



MECKLENBURG COUNTY Community Support Services

September 21, 2016

Enclosed is a copy of the report, **Charlotte-Mecklenburg Strategies for Affordable Housing Development**. This report is the second in the [2016 Housing Instability & Homelessness Report Series](#), which is designed to better equip our community to make data-driven decisions around housing instability and homelessness.

The [Urban Institute](#) at the University of North Carolina at Charlotte prepared the report. [The Housing Advisory Board of Charlotte-Mecklenburg](#), a volunteer board appointed by the Mecklenburg Board of County Commissioners and the Charlotte City Council, initiated the report series in 2015. [Mecklenburg County Community Support Services](#) provided funding for the 2015 and 2016 report series.

The growing need for more affordable housing in Charlotte-Mecklenburg requires action. Housing is considered affordable if a household pays no more than 30% of their pre-tax gross income on household expenses. To afford a two-bedroom unit in Mecklenburg County at fair market rent, a household would need to earn \$34,560 annually. That means housing is unaffordable for many in our community including childcare workers, school bus drivers, teacher assistants and security guards.

The **Charlotte-Mecklenburg Strategies for Affordable Housing Development** report is intended to begin the community conversation to determine which affordable housing development strategies are feasible within our community.

Informed by local interviews and research, the report highlights two challenges to affordable housing development: the financial feasibility of development and how to ensure long-term affordability of units.

The goal of this report is to **educate** and **equip** community stakeholders with information on affordable housing development strategies in order to address the challenges of financial feasibility and long-term affordability of units. The report presents 12 strategies that address these challenges. It also highlights the importance of considering the interrelated factors of housing location, homelessness, racial segregation, educational outcomes and health outcomes as part of the solution.

The report offers six recommendations to address the challenges around affordable housing development. The first recommendation is to **Start Now**. In addition to the report, an [Educational Toolkit](#) is provided to help you get started. Please consider convening a community conversation using the toolkit questions. Together, we can work to create a community that meets the housing needs of all of our residents.

Stacy M. Lowry, MSW, LCSW
Director, Mecklenburg County Community Support Services