

# 2025 COMMUNITY NEEDS ASSESESSMENT

Housing, Substance Use  
and Transportation

April 17, 2025





# CNA UPDATE & FEEDBACK

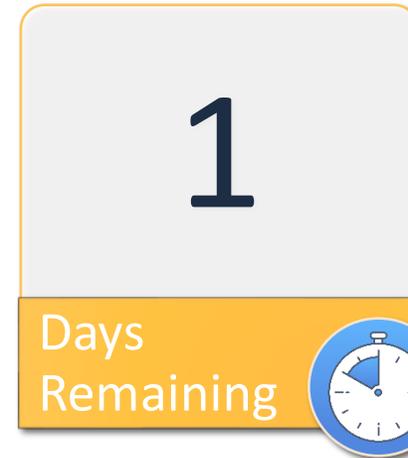
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Jessica Grant  
**Executive Director**  
Healthy Cabarrus

# Community Survey is *LIVE!*



<https://survey.alchemer.com/s3/8162936/CCCC-Survey>



# Session 4

## Feedback and Follow-up



“TOPICS”

“The presenters”

“Q&A”

“DATA”

“Maternal & Child Health”

“Variety of providers but the cluster of discussion in the same vein as healthcare”

“Infant mortality data”

“Learning about the Community Free Clinic”

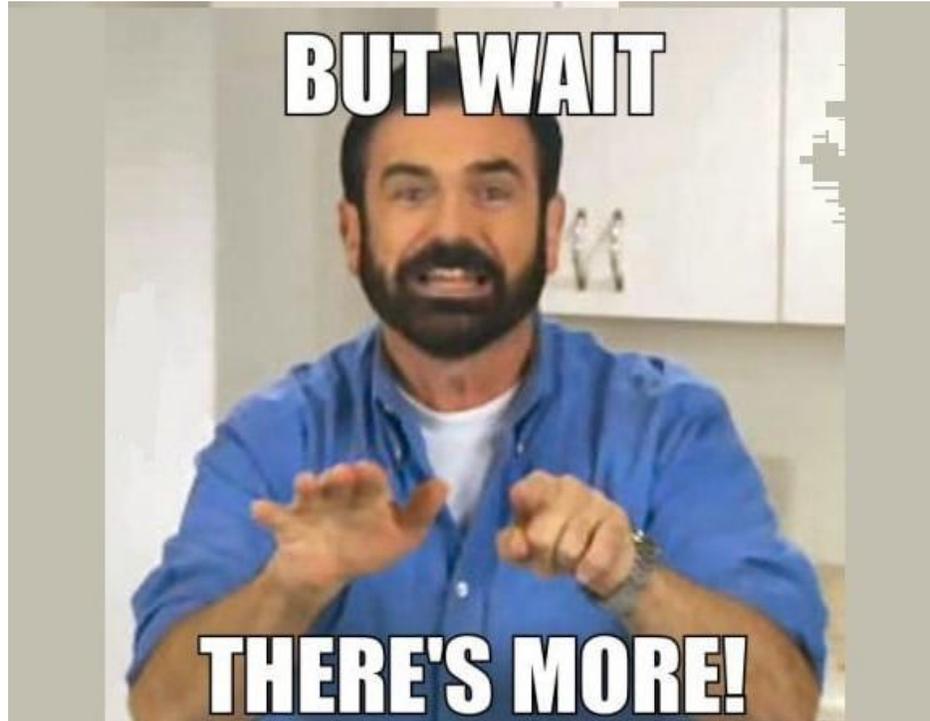
“Knowledgeable Speakers”

“Time allocation for topics (*Mental Health left with less time*)”

“More time for Q&A”

“Speakers on mic at all times”

“Keep bigger meeting space”



Preventative Health Screenings

Postpartum Care

Disparities in Infant Mortality

Preventable Hospital Stays

Increased Cesarean Section Deliveries

# HOUSING:

## Safety, Access and Affordability

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**Ed Hosack**  
**Chief Executive Officer**  
Cooperative Christian Ministry



**Dr. Patrick Graham**  
**Chief Executive Director**  
WeBuild Concord

# Cabarrus Households, 2023



**Total # of Households**  
**90,254**



**Average Household**  
**Size 2.64**



**48,510**  
Married-  
Couple



**18,950**  
Nonfamily  
household



**14,575**  
Male  
householder



**22,929**  
Female  
householder



**30,791**  
One or more  
people under 18



**23,012**  
One or more  
people 65 and over



**4,240**  
Cohabiting  
Couple

# Cabarrus Households, 2023

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Children living with grandparents (0-17) 5.93%



Single-parent households 6.66%



Single-mother households 5.27%



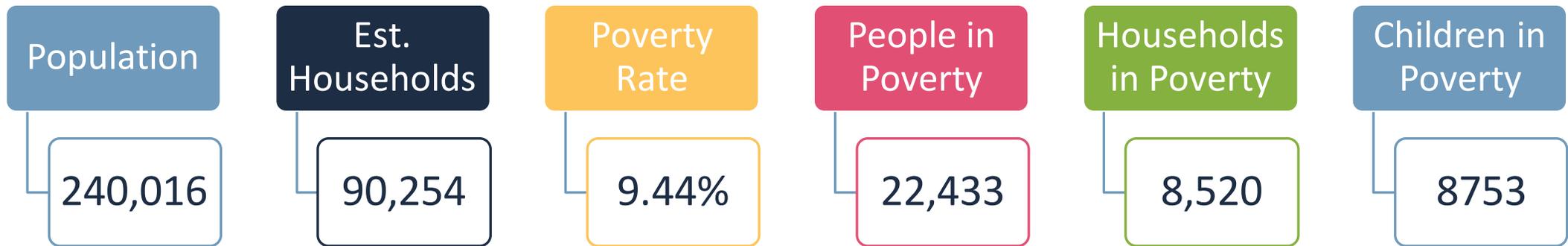
Single-father households 1.39%



Married-couple households with children 22.47%

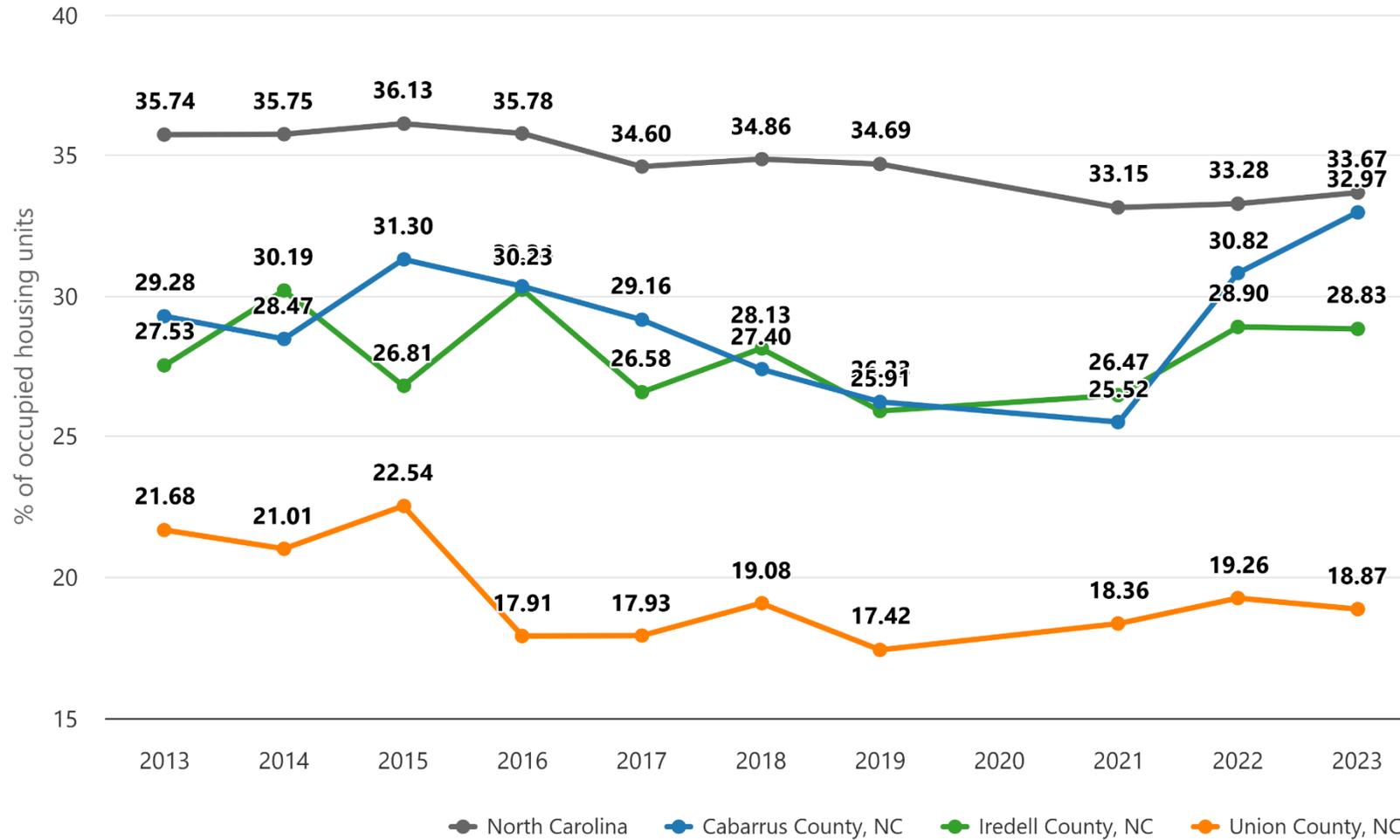
# Cabarrus Households, 2023

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# Renter occupied

North Carolina and comparison

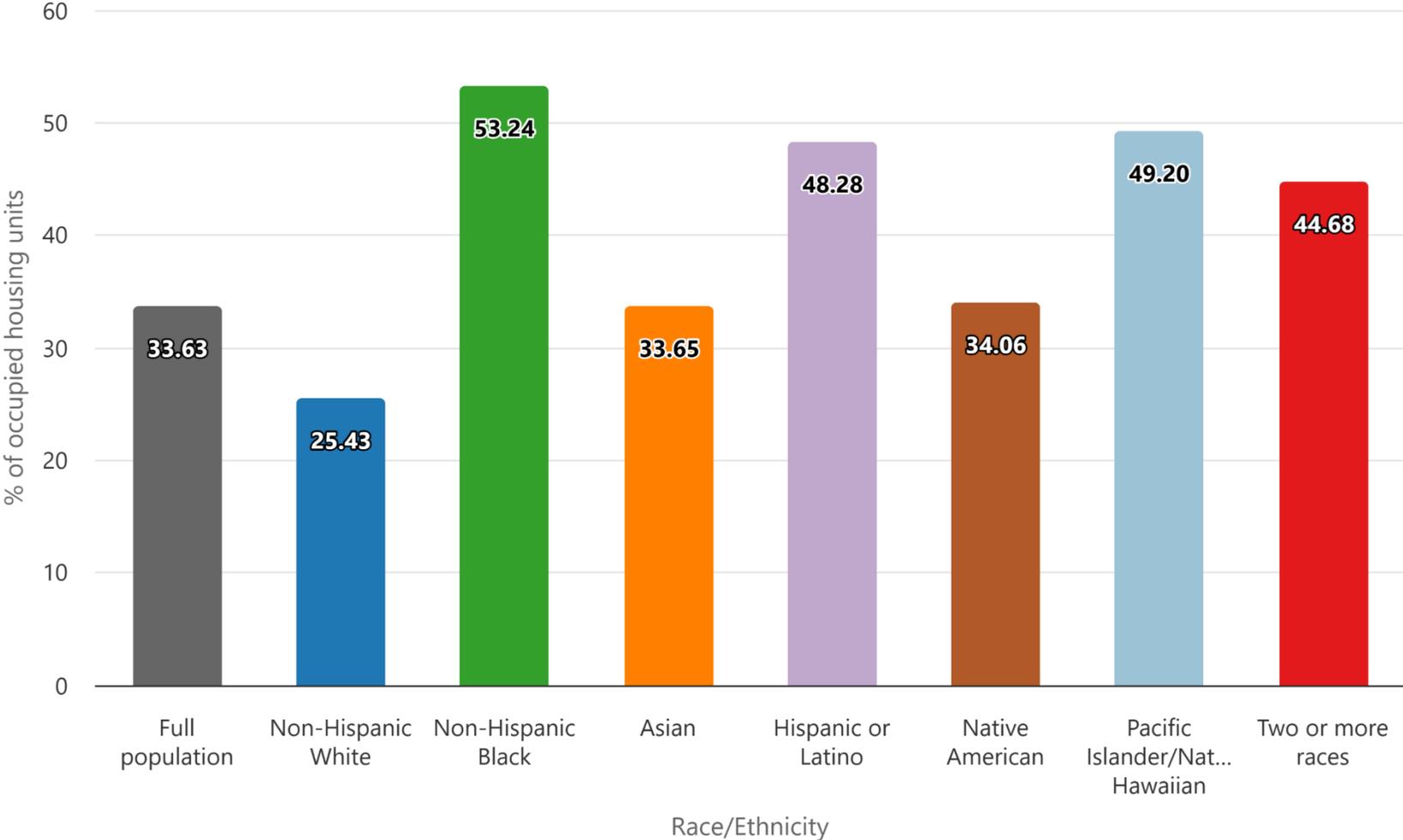


Created on Metopio | metop.io | Data source: U.S. Census Bureau: American Community Survey (ACS) (Table B25003)

