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# Workforce Housing Dilemma in the Charlotte Region



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# Number of Households by Income Category, Charlotte, NC, 2012



Source: U.S. Census Bureau , American Community Survey (2005 to 2012)

## Major Occupations in the Charlotte MSA, May 2013

Occupation	Employment	Median Hourly Wage (Mean Hourly Wage)	Annual Median Wage (Annual Mean Wage)
Food Preparation and Serving Related	77,000	\$8.97 (\$9.96)	\$18,660 (\$20,710)
Personal Care and Service	21,930	\$9.93 (\$11.34)	\$20,650 (\$23,590)
Building and Grounds Cleaning and Maintenance	24,020	\$10.01 (\$11.06)	\$20,810 (\$23,010)
Healthcare Support	23,020	\$11.29 (\$12.44)	\$23,480 (\$25,870)
Sales and Related	106,690	\$13.18 (\$19.93)	\$27,410 (\$41,460)
Office and Administrative Support	144,520	\$15.79 (\$16.88)	\$32,840 (\$35,120)



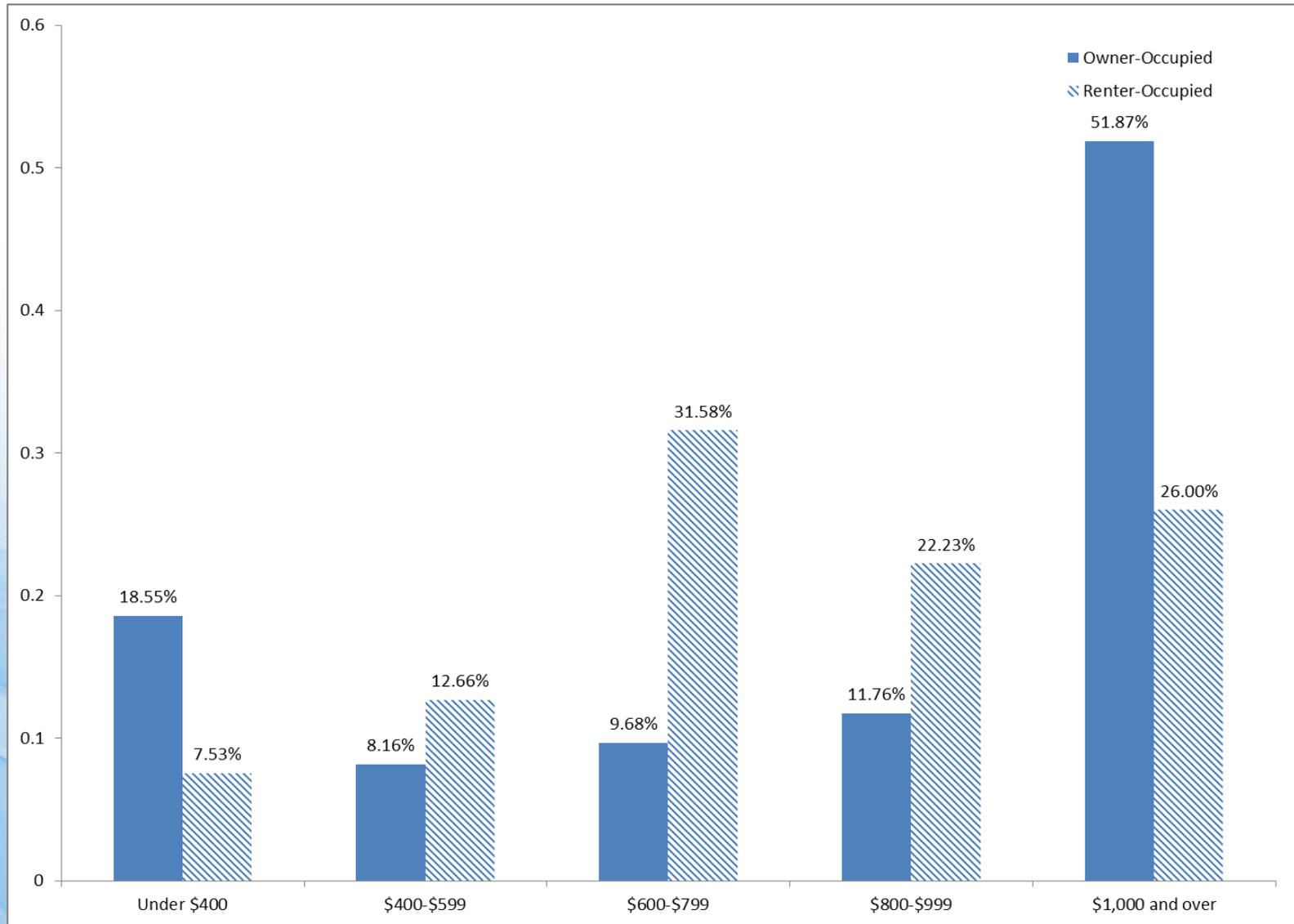
## What Housing Wage Do You Need to Cover the Fair Market Rent in the Charlotte MSA?

