DISTRIBUTION BY AGE OF HOUSEHOLDER



PROJECTED ANNUAL HOUSEHOLD INCOME GROWTH



PROJECTED ANNUAL HOUSEHOLD GROWTH BY AGE

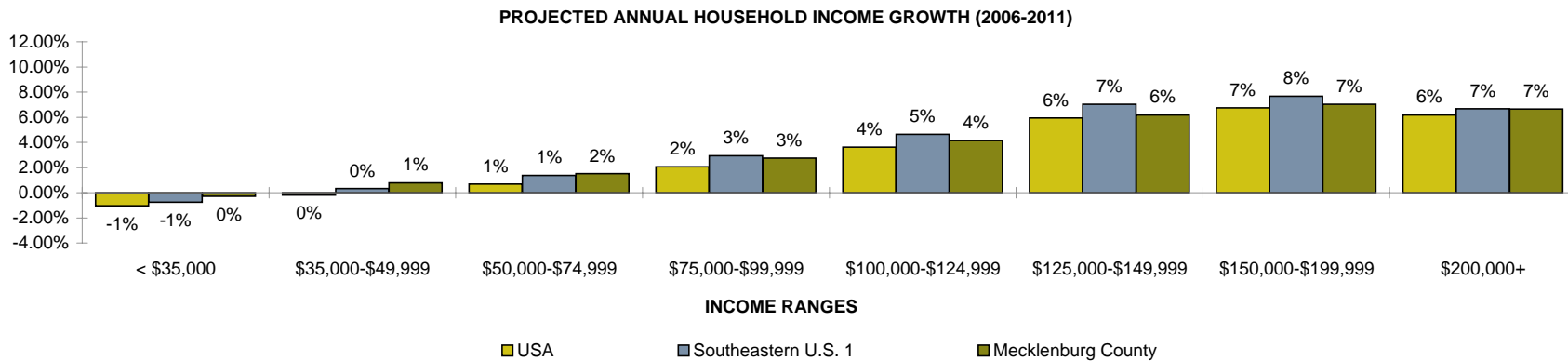
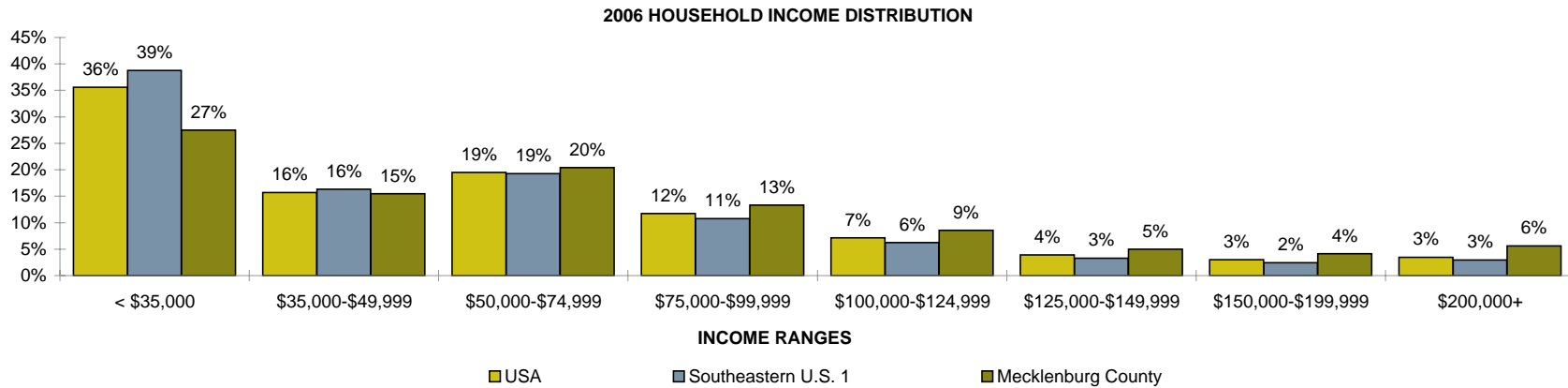


SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-15

COMPARISON OF HOUSEHOLD INCOME DISTRIBUTIONS THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 2006 - 2011

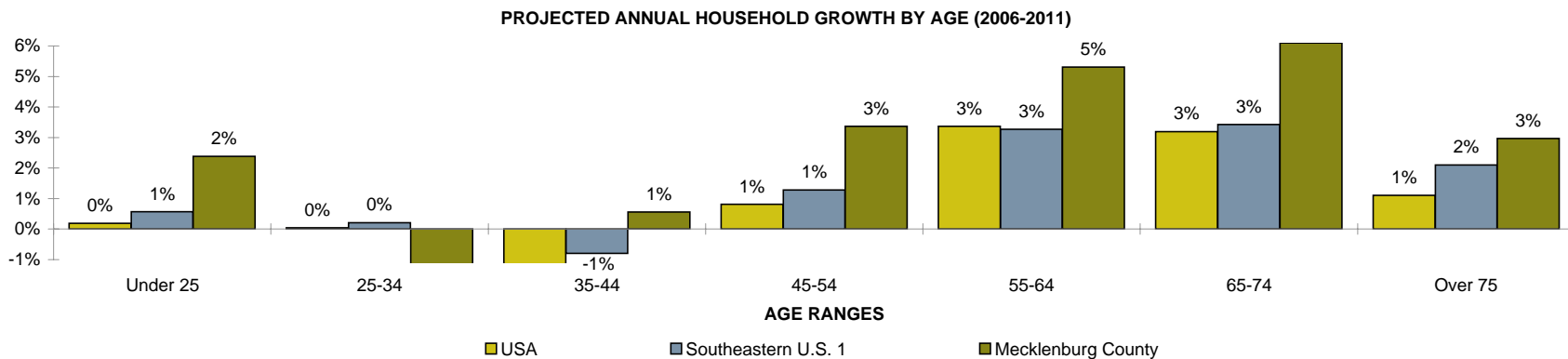
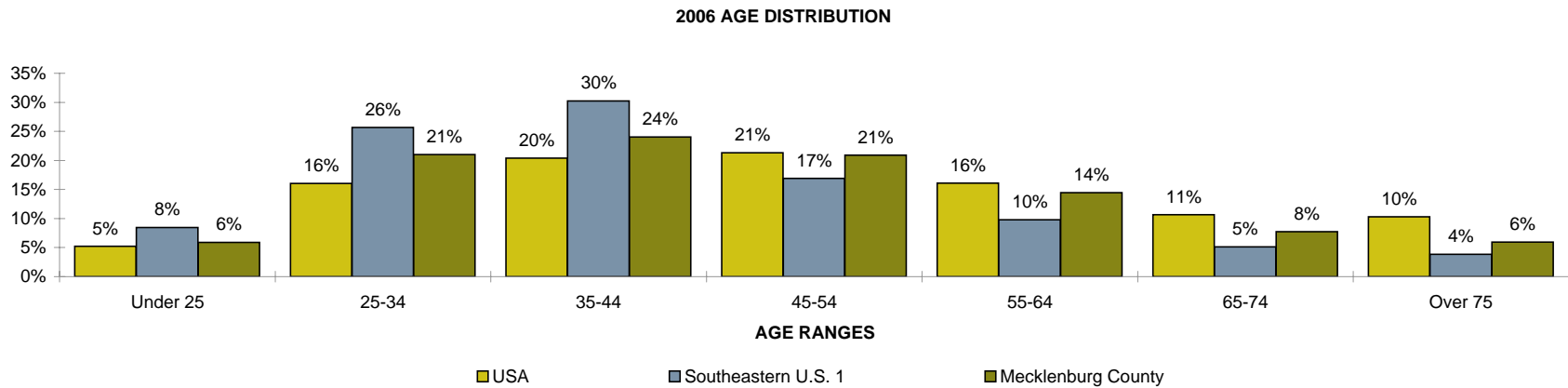


¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana
SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-16

COMPARISON OF HOUSEHOLDER AGE DISTRIBUTIONS THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 2006 - 2011

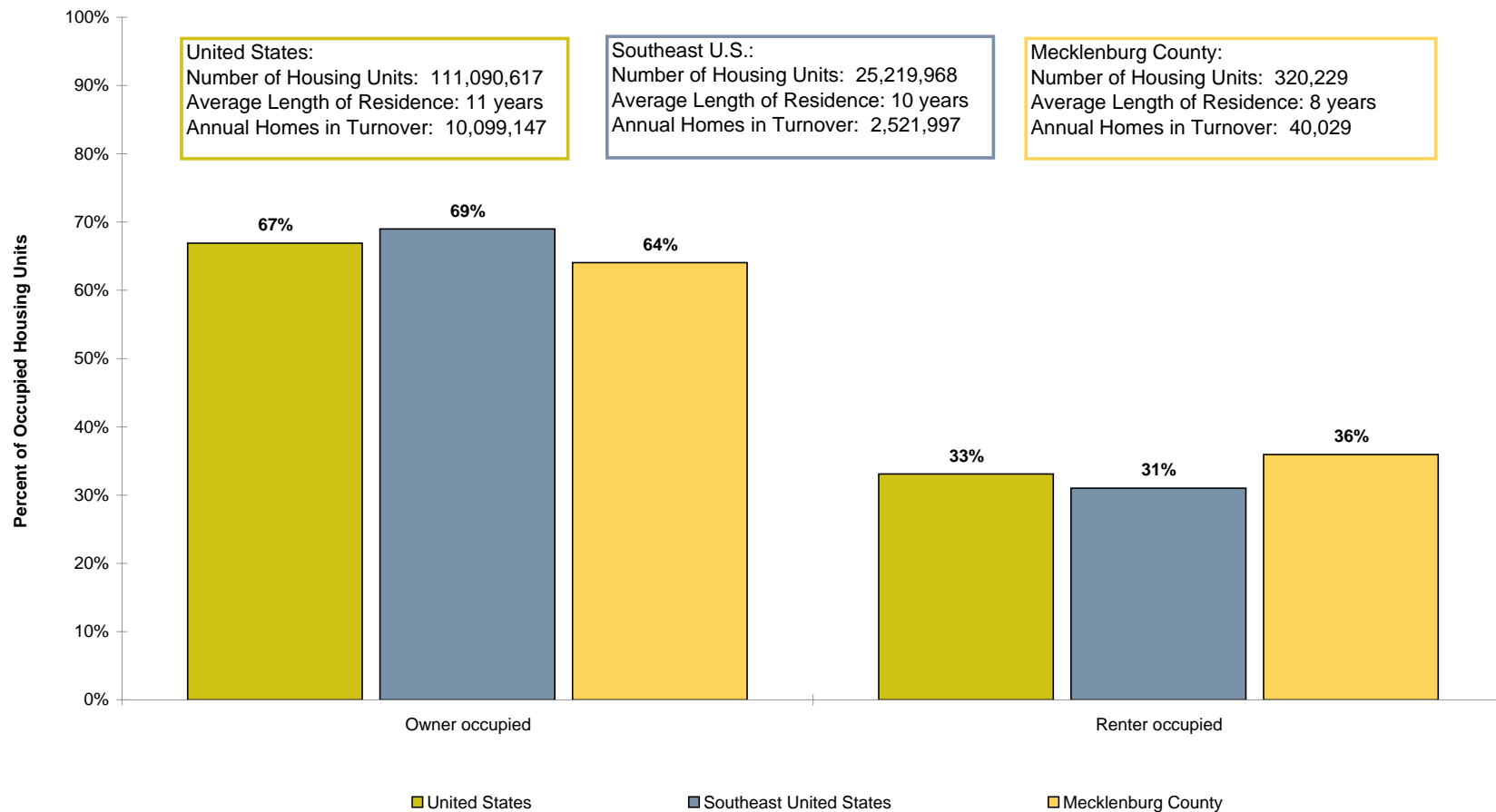


¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana
SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-17

COMPARISON OF HOUSEHOLD TENURE (OF OCCUPIED HOUSING UNITS) THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 2006

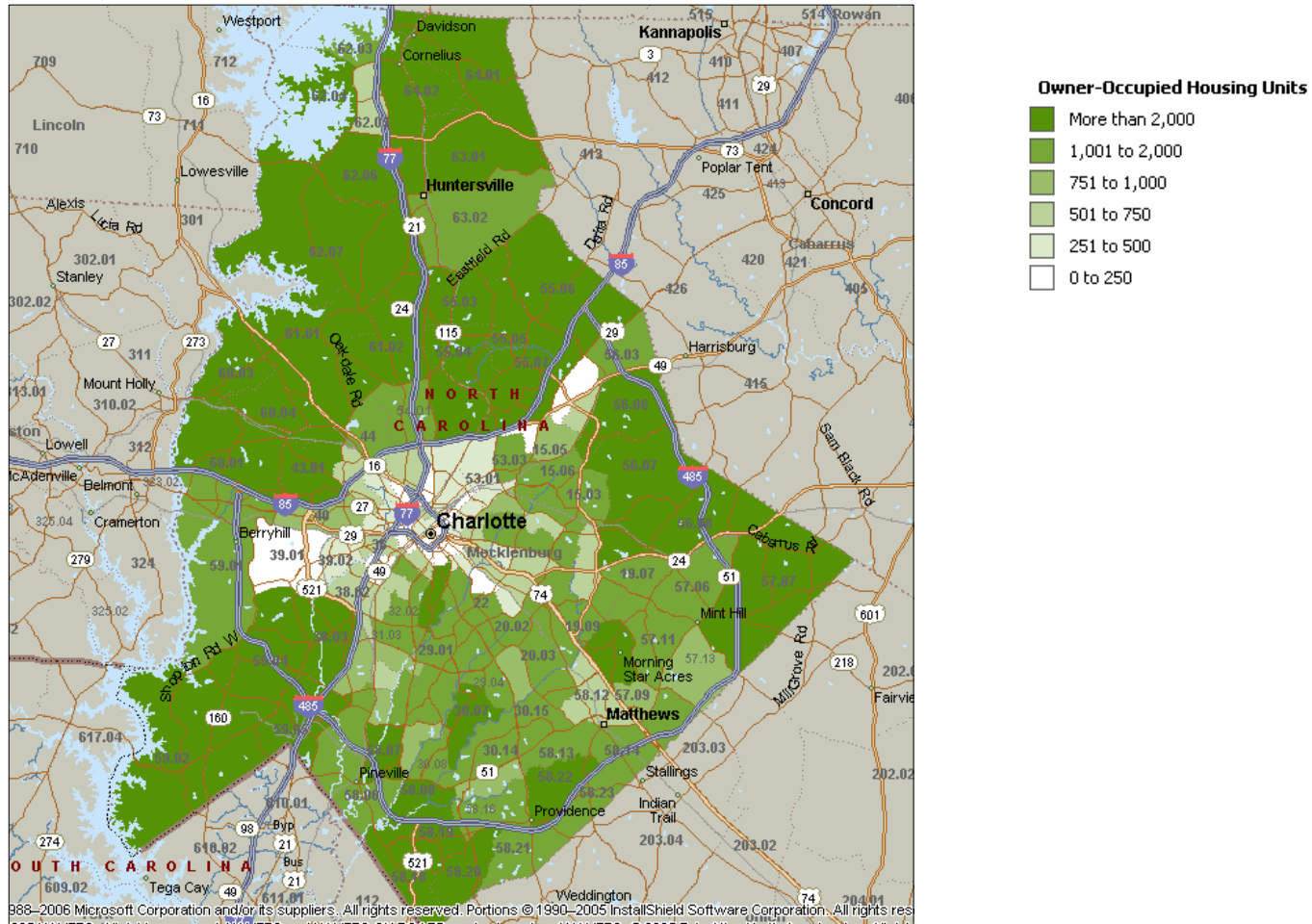


¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana
SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-18

OWNER-OCCUPIED HOUSING UNITS MECKLENBURG COUNTY, NC 2006

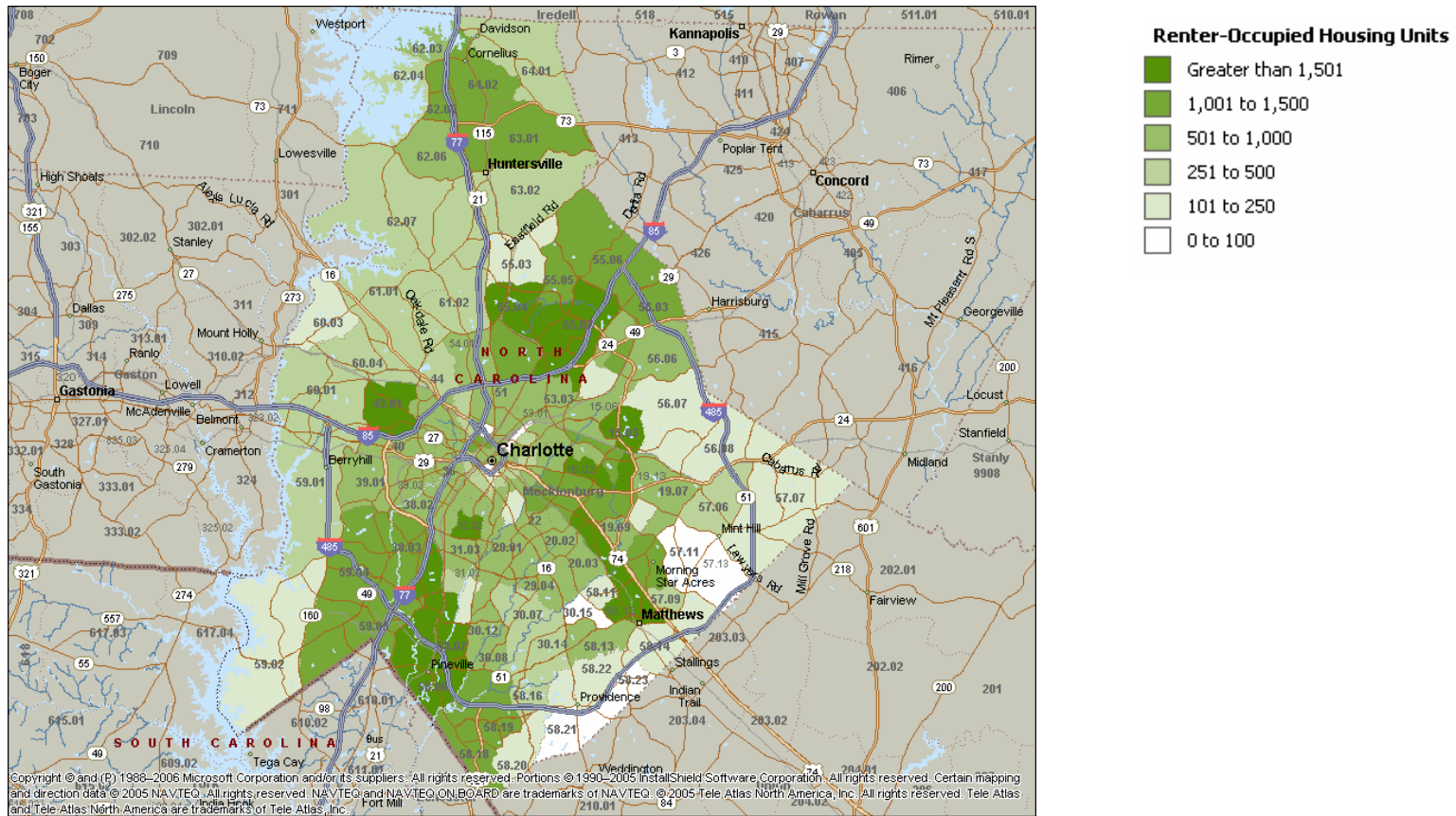


SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-19

RENTER-OCCUPIED HOUSING UNITS MECKLENBURG COUNTY, NC 2006



SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-20

AVERAGE LENGTH OF RESIDENCE MECKLENBURG COUNTY, NC 2006



SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit II-21

DEMOGRAPHIC SUMMARY BY PLANNING DISTRICT MECKLENBURG COUNTY AND THE SEVEN AREA PLANNING DISTRICTS 2006

	Mecklenburg County		North Mecklenburg District		Northeast Mecklenburg District		Northwest Mecklenburg District		Central Mecklenburg District		South Mecklenburg District		Southeast Mecklenburg District		Southwest Mecklenburg District	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
2006 Population	835,328	100%	73,115	9%	139,679	17%	70,285	8%	104,734	13%	234,721	28%	122,092	15%	76,350	9%
Projected annual population growth ('06-'11)	18,842	2.3%	3,354	4.6%	4,901	3.5%	2,580	3.7%	-429	-0.4%	3,993	1.7%	1,330	1.1%	1,965	2.6%
2006 Households	335,891	100%	28,275	8%	51,792	15%	27,202	8%	45,269	13%	98,914	29%	48,022	14%	29,601	9%
Projected annual household growth ('06-'11)	7,576	2.3%	1,347	4.8%	1,883	3.6%	1,020	3.8%	-78	-0.2%	1,713	1.7%	491	1.0%	833	2.8%
Average Household Size	2.48		2.54		2.67		2.59		2.25		2.40		2.56		2.60	
Median Age	34.4		35.8		31.2		35.9		34.7		36.7		34.0		33.5	
Population over Age 65	69,590	8.6%	5,813	8.0%	7,319	5.2%	6,958	9.9%	11,479	11.0%	22,932	9.8%	10,683	8.8%	5,306	7.0%
Household Type																
Single, no children	114,258	34%	7,491	26%	15,103	29%	8,454	31%	22,396	49%	32,272	33%	15,792	33%	9,900	33%
Single parent with own children	29,260	9%	1,644	6%	4,701	9%	2,764	10%	5,640	12%	5,950	6%	4,765	10%	3,381	11%
Married-couple family, no children	84,169	25%	8,689	31%	12,222	24%	7,848	29%	7,683	17%	27,290	28%	11,795	25%	7,212	24%
Married-couple family, with own children	79,839	24%	8,634	31%	14,123	27%	6,583	24%	4,863	11%	26,388	27%	11,443	24%	6,640	22%
Non-family household	28,365	8%	1,817	6%	5,644	11%	1,553	6%	4,686	10%	7,015	7%	4,227	9%	2,467	8%
Median Household Income	\$58,634		\$86,126		\$59,566		\$52,137		\$40,069		\$71,887		\$50,015		\$49,732	
Est. Per Capita Income	\$31,735		\$42,146		\$26,895		\$24,079		\$28,661		\$42,232		\$23,141		\$23,738	
Family Households in Poverty	22,645	6.7%	1,128	4.0%	3,236	6.2%	1,663	6.1%	6,647	14.7%	3,894	3.9%	2,791	5.8%	2,883	9.7%
Race																
White	501,710	60%	64,709	89%	65,085	47%	34,327	49%	41,423	40%	187,950	80%	64,780	53%	64,780	85%
Black or African American	246,511	30%	4,892	7%	54,810	39%	30,356	43%	53,728	51%	26,191	11%	41,936	34%	41,936	55%
Hispanic or Latino 1/	76,884	9%	4,001	5%	15,108	11%	3,732	5%	9,745	9%	16,767	7%	16,327	13%	16,327	21%
Asian	31,216	4%	1,154	2%	6,981	5%	2,497	4%	1,894	2%	9,278	4%	4,211	3%	4,211	6%
Other	55,892	7%	2,360	3%	12,803	9%	3,105	4%	7,689	7%	11,303	5%	11,165	9%	11,165	15%
Employment Status																
Employed	579,945	69%	51,709	71%	101,874	73%	46,911	67%	62,947	60%	165,858	71%	86,225	71%	53,633	70%
Unemployed	29,706	4%	2,134	3%	5,816	4%	1,960	3%	6,640	6%	5,962	3%	3,602	3%	3,055	4%
Not in labor force	225,677	27%	19,273	26%	31,989	23%	21,414	30%	35,147	34%	62,901	27%	32,266	26%	19,662	26%
Housing Tenure																
Owner-Occupied Housing Units	215,860	64%	28,523	80%	34,950	67%	19,216	75%	22,157	47%	63,596	65%	30,554	63%	16,864	59%
Renter-Occupied Housing Units	120,031	36%	7,200	20%	17,348	33%	6,262	25%	25,140	53%	33,935	35%	18,242	37%	11,904	41%
Average Length at Residence (Years)	8		7		7		10		11		8		9		8	
Median Housing Value	\$169,400		\$237,797		\$152,166		\$131,981		\$152,203		\$234,266		\$133,134		\$135,355	
Housing Affordability Ratio	2.89		2.76		2.55		2.53		3.80		3.26		2.66		2.72	
Median Age of Housing Units (Years)	19		9		11		17		46		19		23		17	

¹ Due to reclassification, Hispanic or Latino double counts population

SOURCE: RCLCO, and Claritas, Inc.

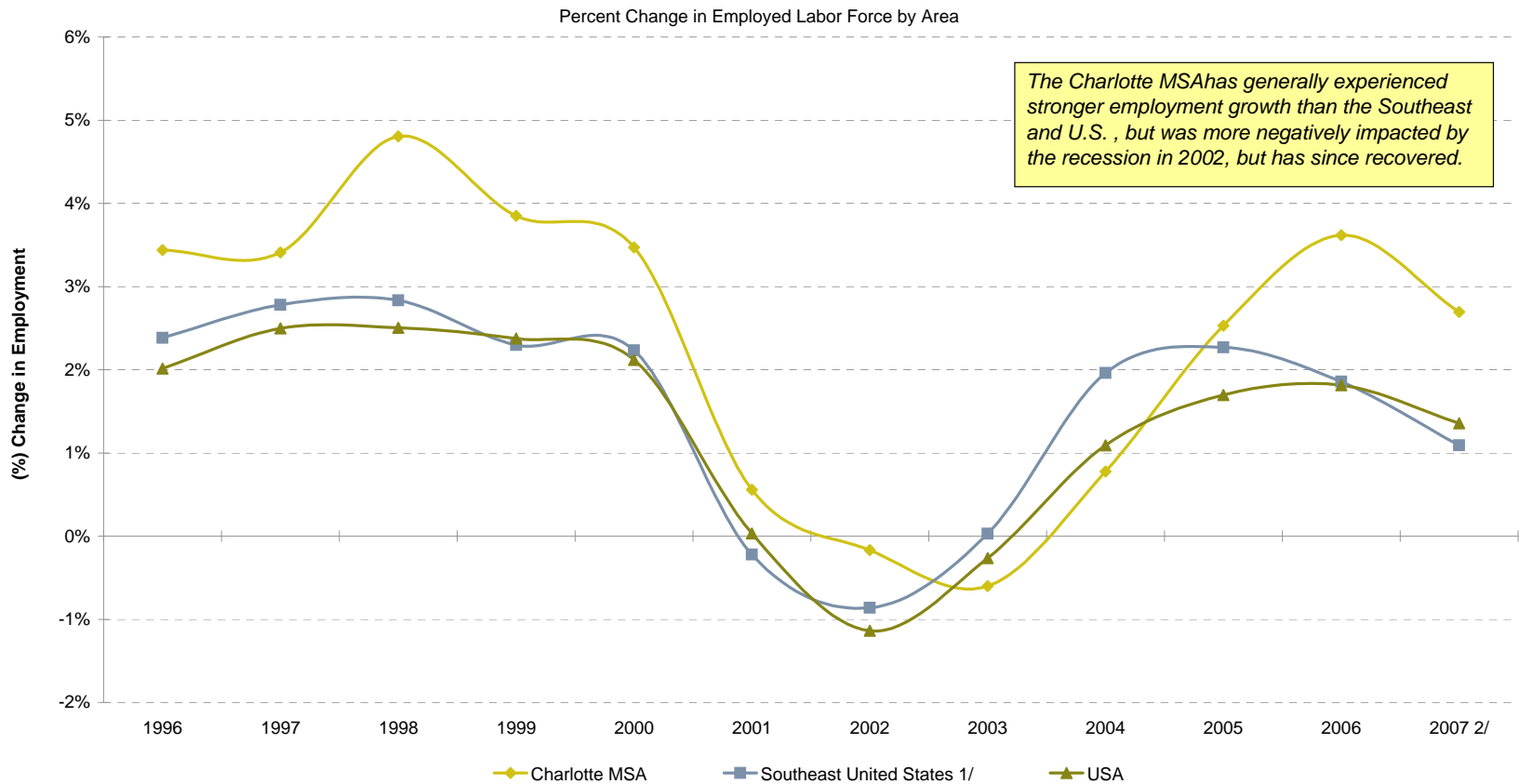
CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

III. ECONOMIC ANALYSIS

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit III-1

EMPLOYMENT GROWTH THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 1995 - 2007



¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana

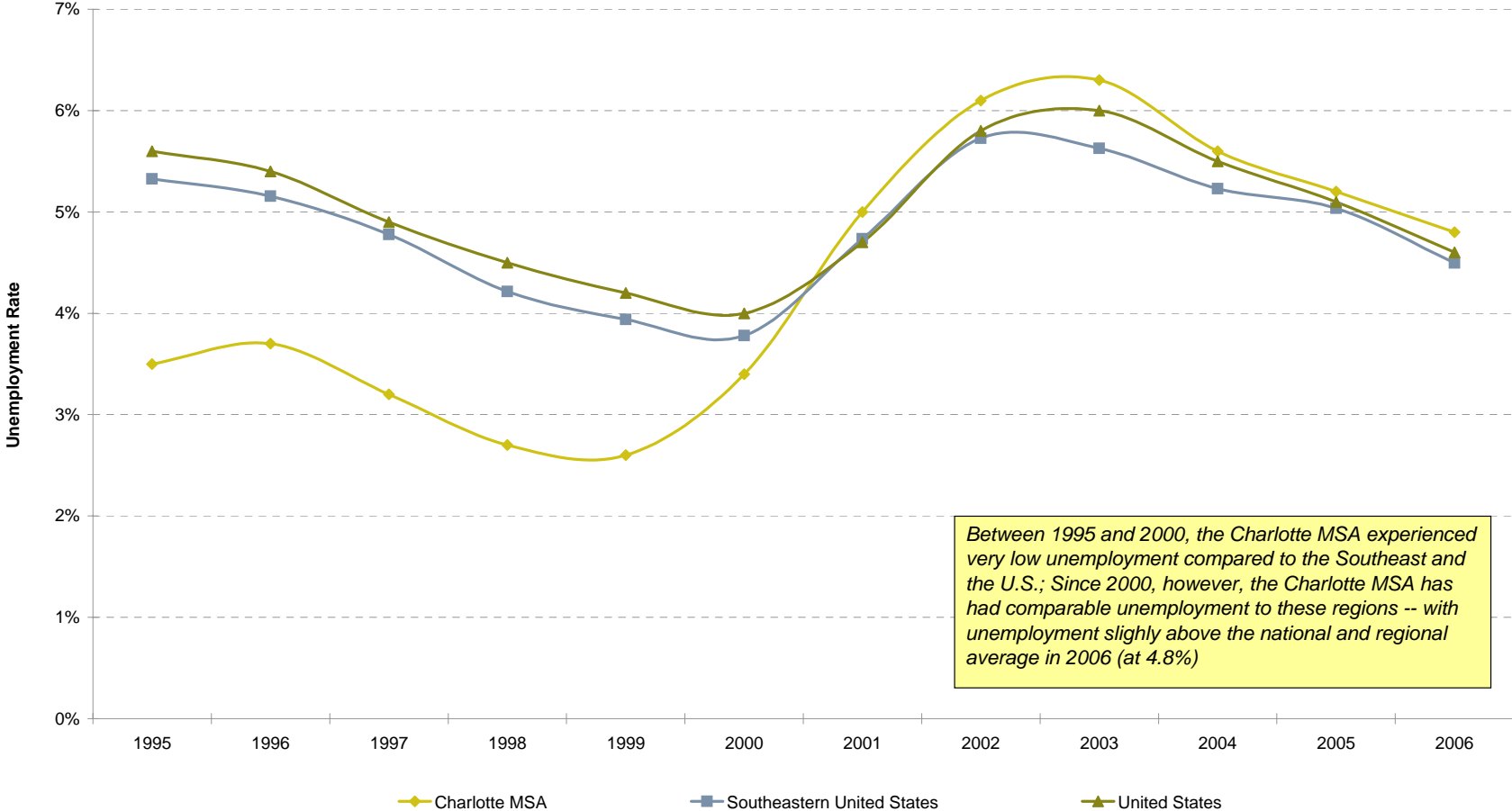
² 2007 numbers are projected based off of data in March 2006 and 2007

SOURCE: RCLCO, and BLS.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit III-2

COMPARISON OF UNEMPLOYMENT RATES
 THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY
 1995 - 2006

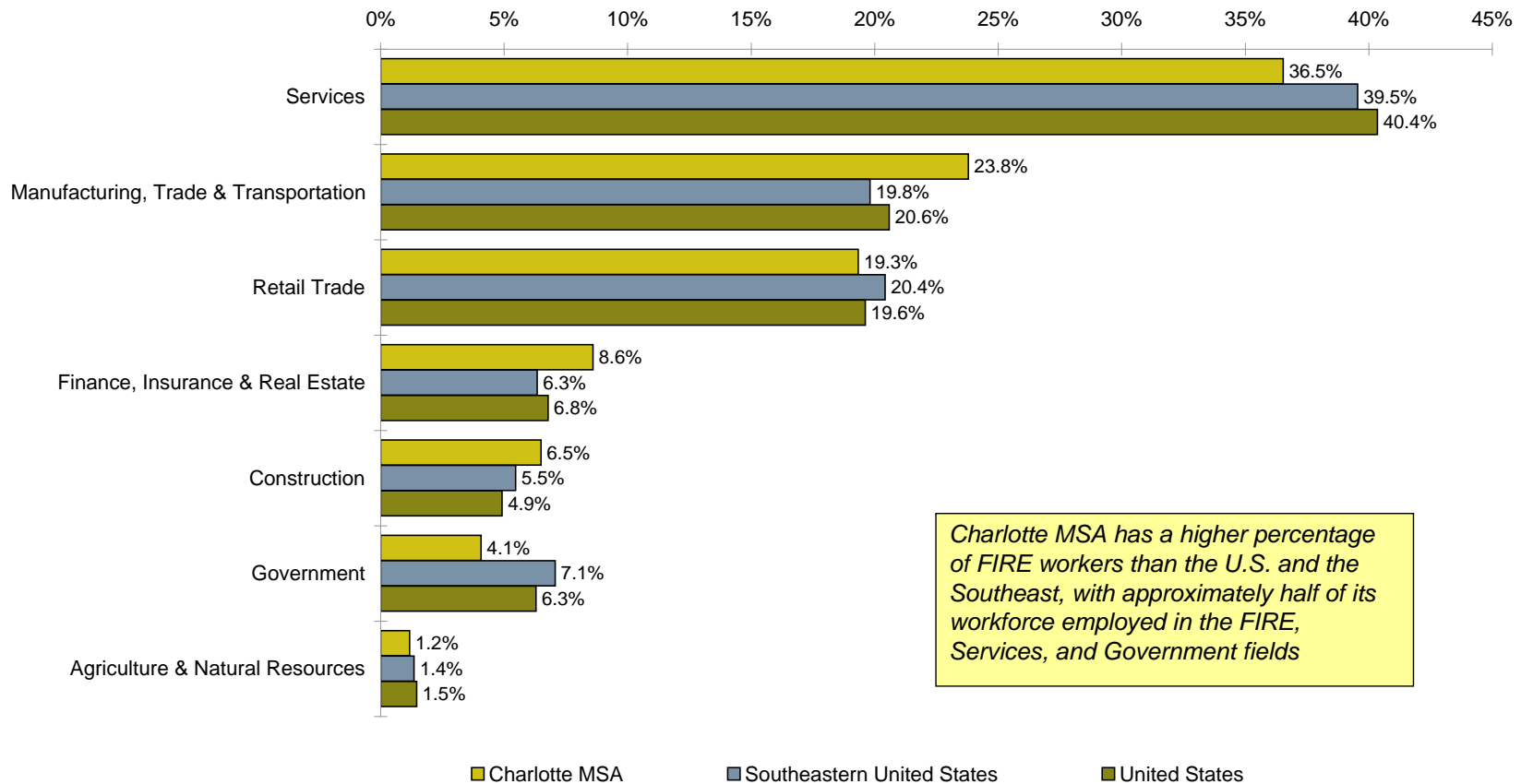


¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana
 SOURCE: RCLCO, and BLS

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit III-3

EMPLOYMENT BY OCCUPATION BY AREA THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 2006



¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana
SOURCE: RCLCO, Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit III-4

AREA EMPLOYMENT OVERVIEW MECKLENBURG COUNTY, NC 2006

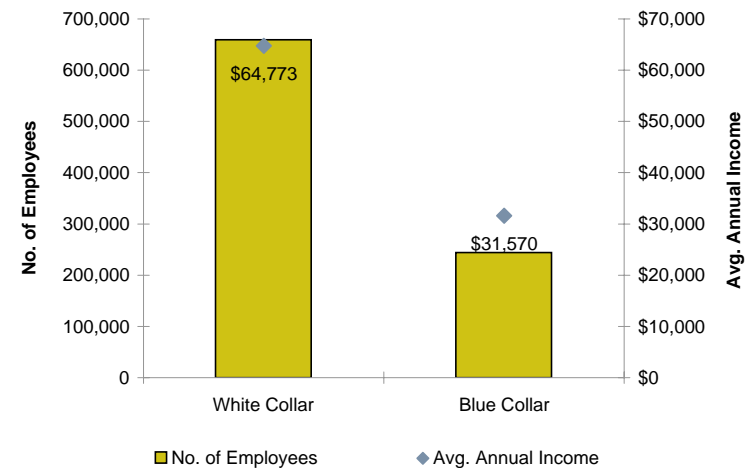
Employer	Industry	Employment
1) Carolinas Healthcare System*	Healthcare	26,283
2) Wachovia Corporation*	Financial	20,000
3) Bank of America*	Financial	13,960
4) Wal-Mart Stores / Sam's	Retail	12,918
5) Food Lion	Retail	8,658
6) Duke Energy Corporation*	Utilities	7,500
7) Charlotte-Mecklenburg Schools*	Education	7,500
8) State of North Carolina	Government	7,479
9) City of Charlotte*	Government	5,896
10) ADECCO	Services	5,000
11) US Airways	Transportation	4,981
12) Presbyterian Healthcare / Novant Health	Healthcare	4,981
13) Ruddick / Harris Teeter*	Retail	4,700
14) Mecklenburg County *	Government	4,700
15) AT&T North Carolina	Communications	3,290
16) Compass Group *	Food Services	2,972
17) UNC at Charlotte *	Education	2,800
18) Belk Inc. *	Retail	2,700
19) BI-LO Food Stores	Food Services	2,538
20) US Postal Service	Government	2,500
21) CVS Pharmacies	Retail	2,500
22) Target Stores	Retail	2,210
23) Family Dollar Stores *	Retail	2,203
24) Paramount's Carowinds	Entertainment	2,110
25) TIAA-CREF	Financial	2,100
26) Central Piedmont Community College*	Education	2,053

* Headquartered in Charlotte / Mecklenburg County

Approximately 3/4 of the Charlotte MSA holds white collar jobs. Half of the employed population works in services, which include business, legal, and health, as well as, Manufacturing, Trade, and Transportation.

Mecklenburg County gained approximately 7,500 net new jobs from January through March of 2007.

- Unemployment in the MSA dropped from 5.2% (Year End 2005) to 4.8% (Year End 2006)



SOURCES: RCLCO, the Charlotte Chamber of Commerce, BLS, and Claritas, Inc.

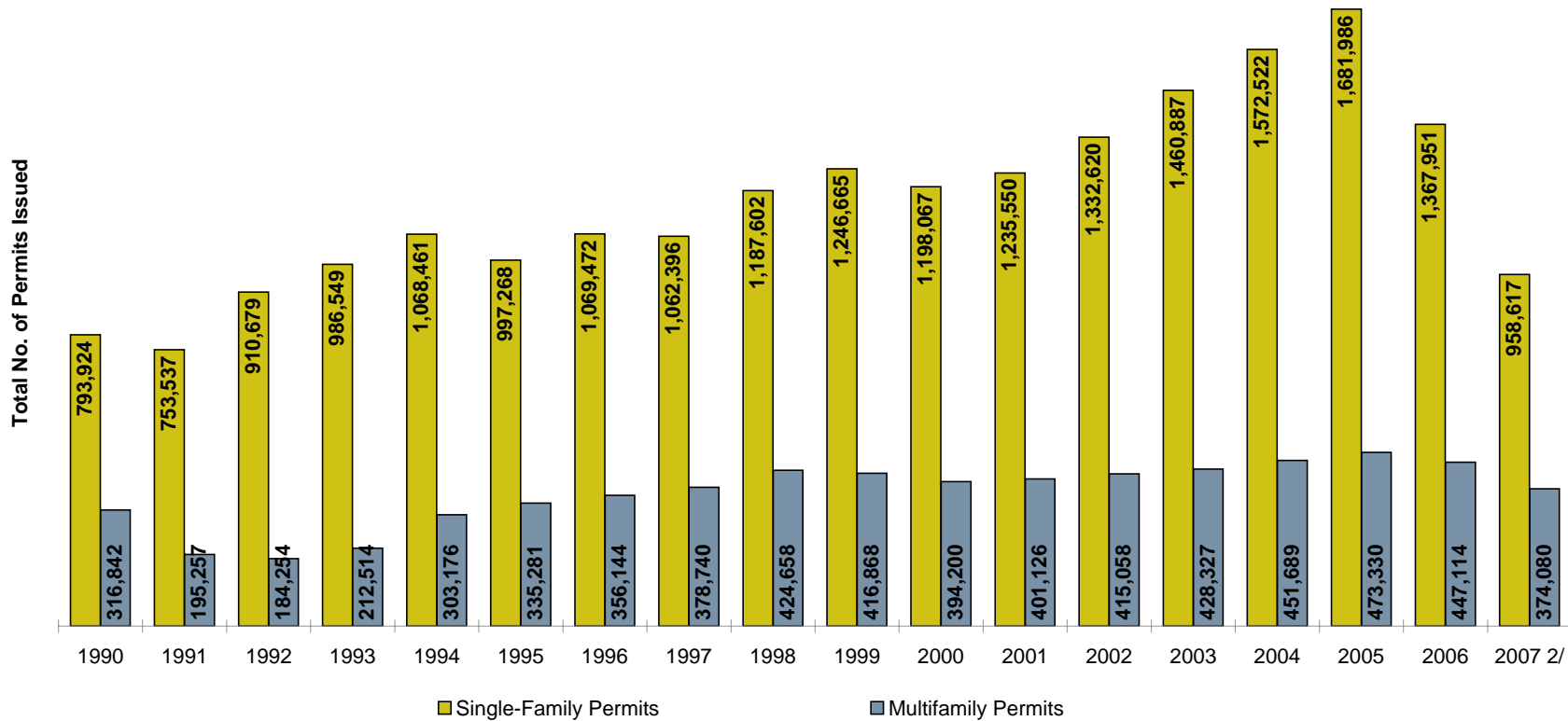
CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

IV. CURRENT HOUSING CONDITIONS

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit IV-1

SINGLE-FAMILY & MULTIFAMILY ¹ BUILDING PERMIT TRENDS UNITED STATES 1990 - 2007 ²



¹ Multifamily permits include two family, three family, four family and five or more family units.

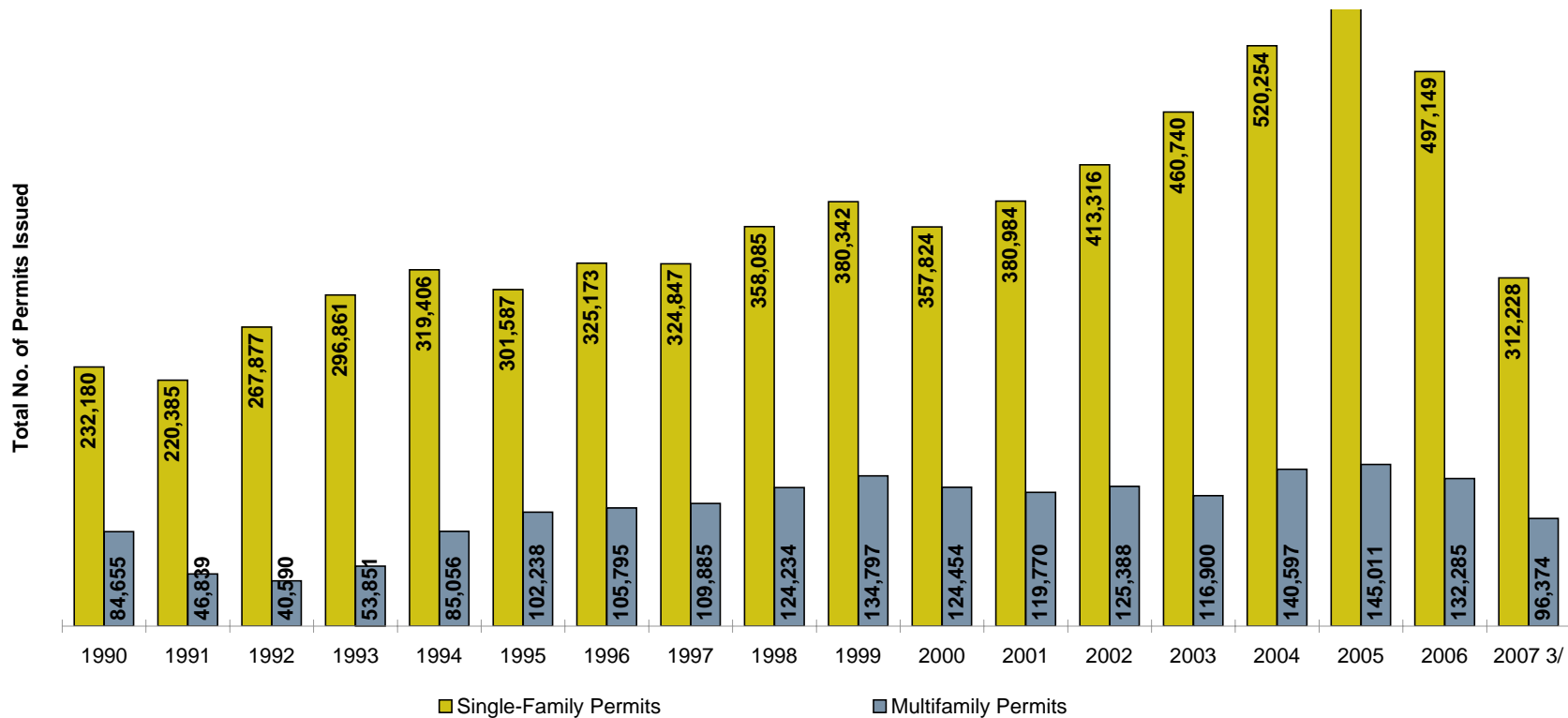
² 2007 permits are annualized based on data available through March 2006 and 2007

SOURCE: RCLCO, and U.S. Census Bureau

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit IV-2

SINGLE-FAMILY & MULTIFAMILY ¹ BUILDING PERMIT TRENDS SOUTHEASTERN UNITED STATES ¹ 1990 - 2007 ³



¹ Multifamily permits include two family, three family, four family and five or more family units.

² The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana

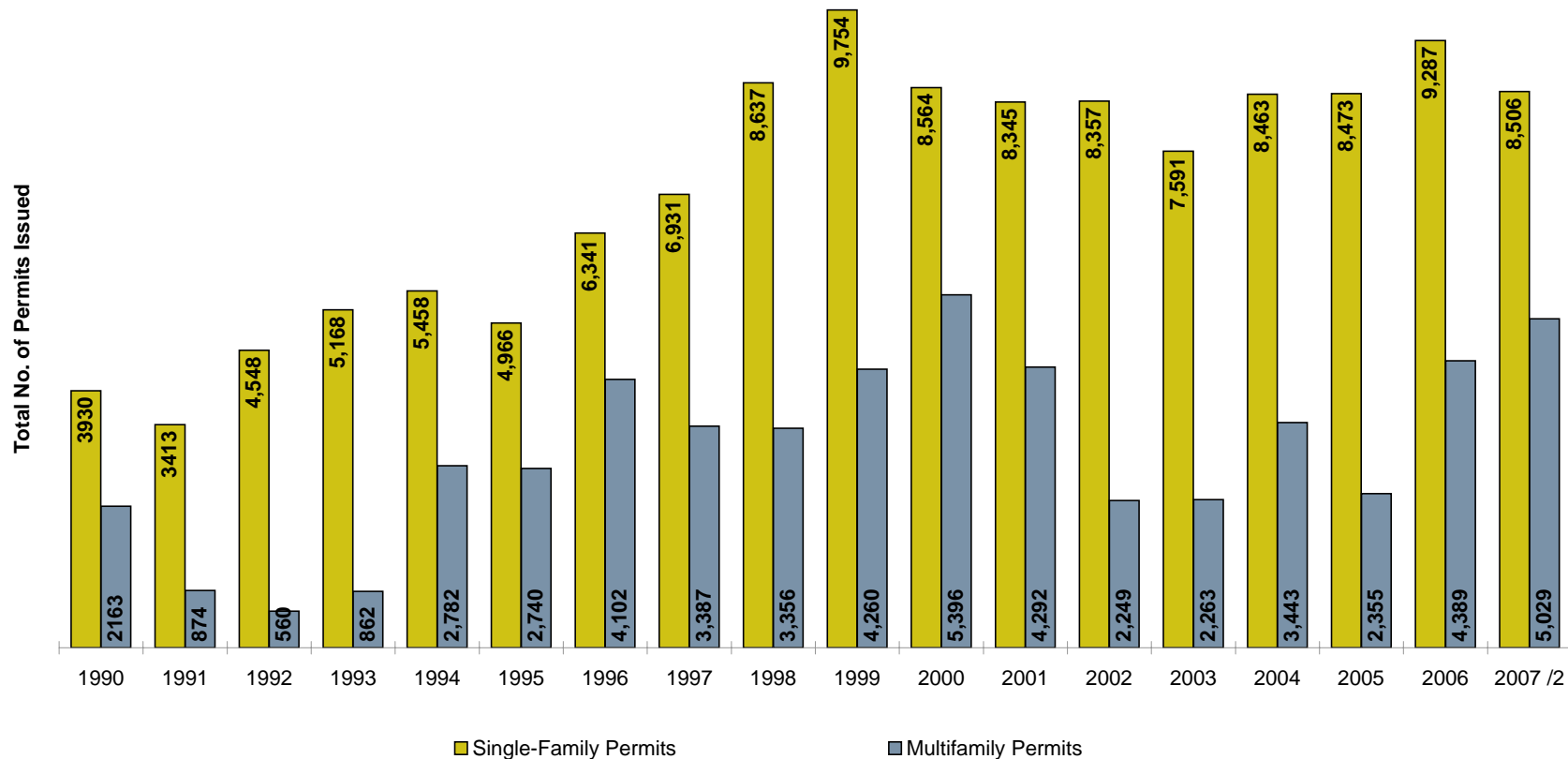
³ 2007 permits are annualized based off of data available through March 2006 and 2007.

SOURCE: RCLCO, and U.S. Census Bureau

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit IV-3

SINGLE-FAMILY & MULTIFAMILY ¹ BUILDING PERMIT TRENDS MECKLENBURG COUNTY, NC 1990 - 2007 ²



¹ Multifamily permits include two family, three family, four family and five or more family units.

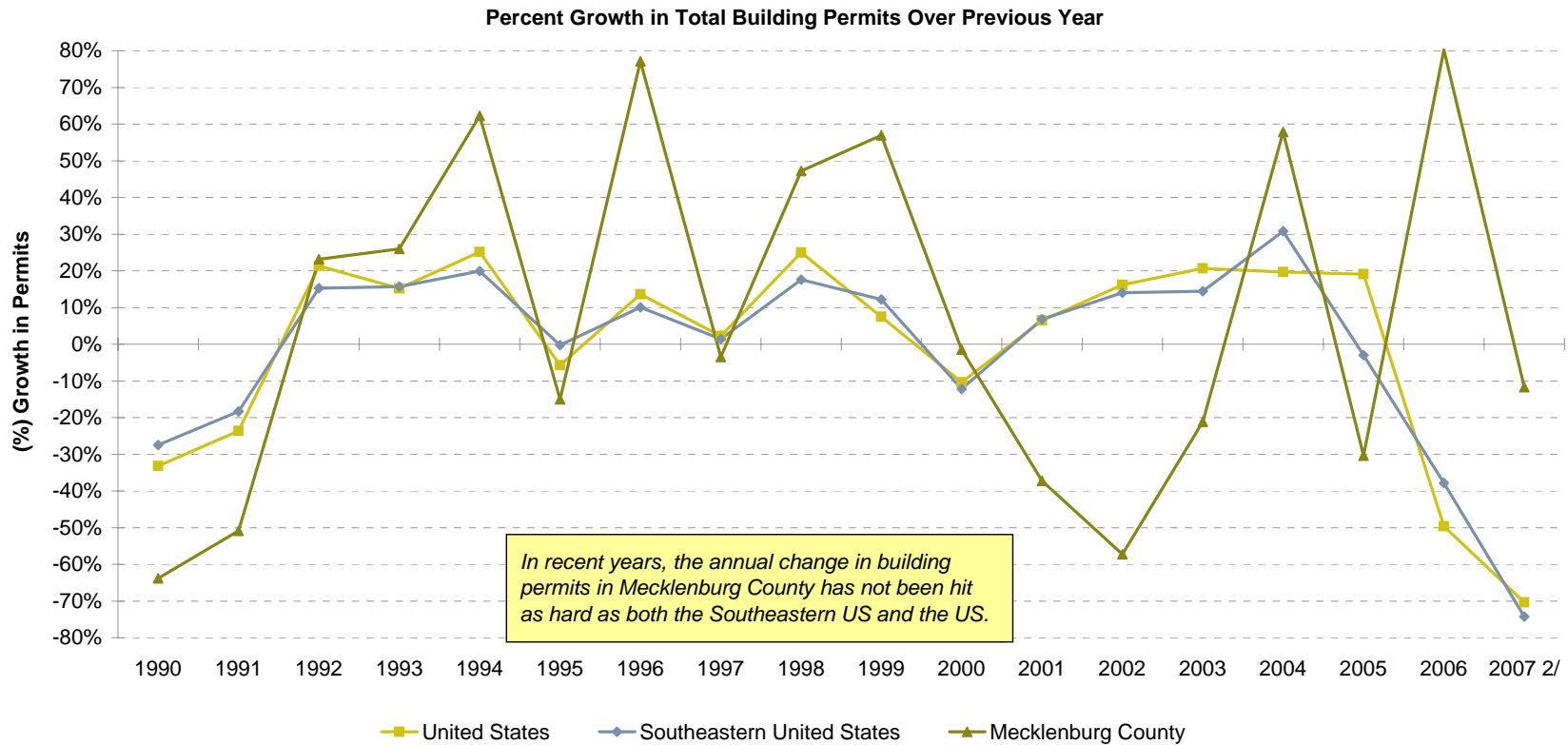
² 2007 permits are annualized based on data available through March 2006 and 2007

SOURCE: RCLCO, and U.S. Census Bureau

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit IV-4

COMPARISON OF ANNUAL GROWTH IN BUILDING PERMITS ISSUED THE UNITED STATES, SOUTHEASTERN UNITED STATES¹, & MECKLENBURG COUNTY, NC 1990 - 2007²



In recent years, the annual change in building permits in Mecklenburg County has not been hit as hard as both the Southeastern US and the US.

¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana

² 2007 permits are annualized based on data available through March 2006 and 2007

SOURCE: RCLCO, and U.S. Census Bureau

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit IV-5

COMPARISON OF GROSS HOUSING RENTS THE UNITED STATES, THE SOUTHEASTERN UNITED STATES¹, AND MECKLENBURG COUNTY 2005 AMERICAN COMMUNITY SURVEY CENSUS DATA



74% of Mecklenburg County renters pay between \$550 and \$1,250 per month -- compared to only 56% of renters in the United States and in the Southeast

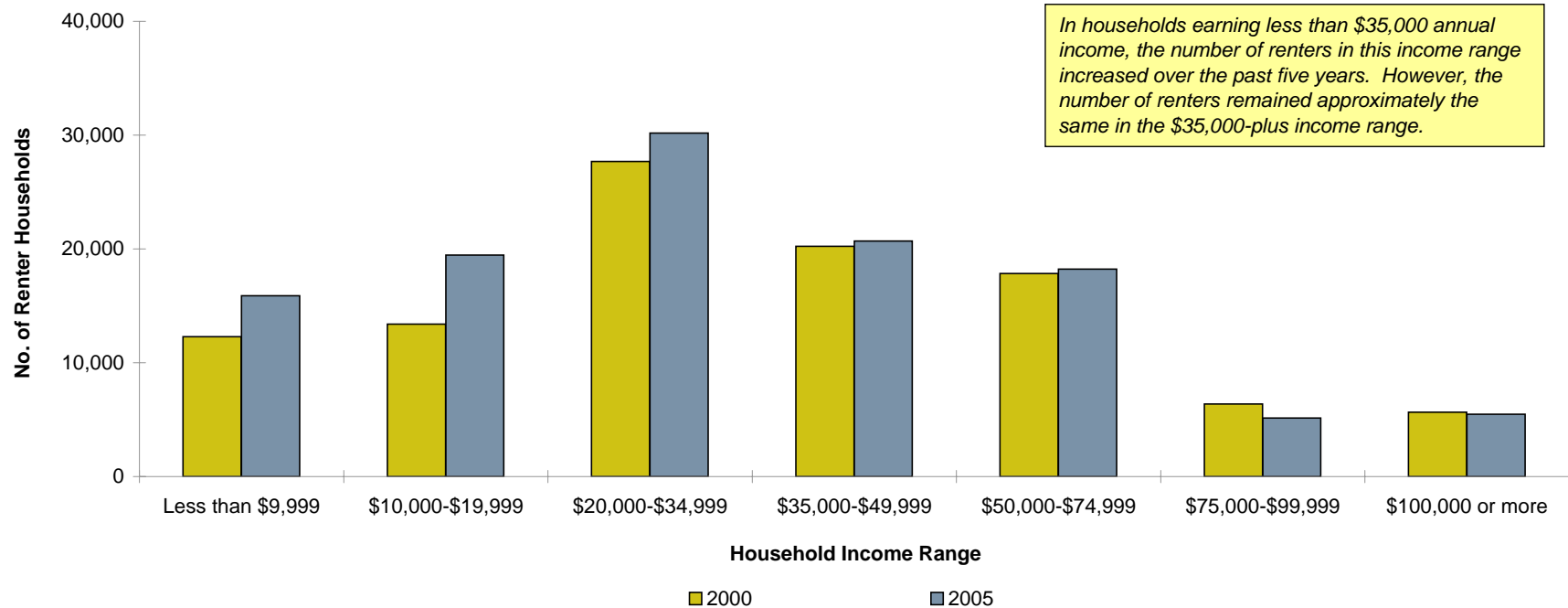
Median Gross Rent (2005):
 United States: \$728
 S.E. United States: \$571
 Mecklenburg County: \$738

¹ The Southeastern United States includes Virginia, North Carolina, South Carolina, Tennessee, Georgia, Florida, Alabama, Mississippi, and Louisiana
 SOURCE: RCLCO, and the U.S. Census

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit IV-6

NUMBER OF RENTER HOUSEHOLDS BY INCOME RANGE MECKLENBURG COUNTY, NC 2000 - 2005



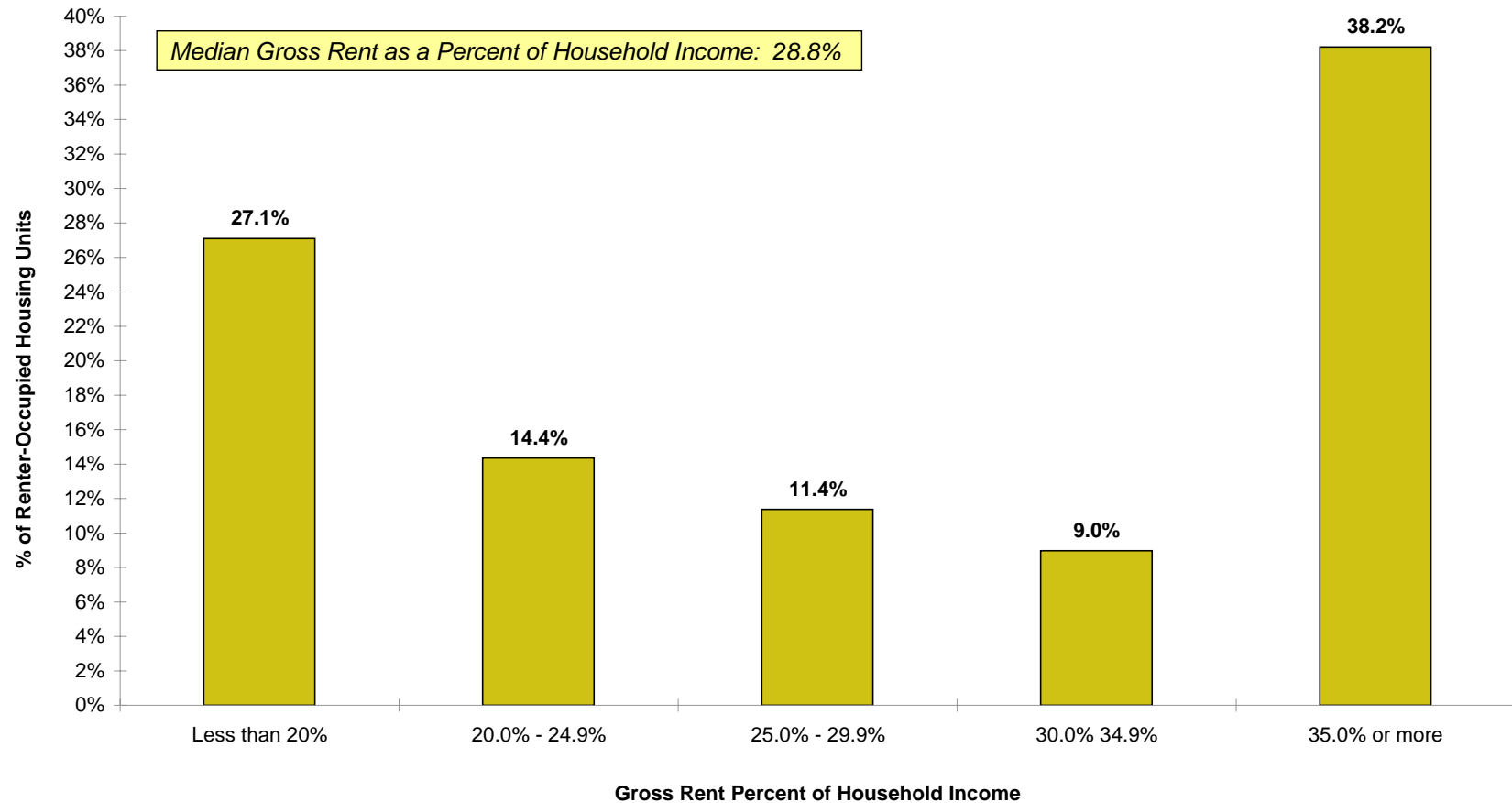
Number of Households That Rent Their Primary Residence by Income Range							
Year	Less than \$9,999	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000 or more
2000	12,287	13,383	27,689	20,243	17,828	6,365	5,654
2005	15,876	19,467	30,179	20,706	18,228	5,144	5,468

Source: Robert Charles Lesser & Co., LLC, the U.S. Census

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit IV-7

GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME MECKLENBURG COUNTY, NC 2005 AMERICAN COMMUNITY SURVEY CENSUS DATA

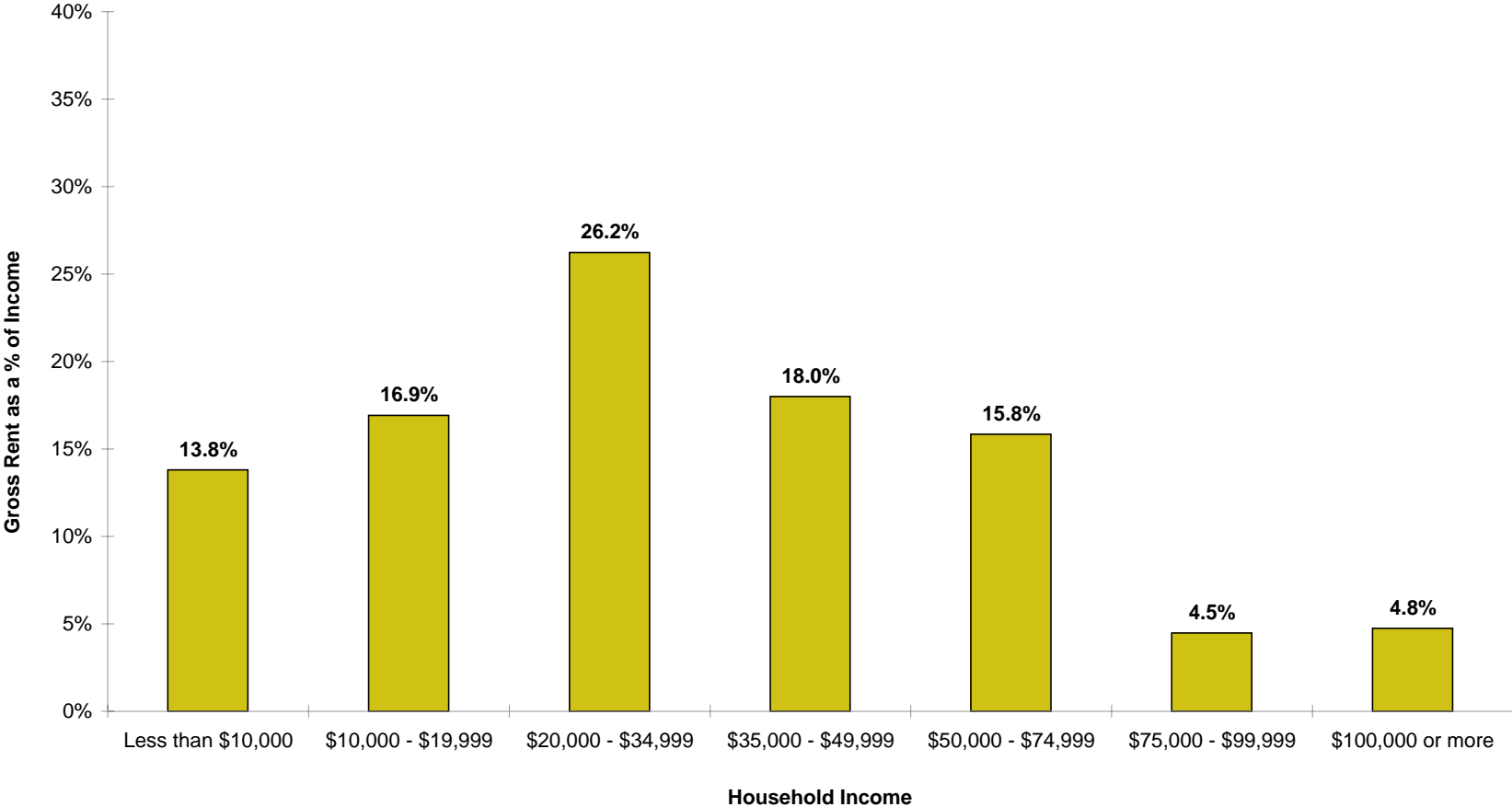


SOURCE: RCLCO, and the U.S. Census

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit IV-8

GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY HOUSEHOLD INCOME RANGE
MECKLENBURG COUNTY, NC
2005 AMERICAN COMMUNITY SURVEY CENSUS DATA

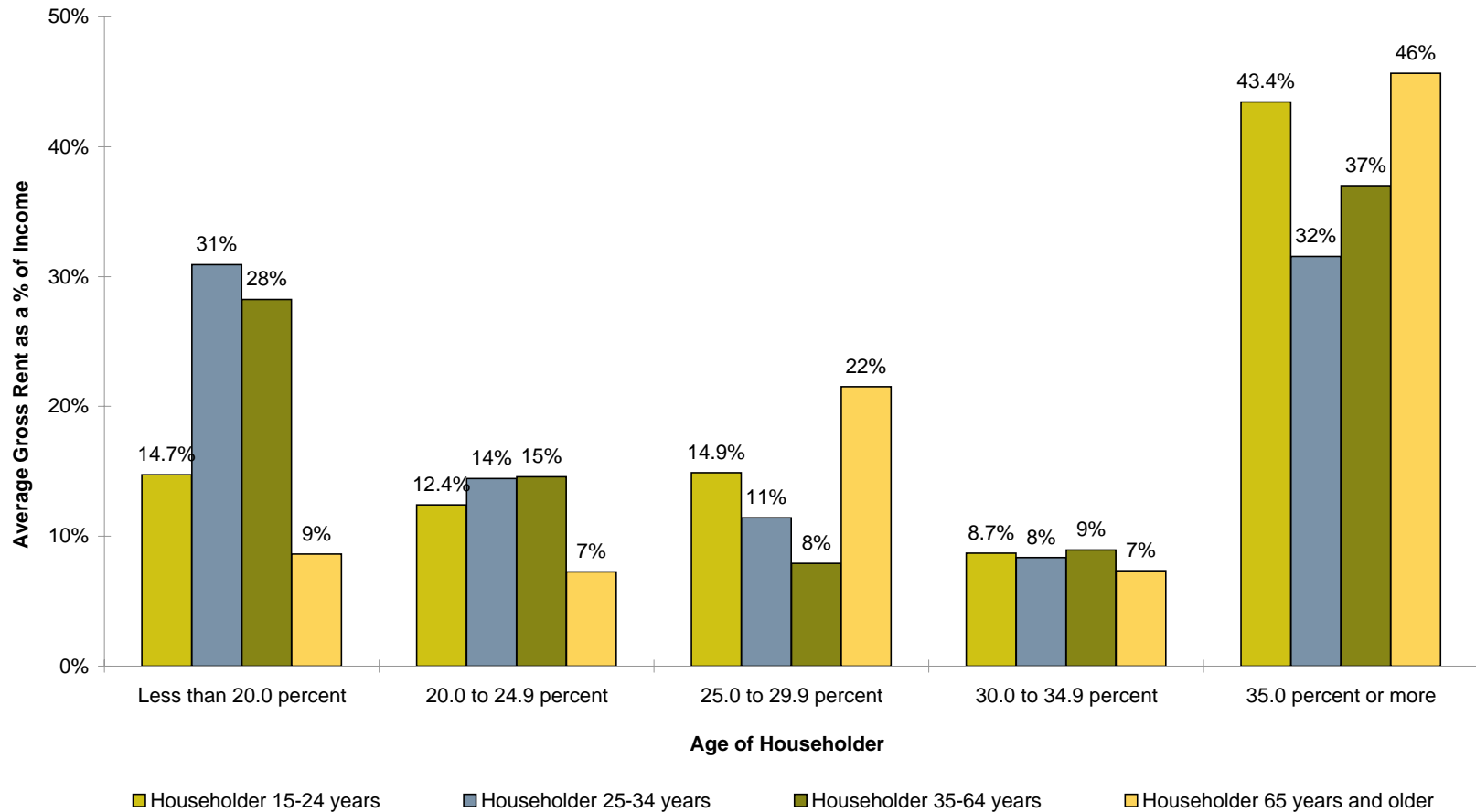


SOURCE: RCLCO, and the U.S. Census

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Exhibit IV-9

GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY HOUSEHOLDER AGE MECKLENBURG COUNTY, NC 2005 AMERICAN COMMUNITY SURVEY CENSUS DATA



SOURCE: RCLCO, and the U.S. Census

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

APPENDIX

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS MECKLENBURG COUNTY, NC 2000

Total Households	Income Range	Difference	Total (Renters)	Renter Household Type ¹				
				Small-Related	Large-Related	Elderly	Special Needs	All Other
			103,450	39,761	8,342	10,059	18,747	26,541
Not in universe (vacant, GQ, no income)			1,859	291	116	339	399	715
\$2 to \$9,999	\$2 - \$9,999	\$9,997	10,428	3,137	776	2,601	2,501	1,412
\$10,000 to \$14,999	\$10,000 - \$14,999	\$4,999	5,288	1,987	570	739	1,277	715
\$15,000 to \$19,999	\$15,000 - \$19,999	\$4,999	8,094	2,687	527	1,106	1,606	2,168
\$20,000 to \$24,999	\$20,000 - \$24,999	\$4,999	8,738	3,045	467	974	1,296	2,956
\$25,000 to \$29,999	\$25,000 - \$29,999	\$4,999	10,226	3,591	423	674	1,556	3,982
\$30,000 to \$34,999	\$30,000 - \$34,999	\$4,999	8,725	3,106	534	603	1,346	3,136
\$35,000 to \$39,999	\$35,000 - \$39,999	\$4,999	7,833	3,352	473	627	1,239	2,142
\$40,000 to \$44,999	\$40,000 - \$44,999	\$4,999	7,430	3,058	707	664	1,333	1,668
\$45,000 to \$49,999	\$45,000 - \$49,999	\$4,999	4,980	2,062	473	268	595	1,582
\$50,000 to \$59,999	\$50,000 - \$59,999	\$9,999	9,475	4,532	888	556	1,729	1,770
\$60,000 to \$74,999	\$60,000 - \$74,999	\$14,999	8,353	3,466	1,077	407	1,559	1,844
\$75,000 to \$99,999	\$75,000 - \$99,999	\$24,999	6,365	2,499	769	146	1,454	1,497
\$100,000 to \$124,999	\$100,000 - \$124,999	\$24,999	2,578	1,413	266	86	540	272
\$125,000 to \$149,999	\$125,000 - \$149,999	\$24,999	1,265	761	177	79	200	48
\$150,000 to \$199,999	\$150,000 - \$199,999	\$49,999	732	339	37	190	6	160
\$200,000 to \$999,999	\$200,000 - \$999,999	\$799,999	1,080	435	62	0	110	473

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2000 Priority Needs Renter Households Within Income Range

0-30% Median Income			19,098	6,446	2,084	1,590	3,201	5,778
31-50% Median Income			19,717	6,889	2,123	1,393	3,367	5,945
51-80% Median Income			27,489	10,667	2,134	2,449	4,461	7,778
Total 0-80% Median Income			66,304	24,002	6,341	5,431	11,028	19,501

Percent 2000 Priority Needs Renter Households Within Income Range

0-30% Median Income			18.5%	16.2%	25.0%	15.8%	17.1%	21.8%
31-50% Median Income			19.1%	17.3%	25.5%	13.8%	18.0%	22.4%
51-80% Median Income			26.6%	26.8%	25.6%	24.3%	23.8%	29.3%
Total 0-80% Median Income			64.1%	60.4%	76.0%	54.0%	58.8%	73.5%

Percent 2000 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	Total HHs	273,416	7.0%	2.4%	0.8%	0.6%	1.2%	2.1%
31-50% Median Income			7.2%	2.5%	0.8%	0.5%	1.2%	2.2%
51-80% Median Income			10.1%	3.9%	0.8%	0.9%	1.6%	2.8%
Total 0-80% Median Income			24.3%	8.8%	2.3%	2.0%	4.0%	7.1%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS MECKLENBURG COUNTY, NC 2006

	Total (Renters)	Renter Household Type ¹				
		Small-Related	Large-Related	Elderly	Special Needs	All Other
Total Households	120,031	46,607	9,679	11,762	21,489	30,494
Not in universe (vacant, GQ, no income)	2,178	338	135	418	463	823
\$2 to \$9,999	11,335	3,382	837	2,983	2,697	1,437
\$10,000 to \$14,999	5,420	2,020	579	805	1,298	717
\$15,000 to \$19,999	8,218	2,706	531	1,181	1,617	2,183
\$20,000 to \$24,999	8,661	2,993	459	995	1,274	2,939
\$25,000 to \$29,999	10,151	3,536	416	700	1,532	3,967
\$30,000 to \$34,999	9,434	3,331	573	683	1,444	3,404
\$35,000 to \$39,999	9,503	4,034	569	782	1,491	2,628
\$40,000 to \$44,999	7,887	3,220	744	796	1,403	1,724
\$45,000 to \$49,999	6,494	2,667	612	351	770	2,095
\$50,000 to \$59,999	10,663	5,058	991	651	1,930	2,032
\$60,000 to \$74,999	10,563	4,347	1,351	507	1,955	2,402
\$75,000 to \$99,999	8,962	3,490	1,074	217	2,030	2,151
\$100,000 to \$124,999	4,566	2,482	467	168	949	499
\$125,000 to \$149,999	2,687	1,603	373	179	421	111
\$150,000 to \$199,999	1,301	598	65	346	11	282
\$200,000 to \$999,999	2,010	803	114	0	203	890

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2006 Priority Needs Renter Households Within Income Range

0-30% Median Income	23,307	8,111	2,430	1,905	4,412	6,450
31-50% Median Income	24,200	8,757	2,587	1,788	4,556	6,512
51-80% Median Income	31,104	12,351	2,453	2,824	5,590	7,886
Total 0-80% Median Income	78,611	29,219	7,470	6,516	14,559	20,848

Percent 2006 Priority Needs Renter Households Within Income Range

0-30% Median Income	19.4%	17.4%	25.1%	16.2%	20.5%	21.2%
31-50% Median Income	20.2%	18.8%	26.7%	15.2%	21.2%	21.4%
51-80% Median Income	25.9%	26.5%	25.3%	24.0%	26.0%	25.9%
Total 0-80% Median Income	65.5%	62.7%	77.2%	55.4%	67.8%	68.4%

Percent 2006 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	7.7%	2.7%	0.8%	0.6%	1.5%	2.1%
31-50% Median Income	8.0%	2.9%	0.9%	0.6%	1.5%	2.2%
51-80% Median Income	10.3%	4.1%	0.8%	0.9%	1.9%	2.6%
Total 0-80% Median Income	26.1%	9.7%	2.5%	2.2%	4.8%	6.9%

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS MECKLENBURG COUNTY, NC 2011

	Total (Renters)	Renter Household Type ¹				
		Small-Related	Large-Related	Elderly	Special Needs	All Other
Total Households	138,109	53,299	11,379	15,179	24,835	33,416
Not in universe (vacant, GQ, no income)	2,847	426	170	618	611	1,023
\$2 to \$9,999	12,240	3,630	898	3,756	2,936	1,020
\$10,000 to \$14,999	5,669	2,111	606	988	1,369	595
\$15,000 to \$19,999	8,474	2,795	548	1,421	1,682	2,029
\$20,000 to \$24,999	8,837	3,065	470	1,165	1,311	2,827
\$25,000 to \$29,999	10,266	3,593	423	821	1,562	3,866
\$30,000 to \$34,999	9,636	3,414	587	812	1,487	3,338
\$35,000 to \$39,999	10,537	4,426	625	986	1,667	2,834
\$40,000 to \$44,999	9,308	3,722	860	1,045	1,670	2,012
\$45,000 to \$49,999	7,300	2,960	679	493	872	2,296
\$50,000 to \$59,999	12,842	5,947	1,165	875	2,344	2,511
\$60,000 to \$74,999	12,429	5,012	1,558	666	2,320	2,873
\$75,000 to \$99,999	11,507	4,327	1,332	301	2,628	2,919
\$100,000 to \$124,999	6,419	3,320	625	267	1,346	862
\$125,000 to \$149,999	4,348	2,411	561	325	687	364
\$150,000 to \$199,999	2,234	944	103	642	18	526
\$200,000 to \$999,999	3,215	1,196	170	0	327	1,522

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2011 Priority Needs Renter Households Within Income Range

0-30% Median Income	27,329	9,293	3,073	2,514	5,215	7,234
31-50% Median Income	28,117	10,150	2,999	2,448	5,319	7,202
51-80% Median Income	35,035	13,614	2,680	3,683	6,450	8,609
Total 0-80% Median Income	90,481	33,057	8,753	8,644	16,983	23,044

Percent 2011 Priority Needs Renter Households Within Income Range

0-30% Median Income	19.8%	17.4%	27.0%	16.6%	21.0%	21.6%
31-50% Median Income	20.4%	19.0%	26.4%	16.1%	21.4%	21.6%
51-80% Median Income	25.4%	25.5%	23.6%	24.3%	26.0%	25.8%
Total 0-80% Median Income	65.5%	62.0%	76.9%	56.9%	68.4%	69.0%

Percent 2011 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	8.2%	2.8%	0.9%	0.8%	1.6%	2.2%
31-50% Median Income	8.4%	3.0%	0.9%	0.7%	1.6%	2.2%
51-80% Median Income	10.5%	4.1%	0.8%	1.1%	1.9%	2.6%
Total 0-80% Median Income	27.1%	9.9%	2.6%	2.6%	5.1%	6.9%

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS MECKLENBURG COUNTY, NC 2012

	Total (Renters)	Renter Household Type ¹				
		Small-Related	Large-Related	Elderly	Special Needs	All Other
Total Households	142,117	54,399	11,614	15,492	25,348	35,264
Not in universe (vacant, GQ, no income)	2,930	434	173	631	623	1,068
\$2 to \$9,999	12,595	3,705	917	3,834	2,997	1,143
\$10,000 to \$14,999	5,833	2,155	618	1,008	1,397	655
\$15,000 to \$19,999	8,720	2,853	559	1,450	1,716	2,142
\$20,000 to \$24,999	9,094	3,128	480	1,189	1,338	2,959
\$25,000 to \$29,999	10,564	3,668	432	838	1,594	4,032
\$30,000 to \$34,999	9,916	3,484	599	828	1,517	3,487
\$35,000 to \$39,999	10,843	4,518	637	1,006	1,701	2,980
\$40,000 to \$44,999	9,579	3,799	878	1,066	1,704	2,131
\$45,000 to \$49,999	7,512	3,021	693	503	890	2,405
\$50,000 to \$59,999	13,214	6,069	1,189	893	2,392	2,670
\$60,000 to \$74,999	12,789	5,116	1,590	680	2,367	3,037
\$75,000 to \$99,999	11,841	4,417	1,359	307	2,682	3,076
\$100,000 to \$124,999	6,605	3,389	638	272	1,373	934
\$125,000 to \$149,999	4,474	2,461	572	331	702	408
\$150,000 to \$199,999	2,298	964	105	655	19	556
\$200,000 to \$999,999	3,308	1,220	174	0	333	1,580

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2012 Priority Needs Renter Households Within Income Range

0-30% Median Income	28,718	9,662	3,210	2,618	5,431	7,797
31-50% Median Income	29,549	10,561	3,110	2,566	5,547	7,765
51-80% Median Income	36,135	13,956	2,687	3,802	6,594	9,096
Total 0-80% Median Income	94,402	34,179	9,006	8,986	17,572	24,658

Percent 2012 Priority Needs Renter Households Within Income Range

0-30% Median Income	20.2%	17.8%	27.6%	16.9%	21.4%	22.1%
31-50% Median Income	20.8%	19.4%	26.8%	16.6%	21.9%	22.0%
51-80% Median Income	25.4%	25.7%	23.1%	24.5%	26.0%	25.8%
Total 0-80% Median Income	66.4%	62.8%	77.5%	58.0%	69.3%	69.9%

Percent 2012 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	8.6%	2.9%	1.0%	0.8%	1.6%	2.3%
31-50% Median Income	8.8%	3.2%	0.9%	0.8%	1.7%	2.3%
51-80% Median Income	10.8%	4.2%	0.8%	1.1%	2.0%	2.7%
Total 0-80% Median Income	28.2%	10.2%	2.7%	2.7%	5.3%	7.4%

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-A

RENTER HOUSEHOLDS BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2000

	Total	Household Size (Persons)											
		1	2	3	4	5	6	7	8	9	10	11	12
Total Households	103,450	39,144	28,649	16,263	10,322	5,088	2,398	775	403	190	143	20	56
Not in universe (vacant, GQ, no income)	1,859	1,290	188	143	119	39	61	0	20	0	0	0	0
\$2 to \$9,999	10,428	5,906	1,618	1,296	805	441	259	42	23	0	36	0	0
\$10,000 to \$14,999	5,288	2,318	1,016	1,027	338	309	129	52	20	51	29	0	0
\$15,000 to \$19,999	8,094	4,169	1,330	1,385	666	347	149	49	0	0	0	0	0
\$20,000 to \$24,999	8,738	4,280	2,371	994	611	284	68	72	29	29	0	0	0
\$25,000 to \$29,999	10,226	5,403	2,078	1,267	1,040	129	292	16	0	0	0	0	0
\$30,000 to \$34,999	8,725	3,903	2,340	1,144	777	362	99	44	13	42	0	0	0
\$35,000 to \$39,999	7,833	2,802	2,332	938	1,240	367	16	61	0	52	0	0	26
\$40,000 to \$44,999	7,430	2,585	1,992	1,369	753	343	284	49	55	0	0	0	0
\$45,000 to \$49,999	4,980	1,286	1,573	943	672	298	133	41	35	0	0	0	0
\$50,000 to \$59,999	9,475	1,945	3,747	1,630	1,173	640	184	85	20	17	35	0	0
\$60,000 to \$74,999	8,353	1,266	3,378	1,599	931	684	315	104	47	0	29	0	0
\$75,000 to \$99,999	6,365	1,122	2,487	1,298	547	496	224	55	117	0	0	20	0
\$100,000 to \$124,999	2,578	299	966	634	375	165	99	9	0	0	0	0	30
\$125,000 to \$149,999	1,265	188	459	182	168	122	52	81	0	0	13	0	0
\$150,000 to \$199,999	732	101	378	124	58	12	32	0	26	0	0	0	0
\$200,000 to \$999,999	1,080	281	396	290	49	49	0	16	0	0	0	0	0

Total 2000 Renter Households Within Income Range

0-30% Median Income	16,801	8,124	2,559	2,577	1,542	1,033	592	160	77	73	65	0	0
31-50% Median Income	14,008	5,560	2,969	2,446	1,746	583	430	121	27	100	0	0	26
51-80% Median Income	26,205	11,244	6,160	3,473	3,156	1,269	524	202	110	17	50	0	0
Total 0-80% Median Income	57,014	24,928	11,688	8,496	6,443	2,884	1,547	483	215	190	115	0	26

Percent 2000 Renter Households Within Income Range

0-30% Median Income	16%	7.9%	2.5%	2.5%	1.5%	1.0%	0.6%	0.2%	0.1%	0.1%	0.1%	0.0%	0.0%
31-50% Median Income	14%	5.4%	2.9%	2.4%	1.7%	0.6%	0.4%	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%
51-80% Median Income	25%	10.9%	6.0%	3.4%	3.1%	1.2%	0.5%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%
Total 0-80% Median Income	55%	24.1%	11.3%	8.2%	6.2%	2.8%	1.5%	0.5%	0.2%	0.2%	0.1%	0.0%	0.0%

Percent 2000 Renter Households of Total Mecklenburg Households

0-30% Median Income	6%	3.0%	0.9%	0.9%	0.6%	0.4%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
31-50% Median Income	5%	2.0%	1.1%	0.9%	0.6%	0.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
51-80% Median Income	10%	4.1%	2.3%	1.3%	1.2%	0.5%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Total 0-80% Median Income	21%	9.1%	4.3%	3.1%	2.4%	1.1%	0.6%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%

Note: There is variance between this summary and the Priority Needs Households summary for the same year, due to the way that households are qualified. The Priority Needs summary is a more accurate gauge of the total households in need, as it is a roll-up of the districts households in need, and qualified households by the income levels that characterize the district, which can dramatically vary from district to district. The above uses an average income level by number of people in the households for the county.