Renter occupied: Percent of households that are renter occupied

# Renter occupied by Race/Ethnicity, North Carolina

2019-2023



Created on Metopio | [metop.io/i/1ow4v29d](https://metop.io/i/1ow4v29d) | Data source: U.S. Census Bureau: American Community Survey (ACS) (Table B25003)

Renter occupied: Percent of households that are renter occupied

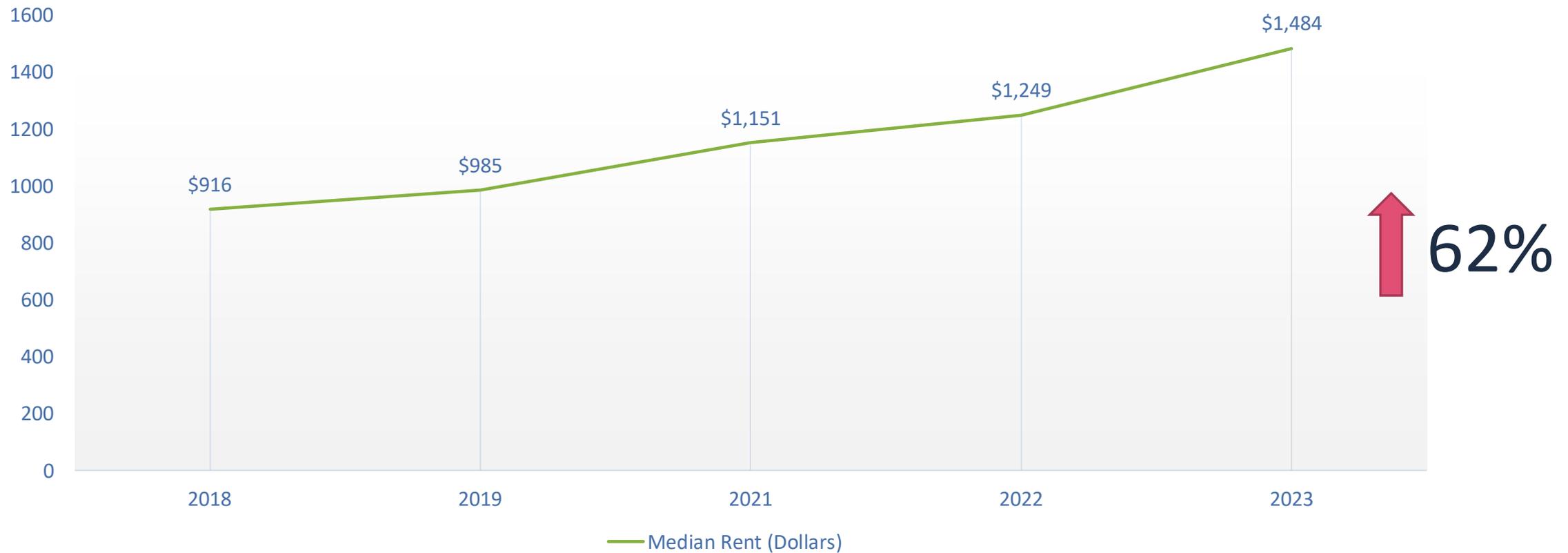
# Average Rent

## February 2025

	Average Apartment Rent 	Average Apartment Size 
Concord	\$1,531	968 sq. ft.
Kannapolis	\$1,561	1,003 sq. ft.
NC	\$1,629	971 sq. ft.
National	\$1,752	902 sq. ft.

**Charlotte-Concord-Gastonia, NC-SC Metro ranked #1 in % change in median rent of large metros from 2024 to 2025, growing **16.8%** (+\$289)**

# Gross Rent Cabarrus

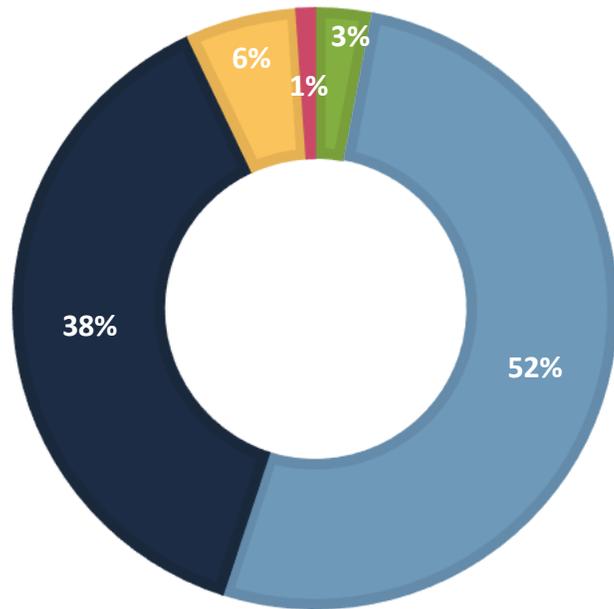


# Rental Housing Costs

## February 2025

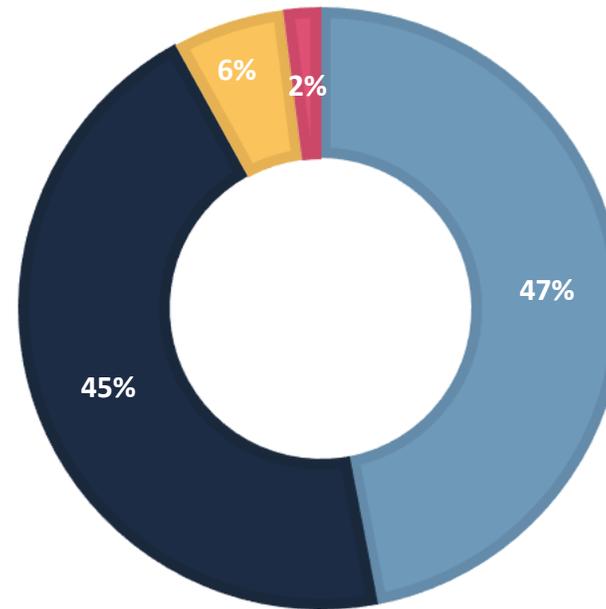
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CONCORD



- <\$1,001
- \$1,001-\$1,500
- \$1,501-\$2,000
- \$2,001-\$2,500
- \$2,501-\$3,000

KANNAPOLIS



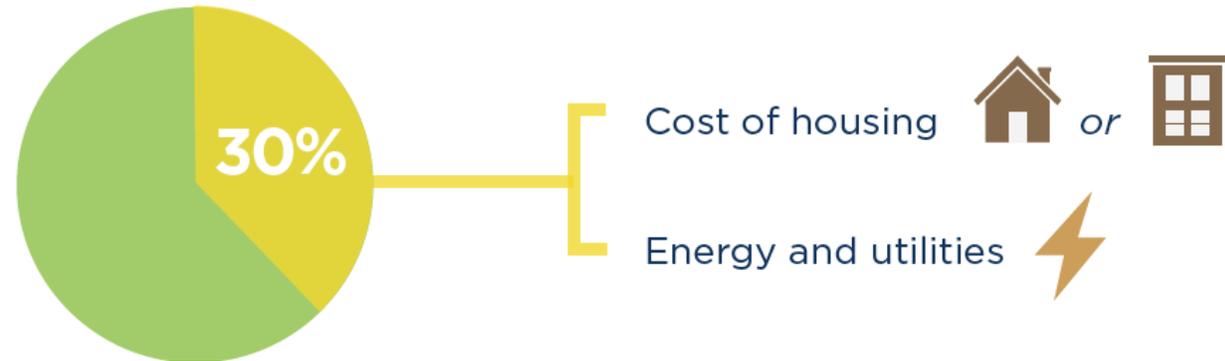
- <\$1,001
- \$1,001-\$1,500
- \$1,501-\$2,000
- \$2,001-\$2,500
- \$2,501-\$3,000



NORTH CAROLINA  
**HOUSING**  
COALITION

# The 2025 Housing Need in Cabarrus County

Housing is affordable when it comprises no more than **30% of the family's budget**. Families that spend more than this on housing are **cost-burdened**.



*\*Statistics from the American Community Survey, the Bureau of Labor Statistics, the North Carolina Court System, the NLIHC 2018 Out of Reach report, and the U.S. Department of Energy.*

[www.nchousing.org](http://www.nchousing.org)



# 28%

of Cabarrus County  
are **cost-burdened**.

21,797 households

**Renters**  
who have difficulty  
affording their homes:



# 51%

10,655 households

**Homeowners**  
who have difficulty  
affording their homes:



# 19%

11,142 households

### Average Annual Salaries



Teacher  
\$57,930



Childcare  
\$29,370



Firefighter  
\$36,180

## \$35.08 hour

**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

## \$1,824 monthly

**Fair Market Rent\*:**

An income of \$72,960 per year is needed to afford the Fair Market Rent.

Families that spend more than 30% are considered **cost-burdened**, more than 50%, are considered **severely cost-burdened**.

# Housing Evictions Cabarrus County

## RECORDED EVICTIONS

2017	1164	10 yr. avg. 100/month
2018	1223	
2019	1196	
2020	622	
2021	651	COVID Moratorium
2022	1013	
2023	1518	
2024	1591	132/month +33%

### When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

# #6

for evictions among  
renter households.