Number of Bedrooms	Fair Market Rent	Housing Wage for Fair Market Rent	Income Needed to Afford Fair Market Rent	Number of Full-Time Jobs at Minimum Wage Needed to Afford Fair Market Rent
Zero	\$622	\$11.96	\$24,880	1.6
One	\$686	\$13.19	\$27,440	1.8
Two	\$813	\$15.63	\$32,520	2.2
Three	\$1,096	\$21.08	\$43,840	2.9
Four	\$1,359	\$26.13	\$54,360	3.6

Source: National Low Income Housing Coalition



# Housing Units by Monthly Housing Cost and Occupancy Status, Charlotte MSA, 2011

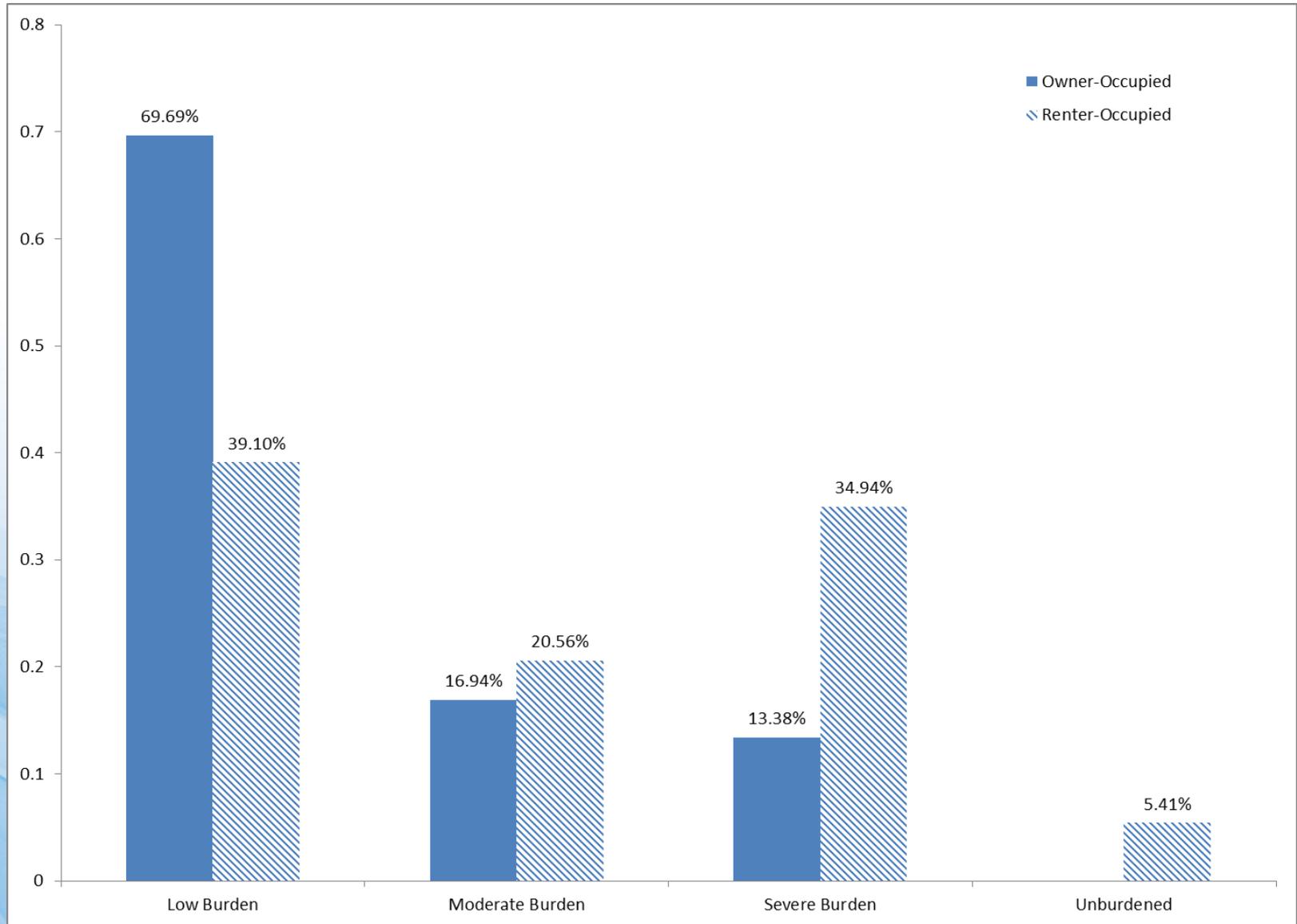


Source: American Housing Survey 2011





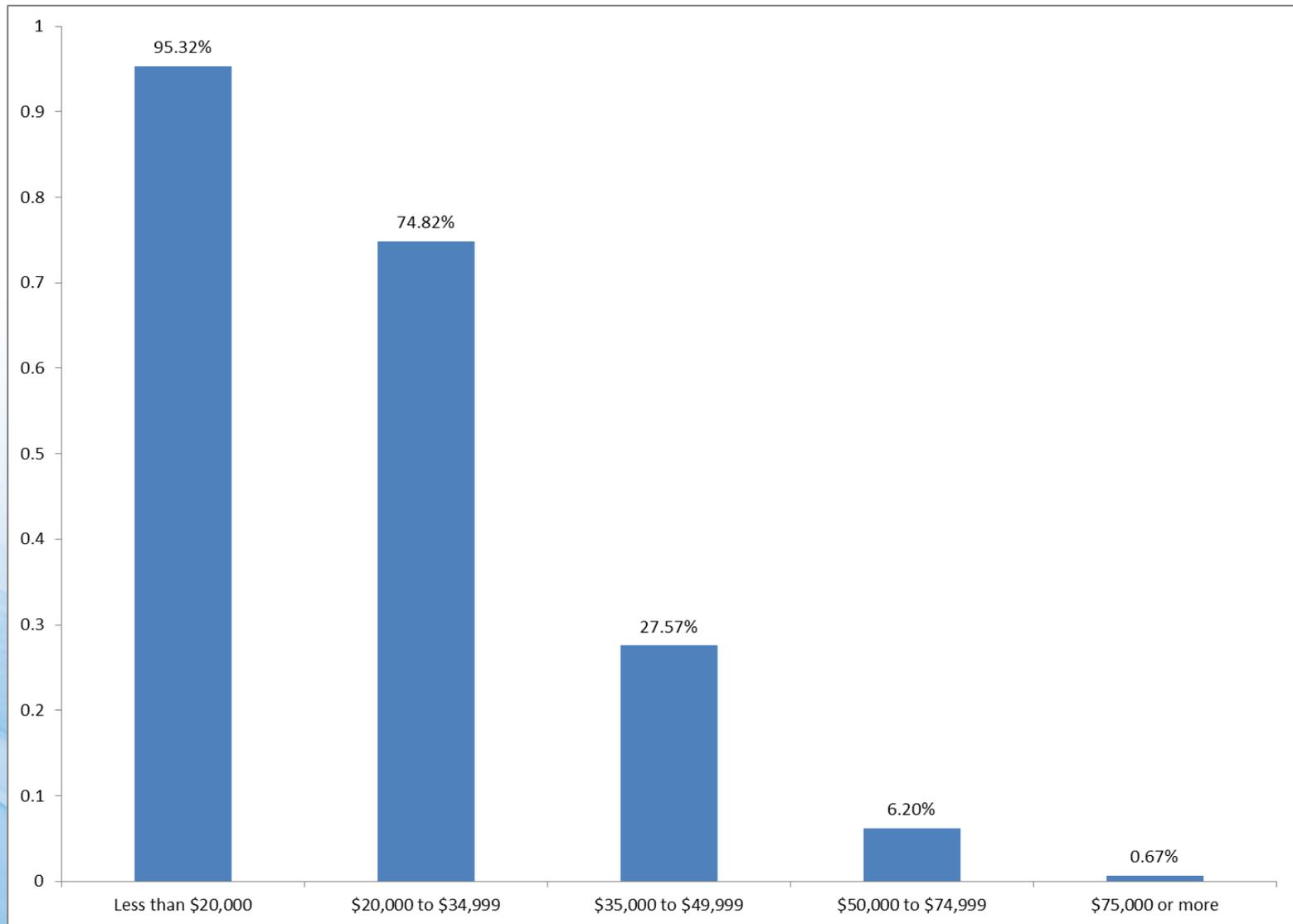
# Housing Units by Cost Burden Category and Occupancy Status, Charlotte MSA, 2011