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-A

RENTER HOUSEHOLDS BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2006

	Total ¹	Household Size (Persons)											
		1	2	3	4	5	6	7	8	9	10	11	12
Total Households	120,031	43,186	34,393	19,289	12,178	6,141	2,860	984	506	208	174	28	84
Not in universe (vacant, GQ, no income)	2,178	1,511	220	167	139	46	71	0	23	0	0	0	0
\$2 to \$9,999	11,335	6,420	1,759	1,409	875	480	282	46	25	0	39	0	0
\$10,000 to \$14,999	5,420	2,376	1,041	1,053	346	317	132	53	20	52	30	0	0
\$15,000 to \$19,999	8,218	4,233	1,350	1,406	676	353	151	49	0	0	0	0	0
\$20,000 to \$24,999	8,661	4,242	2,350	985	605	282	68	72	29	29	0	0	0
\$25,000 to \$29,999	10,151	5,364	2,063	1,258	1,032	128	290	15	0	0	0	0	0
\$30,000 to \$34,999	9,434	4,220	2,530	1,237	840	391	107	48	15	46	0	0	0
\$35,000 to \$39,999	9,503	3,399	2,829	1,139	1,505	445	19	74	0	63	0	0	31
\$40,000 to \$44,999	7,887	2,744	2,114	1,454	800	364	302	52	58	0	0	0	0
\$45,000 to \$49,999	6,494	1,676	2,051	1,229	876	388	174	54	46	0	0	0	0
\$50,000 to \$59,999	10,663	2,189	4,217	1,834	1,320	720	207	95	22	19	40	0	0
\$60,000 to \$74,999	10,563	1,601	4,271	2,022	1,178	865	399	132	59	0	37	0	0
\$75,000 to \$99,999	8,962	1,580	3,501	1,828	770	698	316	77	164	0	0	28	0
\$100,000 to \$124,999	4,566	529	1,712	1,122	665	293	176	16	0	0	0	0	53
\$125,000 to \$149,999	2,687	400	975	386	358	259	110	171	0	0	29	0	0
\$150,000 to \$199,999	1,301	180	673	221	103	22	57	0	46	0	0	0	0
\$200,000 to \$999,999	2,010	523	737	540	90	90	0	29	0	0	0	0	0

Total 2006 Renter Households Within Income Range

0-30% Median Income	20,328	9,594	3,129	3,304	1,942	1,240	669	204	97	81	69	0	0
31-50% Median Income	17,331	7,066	3,922	2,723	2,102	740	442	152	44	109	0	0	31
51-80% Median Income	31,093	12,452	7,599	4,425	3,849	1,616	686	237	128	19	76	6	0
Total 0-80% Median Income	68,752	29,112	14,651	10,451	7,893	3,597	1,797	593	268	208	145	6	31

Percent 2006 Renter Households Within Income Range

0-30% Median Income	17%	8.0%	2.6%	2.8%	1.6%	1.0%	0.6%	0.2%	0.1%	0.1%	0.1%	0.0%	0.0%
31-50% Median Income	14%	5.9%	3.3%	2.3%	1.8%	0.6%	0.4%	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%
51-80% Median Income	26%	10.4%	6.3%	3.7%	3.2%	1.3%	0.6%	0.2%	0.1%	0.0%	0.1%	0.0%	0.0%
Total 0-80% Median Income	57%	24.3%	12.2%	8.7%	6.6%	3.0%	1.5%	0.5%	0.2%	0.2%	0.1%	0.0%	0.0%

Percent 2006 Renter Households of Total Mecklenburg Households

0-30% Median Income	7%	3.2%	1.0%	1.1%	0.6%	0.4%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
31-50% Median Income	6%	2.3%	1.3%	0.9%	0.7%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
51-80% Median Income	10%	4.1%	2.5%	1.5%	1.3%	0.5%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Total 0-80% Median Income	23%	9.7%	4.9%	3.5%	2.6%	1.2%	0.6%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%

¹ Estimated total number of renter housing units from Census and Claritas, Inc.

Note: There is variance between this summary and the Priority Needs Households summary for the same year, due to the way that households are qualified. The Priority Needs summary is a more accurate gauge for the total households in need, as it is a roll-up of the districts households in need, and qualified households by the income levels that characterize the district, which can dramatically vary from district to district. The above uses an average income level by number of people in the households for the county.

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-A

RENTER HOUSEHOLDS BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2011

	Total ¹	Household Size (Persons)											
		1	2	3	4	5	6	7	8	9	10	11	12
Total Households	138,109	47,798	40,592	22,572	14,101	7,245	3,383	1,213	628	222	210	35	109
Not in universe (vacant, GQ, no income)	2,847	1,975	288	218	182	60	93	0	30	0	0	0	0
\$2 to \$9,999	12,240	6,933	1,900	1,521	945	518	304	50	27	0	42	0	0
\$10,000 to \$14,999	5,669	2,485	1,089	1,101	362	331	138	55	21	54	31	0	0
\$15,000 to \$19,999	8,474	4,365	1,393	1,450	697	364	156	51	0	0	0	0	0
\$20,000 to \$24,999	8,837	4,328	2,398	1,006	618	287	69	73	29	29	0	0	0
\$25,000 to \$29,999	10,266	5,424	2,087	1,272	1,044	130	294	16	0	0	0	0	0
\$30,000 to \$34,999	9,636	4,310	2,584	1,264	858	400	110	49	15	47	0	0	0
\$35,000 to \$39,999	10,537	3,769	3,137	1,262	1,668	494	21	82	0	70	0	0	35
\$40,000 to \$44,999	9,308	3,238	2,495	1,716	944	430	356	61	69	0	0	0	0
\$45,000 to \$49,999	7,300	1,885	2,306	1,382	985	436	195	61	52	0	0	0	0
\$50,000 to \$59,999	12,842	2,636	5,079	2,209	1,590	867	249	115	27	22	48	0	0
\$60,000 to \$74,999	12,429	1,884	5,026	2,379	1,386	1,018	469	155	69	0	43	0	0
\$75,000 to \$99,999	11,507	2,029	4,495	2,347	988	897	405	99	211	0	0	35	0
\$100,000 to \$124,999	6,419	744	2,407	1,578	934	412	247	23	0	0	0	0	75
\$125,000 to \$149,999	4,348	647	1,577	625	579	419	178	277	0	0	46	0	0
\$150,000 to \$199,999	2,234	309	1,155	379	177	38	98	0	79	0	0	0	0
\$200,000 to \$999,999	3,215	837	1,178	865	145	145	0	46	0	0	0	0	0

Total 2011 Renter Households Within Income Range

0-30% Median Income	24,108	11,294	3,806	4,001	2,322	1,434	754	233	107	84	73	0	0
31-50% Median Income	20,378	8,447	4,597	2,997	2,451	952	488	187	99	116	10	0	35
51-80% Median Income	35,683	13,398	8,967	5,348	4,532	1,985	910	294	129	22	81	18	0
Total 0-80% Median Income	80,169	33,138	17,370	12,346	9,305	4,371	2,152	714	335	222	164	18	35

Percent 2011 Renter Households Within Income Range

0-30% Median Income	17%	8.2%	2.8%	2.9%	1.7%	1.0%	0.5%	0.2%	0.1%	0.1%	0.1%	0.0%	0.0%
31-50% Median Income	15%	6.1%	3.3%	2.2%	1.8%	0.7%	0.4%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%
51-80% Median Income	26%	9.7%	6.5%	3.9%	3.3%	1.4%	0.7%	0.2%	0.1%	0.0%	0.1%	0.0%	0.0%
Total 0-80% Median Income	58%	24.0%	12.6%	8.9%	6.7%	3.2%	1.6%	0.5%	0.2%	0.2%	0.1%	0.0%	0.0%

Percent 2011 Renter Households of Total Mecklenburg Households

0-30% Median Income	7%	3.4%	1.1%	1.2%	0.7%	0.4%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
31-50% Median Income	6%	2.5%	1.4%	0.9%	0.7%	0.3%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
51-80% Median Income	11%	4.0%	2.7%	1.6%	1.4%	0.6%	0.3%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Total 0-80% Median Income	24%	9.9%	5.2%	3.7%	2.8%	1.3%	0.6%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%

¹ Estimated total number of renter housing units from Census and Claritas, Inc.

Note: There is variance between this summary and the Priority Needs Households summary for the same year, due to the way that households are qualified. The Priority Needs summary is a more accurate gauge of the total households in need, as it is a roll-up of the districts households in need, and qualified households by the income levels that characterize the district, which can dramatically vary from district to district. The above uses an average income level by number of people in the households for the county.

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-B

SMALL-RELATED RENTER HOUSEHOLDS¹ BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2000

	Total	Household Size (Persons)											
		1	2	3	4	5	6	7	8	9	10	11	12
Total Households	39,761	0	16,801	13,758	9,202	0	0	0	0	0	0	0	0
Not in universe (vacant, GQ, no income)	291	0	91	113	87	0	0	0	0	0	0	0	0
\$2 to \$9,999	3,137	0	1,104	1,254	779	0	0	0	0	0	0	0	0
\$10,000 to \$14,999	1,987	0	753	907	327	0	0	0	0	0	0	0	0
\$15,000 to \$19,999	2,687	0	850	1,233	604	0	0	0	0	0	0	0	0
\$20,000 to \$24,999	3,045	0	1,591	906	548	0	0	0	0	0	0	0	0
\$25,000 to \$29,999	3,591	0	1,487	1,164	940	0	0	0	0	0	0	0	0
\$30,000 to \$34,999	3,106	0	1,430	987	689	0	0	0	0	0	0	0	0
\$35,000 to \$39,999	3,352	0	1,439	887	1,026	0	0	0	0	0	0	0	0
\$40,000 to \$44,999	3,058	0	1,163	1,225	670	0	0	0	0	0	0	0	0
\$45,000 to \$49,999	2,062	0	862	663	537	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	4,532	0	2,126	1,312	1,094	0	0	0	0	0	0	0	0
\$60,000 to \$74,999	3,466	0	1,450	1,204	812	0	0	0	0	0	0	0	0
\$75,000 to \$99,999	2,499	0	1,033	937	529	0	0	0	0	0	0	0	0
\$100,000 to \$124,999	1,413	0	627	467	319	0	0	0	0	0	0	0	0
\$125,000 to \$149,999	761	0	422	176	163	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	339	0	191	92	56	0	0	0	0	0	0	0	0
\$200,000 to \$999,999	435	0	182	231	22	0	0	0	0	0	0	0	0

Total 2000 Small-Related Renter-Family Households Within Income Range

0-30% Median Income	6,446	NA	2,724	2,230	1,543	NA	NA	NA	NA	NA	NA	NA	NA
31-50% Median Income	6,889	NA	2,911	2,384	1,649	NA	NA	NA	NA	NA	NA	NA	NA
51-80% Median Income	10,667	NA	4,507	3,691	2,553	NA	NA	NA	NA	NA	NA	NA	NA
Total 0-80% Median Income	24,002	NA	10,142	8,305	5,745	NA	NA	NA	NA	NA	NA	NA	NA

Percent 2000 Small-Related Renter-Family Households Within Income Range

0-30% Median Income	16%	NA	6.9%	5.6%	3.9%	NA	NA	NA	NA	NA	NA	NA	NA
31-50% Median Income	17%	NA	7.3%	6.0%	4.1%	NA	NA	NA	NA	NA	NA	NA	NA
51-80% Median Income	27%	NA	11.3%	9.3%	6.4%	NA	NA	NA	NA	NA	NA	NA	NA
Total 0-80% Median Income	61%	NA	25.5%	20.9%	14.4%	NA	NA	NA	NA	NA	NA	NA	NA

Percent 2000 Small-Related Renter-Family Households of Total Mecklenburg Households

0-30% Median Income	2%	NA	1.0%	0.8%	0.6%	NA	NA	NA	NA	NA	NA	NA	NA
31-50% Median Income	3%	NA	1.1%	0.9%	0.6%	NA	NA	NA	NA	NA	NA	NA	NA
51-80% Median Income	4%	NA	1.6%	1.3%	0.9%	NA	NA	NA	NA	NA	NA	NA	NA
Total 0-80% Median Income	9%	NA	3.7%	3.0%	2.1%	NA	NA	NA	NA	NA	NA	NA	NA

¹ Small-Related Renter Households are those households of 2 to 4 persons that include at least one person related to the household by blood, marriage, or adoption
SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-B

SMALL-RELATED RENTER HOUSEHOLDS ¹ BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2006

	Total ²	Household Size (Persons)											
		1	2	3	4	5	6	7	8	9	10	11	12
Total Households	46,607	0	19,847	16,019	10,741	0	0	0	0	0	0	0	0
Not in universe (vacant, GQ, no income)	338	0	106	131	101	0	0	0	0	0	0	0	0
\$2 to \$9,999	3,382	0	1,190	1,352	840	0	0	0	0	0	0	0	0
\$10,000 to \$14,999	2,020	0	765	922	332	0	0	0	0	0	0	0	0
\$15,000 to \$19,999	2,706	0	856	1,242	608	0	0	0	0	0	0	0	0
\$20,000 to \$24,999	2,993	0	1,564	891	539	0	0	0	0	0	0	0	0
\$25,000 to \$29,999	3,536	0	1,464	1,146	926	0	0	0	0	0	0	0	0
\$30,000 to \$34,999	3,331	0	1,534	1,059	739	0	0	0	0	0	0	0	0
\$35,000 to \$39,999	4,034	0	1,732	1,067	1,235	0	0	0	0	0	0	0	0
\$40,000 to \$44,999	3,220	0	1,224	1,290	705	0	0	0	0	0	0	0	0
\$45,000 to \$49,999	2,667	0	1,115	857	694	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	5,058	0	2,373	1,464	1,221	0	0	0	0	0	0	0	0
\$60,000 to \$74,999	4,347	0	1,819	1,510	1,018	0	0	0	0	0	0	0	0
\$75,000 to \$99,999	3,490	0	1,442	1,308	739	0	0	0	0	0	0	0	0
\$100,000 to \$124,999	2,482	0	1,102	820	560	0	0	0	0	0	0	0	0
\$125,000 to \$149,999	1,603	0	889	371	343	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	598	0	337	162	99	0	0	0	0	0	0	0	0
\$200,000 to \$999,999	803	0	336	426	41	0	0	0	0	0	0	0	0
Total 2006 Small-Related Renter-Family Households Within Income Range													
0-30% Median Income	8,111	NA	2,638	3,001	1,796	NA	NA	NA	NA	NA	NA	NA	NA
31-50% Median Income	8,757	NA	2,849	2,453	1,874	NA	NA	NA	NA	NA	NA	NA	NA
51-80% Median Income	12,351	NA	4,789	3,885	3,231	NA	NA	NA	NA	NA	NA	NA	NA
Total 0-80% Median Income	29,219	NA	10,276	9,339	6,902	NA	NA	NA	NA	NA	NA	NA	NA
Percent 2006 Small-Related Renter-Family Households Within Income Range													
0-30% Median Income	16%	NA	5.7%	6.4%	3.9%	NA	NA	NA	NA	NA	NA	NA	NA
31-50% Median Income	15%	NA	6.1%	5.3%	4.0%	NA	NA	NA	NA	NA	NA	NA	NA
51-80% Median Income	26%	NA	10.3%	8.3%	6.9%	NA	NA	NA	NA	NA	NA	NA	NA
Total 0-80% Median Income	57%	NA	22.0%	20.0%	14.8%	NA	NA	NA	NA	NA	NA	NA	NA
Percent 2006 Small-Related Renter-Family Households of Total Mecklenburg Households													
0-30% Median Income	2%	NA	0.9%	1.0%	0.6%	NA	NA	NA	NA	NA	NA	NA	NA
31-50% Median Income	2%	NA	0.9%	0.8%	0.6%	NA	NA	NA	NA	NA	NA	NA	NA
51-80% Median Income	4%	NA	1.6%	1.3%	1.1%	NA	NA	NA	NA	NA	NA	NA	NA
Total 0-80% Median Income	9%	NA	3.4%	3.1%	2.3%	NA	NA	NA	NA	NA	NA	NA	NA

¹ Small-Related Renter Households are those households of 2 to 4 persons that include at least one person related to the household by blood, marriage, or adoption

² Estimated total number of small-related renter-family housing units from Claritas, Inc
SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-B

SMALL-RELATED RENTER HOUSEHOLDS ¹ BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2011

	Total ²	Household Size (Persons)											
		1	2	3	4	5	6	7	8	9	10	11	12
Total Households	53,299	0	22,827	18,269	12,203	0	0	0	0	0	0	0	0
Not in universe (vacant, GQ, no income)	426	0	133	165	127	0	0	0	0	0	0	0	0
\$2 to \$9,999	3,630	0	1,278	1,451	901	0	0	0	0	0	0	0	0
\$10,000 to \$14,999	2,111	0	800	964	347	0	0	0	0	0	0	0	0
\$15,000 to \$19,999	2,795	0	884	1,283	628	0	0	0	0	0	0	0	0
\$20,000 to \$24,999	3,065	0	1,601	912	552	0	0	0	0	0	0	0	0
\$25,000 to \$29,999	3,593	0	1,488	1,165	941	0	0	0	0	0	0	0	0
\$30,000 to \$34,999	3,414	0	1,572	1,085	757	0	0	0	0	0	0	0	0
\$35,000 to \$39,999	4,426	0	1,900	1,171	1,355	0	0	0	0	0	0	0	0
\$40,000 to \$44,999	3,722	0	1,415	1,491	815	0	0	0	0	0	0	0	0
\$45,000 to \$49,999	2,960	0	1,237	952	771	0	0	0	0	0	0	0	0
\$50,000 to \$59,999	5,947	0	2,790	1,722	1,435	0	0	0	0	0	0	0	0
\$60,000 to \$74,999	5,012	0	2,097	1,741	1,174	0	0	0	0	0	0	0	0
\$75,000 to \$99,999	4,327	0	1,789	1,623	916	0	0	0	0	0	0	0	0
\$100,000 to \$124,999	3,320	0	1,473	1,097	750	0	0	0	0	0	0	0	0
\$125,000 to \$149,999	2,411	0	1,337	558	516	0	0	0	0	0	0	0	0
\$150,000 to \$199,999	944	0	532	256	156	0	0	0	0	0	0	0	0
\$200,000 to \$999,999	1,196	0	500	635	60	0	0	0	0	0	0	0	0

Total 2011 Small-Related Renter-Family Households Within Income Range

0-30% Median Income	9,293	NA	3,438	3,340	2,515	NA	NA	NA	NA	NA	NA	NA	NA
31-50% Median Income	10,150	NA	3,755	3,648	2,747	NA	NA	NA	NA	NA	NA	NA	NA
51-80% Median Income	13,614	NA	5,036	4,894	3,684	NA	NA	NA	NA	NA	NA	NA	NA
Total 0-80% Median Income	33,057	NA	12,228	11,883	8,946	NA	NA	NA	NA	NA	NA	NA	NA

Percent 2011 Small-Related Renter-Family Households Within Income Range

0-30% Median Income	17%	NA	6.4%	6.3%	4.7%	NA	NA	NA	NA	NA	NA	NA	NA
31-50% Median Income	19%	NA	7.0%	6.8%	5.2%	NA	NA	NA	NA	NA	NA	NA	NA
51-80% Median Income	26%	NA	9.4%	9.2%	6.9%	NA	NA	NA	NA	NA	NA	NA	NA
Total 0-80% Median Income	62%	NA	22.9%	22.3%	16.8%	NA	NA	NA	NA	NA	NA	NA	NA

Percent 2011 Small-Related Renter-Family Households of Total Mecklenburg Households

0-30% Median Income	3%	NA	1.0%	1.0%	0.8%	NA	NA	NA	NA	NA	NA	NA	NA
31-50% Median Income	3%	NA	1.1%	1.1%	0.8%	NA	NA	NA	NA	NA	NA	NA	NA
51-80% Median Income	4%	NA	1.5%	1.5%	1.1%	NA	NA	NA	NA	NA	NA	NA	NA
Total 0-80% Median Income	10%	NA	3.7%	3.6%	2.7%	NA	NA	NA	NA	NA	NA	NA	NA

¹ Small-Related Renter Households are those households of 2 to 4 persons that include at least one person related to the household by blood, marriage, or adoption

² Estimated total number of small-related renter-family housing units from Claritas, Inc

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-C

LARGE-RELATED RENTER HOUSEHOLDS¹ BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2000

	Total	Household Size (Persons)											
		1	2	3	4	5	6	7	8	9	10	11	12
Total Households	8,342	0	0	0	0	4,640	2,167	750	390	184	138	19	54
Not in universe (vacant, GQ, no income)	116	0	0	0	0	38	59	0	19	0	0	0	0
\$2 to \$9,999	776	0	0	0	0	427	251	41	22	0	35	0	0
\$10,000 to \$14,999	570	0	0	0	0	299	125	50	19	49	28	0	0
\$15,000 to \$19,999	527	0	0	0	0	336	144	47	0	0	0	0	0
\$20,000 to \$24,999	467	0	0	0	0	275	66	70	28	28	0	0	0
\$25,000 to \$29,999	423	0	0	0	0	125	283	15	0	0	0	0	0
\$30,000 to \$34,999	534	0	0	0	0	341	96	43	13	41	0	0	0
\$35,000 to \$39,999	473	0	0	0	0	324	15	59	0	50	0	0	25
\$40,000 to \$44,999	707	0	0	0	0	332	275	47	53	0	0	0	0
\$45,000 to \$49,999	473	0	0	0	0	285	114	40	34	0	0	0	0
\$50,000 to \$59,999	888	0	0	0	0	587	150	82	19	16	34	0	0
\$60,000 to \$74,999	1,077	0	0	0	0	627	276	101	45	0	28	0	0
\$75,000 to \$99,999	769	0	0	0	0	367	217	53	113	0	0	19	0
\$100,000 to \$124,999	266	0	0	0	0	132	96	9	0	0	0	0	29
\$125,000 to \$149,999	177	0	0	0	0	86	0	78	0	0	13	0	0
\$150,000 to \$199,999	37	0	0	0	0	12	0	0	25	0	0	0	0
\$200,000 to \$999,999	62	0	0	0	0	47	0	15	0	0	0	0	0

Total 2000 Large-Related Renter-Family Households Within Income Range

0-30% Median Income	2,084	NA	NA	NA	NA	1,108	617	167	80	44	68	0	0
31-50% Median Income	2,123	NA	NA	NA	NA	1,045	710	200	45	81	0	0	43
51-80% Median Income	2,134	NA	NA	NA	NA	1,244	507	204	112	17	51	0	0
Total 0-80% Median Income	6,341	NA	NA	NA	NA	3,396	1,834	571	237	142	118	0	43

Percent 2000 Large-Related Renter-Family Households Within Income Range

0-30% Median Income	25%	NA	NA	NA	NA	13.3%	7.4%	2.0%	1.0%	0.5%	0.8%	0.0%	0.0%
31-50% Median Income	25%	NA	NA	NA	NA	12.5%	8.5%	2.4%	0.5%	1.0%	0.0%	0.0%	0.5%
51-80% Median Income	26%	NA	NA	NA	NA	14.9%	6.1%	2.5%	1.3%	0.2%	0.6%	0.0%	0.0%
Total 0-80% Median Income	76%	NA	NA	NA	NA	40.7%	22.0%	6.8%	2.8%	1.7%	1.4%	0.0%	0.5%

Percent 2000 Large-Related Renter-Family Households of Total Mecklenburg Households

0-30% Median Income	1%	NA	NA	NA	NA	0.4%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
31-50% Median Income	1%	NA	NA	NA	NA	0.4%	0.3%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
51-80% Median Income	1%	NA	NA	NA	NA	0.5%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Total 0-80% Median Income	2%	NA	NA	NA	NA	1.2%	0.7%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%

¹ Large-Related Renter Households are those households of 5 or more persons that include at least one person related to the household by blood, marriage, or adoption
Source: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-C

LARGE-RELATED RENTER HOUSEHOLDS¹ BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2006

	Total /2	Household Size (Persons)											
		1	2	3	4	5	6	7	8	9	10	11	12
Total Households	9,679	0	0	0	0	5,489	2,498	944	486	199	167	27	81
Not in universe (vacant, GQ, no income)	135	0	0	0	0	44	69	0	22	0	0	0	0
\$2 to \$9,999	837	0	0	0	0	460	271	44	24	0	38	0	0
\$10,000 to \$14,999	579	0	0	0	0	304	127	51	19	50	28	0	0
\$15,000 to \$19,999	531	0	0	0	0	338	145	47	0	0	0	0	0
\$20,000 to \$24,999	459	0	0	0	0	270	65	69	28	28	0	0	0
\$25,000 to \$29,999	416	0	0	0	0	123	279	15	0	0	0	0	0
\$30,000 to \$34,999	573	0	0	0	0	366	103	46	14	44	0	0	0
\$35,000 to \$39,999	569	0	0	0	0	390	18	71	0	60	0	0	30
\$40,000 to \$44,999	744	0	0	0	0	350	290	49	56	0	0	0	0
\$45,000 to \$49,999	612	0	0	0	0	369	147	52	44	0	0	0	0
\$50,000 to \$59,999	991	0	0	0	0	655	167	92	21	18	38	0	0
\$60,000 to \$74,999	1,351	0	0	0	0	786	346	127	56	0	35	0	0
\$75,000 to \$99,999	1,074	0	0	0	0	512	303	74	158	0	0	27	0
\$100,000 to \$124,999	467	0	0	0	0	232	169	16	0	0	0	0	51
\$125,000 to \$149,999	373	0	0	0	0	181	0	164	0	0	27	0	0
\$150,000 to \$199,999	65	0	0	0	0	21	0	0	44	0	0	0	0
\$200,000 to \$999,999	114	0	0	0	0	87	0	28	0	0	0	0	0

Total 2006 Large-Related Renter-Family Households Within Income Range

0-30% Median Income	2,430	NA	NA	NA	NA	1,277	689	210	99	83	71	0	0
31-50% Median Income	2,587	NA	NA	NA	NA	1,369	758	260	75	71	0	0	54
51-80% Median Income	2,453	NA	NA	NA	NA	1,436	587	219	119	17	70	5	0
Total 0-80% Median Income	7,470	NA	NA	NA	NA	4,081	2,034	690	293	171	141	5	54

Percent 2006 Large-Related Renter-Family Households Within Income Range

0-30% Median Income	25%	NA	NA	NA	NA	13.2%	7.1%	2.2%	1.0%	0.9%	0.7%	0.0%	0.0%
31-50% Median Income	27%	NA	NA	NA	NA	14.1%	7.8%	2.7%	0.8%	0.7%	0.0%	0.0%	0.6%
51-80% Median Income	25%	NA	NA	NA	NA	14.8%	6.1%	2.3%	1.2%	0.2%	0.7%	0.1%	0.0%
Total 0-80% Median Income	77%	NA	NA	NA	NA	42.2%	21.0%	7.1%	3.0%	1.8%	1.5%	0.1%	0.6%

Percent 2006 Large-Related Renter-Family Households of Total Mecklenburg Households

0-30% Median Income	1%	NA	NA	NA	NA	0.4%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
31-50% Median Income	1%	NA	NA	NA	NA	0.5%	0.3%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
51-80% Median Income	1%	NA	NA	NA	NA	0.5%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Total 0-80% Median Income	2%	NA	NA	NA	NA	1.4%	0.7%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%

¹ Large-Related Renter Households are those households of 5 or more persons that include at least one person related to the household by blood, marriage, or adoption

² Estimated total number of Large-related renter-family housing units from Claritas, Inc

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-C

LARGE-RELATED RENTER HOUSEHOLDS ¹ BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2011

	Total ²	Household Size (Persons)											
		1	2	3	4	5	6	7	8	9	10	11	12
Total Households	11,379	0	0	0	0	6,292	2,830	1,130	585	212	197	33	101
Not in universe (vacant, GQ, no income)	170	0	0	0	0	56	86	0	28	0	0	0	0
\$2 to \$9,999	898	0	0	0	0	494	290	47	25	0	41	0	0
\$10,000 to \$14,999	606	0	0	0	0	318	133	53	20	52	30	0	0
\$15,000 to \$19,999	548	0	0	0	0	349	150	49	0	0	0	0	0
\$20,000 to \$24,999	470	0	0	0	0	277	66	70	28	28	0	0	0
\$25,000 to \$29,999	423	0	0	0	0	125	283	15	0	0	0	0	0
\$30,000 to \$34,999	587	0	0	0	0	375	106	47	14	45	0	0	0
\$35,000 to \$39,999	625	0	0	0	0	428	20	78	0	66	0	0	33
\$40,000 to \$44,999	860	0	0	0	0	404	335	57	65	0	0	0	0
\$45,000 to \$49,999	679	0	0	0	0	409	164	57	49	0	0	0	0
\$50,000 to \$59,999	1,165	0	0	0	0	770	197	108	25	21	45	0	0
\$60,000 to \$74,999	1,558	0	0	0	0	907	399	146	65	0	40	0	0
\$75,000 to \$99,999	1,332	0	0	0	0	635	376	92	196	0	0	33	0
\$100,000 to \$124,999	625	0	0	0	0	310	226	21	0	0	0	0	68
\$125,000 to \$149,999	561	0	0	0	0	272	0	247	0	0	41	0	0
\$150,000 to \$199,999	103	0	0	0	0	33	0	0	70	0	0	0	0
\$200,000 to \$999,999	170	0	0	0	0	129	0	41	0	0	0	0	0

Total 2011 Large-Related Renter-Family Households Within Income Range

0-30% Median Income	3,073	NA	NA	NA	NA	1,643	861	268	122	96	84	0	0
31-50% Median Income	2,999	NA	NA	NA	NA	1,577	808	316	158	68	16	0	56
51-80% Median Income	2,680	NA	NA	NA	NA	1,560	677	239	105	18	66	15	0
Total 0-80% Median Income	8,753	NA	NA	NA	NA	4,780	2,347	823	385	182	166	15	56

Percent 2011 Large-Related Renter-Family Households Within Income Range

0-30% Median Income	27%	NA	NA	NA	NA	14.4%	7.6%	2.4%	1.1%	0.8%	0.7%	0.0%	0.0%
31-50% Median Income	26%	NA	NA	NA	NA	13.9%	7.1%	2.8%	1.4%	0.6%	0.1%	0.0%	0.5%
51-80% Median Income	24%	NA	NA	NA	NA	13.7%	6.0%	2.1%	0.9%	0.2%	0.6%	0.1%	0.0%
Total 0-80% Median Income	77%	NA	NA	NA	NA	42.0%	20.6%	7.2%	3.4%	1.6%	1.5%	0.1%	0.5%

Percent 2011 Large-Related Renter-Family Households of Total Mecklenburg Households

0-30% Median Income	1%	NA	NA	NA	NA	0.5%	0.3%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
31-50% Median Income	1%	NA	NA	NA	NA	0.5%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
51-80% Median Income	1%	NA	NA	NA	NA	0.5%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Total 0-80% Median Income	3%	NA	NA	NA	NA	1.4%	0.7%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%

¹ Large-Related Renter Households are those households of 5 or more persons that include at least one person related to the household by blood, marriage, or adoption

² Estimated total number of Large-related renter-family housing units from Claritas, Inc
SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-D

ELDERLY ¹ RENTER HOUSEHOLDS BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2000

	Total ²	Number of Persons in 1 or 2- Person HH Age 62+			
		1	2	3	4
Total Households	10,059	8,274	1,785	0	0
Not in universe (vacant, GQ, no income)	339	339	0	0	0
\$2 to \$9,999	2,601	2,427	174	0	0
\$10,000 to \$14,999	739	551	188	0	0
\$15,000 to \$19,999	1,106	1,092	14	0	0
\$20,000 to \$24,999	974	729	245	0	0
\$25,000 to \$29,999	674	578	96	0	0
\$30,000 to \$34,999	603	454	149	0	0
\$35,000 to \$39,999	627	473	154	0	0
\$40,000 to \$44,999	664	379	285	0	0
\$45,000 to \$49,999	268	176	92	0	0
\$50,000 to \$59,999	556	465	91	0	0
\$60,000 to \$74,999	407	234	173	0	0
\$75,000 to \$99,999	146	87	59	0	0
\$100,000 to \$124,999	86	86	0	0	0
\$125,000 to \$149,999	79	79	0	0	0
\$150,000 to \$199,999	190	124	65	0	0
\$200,000 to \$999,999	0	0	0	0	0

Total 2000 Elderly Renter Households Within Income Range

0-30% Median Income	1,590	2,986	314	NA	NA
31-50% Median Income	1,628	1,423	205	NA	NA
51-80% Median Income	1,885	1,488	397	NA	NA
Total 0-80% Median Income	6,813	5,897	915	NA	NA

Percent 2000 Elderly Renter Households Within Income Range

0-30% Median Income	33%	29.7%	3.1%	NA	NA
31-50% Median Income	16%	14.1%	2.0%	NA	NA
51-80% Median Income	19%	14.8%	3.9%	NA	NA
Total 0-80% Median Income	68%	58.6%	9.1%	NA	NA

Percent 2000 Elderly Renter Households of Total Mecklenburg Households

0-30% Median Income	1%	1.1%	0.1%	NA	NA
31-50% Median Income	1%	0.5%	0.1%	NA	NA
51-80% Median Income	1%	0.5%	0.1%	NA	NA
Total 0-80% Median Income	2%	2.2%	0.3%	NA	NA

¹ Elderly Households are those with one or two persons in which the head of household or spouse is at least 62 years of age, there is overlap with Elderly Households and Small-related households, therefore, there is variance between the numbers presented here and the numbers in the summary Priority Households for the year.