*(1 = highest and 100 = lowest)*

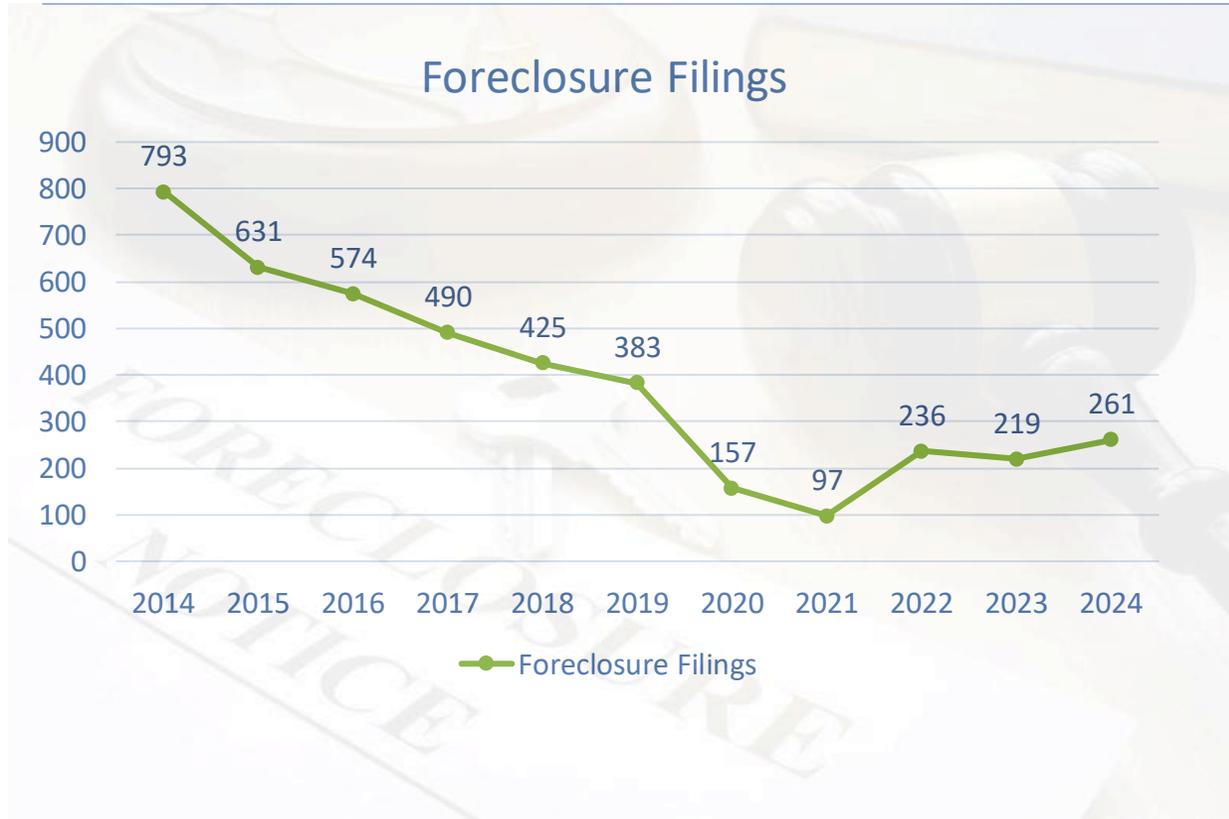


**247** families faced a foreclosure  
this year...



**4,467** families faced an eviction  
filing this year...

# Home Foreclosure Filings Cabarrus



Total

• 261

Per Month

• 22

Per Week

• 3

# Homeless Populations

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## Families

- One & two parent w/ children

## Single adults

- Women & men w/ disabilities

## Senior Adults

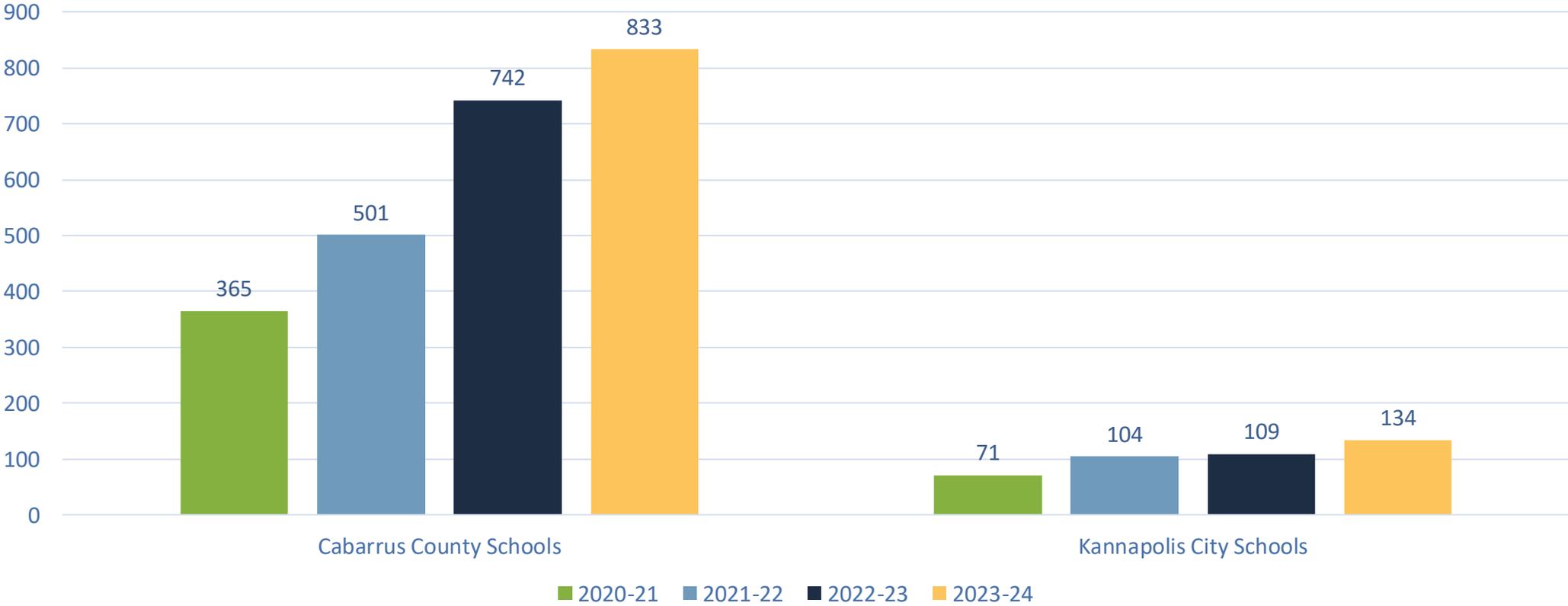
Young adults aging out of foster care

Adults needing residential rehabilitation

Previously incarcerated individuals

Chronically homeless

# McKinney Vento Enrollment



# McKinney-Vento Homeless Assistance Act

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- U.S. federal law that ensures educational stability for children and youth experiencing homelessness.
- Mandates that schools provide equal access to education for homeless students by removing barriers such as school enrollment requirements, transportation, and residency documentation.
- Defines homeless students as those who lack a fixed, regular, and adequate nighttime residence. This includes children and youth who are:
  - Living in shelters, motels, or campgrounds
  - Staying with others due to loss of housing (often referred to as "doubling up")
  - Living in cars, parks, or other public places
  - Unaccompanied youth who are not in the physical custody of a parent or guardian
- HUD restricts to those who lack a permanent residence and are living in places not meant for human habitation



# Cost of Homelessness

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- Charlotte Mecklenburg Study

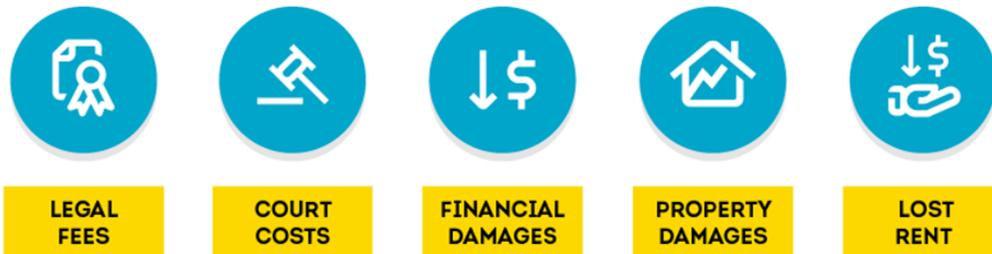
- Cost to Community: \$40,000 one person per year

- Emergency Room, Law Enforcement, Judicial System, Human Services
- w/ Children increase: Healthcare, Education & Childcare, Human Services



# Cost of Homelessness

- TransUnion SmartMove data found that total eviction-related expenses for property managers averages \$3,500 and can take as long as 3-4 weeks for the eviction process to run its course



CABARRUS/IREDELL/ROWAN  
HOME CONSORTIUM  
(TRI-COUNTY REGION)  
HOUSING NEEDS ASSESSMENT  
CABARRUS COUNTY FOCUS



AUGUST 2024



**BOWEN**  
NATIONAL  
RESEARCH  
Trusted Service | National Experience

CONTACT: Patrick Bowen  
[patrickb@bowennational.com](mailto:patrickb@bowennational.com)

614-833-9300

## Housing Supply – Multifamily Properties Summary

The Cabarrus County multifamily rental supply is operating at an **occupancy rate of 95.2%**, which is considered well-balanced and healthy (typically between 94% and 96%).

A total of 54 apartment properties were surveyed in Cabarrus County, comprising a total of 8,025 units.

Multifamily Supply by Product Type – Cabarrus County				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	35	6,539	335	94.9%
Tax Credit	14	1,188	48	96.0%
Tax Credit/Government-Subsidized	3	208	0	100.0%
Government-Subsidized	2	90	0	100.0%
Total	54	8,025	383	95.2%

## Housing Conditions – Published Secondary Data

### Substandard Housing (Lacking Complete Plumbing/Kitchens or Overcrowded)

Approximately 6,899 Tri-County Region Households Live in Substandard Housing, of which 2,759 live in Cabarrus County

	Housing Age and Conditions											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Cabarrus</b>	5,960	28.7%	11,008	19.6%	1,495	7.2%	810	1.4%	255	1.2%	199	0.4%
<b>Iredell</b>	4,496	22.0%	9,224	17.8%	844	4.1%	700	1.4%	281	1.4%	331	0.6%
<b>Rowan</b>	6,042	36.5%	12,199	30.5%	856	5.2%	684	1.7%	245	1.5%	199	0.5%
<b>Region</b>	16,498	28.5%	32,431	21.9%	3,195	5.5%	2,194	1.5%	781	1.4%	729	0.5%
<b>North Carolina</b>	324,949	23.4%	581,739	21.4%	55,035	4.0%	36,635	1.3%	22,203	1.6%	14,625	0.5%

Source: American Community Survey (2018-2022); ESRI

Given some of the substandard housing conditions that exist in the market, it appears that there are likely opportunities to improve housing conditions and the quality of housing in Tri-County Region.

# Challenges to Addressing Homelessness

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## REALITIES

Households headed by Single Parents/Grandparents

Mental Health Disorders (adults)

Developmental & Behavioral Disorders (children)

Substance Use (adults)

Destructive Relationships (adults & children)

## OBSTACLES

Disability

Lack of Education

Finances

Legal Issues

Child Custody

Debt/Credit

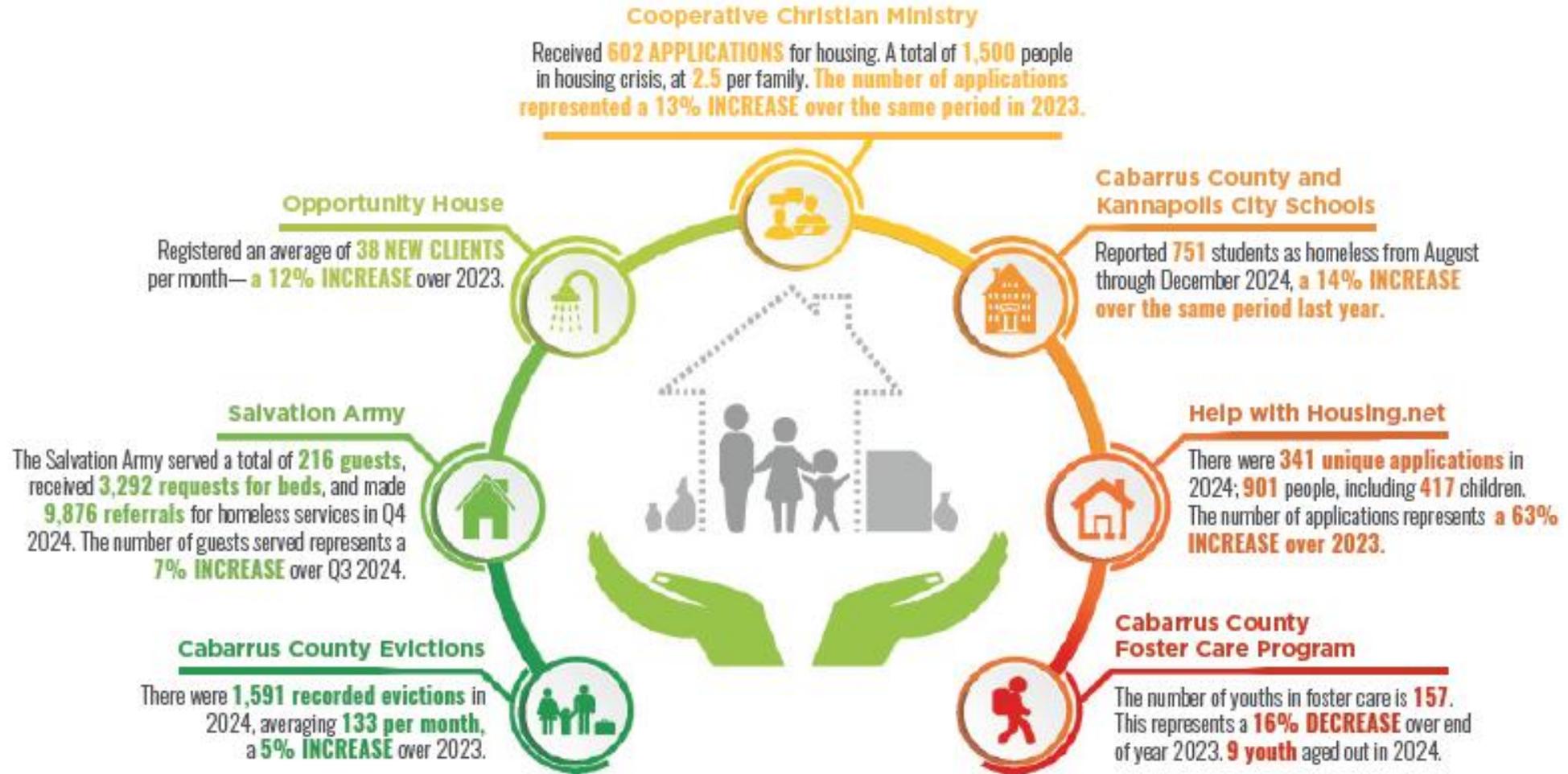
Transportation

Child care

Criminal Background

# Homeless Indicators

## JANUARY TO DECEMBER 2024 Created by the Cabarrus County Homelessness Task Force





### *New Vision Statement*

To live in a community where **attainable housing** is **safe, stable**, and part of our **social** and **economic vision**.

