APPENDIX – READING LIST & RESOURCES
PUBLIC POLICY WORKSHOP | 26 MARCH 2019

LOCAL REPORTS

1) [2018 Charlotte-Mecklenburg State of Housing Instability and Homelessness](https://mecklenburghousingdata.org/research/local-reports/state-of-housing-instability-homelessness-in-charlotte-mecklenburg/)
This local report funded by Mecklenburg County Community Support Services serves as an annual report on housing instability and homelessness data in the community. Point-in-Time Count information is combined with data from other homeless system measures and housing instability metrics to provide a full picture of housing needs in the community. The report is part of a local series about housing instability and homelessness funded by Mecklenburg County Community Support Services and authored by the UNC Charlotte Urban Institute. The link includes access to a community toolkit for action. (https://mecklenburghousingdata.org/research/local-reports/state-of-housing-instability-homelessness-in-charlotte-mecklenburg/)

2) [Charlotte-Mecklenburg Evictions Part 1: An Introduction to Evictions (2017)](https://mecklenburghousingdata.org/housing-instability-report/charlotte-mecklenburg-evictions-report-part-1-introduction-evictions/)
This report provides an overview of the impact of evictions, the formal eviction process in Mecklenburg County and county level data. The report is part of a local series about housing instability and homelessness funded by Mecklenburg County Community Support Services and authored by the UNC Charlotte Urban Institute. The link includes access to a community toolkit for action. (https://mecklenburghousingdata.org/housing-instability-report/charlotte-mecklenburg-evictions-report-part-1-introduction-evictions/)

3) [Charlotte-Mecklenburg Evictions Part 2: Mapping Evictions (2018)](https://mecklenburghousingdata.org/housing-instability-report/charlotte-mecklenburg-evictions-part-2-mapping-evictions/)
This report maps evictions at the neighborhood level in Mecklenburg County, showing where evictions occur and exploring characteristics of neighborhoods with high and low rates of evictions. The report is part of a local series about housing instability and homelessness funded by Mecklenburg County Community Support Services and authored by the UNC Charlotte Urban Institute. The link includes access to a community toolkit for action. (https://mecklenburghousingdata.org/housing-instability-report/charlotte-mecklenburg-evictions-part-2-mapping-evictions/)

4) [Charlotte-Mecklenburg Evictions Part 3: One-month Snapshot of Eviction Court Records (2018)](#)
Evictions Part 3: One-month Snapshot of Eviction Court Records marks the first time that local eviction data from court records have been analyzed and reported, focusing on how and why tenants are evicted and the cost of evictions for landlords and tenants. The report is part of a local series about housing instability and homelessness funded by Mecklenburg County Community Support Services and authored by the UNC Charlotte Urban Institute. The link includes access to a community toolkit for action.

(https://mecklenburghousingdata.org/housing-instability-report/charlotte-mecklenburg-evictions-part-3-one-month-snapshot-of-eviction-court-records/)

5) Strategies for Affordable Housing Development in Charlotte-Mecklenburg (2015)
This report highlights two challenges to affordable housing development: the financial feasibility of development and how to ensure long-term affordability of units. The report is part of a local series about housing instability and homelessness funded by Mecklenburg County Community Support Services and authored by the UNC Charlotte Urban Institute. The link includes access to a community toolkit for action. (https://mecklenburghousingdata.org/housing-instability-report/charlotte-mecklenburg-strategies-affordable-housing-development/)

NATIONAL REPORTS

6) Aligning Affordable Housing Efforts with Actions to End Homelessness (2019)
The United States Interagency Council on Homelessness (USICH) developed a brief guide to help communities align the work they are doing on housing and homelessness, recognizing that the conversations on housing affordability and homelessness are occurring in different places. There are 9 strategies outlined for aligning actions as well as a list of resources and tools within each strategy provided (USICH, 2019). https://www.usich.gov/tools-for-action/aligning-affordable-housing-efforts-with-actions-to-end-homelessness/

7) The Gap: A Shortage of Affordable Rental Homes by the National Low Income Housing Coalition
Each year, the National Low Income Housing Coalition (NLIHC) measures the availability of rental housing affordable to extremely low income households and other income groups. Based on the American Community Survey Public Use Microdata Sample (ACS PUMS), The Gap presents data on the affordable housing supply and housing cost burdens at the national, state, and metropolitan levels. This year's report also examines the demographics, disability and work status, and other characteristics of extremely low income households most impacted by the national shortage of affordable and available rental housing (National Low Income Housing Coalition, 2018).
https://reports.nlihc.org/sites/default/files/gap/Gap-Report_2018.pdf