² Estimated total number of Elderly renter housing units from Claritas, Inc.

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-D

ELDERLY ¹ RENTER HOUSEHOLDS BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2006

	Total ²	Number of Persons in 1 or 2- Person HH Age 62+			
		1	2	3	4
Total Households	11,762	9,640	2,121	0	0
Not in universe (vacant, GQ, no income)	418	418	0	0	0
\$2 to \$9,999	2,983	2,783	200	0	0
\$10,000 to \$14,999	805	600	205	0	0
\$15,000 to \$19,999	1,181	1,166	15	0	0
\$20,000 to \$24,999	995	745	251	0	0
\$25,000 to \$29,999	700	600	99	0	0
\$30,000 to \$34,999	683	515	168	0	0
\$35,000 to \$39,999	782	590	192	0	0
\$40,000 to \$44,999	796	455	341	0	0
\$45,000 to \$49,999	351	231	120	0	0
\$50,000 to \$59,999	651	544	107	0	0
\$60,000 to \$74,999	507	291	216	0	0
\$75,000 to \$99,999	217	129	88	0	0
\$100,000 to \$124,999	168	168	0	0	0
\$125,000 to \$149,999	179	179	0	0	0
\$150,000 to \$199,999	346	227	119	0	0
\$200,000 to \$999,999	0	0	0	0	0

Total 2006 Elderly Renter Households Within Income Range

0-30% Median Income	4,028	3,621	406	NA	NA
31-50% Median Income	1,998	1,718	279	NA	NA
51-80% Median Income	2,132	1,605	527	NA	NA
Total 0-80% Median Income	8,157	6,945	1,212	NA	NA

Percent 2006 Elderly Renter Households Within Income Range

0-30% Median Income	34%	30.8%	3.5%	NA	NA
31-50% Median Income	17%	14.6%	2.4%	NA	NA
51-80% Median Income	18%	13.6%	4.5%	NA	NA
Total 0-80% Median Income	69%	59.0%	10.3%	NA	NA

Percent 2006 Elderly Renter Households of Total Mecklenburg Households

0-30% Median Income	1%	1.2%	0.1%	NA	NA
31-50% Median Income	1%	0.6%	0.1%	NA	NA
51-80% Median Income	1%	0.5%	0.2%	NA	NA
Total 0-80% Median Income	3%	2.3%	0.4%	NA	NA

¹ Elderly Households are those with one or two persons in which the head of household or spouse is at least 62 years of age, there is overlap with Elderly Households and Small-related households, therefore, there is variance between the numbers presented here and the numbers in the summary Priority Households for the year.

² Estimated total number of Elderly renter housing units from Claritas, Inc.

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-D

ELDERLY ¹ RENTER HOUSEHOLDS BY HOUSEHOLD SIZE AND INCOME MECKLENBURG COUNTY, NC 2011

	Total ²	Number of Persons in 1 or 2- Person HH Age 62+			
		1	2	3	4
Total Households	15,179	12,419	2,760	0	0
Not in universe (vacant, GQ, no income)	618	618	0	0	0
\$2 to \$9,999	3,756	3,504	252	0	0
\$10,000 to \$14,999	988	737	251	0	0
\$15,000 to \$19,999	1,421	1,403	18	0	0
\$20,000 to \$24,999	1,165	872	293	0	0
\$25,000 to \$29,999	821	704	117	0	0
\$30,000 to \$34,999	812	612	200	0	0
\$35,000 to \$39,999	986	744	242	0	0
\$40,000 to \$44,999	1,045	597	448	0	0
\$45,000 to \$49,999	493	324	169	0	0
\$50,000 to \$59,999	875	732	144	0	0
\$60,000 to \$74,999	666	383	283	0	0
\$75,000 to \$99,999	301	179	122	0	0
\$100,000 to \$124,999	267	267	0	0	0
\$125,000 to \$149,999	325	325	0	0	0
\$150,000 to \$199,999	642	421	221	0	0
\$200,000 to \$999,999	0	0	0	0	0

Total 2011 Elderly Renter Households Within Income Range

0-30% Median Income	5,340	4,830	510	NA	NA
31-50% Median Income	2,613	2,234	379	NA	NA
51-80% Median Income	2,973	2,040	932	NA	NA
Total 0-80% Median Income	10,925	9,104	1,822	NA	NA

Percent 2011 Elderly Renter Households Within Income Range

0-30% Median Income	35%	31.8%	3.4%	NA	NA
31-50% Median Income	17%	14.7%	2.5%	NA	NA
51-80% Median Income	20%	13.4%	6.1%	NA	NA
Total 0-80% Median Income	72%	60.0%	12.0%	NA	NA

Percent 2011 Elderly Renter Households of Total Mecklenburg Households

0-30% Median Income	2%	1.4%	0.2%	NA	NA
31-50% Median Income	1%	0.7%	0.1%	NA	NA
51-80% Median Income	1%	0.6%	0.3%	NA	NA
Total 0-80% Median Income	3%	2.7%	0.5%	NA	NA

¹ Elderly Households are those with one or two persons in which the head of household or spouse is at least 62 years of age, there is overlap with Elderly Households and Small-related households, therefore, there is variance between the numbers presented here and the numbers in the summary Priority Households for the year.

² Estimated total number of Elderly renter housing units from Claritas, Inc.

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 1-E

SPECIAL NEEDS ¹ RENTER HOUSEHOLDS BY HOUSEHOLD INCOME MECKLENBURG COUNTY, NC 2000, 2006, 2011

		2000 Total	2006 Total	2011 Total
Total Households		18,747	21,489	24,835
Not in universe (vacant, GQ, no income)		399	463	611
\$2 to \$9,999		2,501	2,697	2,936
\$10,000 to \$14,999		1,277	1,298	1,369
\$15,000 to \$19,999		1,606	1,617	1,682
\$20,000 to \$24,999		1,296	1,274	1,311
\$25,000 to \$29,999		1,556	1,532	1,562
\$30,000 to \$34,999		1,346	1,444	1,487
\$35,000 to \$39,999		1,239	1,491	1,667
\$40,000 to \$44,999		1,333	1,403	1,670
\$45,000 to \$49,999		595	770	872
\$50,000 to \$59,999		1,729	1,930	2,344
\$60,000 to \$74,999		1,559	1,955	2,320
\$75,000 to \$99,999		1,454	2,030	2,628
\$100,000 to \$124,999		540	949	1,346
\$125,000 to \$149,999		200	421	687
\$150,000 to \$199,999		6	11	18
\$200,000 to \$999,999		110	203	327
Total Special Needs Households Within Income Range	0-30% Median Income	3,201	4,412	5,215
	31-50% Median Income	3,367	4,556	5,319
	51-80% Median Income	4,461	5,590	6,450
	Total 0-80% Median Income	11,028	14,559	16,983
Percent Special Needs Households Within Income Range	0-30% Median Income	17.1%	20.5%	21.0%
	31-50% Median Income	18.0%	21.2%	21.4%
	51-80% Median Income	23.8%	26.0%	26.0%
	Total 0-80% Median Income	58.8%	67.8%	68.4%
Percent Special Needs Households of Total Mecklenburg Households	0-30% Median Income	1.2%	1.5%	1.6%
	31-50% Median Income	1.2%	1.5%	1.6%
	51-80% Median Income	1.6%	1.9%	1.9%
	Total 0-80% Median Income	4.0%	4.8%	5.1%

¹ Special Needs Households are those with one or more persons that include persons that have mobility impairments, disabilities, or that require supportive services.
SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 2-A

SPECIAL NEEDS HOUSEHOLDS BY TENURE MECKLENBURG COUNTY, NC 2000

Total Households	Income Range	Difference	Total	Household Tenure Type				
				Group Quarters	Owner (Mortgage)	Owner (Free & Clear)	Renter	No Cash Rent
			44,595	2,557	18,503	6,443	16,452	640
Not in universe (vacant, GQ, no income)			3,028	2,557	73	41	346	10
\$2 to \$9,999	\$2 - \$9,999	\$9,997	3,132	0	517	363	2,171	81
\$10,000 to \$14,999	\$10,000 - \$14,999	\$4,999	2,258	0	567	444	1,108	138
\$15,000 to \$19,999	\$15,000 - \$19,999	\$4,999	2,839	0	748	652	1,394	44
\$20,000 to \$24,999	\$20,000 - \$24,999	\$4,999	2,621	0	822	605	1,125	69
\$25,000 to \$29,999	\$25,000 - \$29,999	\$4,999	2,712	0	962	333	1,350	66
\$30,000 to \$34,999	\$30,000 - \$34,999	\$4,999	2,721	0	1,004	505	1,168	45
\$35,000 to \$39,999	\$35,000 - \$39,999	\$4,999	2,754	0	1,155	514	1,075	10
\$40,000 to \$44,999	\$40,000 - \$44,999	\$4,999	2,482	0	843	436	1,157	47
\$45,000 to \$49,999	\$45,000 - \$49,999	\$4,999	1,930	0	1,087	285	516	41
\$50,000 to \$59,999	\$50,000 - \$59,999	\$9,999	4,071	0	2,040	492	1,501	39
\$60,000 to \$74,999	\$60,000 - \$74,999	\$14,999	4,446	0	2,458	626	1,353	9
\$75,000 to \$99,999	\$75,000 - \$99,999	\$24,999	4,562	0	2,823	449	1,262	29
\$100,000 to \$124,999	\$100,000 - \$124,999	\$24,999	2,076	0	1,443	164	469	0
\$125,000 to \$149,999	\$125,000 - \$149,999	\$24,999	1,155	0	732	136	287	0
\$150,000 to \$199,999	\$150,000 - \$199,999	\$49,999	747	0	463	198	76	10
\$200,000 to \$999,999	\$200,000 - \$999,999	\$799,999	1,060	0	765	200	95	0

Total 2000 Special Needs Households Within Income Range 44,595

0-30% Median Income				15%	9,610	2,557	1,472	1,123	4,210	248
31-50% Median Income					6,219	0	1,948	1,223	2,906	142
51-80% Median Income					8,987	0	3,423	1,587	3,850	127
Total 0-80% Median Income					24,817	2,557	6,843	3,933	10,966	517

Percent 2000 Special Needs Households Within Income Range

0-30% Median Income					21.6%	100.0%	8.0%	17.4%	25.6%	38.8%
31-50% Median Income					13.9%	0.0%	10.5%	19.0%	17.7%	22.3%
51-80% Median Income					20.2%	0.0%	18.5%	24.6%	23.4%	19.8%
Total 0-80% Median Income					55.6%	100.0%	37.0%	61.0%	66.7%	80.8%

Percent 2000 Special Needs Households of Total Mecklenburg Households

0-30% Median Income		Total HHs	273,416	3.5%	0.9%	0.5%	0.4%	1.5%	0.1%
31-50% Median Income				2.3%	0.0%	0.7%	0.4%	1.1%	0.1%
51-80% Median Income				3.3%	0.0%	1.3%	0.6%	1.4%	0.0%
Total 0-80% Median Income				9.1%	0.9%	2.5%	1.4%	4.0%	0.2%

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 2-A

SPECIAL NEEDS HOUSEHOLDS BY TENURE MECKLENBURG COUNTY, NC 2006

	Income Range	Difference	Total	Household Tenure Type				
				Group Quarters	Owner (Mortgage)	Owner (Free & Clear)	Renter	No Cash Rent
Total Households			48,469	2,460	20,438	7,197	17,721	652
Not in universe (vacant, GQ, no income)			2,908	2,460	64	40	333	10
\$2 to \$9,999	\$2 - \$9,999	\$9,997	2,972	0	456	350	2,089	78
\$10,000 to \$14,999	\$10,000 - \$14,999	\$4,999	2,126	0	499	427	1,066	133
\$15,000 to \$19,999	\$15,000 - \$19,999	\$4,999	2,670	0	659	628	1,341	42
\$20,000 to \$24,999	\$20,000 - \$24,999	\$4,999	2,455	0	723	582	1,082	67
\$25,000 to \$29,999	\$25,000 - \$29,999	\$4,999	2,531	0	847	321	1,299	64
\$30,000 to \$34,999	\$30,000 - \$34,999	\$4,999	2,537	0	884	486	1,124	43
\$35,000 to \$39,999	\$35,000 - \$39,999	\$4,999	2,905	0	1,156	562	1,176	11
\$40,000 to \$44,999	\$40,000 - \$44,999	\$4,999	2,637	0	844	476	1,265	52
\$45,000 to \$49,999	\$45,000 - \$49,999	\$4,999	2,010	0	1,088	312	565	45
\$50,000 to \$59,999	\$50,000 - \$59,999	\$9,999	4,319	0	2,068	545	1,662	43
\$60,000 to \$74,999	\$60,000 - \$74,999	\$14,999	4,694	0	2,492	694	1,499	10
\$75,000 to \$99,999	\$75,000 - \$99,999	\$24,999	5,577	0	3,333	579	1,628	37
\$100,000 to \$124,999	\$100,000 - \$124,999	\$24,999	3,136	0	2,120	263	753	0
\$125,000 to \$149,999	\$125,000 - \$149,999	\$24,999	2,086	0	1,279	260	547	0
\$150,000 to \$199,999	\$150,000 - \$199,999	\$49,999	1,140	0	682	319	123	17
\$200,000 to \$999,999	\$200,000 - \$999,999	\$799,999	1,766	0	1,242	355	169	0

Total 2006 Special Needs Households Within Income Range 48,469

0-30% Median Income			17%	10,303	2,460	1,586	1,357	4,642	258
31-50% Median Income				6,475	0	2,052	1,204	3,064	155
51-80% Median Income				9,620	0	3,893	1,703	3,884	139
Total 0-80% Median Income				26,398	2,460	7,531	4,265	11,590	552

Percent 2006 Special Needs Households Within Income Range

0-30% Median Income				21.3%	100.0%	7.8%	18.9%	26.2%	39.5%
31-50% Median Income				13.4%	0.0%	10.0%	16.7%	17.3%	23.8%
51-80% Median Income				19.8%	0.0%	19.0%	23.7%	21.9%	21.3%
Total 0-80% Median Income				54.5%	100.0%	36.8%	59.3%	65.4%	84.6%

Percent 2006 Special Needs Households of Total Mecklenburg Households

0-30% Median Income		Total HHs	300,751	3.4%	0.8%	0.5%	0.5%	1.5%	0.1%
31-50% Median Income				2.2%	0.0%	0.7%	0.4%	1.0%	0.1%
51-80% Median Income				3.2%	0.0%	1.3%	0.6%	1.3%	0.0%
Total 0-80% Median Income				8.8%	0.8%	2.5%	1.4%	3.9%	0.2%

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 2-A

SPECIAL NEEDS HOUSEHOLDS BY TENURE MECKLENBURG COUNTY, NC 2011

	Total	Household Tenure Type				
		Group Quarters	Owner (Mortgage)	Owner (Free & Clear)	Renter	No Cash Rent
Total Households	51,048	2,426	21,583	7,601	18,776	661
Not in universe (vacant, GQ, no income)	2,859	2,426	59	38	327	10
\$2 to \$9,999	2,876	0	416	333	2,050	77
\$10,000 to \$14,999	2,040	0	456	407	1,047	131
\$15,000 to \$19,999	2,557	0	602	597	1,316	41
\$20,000 to \$24,999	2,343	0	661	554	1,062	66
\$25,000 to \$29,999	2,417	0	774	305	1,275	62
\$30,000 to \$34,999	2,415	0	808	462	1,103	42
\$35,000 to \$39,999	2,900	0	1,115	564	1,210	12
\$40,000 to \$44,999	2,646	0	813	478	1,302	53
\$45,000 to \$49,999	1,990	0	1,049	313	581	47
\$50,000 to \$59,999	4,456	0	2,071	568	1,771	46
\$60,000 to \$74,999	4,826	0	2,495	723	1,597	11
\$75,000 to \$99,999	6,110	0	3,563	645	1,860	42
\$100,000 to \$124,999	3,776	0	2,447	316	1,013	0
\$125,000 to \$149,999	2,868	0	1,663	352	853	0
\$150,000 to \$199,999	1,572	0	932	453	165	22
\$200,000 to \$999,999	2,397	0	1,660	493	244	0

Total 2011 Special Needs Households Within Income Range

0-30% Median Income	10,848	2,426	1,679	1,496	4,974	273
31-50% Median Income	6,775	0	2,142	1,221	3,256	156
51-80% Median Income	10,228	0	4,237	1,690	4,161	140
Total 0-80% Median Income	27,851	2,426	8,058	4,408	12,390	569

Percent 2011 Special Needs Households Within Income Range

0-30% Median Income	21.3%	100.0%	7.8%	19.7%	26.5%	41.3%
31-50% Median Income	13.3%	0.0%	9.9%	16.1%	17.3%	23.6%
51-80% Median Income	20.0%	0.0%	19.6%	22.2%	22.2%	21.2%
Total 0-80% Median Income	54.6%	100.0%	37.3%	58.0%	66.0%	86.1%

Percent 2011 Special Needs Households of Total Mecklenburg Households

0-30% Median Income	3.2%	0.7%	0.5%	0.4%	1.5%	0.1%
31-50% Median Income	2.0%	0.0%	0.6%	0.4%	1.0%	0.0%
51-80% Median Income	3.1%	0.0%	1.3%	0.5%	1.2%	0.0%
Total 0-80% Median Income	8.3%	0.7%	2.4%	1.3%	3.7%	0.2%

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 2-A

SPECIAL NEEDS HOUSEHOLDS BY TENURE MECKLENBURG COUNTY, NC 2012

	Total	Household Tenure Type				
		Group Quarters	Owner (Mortgage)	Owner (Free & Clear)	Renter	No Cash Rent
Total Households	51,673	2,419	21,863	7,700	19,027	664
Not in universe (vacant, GQ, no income)	2,850	2,419	58	38	326	10
\$2 to \$9,999	2,857	0	409	329	2,042	76
\$10,000 to \$14,999	2,023	0	448	403	1,043	130
\$15,000 to \$19,999	2,536	0	591	591	1,311	41
\$20,000 to \$24,999	2,321	0	649	548	1,058	65
\$25,000 to \$29,999	2,395	0	760	302	1,271	62
\$30,000 to \$34,999	2,392	0	793	457	1,099	42
\$35,000 to \$39,999	2,900	0	1,106	564	1,217	12
\$40,000 to \$44,999	2,649	0	807	478	1,309	53
\$45,000 to \$49,999	1,986	0	1,041	313	585	47
\$50,000 to \$59,999	4,485	0	2,072	573	1,793	47
\$60,000 to \$74,999	4,853	0	2,496	729	1,617	11
\$75,000 to \$99,999	6,223	0	3,610	659	1,910	44
\$100,000 to \$124,999	3,921	0	2,518	328	1,075	0
\$125,000 to \$149,999	3,059	0	1,752	374	933	0
\$150,000 to \$199,999	1,677	0	992	487	174	23
\$200,000 to \$999,999	2,548	0	1,759	527	262	0

Total 2012 Special Needs Households Within Income Range

0-30% Median Income	10,962	2,419	1,701	1,525	5,040	277
31-50% Median Income	6,933	0	2,207	1,245	3,330	152
51-80% Median Income	10,331	0	4,289	1,678	4,220	144
Total 0-80% Median Income	28,227	2,419	8,197	4,448	12,589	574

Percent 2012 Special Needs Households Within Income Range

0-30% Median Income	21.2%	100.0%	7.8%	19.8%	26.5%	41.8%
31-50% Median Income	13.4%	0.0%	10.1%	16.2%	17.5%	22.9%
51-80% Median Income	20.0%	0.0%	19.6%	21.8%	22.2%	21.8%
Total 0-80% Median Income	54.6%	100.0%	37.5%	57.8%	66.2%	86.5%

Percent 2012 Special Needs Households of Total Mecklenburg Households

0-30% Median Income	3.2%	0.7%	0.5%	0.4%	1.5%	0.1%
31-50% Median Income	2.0%	0.0%	0.6%	0.4%	1.0%	0.0%
51-80% Median Income	3.0%	0.0%	1.3%	0.5%	1.2%	0.0%
Total 0-80% Median Income	8.3%	0.7%	2.4%	1.3%	3.7%	0.2%

SOURCE: RCLCO, the U.S. Census and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 2-B

SPECIAL NEEDS HOUSEHOLDS BY PLANNING DISTRICT MECKLENBURG COUNTY, NC 2000

	Total	Households by Planning District						
		North	Northeast	Northwest	Central	South	Southeast	Southwest
Total Households	44,595	2,652	7,616	3,549	8,028	12,049	6,815	3,887
Percent of Mecklenburg County	100.0%	5.9%	17.1%	8.0%	18.0%	27.0%	15.3%	8.7%
Not in universe (vacant, GQ, no income)	3,028	118	473	231	975	590	393	248
\$2 to \$9,999	3,132	122	490	239	1,009	610	406	257
\$10,000 to \$14,999	2,258	88	353	172	727	440	293	185
\$15,000 to \$19,999	2,839	107	468	252	678	621	454	259
\$20,000 to \$24,999	2,621	98	432	232	626	573	419	239
\$25,000 to \$29,999	2,712	111	436	235	515	651	515	249
\$30,000 to \$34,999	2,721	111	437	236	517	653	517	250
\$35,000 to \$39,999	2,754	138	486	231	415	732	473	280
\$40,000 to \$44,999	2,482	124	438	208	374	660	426	252
\$45,000 to \$49,999	1,930	96	341	162	291	513	331	196
\$50,000 to \$59,999	4,071	240	762	352	475	1,150	713	378
\$60,000 to \$74,999	4,446	263	833	385	518	1,256	779	413
\$75,000 to \$99,999	4,562	388	890	371	426	1,419	666	403
\$100,000 to \$124,999	2,076	255	361	119	168	811	224	138
\$125,000 to \$149,999	1,155	142	201	66	93	452	125	77
\$150,000 to \$199,999	747	104	103	26	78	366	42	29
\$200,000 to \$999,999	1,060	147	111	32	143	552	39	36

Total 2000 Special Needs Households Within Income Range

0-30% Median Income	9,610	373	1,513	747	2,996	1,901	1,283	798
31-50% Median Income	6,219	240	1,017	548	1,391	1,402	1,054	568
51-80% Median Income	8,987	417	1,532	763	1,490	2,299	1,607	879
Total 0-80% Median Income	24,817	1,031	4,062	2,058	5,877	5,601	3,943	2,245

Percent 2000 Special Needs Households of Total Mecklenburg Households

0-30% Median Income	3.5%	0.1%	0.6%	0.3%	1.1%	0.7%	0.5%	0.3%
31-50% Median Income	2.3%	0.1%	0.4%	0.2%	0.5%	0.5%	0.4%	0.2%
51-80% Median Income	3.3%	0.2%	0.6%	0.3%	0.5%	0.8%	0.6%	0.3%
Total 0-80% Median Income	9.1%	0.4%	1.5%	0.8%	2.1%	2.0%	1.4%	0.8%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 2-B

SPECIAL NEEDS HOUSEHOLDS BY PLANNING DISTRICT MECKLENBURG COUNTY, NC 2006

	Total	Households by Planning District						
		North	Northeast	Northwest	Central	South	Southeast	Southwest
Total Households	48,469	3,684	7,426	4,053	7,407	13,327	7,110	4,454
Percent of Mecklenburg County	100.0%	7.6%	15.3%	8.4%	15.3%	27.5%	14.7%	9.2%
Not in universe (vacant, GQ, no income)	2,908	136	410	239	848	554	381	280
\$2 to \$9,999	2,972	139	419	244	867	567	389	287
\$10,000 to \$14,999	2,126	99	300	175	620	405	278	205
\$15,000 to \$19,999	2,670	123	411	260	557	562	426	285
\$20,000 to \$24,999	2,455	113	378	239	512	516	391	262
\$25,000 to \$29,999	2,531	124	369	235	426	587	482	258
\$30,000 to \$34,999	2,537	124	369	235	427	588	483	258
\$35,000 to \$39,999	2,905	171	447	262	384	747	506	309
\$40,000 to \$44,999	2,637	155	406	238	349	678	459	280
\$45,000 to \$49,999	2,010	118	309	181	266	517	350	214
\$50,000 to \$59,999	4,319	299	720	403	450	1,189	740	415
\$60,000 to \$74,999	4,694	325	782	439	489	1,292	804	451
\$75,000 to \$99,999	5,577	549	957	493	480	1,681	786	497
\$100,000 to \$124,999	3,136	445	503	187	226	1,204	319	206
\$125,000 to \$149,999	2,086	296	335	124	150	801	212	137
\$150,000 to \$199,999	1,140	183	162	41	107	537	60	43
\$200,000 to \$999,999	1,766	284	151	59	249	903	44	68

Total 2006 Special Needs Households Within Income Range

0-30% Median Income	10,303	489	1,512	899	2,872	2,050	1,443	1,038
31-50% Median Income	6,475	315	985	625	1,227	1,468	1,168	687
51-80% Median Income	9,620	573	1,516	897	1,341	2,514	1,742	1,037
Total 0-80% Median Income	26,398	1,377	4,014	2,421	5,439	6,033	4,353	2,761

Percent 2006 Special Needs Households of Total Mecklenburg Households

0-30% Median Income	3.4%	0.2%	0.5%	0.3%	1.0%	0.7%	0.5%	0.3%
31-50% Median Income	2.2%	0.1%	0.3%	0.2%	0.4%	0.5%	0.4%	0.2%
51-80% Median Income	3.2%	0.2%	0.5%	0.3%	0.4%	0.8%	0.6%	0.3%
Total 0-80% Median Income	8.8%	0.5%	1.3%	0.8%	1.8%	2.0%	1.4%	0.9%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 2-B

SPECIAL NEEDS HOUSEHOLDS BY PLANNING DISTRICT MECKLENBURG COUNTY, NC 2011

	Total	Households by Planning District						
		North	Northeast	Northwest	Central	South	Southeast	Southwest
Total Households	51,048	4,094	7,802	4,183	7,556	14,484	7,301	4,589
Percent of Mecklenburg County	100.0%	8.0%	15.3%	8.2%	14.8%	28.4%	14.3%	9.0%
Not in universe (vacant, GQ, no income)	2,859	133	403	235	834	545	374	276
\$2 to \$9,999	2,876	134	405	236	839	548	377	277
\$10,000 to \$14,999	2,040	95	288	168	595	389	267	197
\$15,000 to \$19,999	2,557	118	393	249	534	538	408	273
\$20,000 to \$24,999	2,343	108	360	228	489	493	374	250
\$25,000 to \$29,999	2,417	118	352	224	406	560	461	246
\$30,000 to \$34,999	2,415	118	352	224	406	560	460	246
\$35,000 to \$39,999	2,900	170	446	262	384	745	505	308
\$40,000 to \$44,999	2,646	155	407	239	350	680	460	281
\$45,000 to \$49,999	1,990	117	306	180	263	511	346	211
\$50,000 to \$59,999	4,456	309	743	416	464	1,227	763	428
\$60,000 to \$74,999	4,826	334	804	451	502	1,328	826	464
\$75,000 to \$99,999	6,110	601	1,048	540	526	1,842	861	544
\$100,000 to \$124,999	3,776	536	606	225	272	1,450	384	248
\$125,000 to \$149,999	2,868	407	460	171	207	1,101	292	188
\$150,000 to \$199,999	1,572	252	223	57	147	741	83	59
\$200,000 to \$999,999	2,397	386	205	80	338	1,226	59	92