### *Mission Statement*

WeBuild Concord is a catalyst for **building** homes, **partnerships**, and **opportunities** for the stability and wealth of our residents.

# Daily Mantra

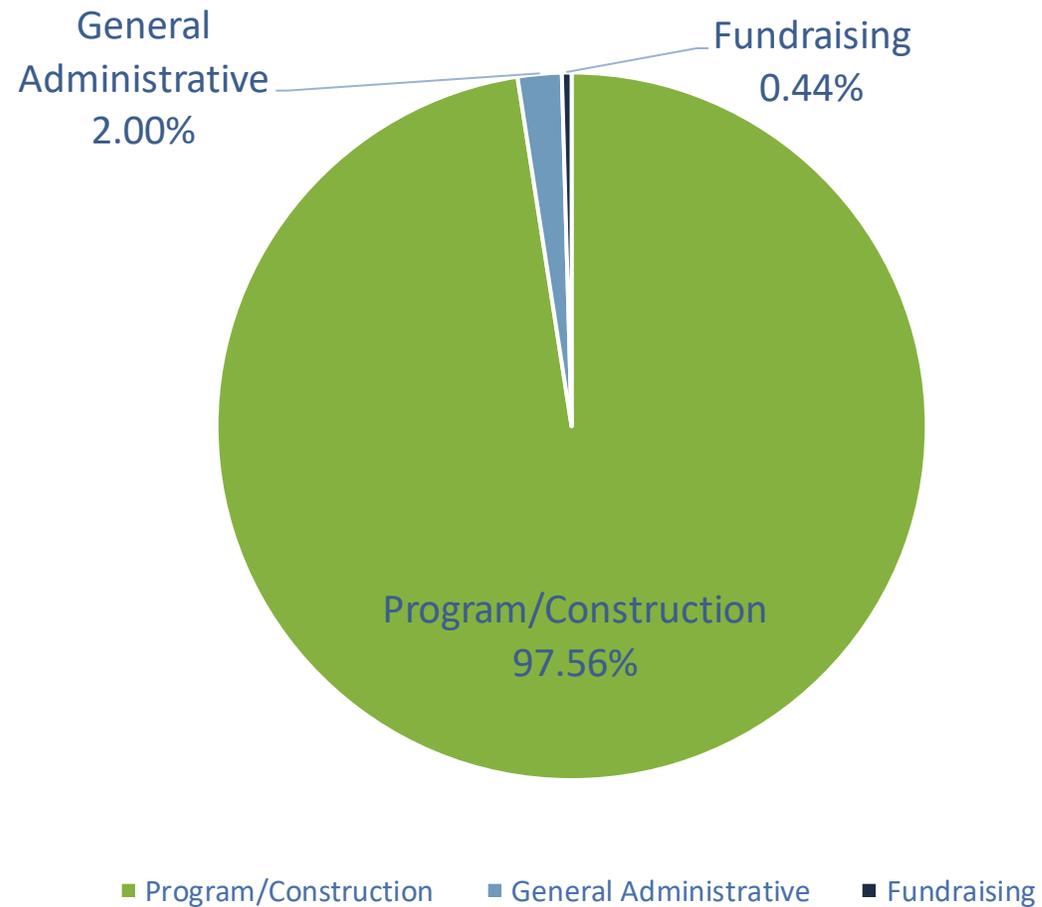
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“Create affordable and attainable housing by any legal means necessary.”

# Audited Expenditures

## Fiscal Year 24

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**2-bedroom FMR @ \$1,333 Cabarrus, \$1,034 Iredell, \$980 Rowan  
Median List Price @ \$420,000 Cabarrus, \$399,500 Iredell, \$295,000 Rowan**

Wages and Housing Affordability for Top 35 Occupations by Share of Labor Force (Charlotte-Concord-Gastonia Metropolitan Statistical Area)								
Occupation Sector, Title & Wages*					Housing Affordability**			
Sector Group (Code)	Labor Force Share	Occupation Title	Annual Wages		Max. Monthly Rent		Max. Purchase Price	
			Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median
Sales and Related Occupations (41)	2.5%	Retail Salespersons	\$26,810	\$30,920	<b>\$670</b>	<b>\$773</b>	<b>\$89,367</b>	<b>\$103,067</b>
	2.4%	Cashiers	\$23,860	\$28,290	<b>\$597</b>	<b>\$707</b>	<b>\$79,533</b>	<b>\$94,300</b>
	1.2%	Sales Reps, Wholesale/Mfg.	\$48,230	\$63,720	<b>\$1,206</b>	<b>\$1,593</b>	<b>\$160,767</b>	<b>\$212,400</b>
	0.9%	Sales Reps, Services	\$46,710	\$63,910	<b>\$1,168</b>	<b>\$1,598</b>	<b>\$155,700</b>	<b>\$213,033</b>
	0.8%	First-Line Supervisors, Retail	\$37,680	\$47,510	<b>\$942</b>	<b>\$1,188</b>	<b>\$125,600</b>	<b>\$158,367</b>
Food Preparation/ Serving (35)	1.6%	Fast Food and Counter Workers	\$23,400	\$28,830	<b>\$585</b>	<b>\$721</b>	<b>\$78,000</b>	<b>\$96,100</b>
	1.5%	Waiters and Waitresses	\$19,610	\$21,000	<b>\$490</b>	<b>\$525</b>	<b>\$65,367</b>	<b>\$70,000</b>
	1.5%	Cooks, Fast Food	\$22,970	\$26,990	<b>\$574</b>	<b>\$675</b>	<b>\$76,567</b>	<b>\$89,967</b>
	0.9%	Cooks, Restaurant	\$29,120	\$36,070	<b>\$728</b>	<b>\$902</b>	<b>\$97,067</b>	<b>\$120,233</b>
	0.8%	First-Line Supervisors, Food Prep	\$35,590	\$45,120	<b>\$890</b>	<b>\$1,128</b>	<b>\$118,633</b>	<b>\$150,400</b>
Office and Administrative Support (43)	2.2%	Customer Services Reps.	\$35,110	\$40,410	<b>\$878</b>	<b>\$1,010</b>	<b>\$117,033</b>	<b>\$134,700</b>
	1.2%	Office Clerks	\$31,680	\$38,110	<b>\$792</b>	<b>\$953</b>	<b>\$105,600</b>	<b>\$127,033</b>
	1.0%	Bookkeeping/Auditing Clerks	\$38,280	\$47,390	<b>\$957</b>	<b>\$1,185</b>	<b>\$127,600</b>	<b>\$157,967</b>
	0.9%	First-Line Supervisors, Office	\$48,920	\$60,800	<b>\$1,223</b>	<b>\$1,520</b>	<b>\$163,067</b>	<b>\$202,667</b>
	0.9%	Secretaries/Administrative Assts.	\$37,070	\$43,270	<b>\$927</b>	<b>\$1,082</b>	<b>\$123,567</b>	<b>\$144,233</b>
Transportation Material Moving (53)	3.3%	Laborers/Material Movers	\$33,330	\$35,390	<b>\$833</b>	<b>\$885</b>	<b>\$111,100</b>	<b>\$117,967</b>
	1.9%	Stockers/Order Fillers	\$31,150	\$35,980	<b>\$779</b>	<b>\$900</b>	<b>\$103,833</b>	<b>\$119,933</b>
	1.5%	Heavy/Tractor Trailer Drivers	\$46,100	\$52,090	<b>\$1,153</b>	<b>\$1,302</b>	<b>\$153,667</b>	<b>\$173,633</b>
	0.9%	Light Truck Drivers	\$34,390	\$38,460	<b>\$860</b>	<b>\$962</b>	<b>\$114,633</b>	<b>\$128,200</b>

## FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area</b>	\$112,200	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	39,300	44,900	50,500	<b>56,100</b>	60,600	65,100	69,600	74,100
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	23,600	26,950	30,300	<b>33,650</b>	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	62,850	71,800	80,800	<b>89,750</b>	96,950	104,150	111,300	118,500

NOTE: **Cabarrus County** is part of the **Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area**, so all information presented here applies to all of the Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area.

# Area Median Income Comparison

Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area - 2025

Low-Income Limits (\$) (80% Area Median Income)

Household Size	1	2	3	4	5	6	7	8
Yearly Income \$	62,850	71,800	80,800*	89,750	96,950	104,150	111,300	118,500
Monthly Rent/Mortgage \$	1,571	1,795	2,020	2,244	2,424	2,603	2,782	2,962

## WeBuild Renter HH

Income: \$45,450

HH Size: 3

AMI: 47%

Average Rent: \$1,136

## WeBuild Homeowner HH

Income: \$62,800

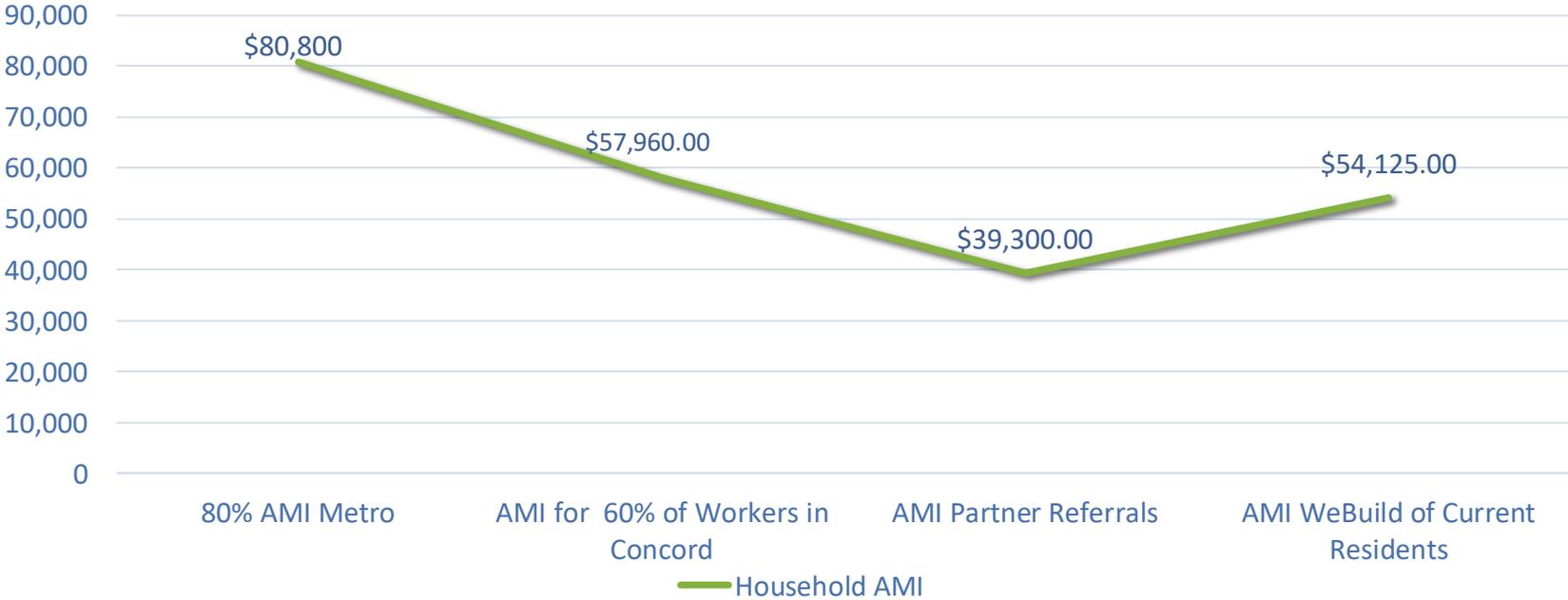
HH Size: 2.8

AMI: 65%

Average Mortgage: \$1,468

# Area Median Income Comparison 2025

## AMI - Wage Data Comparison HH of 3



# Other Factors

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**Construction Costs** - According to the Bureau of Labor Statistics (BLS) Consumer Price Index, construction prices inflated 19.6% over the four years.