8) Out of Reach 2018 by the National Low Income Housing Coalition
Out of Reach documents the gap between renters' wages and the cost of rental housing. The report's Housing Wage is the hourly wage a full-time worker must earn to afford a modest rental home without spending more than 30% of his or her income on housing costs. It is based on HUD's Fair Market Rent (FMR), which is an estimate of what a family moving today can expect to pay for a modest rental home in the area (National Low Income Housing Coalition, 2018).
https://reports.nlihc.org/sites/default/files/oor/OOR_2018.pdf

9) [The State of the Nation's Housing 2018 by Joint Center for Housing Studies at Harvard University](#)
Since 1988, the annual State of the Nation's Housing report has provided an overview of housing market conditions in the U.S. The 2018 report not examines recent trends and assesses whether and how key metrics have changed over the last three decades and serves as a yardstick to measure whether the nation has met its goal of producing enough affordable housing to meet the need (Joint Center for Housing Studies at Harvard University, 2018).
[https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_State_of_the_Nations_Housing_2018.pdf](#)

BOOKS AND OTHER LOCAL REPORTS FOR CONTEXT

10) [Evicted: Poverty and Profit in the American City by Matthew Desmond](#) (2016)
In Evicted, Princeton sociologist and 2015 MacArthur "Genius" Award winner Matthew Desmond" follows eight families in Milwaukee as they struggle to keep a roof over their heads. Evicted transforms the reader's understanding of poverty and economic exploitation while providing fresh ideas for solving one of 21st-century America's most devastating problems. Desmond's work weaves narrative with years of research and data on evictions to help inform the reader about the challenges and solutions. He also connects the reader to the people impacted on both sides – tenants, property managers and landlords. This [link](#) takes you to a Charlotte-Mecklenburg reading guide, which you can use solo or with a group.

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11) [The Color of Law: A Forgotten History of How Our Government Segregated America by Richard Rothstein](#) (2017)
Richard Rothstein argues with exacting precision and fascinating insight how segregation in America—the incessant kind that continues to dog our major cities and has contributed to so much recent social strife—is the byproduct of explicit government policies at the local, state, and federal levels. To scholars and social critics, the racial segregation of our neighborhoods has long been viewed as a manifestation of unscrupulous real estate agents, unethical mortgage lenders, and exclusionary covenants working outside the law. This is what is commonly known as "de facto segregation," practices that were the outcome of private activity, not law or explicit public policy. Yet, as Rothstein breaks down in case after case, private activity could not have imposed segregation without explicit government policies (de jure segregation) designed to ensure the separation of African Americans from whites (Economic Policy Institute, 2018). Richard Rothstein will be in Charlotte for a presentation during the last week of January 2019.

12) [The Charlotte-Mecklenburg Opportunity Task Force Report](#) (2017)
Released in March 2017, this report summarizes the work from the task force that was formed after the 2013 Harvard University/UC Berkeley study revealing Charlotte last in economic mobility. The task force identified determinants and cross-cutting factors

believed to be most likely to have the greatest influence on the opportunity trajectory of an individual. The report describes in detail their process, findings and recommendations for the community. https://www.fftc.org/sites/default/files/2018-05/LeadingOnOpportunity_Report.pdf

13) [Housing Charlotte: A Framework for Building and Expanding Access to Opportunity through Housing Investments by the City of Charlotte Department of Housing & Neighborhood Services prepared in partnership with Enterprise Community Partners, Inc.](#) (2018)
The Housing Charlotte framework builds off recent community initiatives, plans, and studies including the City Council's 2016 Community Letter, the Urban Land Institute's Terwilliger, Leading on Opportunity that propose solutions and recommend forging closer partnerships to address the growing need for affordable housing. It represents a framework for working with community partners and identities specific policy objectives and tools the City of Charlotte will implement or pursue to comprehensively address housing affordability challenges and limited access to opportunity (City of Charlotte, 2018). https://charlottenc.gov/CityCouncil/focus-areas/HousingNeighborhoodDevelopmentFocusArea/June%204%202018_HAND_Housing%20Charlotte%20Framework_DRAFT.pdf