Total 2011 Special Needs Households Within Income Range

0-30% Median Income	10,848	514	1,601	956	2,968	2,171	1,538	1,100
31-50% Median Income	6,775	334	1,023	649	1,233	1,565	1,257	714
51-80% Median Income	10,228	648	1,654	957	1,309	2,753	1,820	1,087
Total 0-80% Median Income	27,851	1,496	4,277	2,562	5,510	6,489	4,616	2,901

Percent 2011 Special Needs Households of Total Mecklenburg Households

0-30% Median Income	3.2%	0.2%	0.5%	0.3%	0.9%	0.6%	0.5%	0.3%
31-50% Median Income	2.0%	0.1%	0.3%	0.2%	0.4%	0.5%	0.4%	0.2%
51-80% Median Income	3.1%	0.2%	0.5%	0.3%	0.4%	0.8%	0.5%	0.3%
Total 0-80% Median Income	8.3%	0.4%	1.3%	0.8%	1.6%	1.9%	1.4%	0.9%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 2-B

SPECIAL NEEDS HOUSEHOLDS BY PLANNING DISTRICT MECKLENBURG COUNTY, NC 2012

	Total	Households by Planning District						
		North	Northeast	Northwest	Central	South	Southeast	Southwest
Total Households	51,673	4,191	7,892	4,214	7,597	14,760	7,348	4,623
Percent of Mecklenburg County	100.0%	8.1%	15.3%	8.2%	14.7%	28.6%	14.2%	8.9%
Not in universe (vacant, GQ, no income)	2,850	133	402	234	831	543	373	275
\$2 to \$9,999	2,857	133	403	235	834	545	374	275
\$10,000 to \$14,999	2,023	94	285	166	590	386	265	195
\$15,000 to \$19,999	2,536	117	390	246	529	533	404	271
\$20,000 to \$24,999	2,321	107	357	226	484	488	370	248
\$25,000 to \$29,999	2,395	117	349	222	403	555	456	244
\$30,000 to \$34,999	2,392	117	348	222	402	555	456	244
\$35,000 to \$39,999	2,900	170	446	262	384	745	505	308
\$40,000 to \$44,999	2,649	156	407	239	350	681	461	281
\$45,000 to \$49,999	1,986	117	306	179	263	510	346	211
\$50,000 to \$59,999	4,485	311	747	419	467	1,234	768	431
\$60,000 to \$74,999	4,853	336	809	453	505	1,336	831	466
\$75,000 to \$99,999	6,223	613	1,068	550	535	1,876	877	554
\$100,000 to \$124,999	3,921	557	629	234	283	1,506	399	257
\$125,000 to \$149,999	3,059	434	491	182	221	1,175	311	201
\$150,000 to \$199,999	1,677	269	237	61	157	790	88	63
\$200,000 to \$999,999	2,548	410	218	85	359	1,303	63	98
Total 2012 Special Needs Households Within Income Range								
0-30% Median Income	10,962	520	1,619	968	2,988	2,196	1,558	1,113
31-50% Median Income	6,933	347	1,048	662	1,238	1,618	1,288	731
51-80% Median Income	10,331	659	1,676	968	1,308	2,789	1,837	1,093
Total 0-80% Median Income	28,227	1,526	4,344	2,598	5,534	6,604	4,684	2,937
Percent 2012 Special Needs Households of Total Mecklenburg Households								
0-30% Median Income	3.2%	0.2%	0.5%	0.3%	0.9%	0.6%	0.5%	0.3%
31-50% Median Income	2.0%	0.1%	0.3%	0.2%	0.4%	0.5%	0.4%	0.2%
51-80% Median Income	3.0%	0.2%	0.5%	0.3%	0.4%	0.8%	0.5%	0.3%
Total 0-80% Median Income	8.3%	0.4%	1.3%	0.8%	1.6%	1.9%	1.4%	0.9%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 3-A

COMPARISON OF MEDIAN HOUSEHOLD INCOMES MECKLENBURG COUNTY, NC 2000 - 2012

YEAR	AREA MEDIAN INCOME	EXTREMELY LOW INCOME 30% MEDIAN INCOME	VERY LOW INCOME 50% MEDIAN INCOME	LOW INCOME 80% MEDIAN INCOME	MODERATE INCOME 120% MEDIAN INCOME	MEDIUM INCOME 200% MEDIAN INCOME
2000	\$57,100	\$17,100	\$28,600	\$45,700	\$68,500	\$114,200
2006	\$64,400	\$19,300	\$32,200	\$51,500	\$77,300	\$128,800
2007	\$60,200	\$18,100	\$30,100	\$48,200	\$72,200	\$120,400
2008	\$64,300	\$19,300	\$32,200	\$51,400	\$77,200	\$128,600
2009	\$68,000	\$20,400	\$34,000	\$54,400	\$81,600	\$136,000
2010	\$69,200	\$20,800	\$34,600	\$55,400	\$83,000	\$138,400
2011	\$70,400	\$21,100	\$35,200	\$56,300	\$84,500	\$140,800
2012	\$71,700	\$21,500	\$35,900	\$57,400	\$86,000	\$143,400

Income Level Definitions:	Percent of Median Income	2000 Income Range	2006 Income Range	2011 Income Range
Extremley Low Income	< 30% Median Income	Under \$17,100	Under \$17,500	Under \$19,100
Very Low Income	30-50% Median Income	\$17,100 - \$28,600	\$17,500 - \$29,200	\$19,100 - \$31,800
Low Income	50-80% Median Income	\$28,600 - \$45,700	\$29,200 - \$46,700	\$31,800 - \$50,800
Moderate Income	80-120% Median Income	\$45,700 - \$68,500	\$46,700 - \$70,100	\$50,800 - \$76,200
Medium Income	120-200% Median Income	\$68,500 - \$114,200	\$70,100 - \$116,800	\$76,200 - \$127,000
High Income	> 200% Median Income	\$114,200 +	\$116,800 +	\$127,000 +

¹ Definitions per the Federal Department of Housing and Urban Development (HUD)

SOURCE: RCLCO, HUD, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 3-B

COMPARISON OF EXTREMELY LOW (30%) MEDIAN HOUSEHOLD INCOMES MECKLENBURG COUNTY, NC 2000 - 2012

YEAR	AREA MEDIAN INCOME	EXTREMELY LOW INCOME HOUSEHOLDS								
		30% MEDIAN INCOME	1-PERSON	2-PERSONS	3-PERSONS	4-PERSONS	5-PERSONS	6-PERSONS	7-PERSONS	8-PERSONS
2000	\$57,100	\$17,100	\$12,000	\$13,700	\$15,400	\$17,100	\$18,500	\$19,800	\$21,200	\$22,600
2006	\$64,400	\$19,300	\$13,500	\$15,400	\$17,400	\$19,300	\$20,800	\$22,400	\$23,900	\$25,500
2007	\$60,200	\$18,100	\$12,700	\$14,500	\$16,300	\$18,100	\$19,500	\$21,000	\$22,400	\$23,900
2008	\$64,300	\$19,300	\$13,500	\$15,400	\$17,400	\$19,300	\$20,800	\$22,400	\$23,900	\$25,500
2009	\$68,000	\$20,400	\$14,300	\$16,300	\$18,400	\$20,400	\$22,000	\$23,700	\$25,300	\$26,900
2010	\$69,200	\$20,800	\$14,600	\$16,600	\$18,700	\$20,800	\$22,500	\$24,100	\$25,800	\$27,500
2011	\$70,400	\$21,100	\$14,800	\$16,900	\$19,000	\$21,100	\$22,800	\$24,500	\$26,200	\$27,900
2012	\$71,700	\$21,500	\$15,100	\$17,200	\$19,400	\$21,500	\$23,200	\$24,900	\$26,700	\$28,400

SOURCE: RCLCO

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 3-C

COMPARISON OF VERY LOW (50%) MEDIAN HOUSEHOLD INCOMES MECKLENBURG COUNTY, NC 2000 - 2012

YEAR	AREA MEDIAN INCOME	VERY LOW INCOME HOUSEHOLDS								
		50% MEDIAN INCOME	1-PERSON	2-PERSONS	3-PERSONS	4-PERSONS	5-PERSONS	6-PERSONS	7-PERSONS	8-PERSONS
2000	\$57,100	\$28,600	\$20,000	\$22,900	\$25,700	\$28,600	\$30,900	\$33,200	\$35,500	\$37,800
2006	\$64,400	\$32,200	\$22,500	\$25,800	\$29,000	\$32,200	\$34,800	\$37,400	\$39,900	\$42,500
2007	\$60,200	\$30,100	\$21,100	\$24,100	\$27,100	\$30,100	\$32,500	\$34,900	\$37,300	\$39,700
2008	\$64,300	\$32,200	\$22,500	\$25,800	\$29,000	\$32,200	\$34,800	\$37,400	\$39,900	\$42,500
2009	\$68,000	\$34,000	\$23,800	\$27,200	\$30,600	\$34,000	\$36,700	\$39,400	\$42,200	\$44,900
2010	\$69,200	\$34,600	\$24,200	\$27,700	\$31,100	\$34,600	\$37,400	\$40,100	\$42,900	\$45,700
2011	\$70,400	\$35,200	\$24,600	\$28,200	\$31,700	\$35,200	\$38,000	\$40,800	\$43,600	\$46,500
2012	\$71,700	\$35,900	\$25,100	\$28,700	\$32,300	\$35,900	\$38,800	\$41,600	\$44,500	\$47,400

SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 3-D

COMPARISON OF LOW (80%) MEDIAN HOUSEHOLD INCOMES MECKLENBURG COUNTY, NC 2000 - 2012

YEAR	AREA MEDIAN INCOME	LOW INCOME HOUSEHOLDS								
		80% MEDIAN INCOME	1-PERSON	2-PERSONS	3-PERSONS	4-PERSONS	5-PERSONS	6-PERSONS	7-PERSONS	8-PERSONS
2000	\$57,100	\$45,700	\$32,000	\$36,600	\$41,100	\$45,700	\$49,400	\$53,000	\$56,700	\$60,300
2006	\$64,400	\$51,500	\$36,100	\$41,200	\$46,400	\$51,500	\$55,600	\$59,700	\$63,900	\$68,000
2007	\$60,200	\$48,200	\$33,700	\$38,600	\$43,400	\$48,200	\$52,100	\$55,900	\$59,800	\$63,600
2008	\$64,300	\$51,400	\$36,000	\$41,100	\$46,300	\$51,400	\$55,500	\$59,600	\$63,700	\$67,800
2009	\$68,000	\$54,400	\$38,100	\$43,500	\$49,000	\$54,400	\$58,800	\$63,100	\$67,500	\$71,800
2010	\$69,200	\$55,400	\$38,800	\$44,300	\$49,900	\$55,400	\$59,800	\$64,300	\$68,700	\$73,100
2011	\$70,400	\$56,300	\$39,400	\$45,000	\$50,700	\$56,300	\$60,800	\$65,300	\$69,800	\$74,300
2012	\$71,700	\$57,400	\$40,200	\$45,900	\$51,700	\$57,400	\$62,000	\$66,600	\$71,200	\$75,800

SOURCE: RCLCO, and Claritas, Inc.

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 3-E

HOUSING AFFORDABILITY BY ANNUAL INCOME MECKLENBURG COUNTY, NC 2000

Area Median Income: \$57,100
Housing Percent of Income: 30%

ANNUAL INCOME	HOUSEHOLD SIZE							
	1-PERSON	2-PERSONS	3-PERSONS	4-PERSONS	5-PERSONS	6-PERSONS	7-PERSONS	8-PERSONS
\$10,000	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
\$12,500	\$313	\$313	\$313	\$313	\$313	\$313	\$313	\$313
\$15,000	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375
\$17,500	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438
\$20,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
\$22,500	\$563	\$563	\$563	\$563	\$563	\$563	\$563	\$563
\$25,000	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625
\$27,500	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688
\$30,000	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750
\$35,000	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875
\$40,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
\$45,000	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125
\$50,000	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
\$55,000	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375
\$60,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
\$65,000	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625
\$70,000	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750
\$75,000	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875
\$80,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
\$85,000	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125
\$90,000	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
\$95,000	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375
\$100,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500

Extremely Low Income Households (<30% Median Income)

Very Low Income Households (30-50% Median Income)

Low Income Households (50-80% Median Income)

SOURCE: RCLCO



CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 3-F

HOUSING AFFORDABILITY BY ANNUAL INCOME MECKLENBURG COUNTY, NC 2006

Area Median Income: \$64,400
Housing Percent of Income: 30%

ANNUAL INCOME	HOUSEHOLD SIZE							
	1-PERSON	2-PERSONS	3-PERSONS	4-PERSONS	5-PERSONS	6-PERSONS	7-PERSONS	8-PERSONS
	70%	80%	90%	100%	108%	116%	124%	132%
\$10,000	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
\$12,500	\$313	\$313	\$313	\$313	\$313	\$313	\$313	\$313
\$15,000	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375
\$17,500	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438
\$20,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
\$22,500	\$563	\$563	\$563	\$563	\$563	\$563	\$563	\$563
\$25,000	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625
\$27,500	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688
\$30,000	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750
\$35,000	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875
\$40,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
\$45,000	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125
\$50,000	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
\$55,000	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375
\$60,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
\$65,000	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625
\$70,000	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750
\$75,000	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875
\$80,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
\$85,000	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125
\$90,000	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
\$95,000	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375
\$100,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500

Extremely Low Income Households (<30% Median Income)

Very Low Income Households (30-50% Median Income)

Low Income Households (50-80% Median Income)

SOURCE: RCLCO



CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 3-G

HOUSING AFFORDABILITY BY ANNUAL INCOME MECKLENBURG COUNTY, NC 2011

Area Median Income: \$70,400
Housing Percent of Income: 30%

ANNUAL INCOME	HOUSEHOLD SIZE							
	1-PERSON	2-PERSONS	3-PERSONS	4-PERSONS	5-PERSONS	6-PERSONS	7-PERSONS	8-PERSONS
\$10,000	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
\$12,500	\$313	\$313	\$313	\$313	\$313	\$313	\$313	\$313
\$15,000	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375
\$17,500	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438
\$20,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
\$22,500	\$563	\$563	\$563	\$563	\$563	\$563	\$563	\$563
\$25,000	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625
\$27,500	\$688	\$688	\$688	\$688	\$688	\$688	\$688	\$688
\$30,000	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750
\$35,000	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875
\$40,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
\$45,000	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125
\$50,000	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
\$55,000	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375
\$60,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
\$65,000	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625
\$70,000	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750
\$75,000	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875
\$80,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
\$85,000	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125
\$90,000	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
\$95,000	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375
\$100,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500

Extremely Low Income Households (<30% Median Income)

Very Low Income Households (30-50% Median Income)

Low Income Households (50-80% Median Income)

SOURCE: RCLCO



CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-A

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2000

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	103,450	39,761	8,342	10,059	16,452	28,836	
Total North Meck. Households	4,139	1,975	311	170	692	990	
Percent of Mecklenburg County	4.0%	5.0%	3.7%	1.7%	4.2%	3.4%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	301	144	23	12	50	72	
\$10,000 to \$14,999	153	73	11	6	26	37	
\$15,000 to \$19,999	245	117	18	10	41	59	
\$20,000 to \$24,999	264	126	20	11	44	63	
\$25,000 to \$29,999	308	147	23	13	52	74	
\$30,000 to \$34,999	263	126	20	11	44	63	
\$35,000 to \$39,999	311	148	23	13	52	74	
\$40,000 to \$44,999	295	141	22	12	49	70	
\$45,000 to \$49,999	198	94	15	8	33	47	
\$50,000 to \$59,999	436	208	33	18	73	104	
\$60,000 to \$74,999	384	183	29	16	64	92	
\$75,000 to \$99,999	405	193	30	17	68	97	
\$100,000 to \$124,999	264	126	20	11	44	63	
\$125,000 to \$149,999	129	62	10	5	22	31	
\$150,000 to \$199,999	77	37	6	3	13	18	
\$200,000 to \$999,999	107	51	8	4	18	26	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2000 Priority Needs Renter Households Within Income Range

0-30% Median Income	525	227	55	16	93	134
31-50% Median Income	582	255	58	16	104	149
51-80% Median Income	977	468	79	30	165	236
Total 0-80% Median Income	2,084	950	192	62	362	518

Percent 2000 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%
31-50% Median Income	0.2%	0.1%	0.0%	0.0%	0.0%	0.1%
51-80% Median Income	0.4%	0.2%	0.0%	0.0%	0.1%	0.1%
Total 0-80% Median Income	0.8%	0.3%	0.1%	0.0%	0.1%	0.2%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-A

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2006

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	120,031	46,607	9,679	11,762	21,489	30,494	
Total North Meck. Households	7,200	3,427	538	304	1,348	1,584	
Percent of Mecklenburg County	6.0%	7.3%	5.6%	2.7%	6.3%	5.3%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	442	211	33	19	83	97	
\$10,000 to \$14,999	224	107	17	9	42	49	
\$15,000 to \$19,999	360	171	27	15	67	79	
\$20,000 to \$24,999	388	185	29	16	73	85	
\$25,000 to \$29,999	453	216	34	19	85	100	
\$30,000 to \$34,999	387	184	29	16	72	85	
\$35,000 to \$39,999	519	247	39	22	97	114	
\$40,000 to \$44,999	492	234	37	21	92	108	
\$45,000 to \$49,999	330	157	25	14	62	73	
\$50,000 to \$59,999	737	351	55	31	138	162	
\$60,000 to \$74,999	650	309	49	27	122	143	
\$75,000 to \$99,999	798	380	60	34	149	176	
\$100,000 to \$124,999	647	308	48	27	121	142	
\$125,000 to \$149,999	294	140	22	12	55	65	
\$150,000 to \$199,999	188	90	14	8	35	41	
\$200,000 to \$999,999	291	138	22	12	54	64	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2006 Priority Needs Renter Households Within Income Range

0-30% Median Income	1,041	521	95	27	183	215
31-50% Median Income	1,126	563	102	30	199	233
51-80% Median Income	1,734	867	133	54	312	367
Total 0-80% Median Income	3,901	1,951	330	111	694	816

Percent 2006 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.3%	0.2%	0.0%	0.0%	0.1%	0.1%
31-50% Median Income	0.4%	0.2%	0.0%	0.0%	0.1%	0.1%
51-80% Median Income	0.6%	0.3%	0.0%	0.0%	0.1%	0.1%
Total 0-80% Median Income	1.3%	0.6%	0.1%	0.0%	0.2%	0.3%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-A

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2011

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹				
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER
Total Mecklenburg Households	138,109	53,299	11,379	15,179	24,835	33,416
Total North Meck. Households	9,839	4,598	747	501	1,853	2,141
Percent of Mecklenburg County	7.1%	8.7%	6.7%	3.2%	7.5%	6.3%
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0
\$2 to \$9,999	540	252	41	27	102	117
\$10,000 to \$14,999	274	128	21	14	52	60
\$15,000 to \$19,999	439	205	33	22	83	96
\$20,000 to \$24,999	474	221	36	24	89	103
\$25,000 to \$29,999	553	258	42	28	104	120
\$30,000 to \$34,999	472	220	36	24	89	103
\$35,000 to \$39,999	668	312	51	34	126	145
\$40,000 to \$44,999	633	296	48	32	119	138
\$45,000 to \$49,999	425	198	32	22	80	92
\$50,000 to \$59,999	985	461	75	50	186	214
\$60,000 to \$74,999	869	406	66	44	164	189
\$75,000 to \$99,999	1,138	532	86	58	214	248
\$100,000 to \$124,999	996	466	76	51	188	217
\$125,000 to \$149,999	510	239	39	26	96	111
\$150,000 to \$199,999	343	160	26	17	65	75
\$200,000 to \$999,999	519	242	39	26	98	113

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2011 Priority Needs Renter Households Within Income Range

0-30% Median Income	1,274	544	134	45	256	295
31-50% Median Income	1,370	595	147	51	268	309
51-80% Median Income	2,185	984	167	93	437	505
Total 0-80% Median Income	4,829	2,123	448	188	960	1,109

Percent 2011 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.4%	0.2%	0.0%	0.0%	0.1%	0.1%
31-50% Median Income	0.4%	0.2%	0.0%	0.0%	0.1%	0.1%
51-80% Median Income	0.7%	0.3%	0.0%	0.0%	0.1%	0.2%
Total 0-80% Median Income	1.4%	0.6%	0.1%	0.1%	0.3%	0.3%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-A

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTH MECKLENBURG COUNTY PLANNING DISTRICT 2012

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	142,117	54,399	11,614	15,492	25,348	35,264	
Total North Meck. Households	10,417	4,866	797	512	1,951	2,292	
Percent of Mecklenburg County	7.3%	9.0%	7.0%	3.3%	7.8%	6.5%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	572	267	44	28	107	126	
\$10,000 to \$14,999	290	135	22	14	54	64	
\$15,000 to \$19,999	465	217	36	23	87	102	
\$20,000 to \$24,999	502	234	38	25	94	110	
\$25,000 to \$29,999	585	273	45	29	110	129	
\$30,000 to \$34,999	499	233	38	25	94	110	
\$35,000 to \$39,999	707	330	54	35	132	156	
\$40,000 to \$44,999	671	313	51	33	126	148	
\$45,000 to \$49,999	450	210	34	22	84	99	
\$50,000 to \$59,999	1,043	487	80	51	195	230	
\$60,000 to \$74,999	920	430	70	45	172	202	
\$75,000 to \$99,999	1,205	563	92	59	226	265	
\$100,000 to \$124,999	1,055	493	81	52	198	232	
\$125,000 to \$149,999	540	252	41	27	101	119	
\$150,000 to \$199,999	364	170	28	18	68	80	
\$200,000 to \$999,999	549	257	42	27	103	121	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2012 Priority Needs Renter Households Within Income Range

0-30% Median Income	1,387	591	147	47	277	325
31-50% Median Income	1,496	644	162	53	293	344
51-80% Median Income	2,340	1,060	176	97	463	544
Total 0-80% Median Income	5,222	2,295	484	198	1,032	1,213

Percent 2012 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.4%	0.2%	0.0%	0.0%	0.1%	0.1%
31-50% Median Income	0.4%	0.2%	0.0%	0.0%	0.1%	0.1%
51-80% Median Income	0.7%	0.3%	0.1%	0.0%	0.1%	0.2%
Total 0-80% Median Income	1.5%	0.7%	0.1%	0.1%	0.3%	0.4%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-B

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	103,450	39,761	8,342	10,059	16,452	28,836	
Total NE Meck. Households	15,859	6,470	1,486	814	2,657	4,431	
Percent of Mecklenburg County	15.3%	16.3%	17.8%	8.1%	16.2%	15.4%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	1,481	604	139	76	248	414	
\$10,000 to \$14,999	751	306	70	39	126	210	
\$15,000 to \$19,999	1,198	489	112	61	201	335	
\$20,000 to \$24,999	1,293	528	121	66	217	361	
\$25,000 to \$29,999	1,511	616	142	78	253	422	
\$30,000 to \$34,999	1,289	526	121	66	216	360	
\$35,000 to \$39,999	1,285	524	120	66	215	359	
\$40,000 to \$44,999	1,219	497	114	63	204	341	
\$45,000 to \$49,999	817	333	77	42	137	228	
\$50,000 to \$59,999	1,654	675	155	85	277	462	
\$60,000 to \$74,999	1,458	595	137	75	244	408	
\$75,000 to \$99,999	1,145	467	107	59	192	320	
\$100,000 to \$124,999	398	162	37	20	67	111	
\$125,000 to \$149,999	195	80	18	10	33	55	
\$150,000 to \$199,999	85	35	8	4	14	24	
\$200,000 to \$999,999	79	32	7	4	13	22	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2000 Priority Needs Renter Households Within Income Range

0-30% Median Income	2,616	955	337	98	460	766
31-50% Median Income	2,881	1,065	353	97	512	853
51-80% Median Income	4,220	1,693	404	182	727	1,213
Total 0-80% Median Income	9,716	3,714	1,094	377	1,699	2,833

Percent 2000 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.0%	0.3%	0.1%	0.0%	0.2%	0.3%
31-50% Median Income	1.1%	0.4%	0.1%	0.0%	0.2%	0.3%
51-80% Median Income	1.5%	0.6%	0.1%	0.1%	0.3%	0.4%
Total 0-80% Median Income	3.6%	1.4%	0.4%	0.1%	0.6%	1.0%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-B

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	120,031	46,607	9,679	11,762	21,489	30,494	
Total NE Meck. Households	17,348	7,008	1,641	950	3,258	4,491	
Percent of Mecklenburg County	14.5%	15.1%	17.0%	8.1%	15.2%	14.8%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	1,454	587	138	80	273	376	
\$10,000 to \$14,999	738	298	70	40	139	191	
\$15,000 to \$19,999	1,176	475	111	64	221	304	
\$20,000 to \$24,999	1,269	513	120	70	238	329	
\$25,000 to \$29,999	1,483	599	140	81	279	384	
\$30,000 to \$34,999	1,265	511	120	69	238	328	
\$35,000 to \$39,999	1,434	579	136	78	269	371	
\$40,000 to \$44,999	1,360	549	129	74	255	352	
\$45,000 to \$49,999	912	368	86	50	171	236	
\$50,000 to \$59,999	1,870	755	177	102	351	484	
\$60,000 to \$74,999	1,649	666	156	90	310	427	
\$75,000 to \$99,999	1,507	609	143	83	283	390	
\$100,000 to \$124,999	652	263	62	36	122	169	
\$125,000 to \$149,999	297	120	28	16	56	77	
\$150,000 to \$199,999	140	56	13	8	26	36	
\$200,000 to \$999,999	143	58	14	8	27	37	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2006 Priority Needs Renter Households Within Income Range

0-30% Median Income	2,939	1,112	278	116	603	830
31-50% Median Income	3,433	1,238	519	126	652	898
51-80% Median Income	4,629	1,862	448	221	882	1,216
Total 0-80% Median Income	11,001	4,213	1,245	463	2,136	2,944

Percent 2006 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.0%	0.4%	0.1%	0.0%	0.2%	0.3%
31-50% Median Income	1.1%	0.4%	0.2%	0.0%	0.2%	0.3%
51-80% Median Income	1.5%	0.6%	0.1%	0.1%	0.3%	0.4%
Total 0-80% Median Income	3.7%	1.4%	0.4%	0.2%	0.7%	1.0%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-B

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2011

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	138,109	53,299	11,379	15,179	24,835	33,416	
Total NE Meck. Households	22,174	8,894	2,125	1,442	4,199	5,515	
Percent of Mecklenburg County	16.1%	16.9%	19.1%	9.1%	17.1%	16.6%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	1,736	696	166	113	329	432	
\$10,000 to \$14,999	880	353	84	57	167	219	
\$15,000 to \$19,999	1,404	563	134	91	266	349	
\$20,000 to \$24,999	1,515	608	145	99	287	377	
\$25,000 to \$29,999	1,770	710	170	115	335	440	
\$30,000 to \$34,999	1,510	606	145	98	286	376	
\$35,000 to \$39,999	1,805	724	173	117	342	449	
\$40,000 to \$44,999	1,712	687	164	111	324	426	
\$45,000 to \$49,999	1,148	460	110	75	217	285	
\$50,000 to \$59,999	2,446	981	234	159	463	608	
\$60,000 to \$74,999	2,156	865	207	140	408	536	
\$75,000 to \$99,999	2,105	844	202	137	399	524	
\$100,000 to \$124,999	983	394	94	64	186	244	
\$125,000 to \$149,999	503	202	48	33	95	125	
\$150,000 to \$199,999	250	100	24	16	47	62	
\$200,000 to \$999,999	250	100	24	16	47	62	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2011 Priority Needs Renter Households Within Income Range

0-30% Median Income	4,132	1,499	541	185	824	1,083
31-50% Median Income	4,378	1,635	550	207	859	1,128
51-80% Median Income	5,913	2,339	539	348	1,162	1,526
Total 0-80% Median Income	14,423	5,473	1,630	740	2,845	3,736

Percent 2011 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.2%	0.4%	0.2%	0.1%	0.2%	0.3%
31-50% Median Income	1.3%	0.5%	0.2%	0.1%	0.3%	0.3%
51-80% Median Income	1.8%	0.7%	0.2%	0.1%	0.3%	0.5%
Total 0-80% Median Income	4.3%	1.6%	0.5%	0.2%	0.9%	1.1%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-B

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	142,117	54,399	11,614	15,492	25,348	35,264	
Total NE Meck. Households	23,251	9,213	2,202	1,531	4,362	5,944	
Percent of Mecklenburg County	16.4%	17.3%	19.7%	9.3%	17.5%	16.9%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	1,820	721	172	120	341	465	
\$10,000 to \$14,999	923	366	87	61	173	236	
\$15,000 to \$19,999	1,472	583	139	97	276	376	
\$20,000 to \$24,999	1,589	630	150	105	298	406	
\$25,000 to \$29,999	1,856	735	176	122	348	475	
\$30,000 to \$34,999	1,584	628	150	104	297	405	
\$35,000 to \$39,999	1,893	750	179	125	355	484	
\$40,000 to \$44,999	1,795	711	170	118	337	459	
\$45,000 to \$49,999	1,204	477	114	79	226	308	
\$50,000 to \$59,999	2,565	1,016	243	169	481	656	
\$60,000 to \$74,999	2,261	896	214	149	424	578	
\$75,000 to \$99,999	2,207	875	209	145	414	564	
\$100,000 to \$124,999	1,031	408	98	68	193	263	
\$125,000 to \$149,999	528	209	50	35	99	135	
\$150,000 to \$199,999	262	104	25	17	49	67	
\$200,000 to \$999,999	262	104	25	17	49	67	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2012 Priority Needs Renter Households Within Income Range