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**Sales and Rent Based on Income** – Income-based and attainable housing requires subsidies and costs based on residents' income.

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**Wages and Income** – Sixty percent (60%) of all housing seekers in Cabarrus/Concord earn less than \$60,000

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**Permanent Affordable Housing** - Between 2011 and 2021, the number of low-cost rental units in the US decreased by nearly 3.9 million.

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**Worker and Aging Needs** – Workers and aging populations compete for attainable options.

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**Stigma of Attainable Housing** – Not in my backyard.

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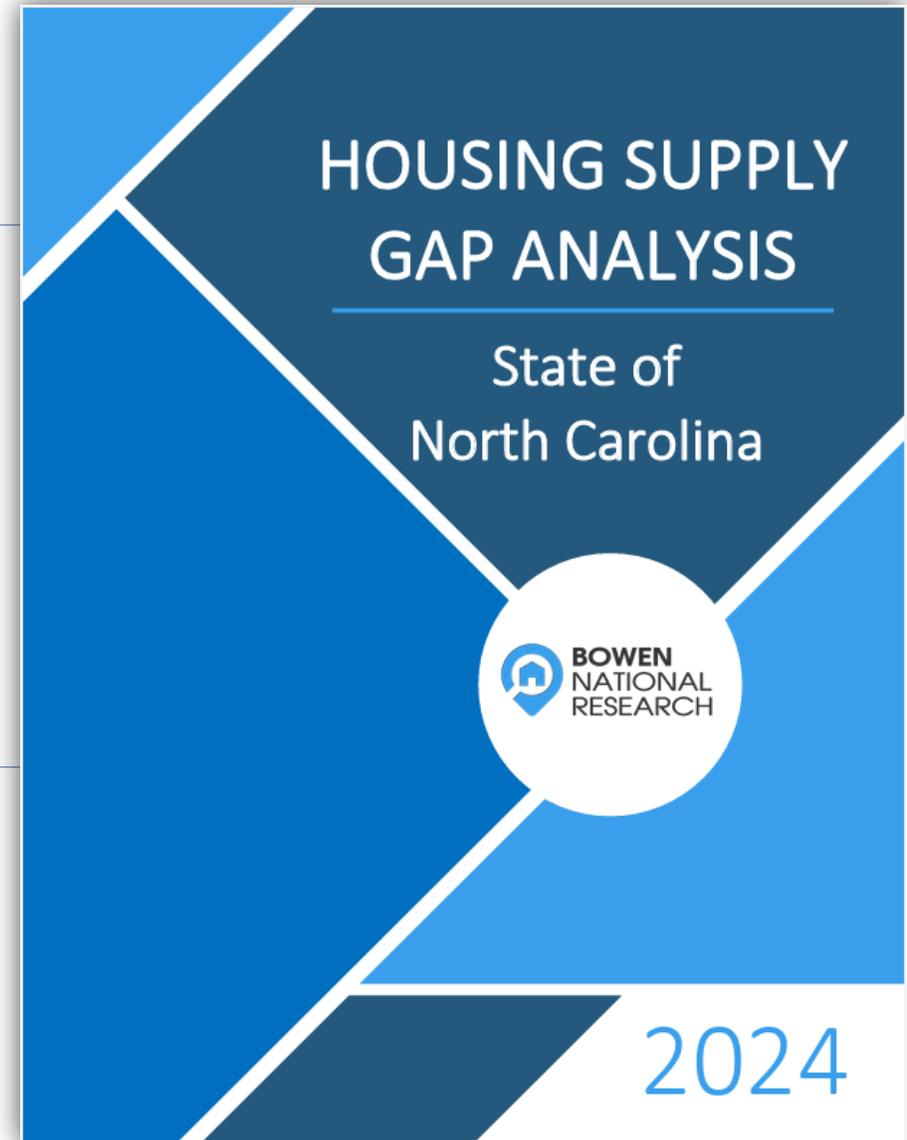
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# From Gap Analysis...

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NORTH CAROLINA CHAMBER OF  
COMMERCE STUDY

*FIVE YEARS AND A GROWING GAP*

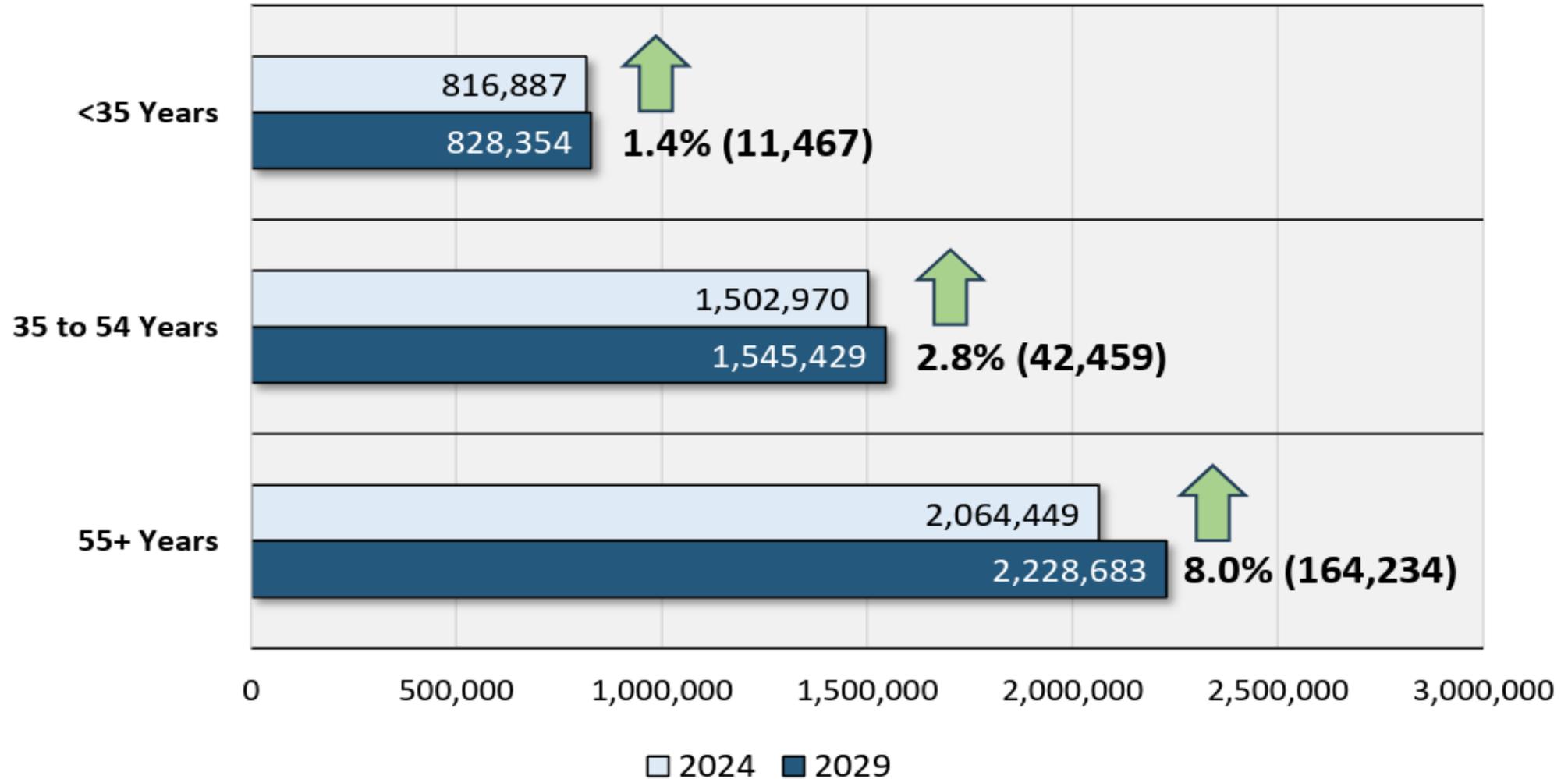


		State of North Carolina (2024-2029)							
		Projected Overall Housing Gaps (by Tenure and Area Median Income)							
		Number of Units Needed by Household Income Level						Total Gap	
		≤30%	31%-50%	51%-80%	81%-120%	121%-150%	151%+	Total Units	Share of State
Rental Gaps	Units	89,479	44,237	50,730	61,183	56,799	19,932	322,360	42.2%
	Share	27.8%	13.7%	15.7%	19.0%	17.6%	6.2%	100.0%	-
For-Sale Gaps	Units	5,665	7,375	48,381	105,188	188,786	86,723	442,118	57.8%
	Share	1.3%	1.7%	10.9%	23.8%	42.7%	19.6%	100.0%	-
<b>State Total</b>	<b>Units</b>	95,144	51,612	99,111	166,371	245,585	106,655	764,478	-
	<b>Share</b>	12.4%	6.8%	13.0%	21.8%	32.1%	14.0%	100.0%	100.0%

Source: Bowen National Research

<b>CABARRUS COUNTY</b>	<b>Housing Gap Estimates by Income (2024 to 2029)</b>						
<b>Percent of Area Median Income</b>	<b>≤30%</b>	<b>31%-50%</b>	<b>51%-80%</b>	<b>81%-120%</b>	<b>121%-150%</b>	<b>151%+</b>	<b>Total</b>
Household Income Range	≤\$31,800	\$31,801-\$53,000	\$53,001-\$84,800	\$84,801-\$127,200	\$127,201-\$159,000	\$159,001+	N/A
Rent Range	≤\$795	\$796-\$1,325	\$1,326-\$2,120	\$2,121-\$3,180	\$3,181-\$3,975	\$3,976+	N/A
<b>Total Rental Housing Gaps</b>	<b>1,796</b>	<b>792</b>	<b>103</b>	<b>1,209</b>	<b>1,212</b>	<b>447</b>	<b>5,559</b>
Price Range	\$103,135	\$103,136-\$171,892	\$171,893-\$275,027	\$275,028-\$412,541	\$412,542-\$515,676	\$515,677+	N/A
<b>Total For-Sale Housing Gaps</b>	<b>0</b>	<b>82</b>	<b>1,185</b>	<b>2,073</b>	<b>4,681</b>	<b>1,772</b>	<b>9,793</b>

