

## CHARLOTTE NEIGHBORHOOD DEVELOPMENT HOUSING NEEDS ASSESSMENT FOR MECKLENBURG COUNTY

In 2005 and again in 2007, RCLCO was retained by the City of Charlotte's Neighborhood Development Department to estimate the number of priority needs households in the county overall and by each of the seven planning districts in the county. Priority needs households were defined as those below 30%, 50%, and 80% of Area Median Income (AMI), those paying more than 30% of their income toward housing costs, the elderly, and those with special physical or mental needs. Analyses included examinations of both the for-sale and rental markets. The housing needs of these populations were measured against the estimated rental and for-sale housing supply by price point to estimate potential shortfalls in supply.

RCLCO's analysis included an examination of needs in 2000, current year, and by year for the coming five year-period.

A large county with rapid growth, the Charlotte Neighborhood Development Department utilized the studies for budgeting and planning purposes, including the direct funding of local housing efforts for both rental and for-sale product.