0-30% Median Income	4,454	1,594	578	202	880	1,199
31-50% Median Income	4,708	1,731	582	227	918	1,251
51-80% Median Income	6,228	2,444	549	376	1,210	1,649
Total 0-80% Median Income	15,390	5,770	1,709	805	3,008	4,099

Percent 2012 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.3%	0.5%	0.2%	0.1%	0.3%	0.4%
31-50% Median Income	1.4%	0.5%	0.2%	0.1%	0.3%	0.4%
51-80% Median Income	1.8%	0.7%	0.2%	0.1%	0.4%	0.5%
Total 0-80% Median Income	4.5%	1.7%	0.5%	0.2%	0.9%	1.2%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-C

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	103,450	39,761	8,342	10,059	16,452	28,836	
Total NW Meck. Households	4,623	2,062	417	268	748	1,129	
Percent of Mecklenburg County	4.5%	5.2%	5.0%	2.7%	4.5%	3.9%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	452	202	41	26	73	110	
\$10,000 to \$14,999	229	102	21	13	37	56	
\$15,000 to \$19,999	405	180	36	23	65	99	
\$20,000 to \$24,999	437	195	39	25	71	107	
\$25,000 to \$29,999	490	219	44	28	79	120	
\$30,000 to \$34,999	418	187	38	24	68	102	
\$35,000 to \$39,999	354	158	32	21	57	86	
\$40,000 to \$44,999	336	150	30	19	54	82	
\$45,000 to \$49,999	225	100	20	13	36	55	
\$50,000 to \$59,999	435	194	39	25	70	106	
\$60,000 to \$74,999	384	171	35	22	62	94	
\$75,000 to \$99,999	281	125	25	16	45	69	
\$100,000 to \$124,999	82	37	7	5	13	20	
\$125,000 to \$149,999	40	18	4	2	7	10	
\$150,000 to \$199,999	18	8	2	1	3	4	
\$200,000 to \$999,999	35	16	3	2	6	9	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2000 Priority Needs Renter Households Within Income Range

0-30% Median Income	799	320	103	30	138	208
31-50% Median Income	961	392	118	39	165	248
51-80% Median Income	1,311	604	102	85	207	313
Total 0-80% Median Income	3,071	1,316	322	153	510	769

Percent 2000 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.3%	0.1%	0.0%	0.0%	0.1%	0.1%
31-50% Median Income	0.4%	0.1%	0.0%	0.0%	0.1%	0.1%
51-80% Median Income	0.5%	0.2%	0.0%	0.0%	0.1%	0.1%
Total 0-80% Median Income	1.1%	0.5%	0.1%	0.1%	0.2%	0.3%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-C

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	120,031	46,607	9,679	11,762	21,489	30,494	
Total NW Meck. Households	6,262	2,757	568	387	1,133	1,417	
Percent of Mecklenburg County	5.2%	5.9%	5.9%	3.3%	5.3%	4.6%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	557	245	50	34	101	126	
\$10,000 to \$14,999	282	124	26	17	51	64	
\$15,000 to \$19,999	498	219	45	31	90	113	
\$20,000 to \$24,999	538	237	49	33	97	122	
\$25,000 to \$29,999	603	266	55	37	109	137	
\$30,000 to \$34,999	515	227	47	32	93	117	
\$35,000 to \$39,999	496	218	45	31	90	112	
\$40,000 to \$44,999	470	207	43	29	85	106	
\$45,000 to \$49,999	315	139	29	19	57	71	
\$50,000 to \$59,999	617	272	56	38	112	140	
\$60,000 to \$74,999	544	239	49	34	98	123	
\$75,000 to \$99,999	464	204	42	29	84	105	
\$100,000 to \$124,999	169	74	15	10	31	38	
\$125,000 to \$149,999	77	34	7	5	14	17	
\$150,000 to \$199,999	38	17	3	2	7	9	
\$200,000 to \$999,999	80	35	7	5	14	18	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2006 Priority Needs Renter Households Within Income Range

0-30% Median Income	1,194	474	152	50	230	287
31-50% Median Income	1,359	563	152	60	260	325
51-80% Median Income	1,664	744	145	97	301	376
Total 0-80% Median Income	4,217	1,781	450	208	790	988

Percent 2006 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.4%	0.2%	0.1%	0.0%	0.1%	0.1%
31-50% Median Income	0.5%	0.2%	0.1%	0.0%	0.1%	0.1%
51-80% Median Income	0.6%	0.2%	0.0%	0.0%	0.1%	0.1%
Total 0-80% Median Income	1.4%	0.6%	0.1%	0.1%	0.3%	0.3%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-C

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2011

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	138,109	53,299	11,379	15,179	24,835	33,416	
Total NW Meck. Households	8,255	3,602	757	603	1,502	1,791	
Percent of Mecklenburg County	6.0%	6.8%	6.8%	3.8%	6.1%	5.3%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	691	301	63	50	126	150	
\$10,000 to \$14,999	350	153	32	26	64	76	
\$15,000 to \$19,999	618	270	57	45	112	134	
\$20,000 to \$24,999	667	291	61	49	121	145	
\$25,000 to \$29,999	748	327	69	55	136	162	
\$30,000 to \$34,999	639	279	59	47	116	139	
\$35,000 to \$39,999	649	283	59	47	118	141	
\$40,000 to \$44,999	615	268	56	45	112	134	
\$45,000 to \$49,999	412	180	38	30	75	89	
\$50,000 to \$59,999	839	366	77	61	153	182	
\$60,000 to \$74,999	739	323	68	54	135	160	
\$75,000 to \$99,999	673	294	62	49	123	146	
\$100,000 to \$124,999	265	116	24	19	48	58	
\$125,000 to \$149,999	136	59	12	10	25	29	
\$150,000 to \$199,999	70	31	6	5	13	15	
\$200,000 to \$999,999	144	63	13	11	26	31	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2011 Priority Needs Renter Households Within Income Range

0-30% Median Income	1,691	669	218	83	329	392
31-50% Median Income	1,846	766	207	102	352	419
51-80% Median Income	2,143	941	180	153	396	473
Total 0-80% Median Income	5,680	2,376	605	338	1,077	1,284

Percent 2011 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.5%	0.2%	0.1%	0.0%	0.1%	0.1%
31-50% Median Income	0.6%	0.2%	0.1%	0.0%	0.1%	0.1%
51-80% Median Income	0.6%	0.3%	0.1%	0.0%	0.1%	0.1%
Total 0-80% Median Income	1.7%	0.7%	0.2%	0.1%	0.3%	0.4%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-C

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS NORTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	142,117	54,399	11,614	15,492	25,348	35,264	
Total NW Meck. Households	8,706	3,756	790	645	1,571	1,944	
Percent of Mecklenburg County	6.1%	7.0%	7.0%	3.9%	6.2%	5.5%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	728	314	66	54	131	163	
\$10,000 to \$14,999	369	159	34	27	67	82	
\$15,000 to \$19,999	651	281	59	48	118	145	
\$20,000 to \$24,999	703	303	64	52	127	157	
\$25,000 to \$29,999	789	341	72	58	142	176	
\$30,000 to \$34,999	673	291	61	50	122	150	
\$35,000 to \$39,999	684	295	62	51	123	153	
\$40,000 to \$44,999	649	280	59	48	117	145	
\$45,000 to \$49,999	435	188	39	32	78	97	
\$50,000 to \$59,999	885	382	80	65	160	198	
\$60,000 to \$74,999	780	336	71	58	141	174	
\$75,000 to \$99,999	710	306	64	53	128	159	
\$100,000 to \$124,999	280	121	25	21	50	62	
\$125,000 to \$149,999	143	62	13	11	26	32	
\$150,000 to \$199,999	74	32	7	5	13	16	
\$200,000 to \$999,999	152	66	14	11	27	34	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2012 Priority Needs Renter Households Within Income Range

0-30% Median Income	1,836	718	234	92	354	438
31-50% Median Income	1,985	815	220	112	375	464
51-80% Median Income	2,261	982	184	166	415	513
Total 0-80% Median Income	6,082	2,515	638	370	1,144	1,415

Percent 2012 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.5%	0.2%	0.1%	0.0%	0.1%	0.1%
31-50% Median Income	0.6%	0.2%	0.1%	0.0%	0.1%	0.1%
51-80% Median Income	0.7%	0.3%	0.1%	0.0%	0.1%	0.2%
Total 0-80% Median Income	1.8%	0.7%	0.2%	0.1%	0.3%	0.4%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-D

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2000

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	103,450	39,761	8,342	10,059	16,452	28,836	
Total Central Meck. Households	23,598	7,085	1,621	3,974	3,557	7,362	
Percent of Mecklenburg County	22.8%	17.8%	19.4%	39.5%	21.6%	25.5%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	4,244	1,274	292	715	640	1,324	
\$10,000 to \$14,999	2,152	646	148	362	324	672	
\$15,000 to \$19,999	2,385	716	164	402	360	744	
\$20,000 to \$24,999	2,575	773	177	434	388	803	
\$25,000 to \$29,999	2,432	730	167	410	367	759	
\$30,000 to \$34,999	2,075	623	143	349	313	647	
\$35,000 to \$39,999	1,482	445	102	249	223	462	
\$40,000 to \$44,999	1,405	422	97	237	212	438	
\$45,000 to \$49,999	942	283	65	159	142	294	
\$50,000 to \$59,999	1,396	419	96	235	210	436	
\$60,000 to \$74,999	1,231	370	85	207	186	384	
\$75,000 to \$99,999	717	215	49	121	108	224	
\$100,000 to \$124,999	237	71	16	40	36	74	
\$125,000 to \$149,999	116	35	8	20	18	36	
\$150,000 to \$199,999	81	24	6	14	12	25	
\$200,000 to \$999,999	126	38	9	21	19	39	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2000 Priority Needs Renter Households Within Income Range

0-30% Median Income	6,965	1,986	625	924	1,117	2,313
31-50% Median Income	5,288	1,535	447	683	855	1,769
51-80% Median Income	5,820	1,790	329	1,020	874	1,808
Total 0-80% Median Income	18,073	5,310	1,401	2,626	2,846	5,890

Percent 2000 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	2.5%	0.7%	0.2%	0.3%	0.4%	0.8%
31-50% Median Income	1.9%	0.6%	0.2%	0.2%	0.3%	0.6%
51-80% Median Income	2.1%	0.7%	0.1%	0.4%	0.3%	0.7%
Total 0-80% Median Income	6.6%	1.9%	0.5%	1.0%	1.0%	2.2%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-D

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2006

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	120,031	46,607	9,679	11,762	21,489	30,494	
Total Central Meck. Households	25,140	7,460	1,689	4,470	4,278	7,243	
Percent of Mecklenburg County	20.9%	14.9%	17.7%	41.1%	19.6%	24.0%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	4,243	1,259	285	754	722	1,222	
\$10,000 to \$14,999	2,152	639	145	383	366	620	
\$15,000 to \$19,999	2,385	708	160	424	406	687	
\$20,000 to \$24,999	2,575	764	173	458	438	742	
\$25,000 to \$29,999	2,432	722	163	432	414	701	
\$30,000 to \$34,999	2,075	616	139	369	353	598	
\$35,000 to \$39,999	1,684	500	113	299	287	485	
\$40,000 to \$44,999	1,597	474	107	284	272	460	
\$45,000 to \$49,999	1,070	318	72	190	182	308	
\$50,000 to \$59,999	1,607	477	108	286	273	463	
\$60,000 to \$74,999	1,417	420	95	252	241	408	
\$75,000 to \$99,999	961	285	65	171	164	277	
\$100,000 to \$124,999	396	117	27	70	67	114	
\$125,000 to \$149,999	180	53	12	32	31	52	
\$150,000 to \$199,999	136	40	9	24	23	39	
\$200,000 to \$999,999	232	69	16	41	39	67	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2006 Priority Needs Renter Households Within Income Range

0-30% Median Income	7,909	2,236	700	1,098	1,439	2,436
31-50% Median Income	5,860	1,708	448	843	1,063	1,799
51-80% Median Income	5,888	1,823	329	1,097	980	1,659
Total 0-80% Median Income	19,657	5,767	1,477	3,038	3,481	5,893

Percent 2006 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	2.6%	0.7%	0.2%	0.4%	0.5%	0.8%
31-50% Median Income	1.9%	0.6%	0.1%	0.3%	0.4%	0.6%
51-80% Median Income	2.0%	0.6%	0.1%	0.4%	0.3%	0.6%
Total 0-80% Median Income	6.5%	1.9%	0.5%	1.0%	1.2%	2.0%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-D

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2011

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	138,109	53,299	11,379	15,179	24,835	33,416	
Total Central Meck. Households	22,834	5,990	1,459	5,205	3,788	6,391	
Percent of Mecklenburg County	16.5%	11.6%	13.8%	31.9%	15.2%	18.7%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	3,700	971	236	843	614	1,036	
\$10,000 to \$14,999	1,876	492	120	428	311	525	
\$15,000 to \$19,999	2,080	546	133	474	345	582	
\$20,000 to \$24,999	2,245	589	143	512	372	628	
\$25,000 to \$29,999	2,120	556	136	483	352	593	
\$30,000 to \$34,999	1,809	475	116	412	300	506	
\$35,000 to \$39,999	1,549	406	99	353	257	433	
\$40,000 to \$44,999	1,469	385	94	335	244	411	
\$45,000 to \$49,999	985	258	63	224	163	276	
\$50,000 to \$59,999	1,536	403	98	350	255	430	
\$60,000 to \$74,999	1,354	355	87	309	225	379	
\$75,000 to \$99,999	980	257	63	223	163	274	
\$100,000 to \$124,999	436	114	28	99	72	122	
\$125,000 to \$149,999	223	59	14	51	37	62	
\$150,000 to \$199,999	177	46	11	40	29	50	
\$200,000 to \$999,999	295	77	19	67	49	83	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2011 Priority Needs Renter Households Within Income Range

0-30% Median Income	7,523	1,898	641	1,349	1,352	2,281
31-50% Median Income	5,401	1,415	383	1,043	953	1,607
51-80% Median Income	5,099	1,392	256	1,262	814	1,374
Total 0-80% Median Income	18,023	4,705	1,281	3,655	3,119	5,262

Percent 2011 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	2.2%	0.6%	0.2%	0.4%	0.4%	0.7%
31-50% Median Income	1.6%	0.4%	0.1%	0.3%	0.3%	0.5%
51-80% Median Income	1.5%	0.4%	0.1%	0.4%	0.2%	0.4%
Total 0-80% Median Income	5.4%	1.4%	0.4%	1.1%	0.9%	1.6%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-D

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS CENTRAL MECKLENBURG COUNTY PLANNING DISTRICT 2012

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	142,117	54,399	11,614	15,492	25,348	35,264	
Total Central Meck. Households	22,388	5,649	1,384	5,203	3,660	6,490	
Percent of Mecklenburg County	15.8%	11.0%	13.2%	30.3%	14.5%	17.7%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	3,628	915	224	843	593	1,052	
\$10,000 to \$14,999	1,840	464	114	428	301	533	
\$15,000 to \$19,999	2,039	514	126	474	333	591	
\$20,000 to \$24,999	2,201	555	136	512	360	638	
\$25,000 to \$29,999	2,079	525	129	483	340	603	
\$30,000 to \$34,999	1,774	448	110	412	290	514	
\$35,000 to \$39,999	1,518	383	94	353	248	440	
\$40,000 to \$44,999	1,440	363	89	335	235	418	
\$45,000 to \$49,999	965	244	60	224	158	280	
\$50,000 to \$59,999	1,506	380	93	350	246	437	
\$60,000 to \$74,999	1,327	335	82	308	217	385	
\$75,000 to \$99,999	961	242	59	223	157	279	
\$100,000 to \$124,999	427	108	26	99	70	124	
\$125,000 to \$149,999	219	55	14	51	36	63	
\$150,000 to \$199,999	174	44	11	40	28	50	
\$200,000 to \$999,999	289	73	18	67	47	84	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2012 Priority Needs Renter Households Within Income Range

0-30% Median Income	7,528	1,827	621	1,377	1,335	2,368
31-50% Median Income	5,354	1,354	366	1,065	926	1,643
51-80% Median Income	4,956	1,294	236	1,267	779	1,381
Total 0-80% Median Income	17,839	4,475	1,223	3,709	3,040	5,392

Percent 2012 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	2.2%	0.5%	0.2%	0.4%	0.4%	0.7%
31-50% Median Income	1.6%	0.4%	0.1%	0.3%	0.3%	0.5%
51-80% Median Income	1.5%	0.4%	0.1%	0.4%	0.2%	0.4%
Total 0-80% Median Income	5.2%	1.3%	0.4%	1.1%	0.9%	1.6%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-E

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2000

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	103,450	39,761	8,342	10,059	16,452	28,836	
Total S Meck. Households	29,506	11,625	1,969	2,879	4,689	8,344	
Percent of Mecklenburg County	28.5%	29.2%	23.6%	28.6%	28.5%	28.9%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	2,364	931	158	231	376	668	
\$10,000 to \$14,999	1,199	472	80	117	191	339	
\$15,000 to \$19,999	2,048	807	137	200	325	579	
\$20,000 to \$24,999	2,211	871	148	216	351	625	
\$25,000 to \$29,999	2,803	1,104	187	273	445	793	
\$30,000 to \$34,999	2,392	942	160	233	380	676	
\$35,000 to \$39,999	2,339	921	156	228	372	661	
\$40,000 to \$44,999	2,218	874	148	216	353	627	
\$45,000 to \$49,999	1,487	586	99	145	236	420	
\$50,000 to \$59,999	2,991	1,179	200	292	475	846	
\$60,000 to \$74,999	2,637	1,039	176	257	419	746	
\$75,000 to \$99,999	2,207	869	147	215	351	624	
\$100,000 to \$124,999	1,085	428	72	106	172	307	
\$125,000 to \$149,999	533	210	36	52	85	151	
\$150,000 to \$199,999	388	153	26	38	62	110	
\$200,000 to \$999,999	605	239	40	59	96	171	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2000 Priority Needs Renter Households Within Income Range

0-30% Median Income	4,127	1,477	393	298	705	1,254
31-50% Median Income	4,915	1,772	456	313	854	1,520
51-80% Median Income	7,682	3,013	523	629	1,266	2,252
Total 0-80% Median Income	16,724	6,262	1,372	1,240	2,825	5,027

Percent 2000 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.5%	0.5%	0.1%	0.1%	0.3%	0.5%
31-50% Median Income	1.8%	0.6%	0.2%	0.1%	0.3%	0.6%
51-80% Median Income	2.8%	1.1%	0.2%	0.2%	0.5%	0.8%
Total 0-80% Median Income	6.1%	2.3%	0.5%	0.5%	1.0%	1.8%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-E

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2006

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	120,031	46,607	9,679	11,762	21,489	30,494	
Total S Meck. Households	33,935	13,511	2,265	3,337	6,073	8,749	
Percent of Mecklenburg County	28.3%	29.0%	23.4%	28.4%	28.3%	28.7%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	2,379	947	159	234	426	613	
\$10,000 to \$14,999	1,206	480	81	119	216	311	
\$15,000 to \$19,999	2,061	820	138	203	369	531	
\$20,000 to \$24,999	2,225	886	148	219	398	574	
\$25,000 to \$29,999	2,821	1,123	188	277	505	727	
\$30,000 to \$34,999	2,407	958	161	237	431	620	
\$35,000 to \$39,999	2,675	1,065	179	263	479	690	
\$40,000 to \$44,999	2,537	1,010	169	250	454	654	
\$45,000 to \$49,999	1,701	677	114	167	304	438	
\$50,000 to \$59,999	3,466	1,380	231	341	620	893	
\$60,000 to \$74,999	3,055	1,216	204	300	547	788	
\$75,000 to \$99,999	2,977	1,185	199	293	533	767	
\$100,000 to \$124,999	1,822	725	122	179	326	470	
\$125,000 to \$149,999	829	330	55	82	148	214	
\$150,000 to \$199,999	654	260	44	64	117	169	
\$200,000 to \$999,999	1,123	447	75	110	201	290	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2006 Priority Needs Renter Households Within Income Range

0-30% Median Income	4,975	1,819	471	340	960	1,383
31-50% Median Income	5,926	2,208	533	396	1,143	1,646
51-80% Median Income	8,615	3,447	588	743	1,572	2,265
Total 0-80% Median Income	19,516	7,475	1,592	1,480	3,675	5,294

Percent 2006 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.7%	0.6%	0.2%	0.1%	0.3%	0.5%
31-50% Median Income	2.0%	0.7%	0.2%	0.1%	0.4%	0.5%
51-80% Median Income	2.9%	1.1%	0.2%	0.2%	0.5%	0.8%
Total 0-80% Median Income	6.5%	2.5%	0.5%	0.5%	1.2%	1.8%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-E

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2011

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	138,109	53,299	11,379	15,179	24,835	33,416	
Total S Meck. Households	39,478	15,629	2,694	4,357	7,100	9,698	
Percent of Mecklenburg County	28.6%	29.3%	23.7%	28.7%	28.6%	29.0%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	2,530	1,002	173	279	455	622	
\$10,000 to \$14,999	1,283	508	88	142	231	315	
\$15,000 to \$19,999	2,192	868	150	242	394	538	
\$20,000 to \$24,999	2,366	937	161	261	426	581	
\$25,000 to \$29,999	3,000	1,188	205	331	540	737	
\$30,000 to \$34,999	2,560	1,013	175	282	460	629	
\$35,000 to \$39,999	3,001	1,188	205	331	540	737	
\$40,000 to \$44,999	2,846	1,127	194	314	512	699	
\$45,000 to \$49,999	1,908	755	130	211	343	469	
\$50,000 to \$59,999	4,040	1,599	276	446	727	992	
\$60,000 to \$74,999	3,561	1,410	243	393	640	875	
\$75,000 to \$99,999	3,704	1,466	253	409	666	910	
\$100,000 to \$124,999	2,447	969	167	270	440	601	
\$125,000 to \$149,999	1,254	496	86	138	225	308	
\$150,000 to \$199,999	1,040	412	71	115	187	256	
\$200,000 to \$999,999	1,746	691	119	193	314	429	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2011 Priority Needs Renter Households Within Income Range

0-30% Median Income	6,024	2,202	584	461	1,174	1,603
31-50% Median Income	7,056	2,640	658	556	1,353	1,849
51-80% Median Income	9,810	3,850	635	992	1,831	2,501
Total 0-80% Median Income	22,889	8,693	1,878	2,008	4,358	5,952

Percent 2011 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.8%	0.7%	0.2%	0.1%	0.4%	0.5%
31-50% Median Income	2.1%	0.8%	0.2%	0.2%	0.4%	0.6%
51-80% Median Income	2.9%	1.2%	0.2%	0.3%	0.5%	0.7%
Total 0-80% Median Income	6.8%	2.6%	0.6%	0.6%	1.3%	1.8%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-E

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTH MECKLENBURG COUNTY PLANNING DISTRICT 2012

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	142,117	54,399	11,614	15,492	25,348	35,264	
Total S Meck. Households	40,696	15,978	2,754	4,454	7,258	10,251	
Percent of Mecklenburg County	28.6%	29.4%	23.9%	28.8%	28.7%	29.0%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	2,608	1,024	176	285	465	657	
\$10,000 to \$14,999	1,323	519	90	145	236	333	
\$15,000 to \$19,999	2,259	887	153	247	403	569	
\$20,000 to \$24,999	2,439	958	165	267	435	614	
\$25,000 to \$29,999	3,092	1,214	209	338	552	779	
\$30,000 to \$34,999	2,639	1,036	179	289	471	665	
\$35,000 to \$39,999	3,093	1,215	209	339	552	779	
\$40,000 to \$44,999	2,934	1,152	199	321	523	739	
\$45,000 to \$49,999	1,967	772	133	215	351	495	
\$50,000 to \$59,999	4,164	1,635	282	456	743	1,049	
\$60,000 to \$74,999	3,671	1,441	248	402	655	925	
\$75,000 to \$99,999	3,818	1,499	258	418	681	962	
\$100,000 to \$124,999	2,523	990	171	276	450	635	
\$125,000 to \$149,999	1,292	507	87	141	230	326	
\$150,000 to \$199,999	1,072	421	73	117	191	270	
\$200,000 to \$999,999	1,800	707	122	197	321	453	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2012 Priority Needs Renter Households Within Income Range

0-30% Median Income	6,397	2,315	617	486	1,235	1,744
31-50% Median Income	7,481	2,766	686	589	1,426	2,014
51-80% Median Income	10,163	3,968	638	1,031	1,876	2,650
Total 0-80% Median Income	24,041	9,048	1,942	2,106	4,537	6,407

Percent 2012 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.9%	0.7%	0.2%	0.1%	0.4%	0.5%
31-50% Median Income	2.2%	0.8%	0.2%	0.2%	0.4%	0.6%
51-80% Median Income	3.0%	1.2%	0.2%	0.3%	0.5%	0.8%
Total 0-80% Median Income	7.0%	2.6%	0.6%	0.6%	1.3%	1.9%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-F

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹				
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER
Total Mecklenburg Households	103,450	39,761	8,342	10,059	16,452	28,836
Total SE Meck. Households	16,379	6,785	1,554	1,182	2,662	4,196
Percent of Mecklenburg County	15.8%	17.1%	18.6%	11.8%	16.2%	14.6%
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0
\$2 to \$9,999	1,376	570	131	99	224	353
\$10,000 to \$14,999	698	289	66	50	113	179
\$15,000 to \$19,999	1,303	540	124	94	212	334
\$20,000 to \$24,999	1,407	583	133	102	229	360
\$25,000 to \$29,999	1,941	804	184	140	316	497
\$30,000 to \$34,999	1,656	686	157	120	269	424
\$35,000 to \$39,999	1,338	554	127	97	217	343
\$40,000 to \$44,999	1,269	526	120	92	206	325
\$45,000 to \$49,999	851	352	81	61	138	218
\$50,000 to \$59,999	1,649	683	156	119	268	422
\$60,000 to \$74,999	1,453	602	138	105	236	372
\$75,000 to \$99,999	926	383	88	67	150	237
\$100,000 to \$124,999	273	113	26	20	44	70
\$125,000 to \$149,999	134	56	13	10	22	34
\$150,000 to \$199,999	45	19	4	3	7	12
\$200,000 to \$999,999	59	25	6	4	10	15

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2000 Priority Needs Renter Households Within Income Range

0-30% Median Income	2,475	908	337	128	427	674
31-50% Median Income	3,258	1,195	438	145	574	905
51-80% Median Income	4,861	2,050	426	316	803	1,266
Total 0-80% Median Income	10,594	4,154	1,201	590	1,805	2,845

Percent 2000 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.9%	0.3%	0.1%	0.0%	0.2%	0.2%
31-50% Median Income	1.2%	0.4%	0.2%	0.1%	0.2%	0.3%
51-80% Median Income	1.8%	0.7%	0.2%	0.1%	0.3%	0.5%
Total 0-80% Median Income	3.9%	1.5%	0.4%	0.2%	0.7%	1.0%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-F

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	120,031	46,607	9,679	11,762	21,489	30,494	
Total SE Meck. Households	18,242	7,614	1,726	1,324	3,329	4,249	
Percent of Mecklenburg County	15.2%	16.3%	17.8%	11.3%	15.5%	13.9%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	1,397	583	132	101	255	325	
\$10,000 to \$14,999	708	296	67	51	129	165	
\$15,000 to \$19,999	1,323	552	125	96	241	308	
\$20,000 to \$24,999	1,428	596	135	104	261	333	
\$25,000 to \$29,999	1,971	823	186	143	360	459	
\$30,000 to \$34,999	1,681	702	159	122	307	392	
\$35,000 to \$39,999	1,544	644	146	112	282	360	
\$40,000 to \$44,999	1,464	611	139	106	267	341	
\$45,000 to \$49,999	981	410	93	71	179	229	
\$50,000 to \$59,999	1,927	804	182	140	352	449	
\$60,000 to \$74,999	1,698	709	161	123	310	396	
\$75,000 to \$99,999	1,260	526	119	91	230	293	
\$100,000 to \$124,999	463	193	44	34	84	108	
\$125,000 to \$149,999	210	88	20	15	38	49	
\$150,000 to \$199,999	77	32	7	6	14	18	
\$200,000 to \$999,999	111	46	10	8	20	26	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2006 Priority Needs Renter Households Within Income Range

0-30% Median Income	3,050	1,142	410	148	593	757
31-50% Median Income	4,021	1,539	501	187	788	1,006
51-80% Median Income	5,244	2,237	473	364	953	1,217
Total 0-80% Median Income	12,315	4,919	1,384	699	2,334	2,979

Percent 2006 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.0%	0.4%	0.1%	0.0%	0.2%	0.3%
31-50% Median Income	1.3%	0.5%	0.2%	0.1%	0.3%	0.3%
51-80% Median Income	1.7%	0.7%	0.2%	0.1%	0.3%	0.4%
Total 0-80% Median Income	4.1%	1.6%	0.5%	0.2%	0.8%	1.0%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-F