## North Carolina Households by Age Cohort (2024 vs. 2029)



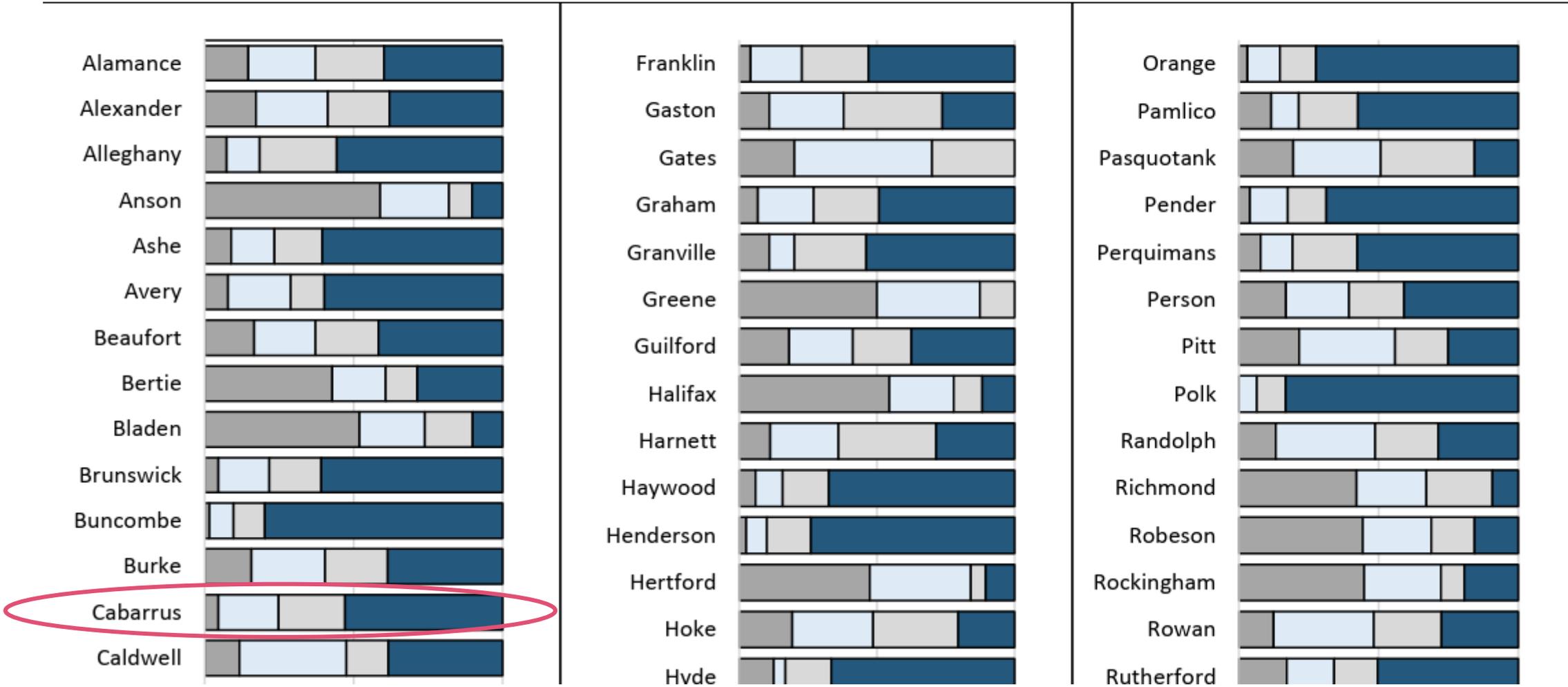
Counties by Projected <u>Renter</u> Household Percent Change (2024-2029)			
Top 10 Counties with Highest Growth		Top 10 Counties with Highest Decline	
County	Percent Change	County	Percent Change
Brunswick	20.4%	Bertie	-16.4%
Wake	13.3%	Northampton	-15.0%
Pender	12.4%	Bladen	-14.0%
Mecklenburg	12.0%	Columbus	-13.5%
Durham	8.0%	Hyde	-12.9%
Iredell	7.1%	Hertford	-12.6%
Cabarrus	6.6%	Madison	-10.5%
New Hanover	6.4%	Halifax	-10.4%
Orange	5.6%	Polk	-9.4%
Johnston	2.6%	McDowell	-9.4%

Source: ESRI and Bowen National Research

County	Surveyed Multifamily Rental Housing Supply by County									
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Type			Wait Lists by Type		
					Market-Rate	Tax Credit	Government Subsidized	Market-Rate	Tax Credit	Government Subsidized
Alamance	80	8,489	425	5.0%	5.8%	0.2%	4.4%	20	624	523
Alexander	0	-	-	-	-	-	-	-	-	-
Alleghany	1	49	0	0.0%	0.0%	-	-	0	-	-
Anson	10	411	0	0.0%	0.0%	0.0%	0.0%	0	5	30
Ashe	0	-	-	-	-	-	-	-	-	-
Avery	8	161	0	0.0%	0.0%	0.0%	0.0%	0	1	95
Beaufort	18	689	5	0.7%	2.9%	0.5%	0.0%	4	49	103
Bertie	0	-	-	-	-	-	-	-	-	-
Bladen	2	44	0	0.0%	0.0%	-	-	0	-	-
Brunswick	9	823	8	1.0%	1.5%	0.6%	-	0	129	-
Buncombe	92	13,541	499	3.7%	4.1%	1.1%	0.0%	174	382	358
Burke	54	2,162	99	4.6%	9.6%	0.0%	0.2%	19	354	348
Cabarrus	66	9,715	606	6.2%	6.8%	3.9%	0.0%	7	248	50

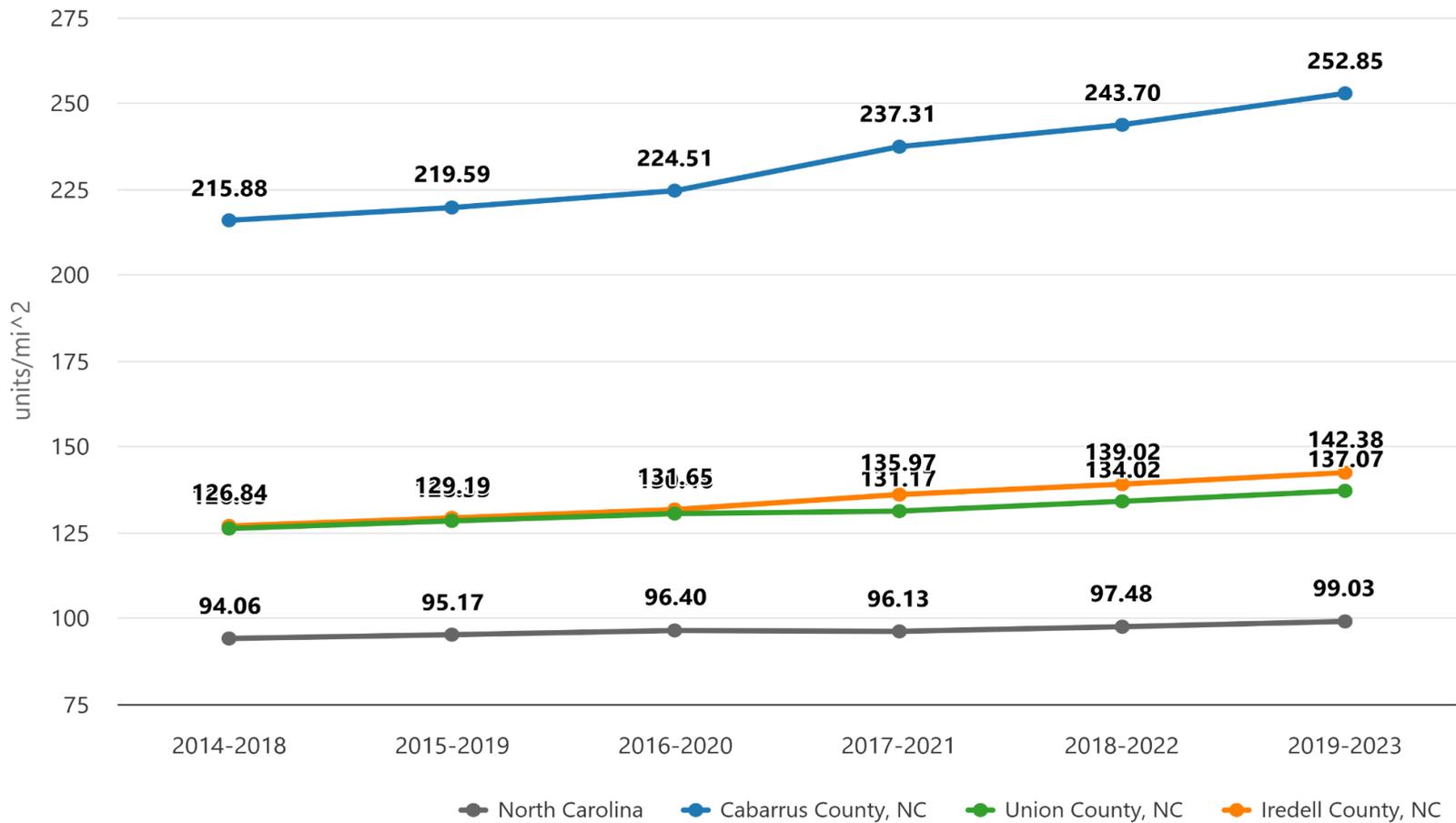
# North Carolina – Distribution of Available For-Sale Units by Price Point by County

<\$200k
  \$200k-\$299k
  \$300k-\$399k
  \$400k+



# Housing unit density

North Carolina and comparison



Created on Metopio | metop.io | Data sources: U.S. Census Bureau Gazetteer Files (exact count from 2020 Census),

U.S. Census Bureau: American Community Survey (ACS) (All intervening years)

Housing unit density: Exact count of housing units divided by the land area in square miles.

## Construction

- Create and increase revolving construction funds in the public and private social sectors to combat rising construction costs. This includes infrastructure funds.
- Explore the use of more alternative materials and zoning for attainable housing.

## Wages and Income

- Partner with more employers to create housing initiatives and incumbent worker programs.
- Train more partners (profit and nonprofit) to connect with career pathway development for living wage employment opportunities.

## Sales and Rent

- Create more down payment and rental assistance programs between the public and private sector (i.e. Employer stipends, etc.)

## Finance

- Create more finance options on the construction and lending side for community land trust to support permanent attainable housing and loss prevention.
- Provide low-interest loans for attainable housing development and acquisitions.

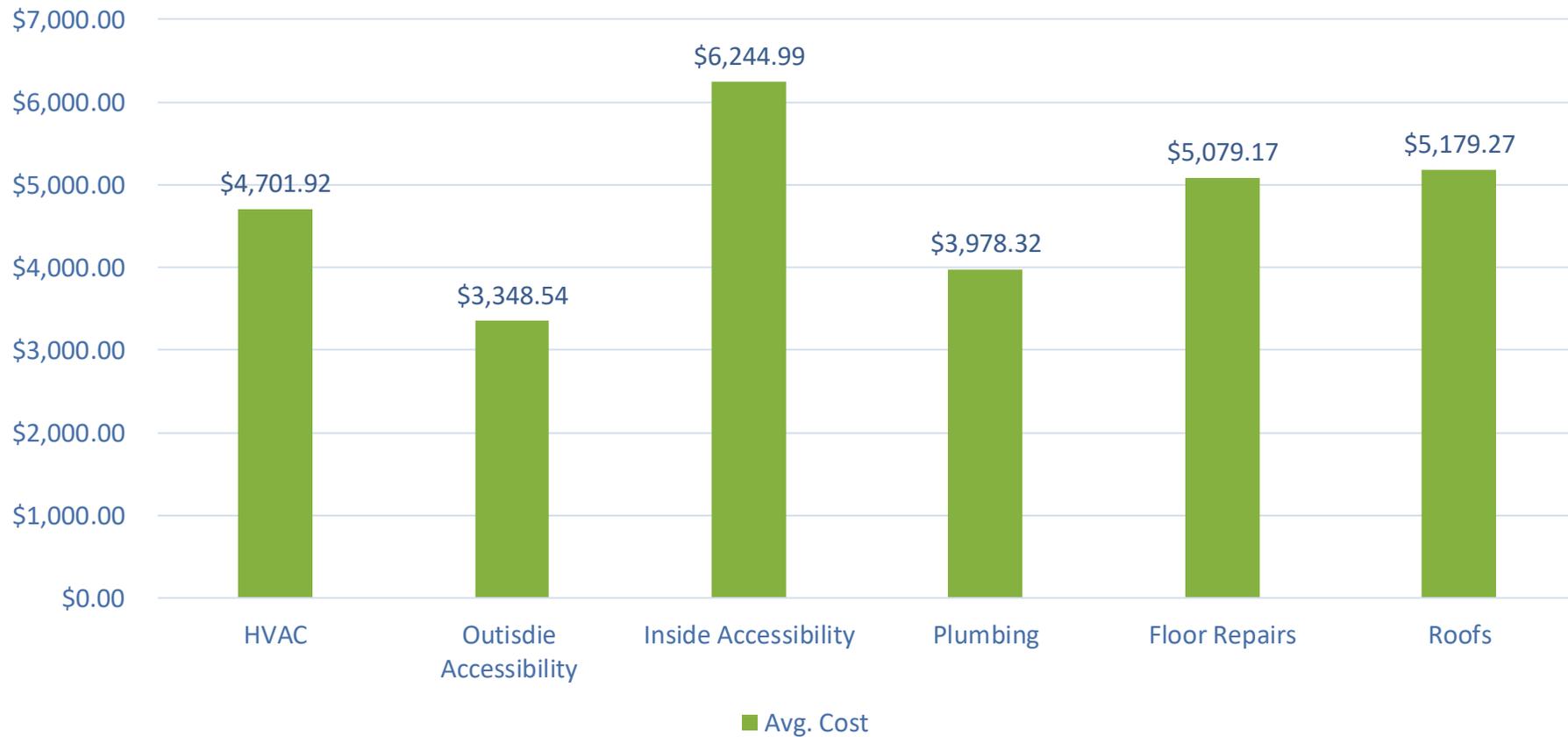
## Other

- Create advocacy campaigns with quantitative and qualitative data.