Source: American Housing Survey, 2011



# Share of Renters by Income Category Who are Cost Burdened in Charlotte, NC, 2012



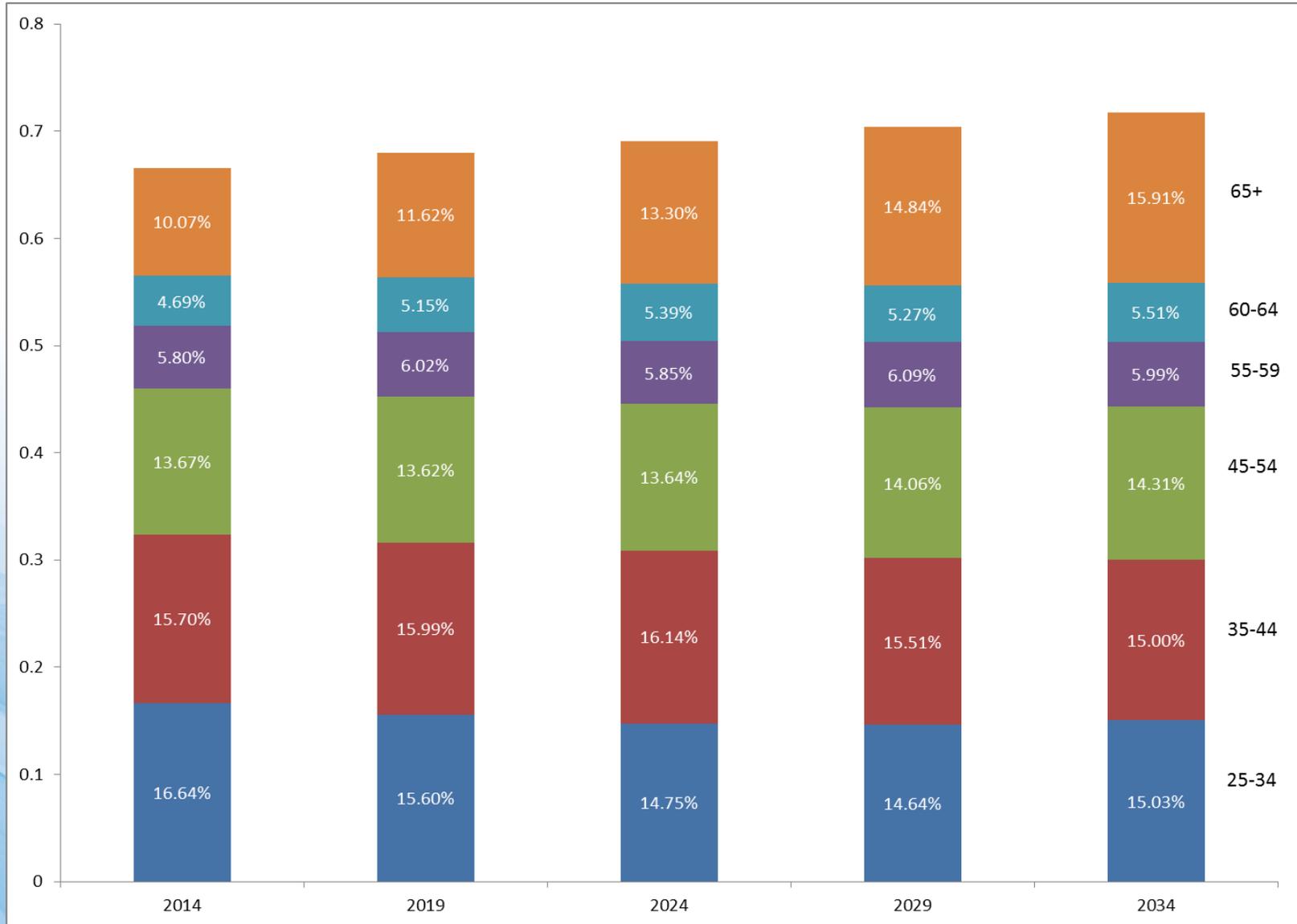
Source: U.S. Census Bureau, 2012 American Community Survey