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2011

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	138,109	53,299	11,379	15,179	24,835	33,416	
Total SE Meck. Households	20,772	8,635	2,012	1,694	3,815	4,617	
Percent of Mecklenburg County	15.0%	16.2%	17.7%	11.2%	15.4%	13.8%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	1,502	624	145	122	276	334	
\$10,000 to \$14,999	762	317	74	62	140	169	
\$15,000 to \$19,999	1,422	591	138	116	261	316	
\$20,000 to \$24,999	1,535	638	149	125	282	341	
\$25,000 to \$29,999	2,118	881	205	173	389	471	
\$30,000 to \$34,999	1,808	751	175	147	332	402	
\$35,000 to \$39,999	1,750	728	170	143	321	389	
\$40,000 to \$44,999	1,660	690	161	135	305	369	
\$45,000 to \$49,999	1,113	463	108	91	204	247	
\$50,000 to \$59,999	2,270	943	220	185	417	504	
\$60,000 to \$74,999	2,001	832	194	163	367	445	
\$75,000 to \$99,999	1,584	658	153	129	291	352	
\$100,000 to \$124,999	628	261	61	51	115	140	
\$125,000 to \$149,999	322	134	31	26	59	72	
\$150,000 to \$199,999	124	52	12	10	23	28	
\$200,000 to \$999,999	174	72	17	14	32	39	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2011 Priority Needs Renter Households Within Income Range

0-30% Median Income	3,768	1,412	519	204	739	894
31-50% Median Income	4,878	1,890	609	270	954	1,154
51-80% Median Income	5,820	2,443	514	475	1,081	1,308
Total 0-80% Median Income	14,465	5,745	1,642	949	2,773	3,356

Percent 2011 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.1%	0.4%	0.2%	0.1%	0.2%	0.3%
31-50% Median Income	1.5%	0.6%	0.2%	0.1%	0.3%	0.3%
51-80% Median Income	1.7%	0.7%	0.2%	0.1%	0.3%	0.4%
Total 0-80% Median Income	4.3%	1.7%	0.5%	0.3%	0.8%	1.0%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-F

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTHEAST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	142,117	54,399	11,614	15,492	25,348	35,264	
Total SE Meck. Households	21,275	8,777	2,045	1,722	3,878	4,853	
Percent of Mecklenburg County	15.0%	16.2%	17.8%	11.1%	15.3%	13.7%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	1,538	635	148	124	280	351	
\$10,000 to \$14,999	780	322	75	63	142	178	
\$15,000 to \$19,999	1,456	601	140	118	265	332	
\$20,000 to \$24,999	1,572	649	151	127	287	359	
\$25,000 to \$29,999	2,170	895	209	176	395	495	
\$30,000 to \$34,999	1,851	764	178	150	337	422	
\$35,000 to \$39,999	1,793	740	172	145	327	409	
\$40,000 to \$44,999	1,701	702	163	138	310	388	
\$45,000 to \$49,999	1,140	470	110	92	208	260	
\$50,000 to \$59,999	2,325	959	223	188	424	530	
\$60,000 to \$74,999	2,049	845	197	166	374	467	
\$75,000 to \$99,999	1,622	669	156	131	296	370	
\$100,000 to \$124,999	643	265	62	52	117	147	
\$125,000 to \$149,999	330	136	32	27	60	75	
\$150,000 to \$199,999	127	52	12	10	23	29	
\$200,000 to \$999,999	178	74	17	14	32	41	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2012 Priority Needs Renter Households Within Income Range

0-30% Median Income	3,983	1,479	547	214	774	968
31-50% Median Income	5,121	1,975	626	286	992	1,242
51-80% Median Income	5,956	2,482	512	487	1,099	1,376
Total 0-80% Median Income	15,060	5,935	1,686	987	2,866	3,586

Percent 2012 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	1.2%	0.4%	0.2%	0.1%	0.2%	0.3%
31-50% Median Income	1.5%	0.6%	0.2%	0.1%	0.3%	0.4%
51-80% Median Income	1.7%	0.7%	0.2%	0.1%	0.3%	0.4%
Total 0-80% Median Income	4.4%	1.7%	0.5%	0.3%	0.8%	1.0%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-G

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2000

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹				
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER
Total Mecklenburg Households	103,450	39,761	8,342	10,059	16,452	28,836
Total SW Meck. Households	9,345	3,759	984	773	1,445	2,383
Percent of Mecklenburg County	9.0%	9.5%	11.8%	7.7%	8.8%	8.3%
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0
\$2 to \$9,999	897	361	94	74	139	229
\$10,000 to \$14,999	455	183	48	38	70	116
\$15,000 to \$19,999	771	310	81	64	119	197
\$20,000 to \$24,999	832	335	88	69	129	212
\$25,000 to \$29,999	962	387	101	80	149	245
\$30,000 to \$34,999	821	330	86	68	127	209
\$35,000 to \$39,999	790	318	83	65	122	202
\$40,000 to \$44,999	750	302	79	62	116	191
\$45,000 to \$49,999	503	202	53	42	78	128
\$50,000 to \$59,999	869	350	92	72	134	222
\$60,000 to \$74,999	766	308	81	63	118	195
\$75,000 to \$99,999	566	228	60	47	88	144
\$100,000 to \$124,999	174	70	18	14	27	44
\$125,000 to \$149,999	85	34	9	7	13	22
\$150,000 to \$199,999	36	14	4	3	6	9
\$200,000 to \$999,999	68	27	7	6	10	17

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2000 Priority Needs Renter Households Within Income Range

0-30% Median Income	1,591	572	235	96	260	429
31-50% Median Income	1,831	676	254	100	303	499
51-80% Median Income	2,618	1,050	272	187	419	691
Total 0-80% Median Income	6,041	2,297	760	383	982	1,619

Percent 2000 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.6%	0.2%	0.1%	0.0%	0.1%	0.2%
31-50% Median Income	0.7%	0.2%	0.1%	0.0%	0.1%	0.2%
51-80% Median Income	1.0%	0.4%	0.1%	0.1%	0.2%	0.3%
Total 0-80% Median Income	2.2%	0.8%	0.3%	0.1%	0.4%	0.6%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-G

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2006

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹				
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER
Total Mecklenburg Households	120,031	46,607	9,679	11,762	21,489	30,494
Total SW Meck. Households	11,904	4,830	1,252	991	2,069	2,762
Percent of Mecklenburg County	9.9%	10.4%	12.9%	8.4%	9.6%	9.1%
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0
\$2 to \$9,999	1,036	420	109	86	180	240
\$10,000 to \$14,999	525	213	55	44	91	122
\$15,000 to \$19,999	891	361	94	74	155	207
\$20,000 to \$24,999	961	390	101	80	167	223
\$25,000 to \$29,999	1,111	451	117	92	193	258
\$30,000 to \$34,999	948	385	100	79	165	220
\$35,000 to \$39,999	1,037	421	109	86	180	241
\$40,000 to \$44,999	984	399	103	82	171	228
\$45,000 to \$49,999	660	268	69	55	115	153
\$50,000 to \$59,999	1,155	469	122	96	201	268
\$60,000 to \$74,999	1,019	413	107	85	177	236
\$75,000 to \$99,999	877	356	92	73	152	203
\$100,000 to \$124,999	335	136	35	28	58	78
\$125,000 to \$149,999	152	62	16	13	26	35
\$150,000 to \$199,999	70	28	7	6	12	16
\$200,000 to \$999,999	144	58	15	12	25	33

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2006 Priority Needs Renter Households Within Income Range

0-30% Median Income	2,200	806	322	125	405	541
31-50% Median Income	2,475	938	333	145	454	606
51-80% Median Income	3,330	1,370	337	248	589	786
Total 0-80% Median Income	8,004	3,113	992	518	1,448	1,933

Percent 2006 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.7%	0.3%	0.1%	0.0%	0.1%	0.2%
31-50% Median Income	0.8%	0.3%	0.1%	0.0%	0.2%	0.2%
51-80% Median Income	1.1%	0.5%	0.1%	0.1%	0.2%	0.3%
Total 0-80% Median Income	2.7%	1.0%	0.3%	0.2%	0.5%	0.6%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-G

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2011

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	138,109	53,299	11,379	15,179	24,835	33,416	
Total SW Meck. Households	14,757	5,953	1,586	1,378	2,577	3,262	
Percent of Mecklenburg County	10.7%	11.2%	13.9%	9.1%	10.4%	9.7%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	1,207	487	130	113	211	267	
\$10,000 to \$14,999	612	247	66	57	107	135	
\$15,000 to \$19,999	1,038	419	112	97	181	229	
\$20,000 to \$24,999	1,120	452	120	105	196	248	
\$25,000 to \$29,999	1,295	522	139	121	226	286	
\$30,000 to \$34,999	1,105	446	119	103	193	244	
\$35,000 to \$39,999	1,275	514	137	119	223	282	
\$40,000 to \$44,999	1,210	488	130	113	211	267	
\$45,000 to \$49,999	811	327	87	76	142	179	
\$50,000 to \$59,999	1,476	595	159	138	258	326	
\$60,000 to \$74,999	1,301	525	140	121	227	288	
\$75,000 to \$99,999	1,195	482	128	112	209	264	
\$100,000 to \$124,999	493	199	53	46	86	109	
\$125,000 to \$149,999	252	102	27	24	44	56	
\$150,000 to \$199,999	121	49	13	11	21	27	
\$200,000 to \$999,999	245	99	26	23	43	54	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2011 Priority Needs Renter Households Within Income Range

0-30% Median Income	2,919	1,068	436	186	542	686
31-50% Median Income	3,188	1,208	444	219	581	735
51-80% Median Income	4,065	1,665	388	360	729	923
Total 0-80% Median Income	10,172	3,942	1,269	765	1,852	2,344

Percent 2011 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.9%	0.3%	0.1%	0.1%	0.2%	0.2%
31-50% Median Income	1.0%	0.4%	0.1%	0.1%	0.2%	0.2%
51-80% Median Income	1.2%	0.5%	0.1%	0.1%	0.2%	0.3%
Total 0-80% Median Income	3.0%	1.2%	0.4%	0.2%	0.6%	0.7%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 4-G

PRIORITY HOUSING NEEDS FOR RENTER HOUSEHOLDS SOUTHWEST MECKLENBURG COUNTY PLANNING DISTRICT 2012

	TOTAL (Renters)	RENTER HOUSEHOLD TYPE ¹					
		SMALL-RELATED	LARGE-RELATED	ELDERLY	SPECIAL NEEDS	ALL OTHER	
Total Mecklenburg Households	142,117	54,399	11,614	15,492	25,348	35,264	
Total SW Meck. Households	15,384	6,160	1,641	1,426	2,667	3,490	
Percent of Mecklenburg County	10.8%	11.3%	14.2%	9.2%	10.5%	9.8%	
Not in universe (vacant, GQ, no income)	0	0	0	0	0	0	
\$2 to \$9,999	1,258	504	134	117	218	286	
\$10,000 to \$14,999	638	256	68	59	111	145	
\$15,000 to \$19,999	1,082	433	115	100	188	245	
\$20,000 to \$24,999	1,168	468	125	108	203	265	
\$25,000 to \$29,999	1,350	540	144	125	234	306	
\$30,000 to \$34,999	1,152	461	123	107	200	261	
\$35,000 to \$39,999	1,330	532	142	123	231	302	
\$40,000 to \$44,999	1,261	505	135	117	219	286	
\$45,000 to \$49,999	845	339	90	78	147	192	
\$50,000 to \$59,999	1,538	616	164	143	267	349	
\$60,000 to \$74,999	1,356	543	145	126	235	308	
\$75,000 to \$99,999	1,246	499	133	116	216	283	
\$100,000 to \$124,999	514	206	55	48	89	117	
\$125,000 to \$149,999	263	105	28	24	46	60	
\$150,000 to \$199,999	126	51	13	12	22	29	
\$200,000 to \$999,999	256	102	27	24	44	58	

¹ Households meeting the criteria for each Renter Household Type have been included in each qualifying grouping. Therefore, there is overlap among Household Type categories in the charts above and below. For instance, there are Elderly households that are also Small-Related households, and there are Special Needs households that are also Elderly Households. The "All Other" Household Type includes those households that do not meet any of the other Household Type criteria.

Total 2012 Priority Needs Renter Households Within Income Range

0-30% Median Income	3,133	1,136	465	198	577	755
31-50% Median Income	3,404	1,277	469	234	617	807
51-80% Median Income	4,231	1,726	392	378	752	984
Total 0-80% Median Income	10,769	4,140	1,326	811	1,946	2,546

Percent 2012 Priority Needs Renter Households of Total Mecklenburg Households

0-30% Median Income	0.9%	0.3%	0.1%	0.1%	0.2%	0.2%
31-50% Median Income	1.0%	0.4%	0.1%	0.1%	0.2%	0.2%
51-80% Median Income	1.2%	0.5%	0.1%	0.1%	0.2%	0.3%
Total 0-80% Median Income	3.2%	1.2%	0.4%	0.2%	0.6%	0.7%

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 5

CALCULATION OF RENTAL UNIT SUPPLY MECKLENBURG COUNTY, NC 2000 - 2012

2006 Total Rental Units ²				102,642
2000 Rental Units - Share of Total Supply by Gross Rent ¹				
Rent Range	# Units	Share		
< \$200	5,540	5%		
\$200 - \$299	1,994	2%		
\$300 - \$399	4,493	4%		
\$400 - \$499	8,637	8%		
\$500 - \$599	14,687	14%		
\$600 - \$699	18,442	18%		
\$700 - \$799	18,461	18%		
\$800 - \$899	11,882	12%		
\$900 - \$999	6,673	7%		
\$1,000 - \$1,199	6,083.2	6%		
\$1,200 - \$1,499	3,779.8	4%		
\$1,500 - \$1,999	1,374	1%		
\$2,000 +	596	1%		
Total	102,642	100%		

Average Compound Rent Growth 2000 - 2006 ²	
2000 Median Gross Rent	693
2006 Median Gross Rent	746
Average Annual Rent Increase	1.24%

Same Supply, but Rents in 2006 Dollars (Applied Rent Growth)		
Rent Range	# Units	
< \$215	5,540	
\$215 - \$322	1,994	
\$323 - \$430	4,493	
\$431 - \$537	8,637	
\$538 - \$645	14,687	
\$646 - \$752	18,442	
\$754 - \$860	18,461	
\$861 - \$968	11,882	
\$969 - \$1,075	6,673	
\$1,076 - \$1,291	6,083	
\$1,292 - \$1,614	3,780	
\$1,615 - \$2,152	1,374	
\$2,153 +	596	
Total	102,642	

2000 Supply in 2006 Rents Redistributed into Standard Price Bands (to determine 2006 share distribution of supply)			
Rent Range	# Units	New Share of Supply by Gross Rent	
< \$200	4,566	4%	
\$200 - \$299	1,874	2%	
\$300 - \$399	2,559	2%	
\$400 - \$499	6,704	7%	
\$500 - \$599	11,939	12%	
\$600 - \$699	16,677	16%	
\$700 - \$799	17,449	17%	
\$800 - \$899	13,056	13%	
\$900 - \$999	8,795	9%	
\$1,000 - \$1,199	10,297	10%	
\$1,200 - \$1,499	5,108	5%	
\$1,500 - \$1,999	2,608	3%	
\$2,000 +	1,010	1%	
Total	102,642	100%	

2006 Total Rental Units ²				120,031
2006 Total Supply Distributed by 2006 Share of Supply by Rent Range				
Rent Range	Share	# Units		
< \$200	4%	5,339		
\$200 - \$299	2%	2,192		
\$300 - \$399	2%	2,992		
\$400 - \$499	7%	7,840		
\$500 - \$599	12%	13,961		
\$600 - \$699	16%	19,503		
\$700 - \$799	17%	20,405		
\$800 - \$899	13%	15,268		
\$900 - \$999	9%	10,285		
\$1,000 - \$1,199	10%	12,041		
\$1,200 - \$1,499	5%	5,973		
\$1,500 - \$1,999	3%	3,050		
\$2,000 +	1%	1,181		
Total	100%	120,031		

2006 Total Rental Units ²				120,031
2006 Total Supply Distributed by 2006 Share of Supply by Rent Range				
Rent Range	Share	# Units		
< \$200	4%	5,339		
\$200 - \$299	2%	2,192		
\$300 - \$399	2%	2,992		
\$400 - \$499	7%	7,840		
\$500 - \$599	12%	13,961		
\$600 - \$699	16%	19,503		
\$700 - \$799	17%	20,405		
\$800 - \$899	13%	15,268		
\$900 - \$999	9%	10,285		
\$1,000 - \$1,199	10%	12,041		
\$1,200 - \$1,499	5%	5,973		
\$1,500 - \$1,999	3%	3,050		
\$2,000 +	1%	1,181		
Total	100%	120,031		

Average Compound Rent Growth 2006 - 2012	
<i>Assumed to be consistent with 2000-2006 rent growth</i>	
2006 Median Gross Rent	746
2006 Median Gross Rent	803
Average Annual Rent Increase	1.24%

Same Supply, but Rents in 2012 Dollars (Applied Rent Growth)		
Rent Range	# Units	
< \$215	5,339	
\$215 - \$322	2,192	
\$323 - \$430	2,992	
\$431 - \$537	7,840	
\$538 - \$645	13,961	
\$646 - \$752	19,503	
\$754 - \$860	20,405	
\$861 - \$968	15,268	
\$969 - \$1,075	10,285	
\$1,076 - \$1,291	12,041	
\$1,292 - \$1,614	5,973	
\$1,615 - \$2,152	3,050	
\$2,153 +	1,181	
Total	120,031	

2006 Supply in 2012 Rents Redistributed into Standard Price Bands (to determine 2012 share distribution of supply)			
Rent Range	# Units	New Share of Supply by Gross Rent	
< \$200	4,660	4%	
\$200 - \$299	2,089	2%	
\$300 - \$399	1,726	1%	
\$400 - \$499	7,675	6%	
\$500 - \$599	14,481	12%	
\$600 - \$699	20,843	17%	
\$700 - \$799	20,767	17%	
\$800 - \$899	13,256	11%	
\$900 - \$999	9,425	8%	
\$1,000 - \$1,199	14,457	12%	
\$1,200 - \$1,499	6,064	5%	
\$1,500 - \$1,999	3,379	3%	
\$2,000 +	1,209	1%	
Total	120,031	100%	

2012 Total Rental Units				142,117
2012 Total Supply Distributed by 2006 Share of Supply by Rent Range				
Rent Range	Share	#VALUE!		
< \$200	#VALUE!	#VALUE!		0
\$200 - \$299	#VALUE!	#VALUE!		0
\$300 - \$399	#VALUE!	#VALUE!		0
\$400 - \$499	#VALUE!	#VALUE!		0
\$500 - \$599	#VALUE!	#VALUE!		0
\$600 - \$699	#VALUE!	#VALUE!		0
\$700 - \$799	#VALUE!	#VALUE!		#VALUE!
\$800 - \$899	#VALUE!	#VALUE!		15,695
\$900 - \$999	#VALUE!	#VALUE!		11,159
\$1,000 - \$1,199	#VALUE!	#VALUE!		17,117
\$1,200 - \$1,499	#VALUE!	#VALUE!		7,180
\$1,500 - \$1,999	#VALUE!	#VALUE!		4,001
\$2,000 +	#VALUE!	#VALUE!		1,431
Total	#VALUE!	#VALUE!		

¹ Census 2000

² American Community Survey 2006

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT

Appendix 6

CALCULATION OF RENTAL UNIT SUPPLY MECKLENBURG COUNTY, NC 2000 - 2012

2006 Total Rental Units ²				102,642
2000 Rental Units - Share of Total Supply by Gross Rent ¹				
Rent Range	# Units	Share		
< \$200	5,540	5%		
\$200 - \$299	1,994	2%		
\$300 - \$399	4,493	4%		
\$400 - \$499	8,637	8%		
\$500 - \$599	14,687	14%		
\$600 - \$699	18,442	18%		
\$700 - \$799	18,461	18%		
\$800 - \$899	11,882	12%		
\$900 - \$999	6,673	7%		
\$1,000 - \$1,199	6,083.2	6%		
\$1,200 - \$1,499	3,779.8	4%		
\$1,500 - \$1,999	1,374	1%		
\$2,000 +	596	1%		
Total	102,642	100%		

Average Compound Rent Growth 2000 - 2006 ²	
2000 Median Gross Rent	693
2006 Median Gross Rent	746
Average Annual Rent Increase	1.24%

Same Supply, but Rents in 2006 Dollars (Applied Rent Growth)		
Rent Range	# Units	
< \$215	5,540	
\$215 - \$322	1,994	
\$323 - \$430	4,493	
\$431 - \$537	8,637	
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\$646 - \$752	18,442	
\$754 - \$860	18,461	
\$861 - \$968	11,882	
\$969 - \$1,075	6,673	
\$1,076 - \$1,291	6,083	
\$1,292 - \$1,614	3,780	
\$1,615 - \$2,152	1,374	
\$2,153 +	596	
Total	102,642	

2000 Supply in 2006 Rents Redistributed into Standard Price Bands (to determine 2006 share distribution of supply)			
Rent Range	# Units	New Share of Supply by Gross Rent	
< \$200	4,566	4%	
\$200 - \$299	1,874	2%	
\$300 - \$399	2,559	2%	
\$400 - \$499	6,704	7%	
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\$900 - \$999	8,795	9%	
\$1,000 - \$1,199	10,297	10%	
\$1,200 - \$1,499	5,108	5%	
\$1,500 - \$1,999	2,608	3%	
\$2,000 +	1,010	1%	
Total	102,642	100%	

2006 Total Rental Units ²				120,031
2006 Total Supply Distributed by 2006 Share of Supply by Rent Range				
Rent Range	Share	# Units		
< \$200	4%	5,339		
\$200 - \$299	2%	2,192		
\$300 - \$399	2%	2,992		
\$400 - \$499	7%	7,840		
\$500 - \$599	12%	13,961		
\$600 - \$699	16%	19,503		
\$700 - \$799	17%	20,405		
\$800 - \$899	13%	15,268		
\$900 - \$999	9%	10,285		
\$1,000 - \$1,199	10%	12,041		
\$1,200 - \$1,499	5%	5,973		
\$1,500 - \$1,999	3%	3,050		
\$2,000 +	1%	1,181		
Total	100%	120,031		

2006 Total Rental Units ²				120,031
2006 Total Supply Distributed by 2006 Share of Supply by Rent Range				
Rent Range	Share	# Units		
< \$200	4%	5,339		
\$200 - \$299	2%	2,192		
\$300 - \$399	2%	2,992		
\$400 - \$499	7%	7,840		
\$500 - \$599	12%	13,961		
\$600 - \$699	16%	19,503		
\$700 - \$799	17%	20,405		
\$800 - \$899	13%	15,268		
\$900 - \$999	9%	10,285		
\$1,000 - \$1,199	10%	12,041		
\$1,200 - \$1,499	5%	5,973		
\$1,500 - \$1,999	3%	3,050		
\$2,000 +	1%	1,181		
Total	100%	120,031		

Average Compound Rent Growth 2006 - 2012	
<i>Assumed to be consistent with 2000-2006 rent growth</i>	
2006 Median Gross Rent	746
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\$431 - \$537	7,840	
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\$969 - \$1,075	10,285	
\$1,076 - \$1,291	12,041	
\$1,292 - \$1,614	5,973	
\$1,615 - \$2,152	3,050	
\$2,153 +	1,181	
Total	120,031	

2006 Supply in 2012 Rents Redistributed into Standard Price Bands (to determine 2012 share distribution of supply)			
Rent Range	# Units	New Share of Supply by Gross Rent	
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\$200 - \$299	2,089	2%	
\$300 - \$399	1,726	1%	
\$400 - \$499	7,675	6%	
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\$600 - \$699	20,843	17%	
\$700 - \$799	20,767	17%	
\$800 - \$899	13,256	11%	
\$900 - \$999	9,425	8%	
\$1,000 - \$1,199	14,457	12%	
\$1,200 - \$1,499	6,064	5%	
\$1,500 - \$1,999	3,379	3%	
\$2,000 +	1,209	1%	
Total	120,031	100%	

2012 Total Rental Units				142,117
2012 Total Supply Distributed by 2006 Share of Supply by Rent Range				
Rent Range	Share	# Units		
< \$200	4%	5,517		
\$200 - \$299	2%	2,473		
\$300 - \$399	1%	2,044		
\$400 - \$499	6%	9,087		
\$500 - \$599	12%	17,146		
\$600 - \$699	17%	24,678		
\$700 - \$799	17%	24,588		
\$800 - \$899	11%	15,695		
\$900 - \$999	8%	11,159		
\$1,000 - \$1,199	12%	17,117		
\$1,200 - \$1,499	5%	7,180		
\$1,500 - \$1,999	3%	4,001		
\$2,000 +	1%	1,431		
Total	100%	142,117		

¹ Census 2000
² American Community Survey 2006

CRITICAL ASSUMPTIONS

The conclusions and recommendations presented in this report are based on our analysis of the information available to us from our own sources and from the client as of the date of this report. We assume that the information is correct, complete, and reliable.

Our conclusions and recommendations are based on certain assumptions about the future performance of the global, national, and/or local economy and real estate market, and on other factors similarly outside either our control or that of the client. We analyzed trends and the information available to us in drawing conclusions and making the appropriate recommendations. However, given the fluid and dynamic nature of the economy and real estate markets, it is critical to monitor the economy and markets continuously and to revisit the aforementioned conclusions and recommendations periodically to ensure that they stand the test of time.

We assume that, in the future, the economy and real estate markets will grow at a stable and moderate rate. However, history tells us that stable and moderate growth patterns are not sustainable over extended periods of time. Indeed, we find that the economy is cyclical and that the real estate markets are typically highly sensitive to business cycles. Our analysis does not necessarily take into account the potential impact of major economic "shocks" on the national and/or local economy and does not necessarily account for the potential benefits from a major "boom." Similarly, the analysis does not necessarily reflect the residual impact on the real estate market and the competitive environment of such a shock or boom. The future is always difficult to predict, particularly given changing consumer and market psychology. Therefore, we recommend the close monitoring of the economy and the marketplace. The project and investment economics should be "stress tested" to ensure that potential fluctuations in the economy and real estate market conditions will not cause failure.

In addition, we assume that economic, employment, and household growth will occur more or less in accordance with current expectations, along with other forecasts of trends and demographic and economic patterns. Along these lines, we are not taking into account any major shifts in the level of consumer confidence; in the cost of development and construction; in tax laws (i.e., property and income tax rates, deductibility of mortgage interest, and so forth); or in the availability and/or cost of capital and mortgage financing for real estate developers, owners, and buyers. Should any of the above change, this analysis should probably be updated, with the conclusions and recommendations summarized herein reviewed accordingly (and possibly revised).

We also assume that competitive projects will be developed as planned (active and future) and that a reasonable stream of supply offerings will satisfy real estate demand. Finally, we assume that major public works projects occur and are completed as planned.

GENERAL LIMITING CONDITIONS

Reasonable efforts have been made to ensure that the data contained in this study reflect accurate and timely information and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by RCLCO from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and RCLCO has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by RCLCO that any of the projected values or results contained in this study will be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Robert Charles Lesser & Co." or "RCLCO" in any manner without first obtaining the prior written consent of RCLCO. No abstracting, excerpting, or summarization of this study may be made without first obtaining the prior written consent of RCLCO. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client without first obtaining the prior written consent of RCLCO. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from RCLCO.



Assessment of the Residential Rental and For-Sale Housing Supply and Demand in Mecklenburg County, North Carolina

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT | JUNE 2007
RECALCULATED MARCH 2008



CRITICAL ASSUMPTIONS

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Our conclusions and recommendations are based on certain assumptions about the future performance of the global, national, and/or local economy and real estate market, and on other factors similarly outside either our control or that of the client. We analyzed trends and the information available to us in drawing conclusions and making the appropriate recommendations. However, given the fluid and dynamic nature of the economy and real estate markets, it is critical to monitor the economy and markets continuously and to revisit the aforementioned conclusions and recommendations periodically to ensure that they stand the test of time.

We assume that, in the future, the economy and real estate markets will grow at a stable and moderate rate. However, history tells us that stable and moderate growth patterns are not sustainable over extended periods of time. Indeed, we find that the economy is cyclical and that the real estate markets are typically highly sensitive to business cycles. Our analysis does not necessarily take into account the potential impact of major economic "shocks" on the national and/or local economy and does not necessarily account for the potential benefits from a major "boom." Similarly, the analysis does not necessarily reflect the residual impact on the real estate market and the competitive environment of such a shock or boom. The future is always difficult to predict, particularly given changing consumer and market psychology. Therefore, we recommend the close monitoring of the economy and the marketplace. The project and investment economics should be "stress tested" to ensure that potential fluctuations in the economy and real estate market conditions will not cause failure.

In addition, we assume that economic, employment, and household growth will occur more or less in accordance with current expectations, along with other forecasts of trends and demographic and economic patterns. Along these lines, we are not taking into account any major shifts in the level of consumer confidence; in the cost of development and construction; in tax laws (i.e., property and income tax rates, deductibility of mortgage interest, and so forth); or in the availability and/or cost of capital and mortgage financing for real estate developers, owners, and buyers. Should any of the above change, this analysis should probably be updated, with the conclusions and recommendations summarized herein reviewed accordingly (and possibly revised).

We also assume that competitive projects will be developed as planned (active and future) and that a reasonable stream of supply offerings will satisfy real estate demand. Finally, we assume that major public works projects occur and are completed as planned.

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Reasonable efforts have been made to ensure that the data contained in this study reflect accurate and timely information and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by RCLCO from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and RCLCO has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by RCLCO that any of the projected values or results contained in this study will be achieved.

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Assessment of the Residential Rental Housing Supply and Demand in Mecklenburg County, North Carolina

CITY OF CHARLOTTE NEIGHBORHOOD DEVELOPMENT | JUNE 2007
RECALCULATED MARCH 2008