# Average Cost of Critical Home Repairs

*Habitat for Humanity Cabarrus County, 2020-2025*

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# Home Repair Costs

## *City of Concord, 2020-2025*

	2020	2021	2022	2023	2024	2025***
<b>CDBG Funding</b>						
Average Emergency Repair Cost	*	\$ 17,278.00	\$ 18,426.00	*	\$ 12,422.00	\$ 24,927.00
Average Substantial Repair Cost	\$ 43,301.00	\$ 39,225.00		\$ 54,176.00		\$ 148,000.00
<b>HOME Funding</b>						
Average Substantial Repair Cost	\$ 67,752.00	**	\$ 74,306.00	\$ 65,674.00	\$103,483.00	\$ 198,293.00

\* Emergency repairs were moved to substantial repairs due to cost

\*\* New homes built

\*\*\* Substantial costs for both funds reflect reconstruction partnership with Habitat (demolish home and rebuild due to extensive repair cost)

# Home Repair Costs

## *Cabarrus County*

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	FY20	FY21	FY22	FY23	FY24
HHI	\$840.65	\$1,027.10	\$712.94	\$1,070.80	\$1,641.39
WAP	\$7874.44	\$7264.01	\$7,060.00	\$10,485.51	\$10,969.38
HARRP	\$5,865.40	\$6,236.38	\$6,963.56	\$8,546.66	\$10,064.47

- *The **Housing and Home Improvement (HHI)** program assists older homeowners. The goal of the program is to assist in maintaining independence and adequate shelter.*
- *The **Weatherization Assistance Program (WAP)** strives to make homes more energy efficient. This provides help to low-income, elderly and disabled persons by reducing energy costs.*
- *The **Heating and Air Repair and Replacement Program (HARRP)** repairs or replaces non-functioning primary heating and air systems. The program is available to income-qualified County residents who are homeowners and renters.*

# Urgent Repair Costs

## *City of Kannapolis*

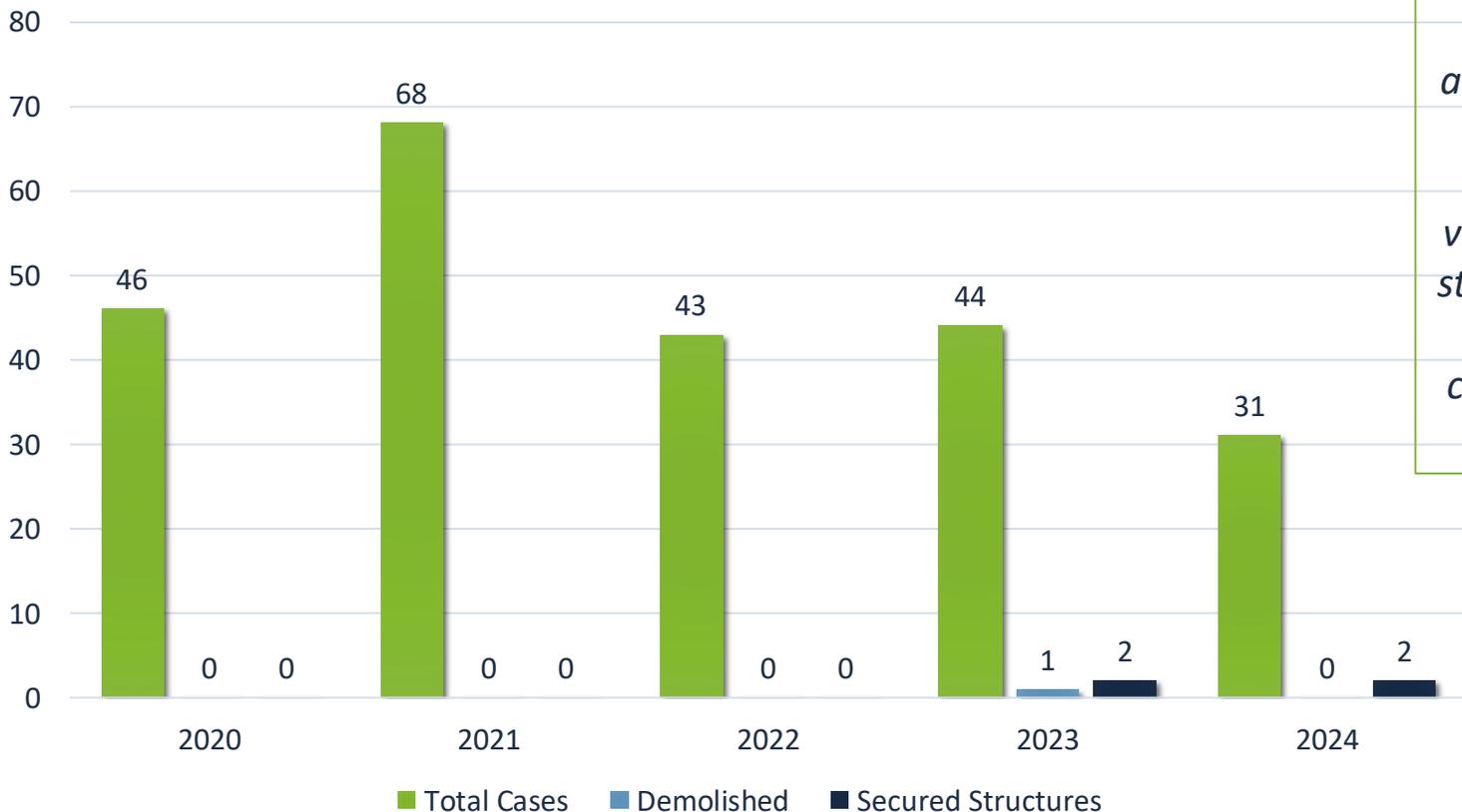
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	FY20	FY21	FY22	FY23	FY24
Cost	\$8000	\$5960	\$7100	\$9666	\$7785

- *Approximately \$75,000 per year for substantial rehabs*

# Code Enforcement

## City of Concord



*Concord Code Enforcement averages approx. 4 letters per week notifying of issues or potential warnings of violations. The letter is a first step in the process of a formal housing case. Most owners correct the issue and nothing more than a letter is given.*

# BEHAVIORAL HEALTH AND SUBSTANCE USE

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**Sonja Bohannon-Thacker**  
**Behavioral Health Program Director**  
Cabarrus Health Alliance



**Kristin Klinglesmith**  
**Behavioral Health Assistant Director**  
Cabarrus Health Alliance

# Mental Health Recap: Key Findings

Since 2020, there has been an 11.6% increase in the number of adults in Cabarrus County reporting 14 or more days where their mental health was not good.

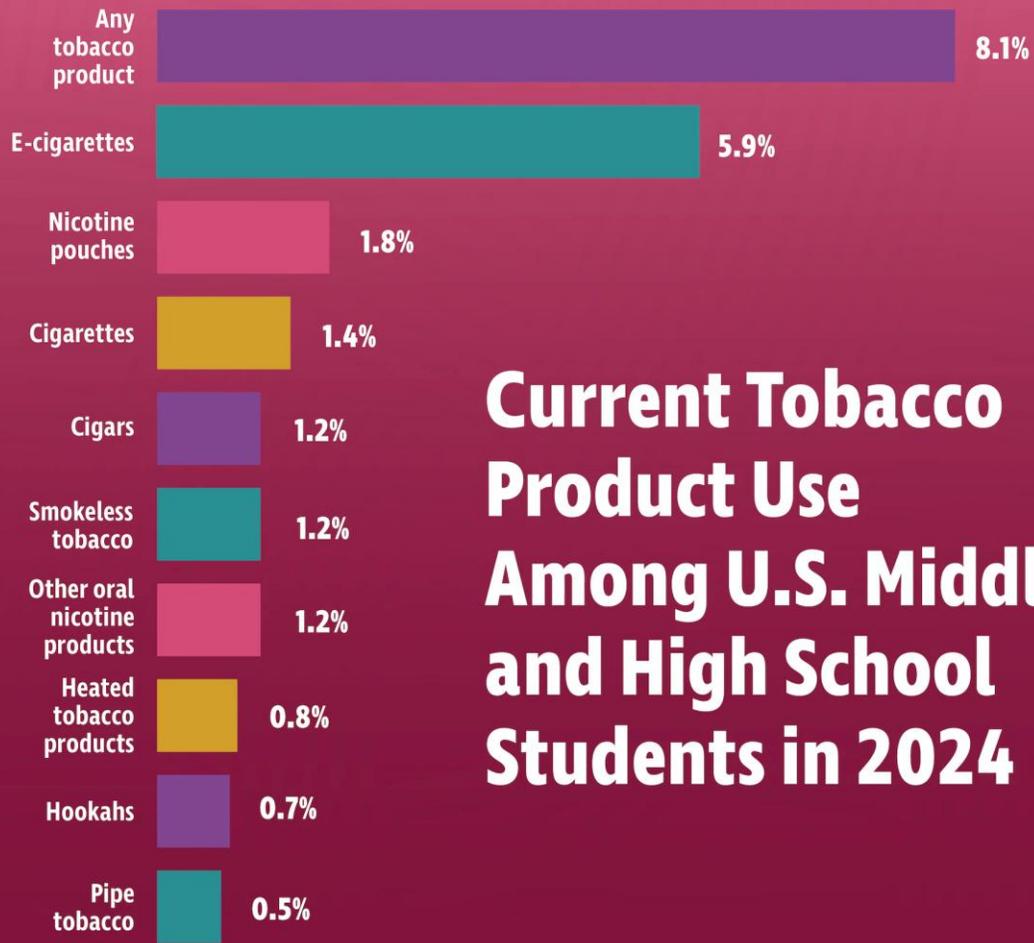
64% increase in the number of individuals presenting to the emergency department for self-inflicted injuries.

819 Cabarrus County Residents had 6,361 service encounters at Daymark Facility Based Crisis (FBC) locations in 2024. This represents 7.8 encounters per person.

Number of students who received school-based mental health treatment has increased. For Cabarrus County Schools, (school year 23-24) **12,304**. 24-25 school year at end of February was **16,532** students had already received services. This represents a 35.4% increase.

In spite of financial investment, service expansion and directed focus on mental health, Cabarrus County continues to have fewer clinicians providing evidence-based practices than needed to serve our population.

The Regional Behavioral Health Center will address needs at the high end of the continuum of care. In order to prevent the reoccurring cycle of crisis, appropriate modalities of treatment are needed and innovative approaches across sectors are required.

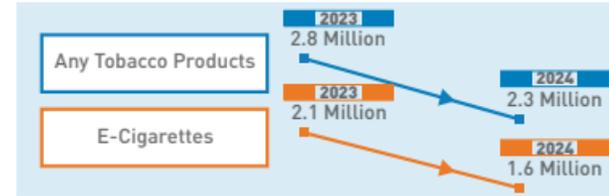


# Current Tobacco Product Use Among U.S. Middle and High School Students in 2024

Source: National Youth Tobacco Survey, 2024



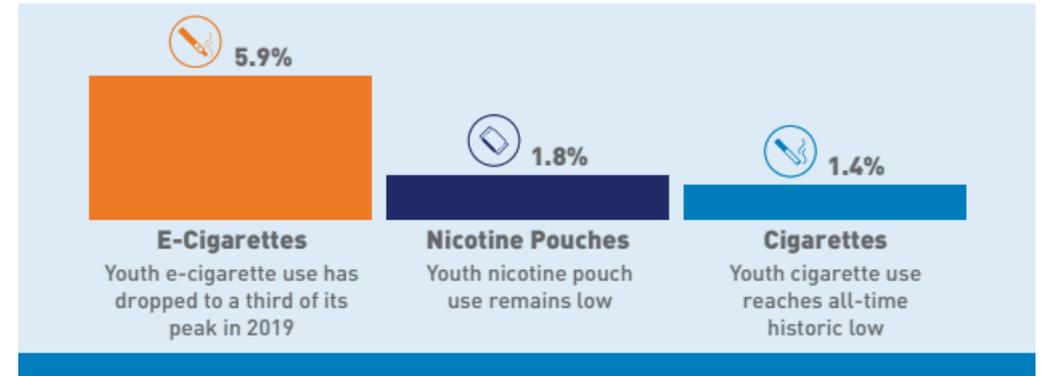
## Half a Million Fewer Students Used Tobacco Products in 2024



The decline in use of all tobacco products is largely attributable to the drop in students who used e-cigarettes.