# Population Projections to 2034 for Mecklenburg County



Source: North Carolina Office of State Budget and Management



## Occupation Projections from 2010 to 2020 for the Charlotte-Mecklenburg Workforce Board

Occupation	Net Change in Employment, 2010-2020	Minimum Educational Level	Region Specific Median Hourly Wage
Customer Service Representatives	2,770	HS Diploma or Equivalent	\$15.76
Home Health Aides	2,430	Less than HS	\$10.51
Retail Salespersons	2,420	Less than HS	\$10.17
Combined Food Preparation and Serving Workers, Including Fast Food	2,340	Less than HS	\$8.31
Registered Nurses	2,320	Associate's degree	\$27.77
Laborers and Freight, Stock, and Material Movers, Hand	1,820	Less than HS	\$11.44

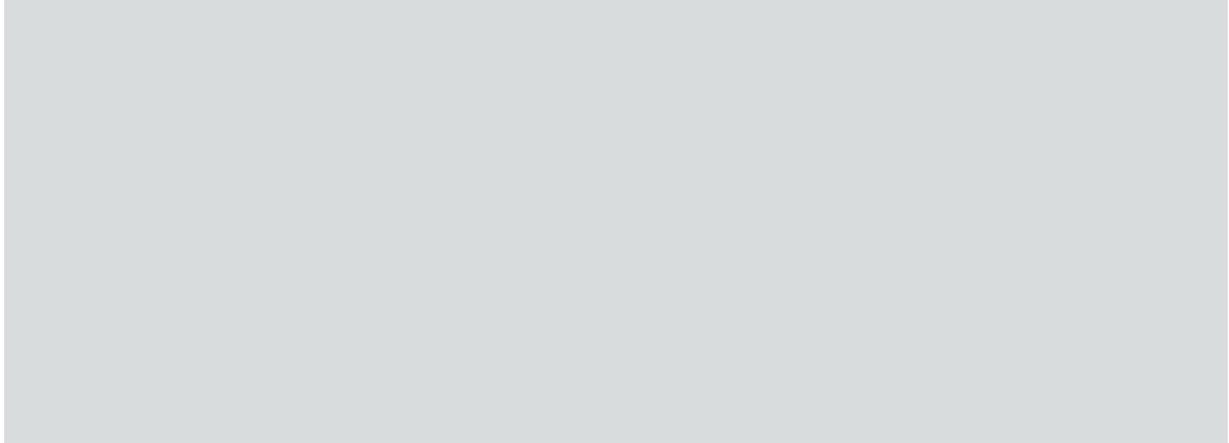
Source: North Carolina Department of Commerce



# Housing-Related Resources at the Richmond Fed

- Data:
  - [PolicyMap Widget](#) (mapping tool)
  - [Regional Profiles](#) (real estate activity)
  - [Snapshot](#) and [Fifth District Economic Indicators](#) (housing market conditions)
  - [Mortgage Performance Summaries](#) (delinquencies and foreclosures)
- Conferences & Events:
  - [Collaborative Impact: The Case for Ending Homelessness \(Sept 2013\)](#)
- Research & Publications:
  - *Community Scope*
  - *5<sup>th</sup> District Footprint (map-based)*
  - *5<sup>th</sup> District Spotlight (infographic)*

To learn more visit [RichmondFed.org](http://RichmondFed.org)



## Questions?

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