## Most commonly used products among middle and high school students:



## Among those who reported current e-cigarette use:

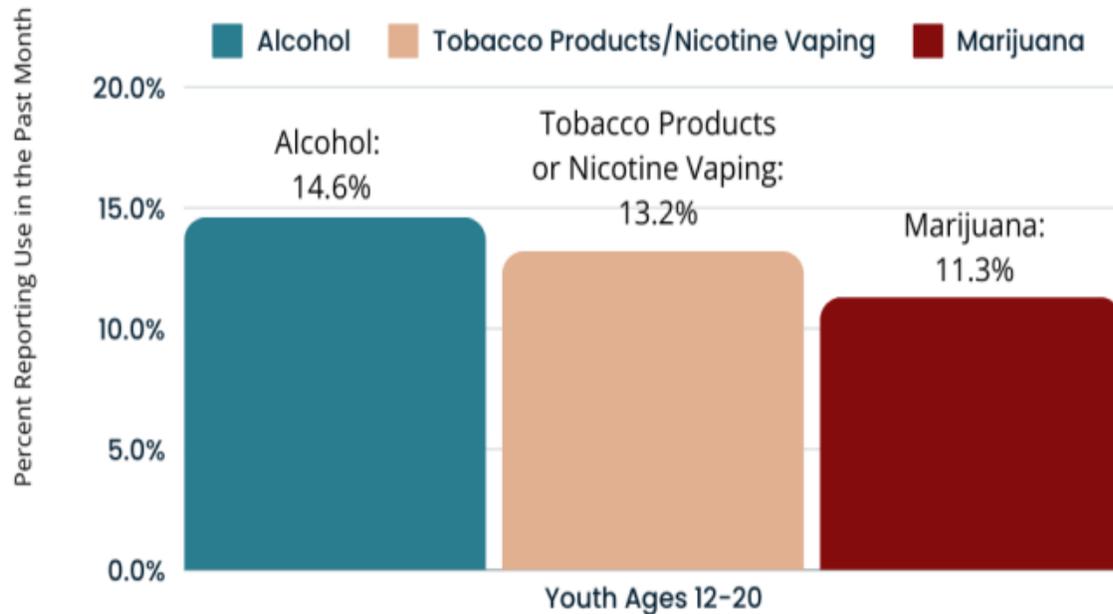


Majority (87.6%) used **flavored e-cigarettes**



with fruit flavors being the most popular, followed by candy and mint

## More adolescents use alcohol than tobacco products, nicotine vaping, or marijuana



- In 2023, according to the National Survey on Drug Use and Health (NSDUH), about 19.9% of youth ages 14 to 15 reported having at least one drink in their lifetime.

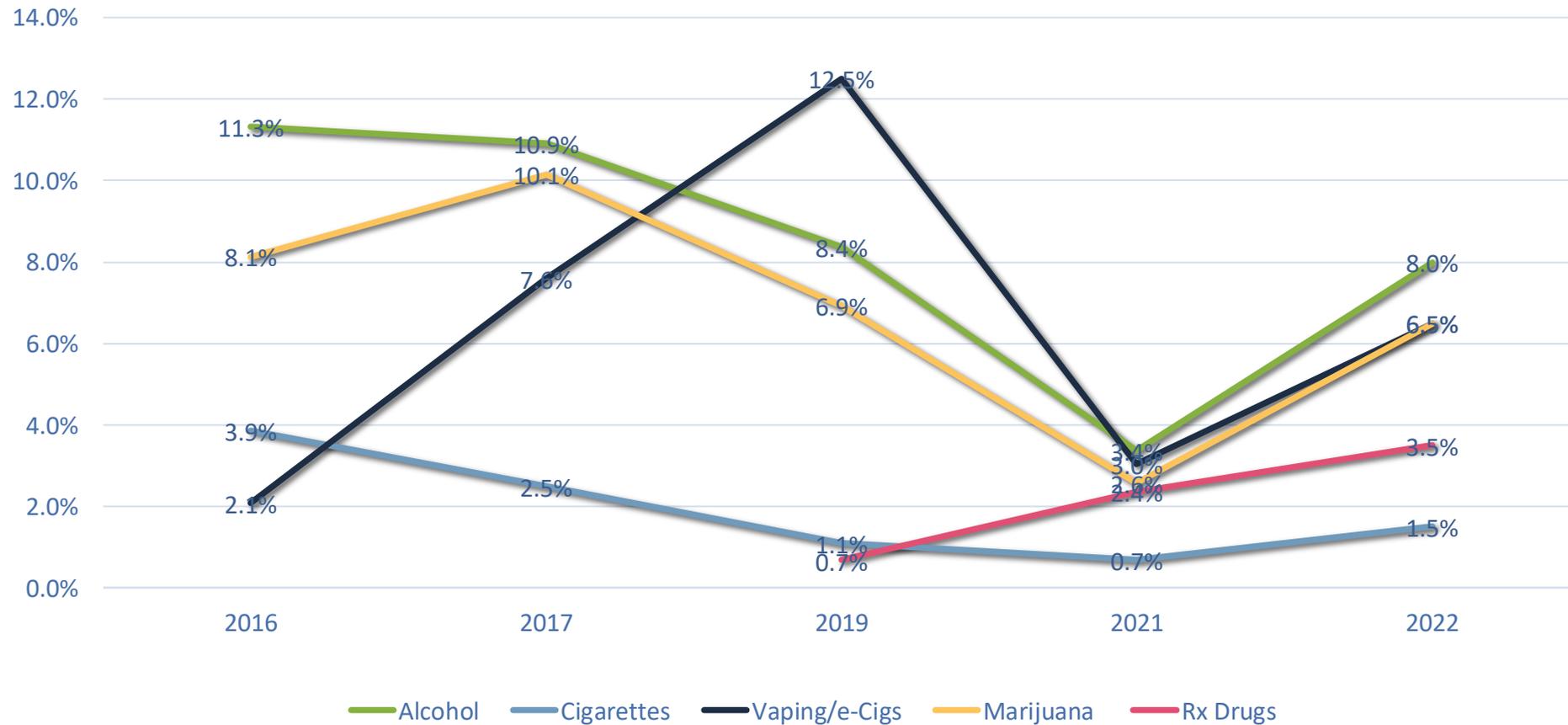
- More high school girls drink alcohol and binge drink, compared to high school boys

- About 16% of high school students reported riding in the past month with a driver who had been drinking alcohol.

- About 5% of high school students who had driven in the past month said they drove after drinking alcohol.

SOURCE: 2023 NSDUH. Tables 2.8B, 2.2B, 1.7B

# 30-Day Use Trends Over Time



# Key Findings, Youth Substance Use *Cabarrus County Schools, 2022*

Most youth (grades 6-12) in Cabarrus County (13.4%) report using substances.

Overall, use trends for alcohol, marijuana, and combustible/traditional cigarettes have been trending down over the past six years.

The leading substance chosen by youth was alcohol (8.0%)

If reporting use of a vape, most students nicotine (72.2%) followed by THC (44.6%).

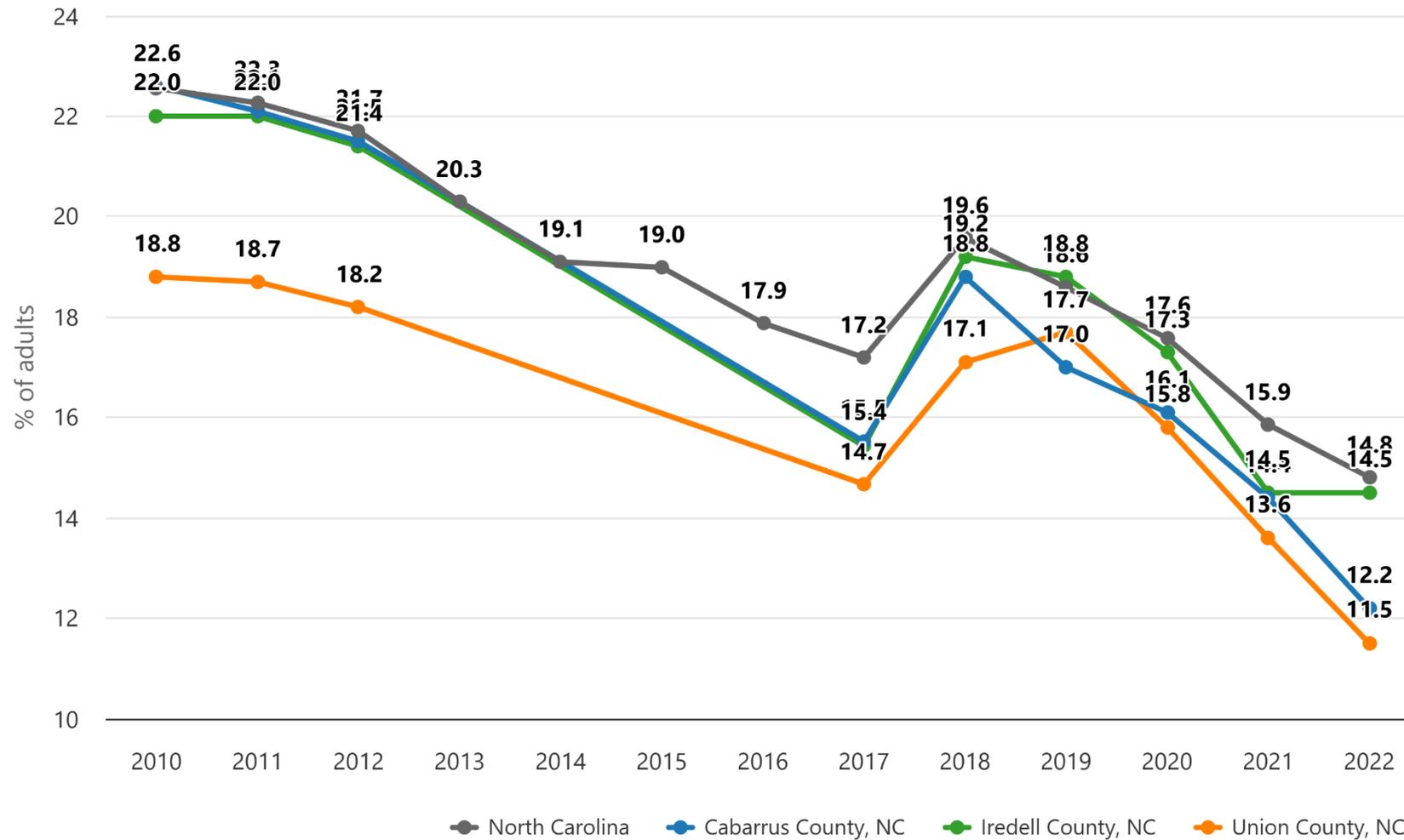
Prescription drug use has had a 400% increase between 2019 and 2022. Pain medications (43.6%), followed by ADD/ADHD medications (29.4%).

Key protective factors for substance use include parent disapproval, peer disapproval, perception of risk, and limits to access. Youth were considerably less likely to use when these protective factors were present.

Living drug-free is associated with school success, including higher grades and attendance

# Cigarette smoking rate

North Carolina and comparison



Created on Metopio | metop.io | Data sources: Centers for Disease Control and Prevention (CDC): PLACES (Sub-county data (zip codes, tracts) for 2014 - present), Dwyer-Lindgren, Mokdad, et al. (Population Health Metrics, 2014) (Data modeled from BRFSS for years 1996-2012), Cigarette smoking rate: Percent of resident adults aged 18 and older who report having smoked at least 100 cigarettes in their lifetime and currently smoke every day or some days. Age-standardized.

# E-Cigarette/Vaping Status

## NC

### North Carolina Value:

**8.4%**

Percentage of adults who reported using e-cigarettes or other electronic vaping products at least once in their lifetime and now use daily or some days

*Value and rank based on data from 2023*

### North Carolina Rank:

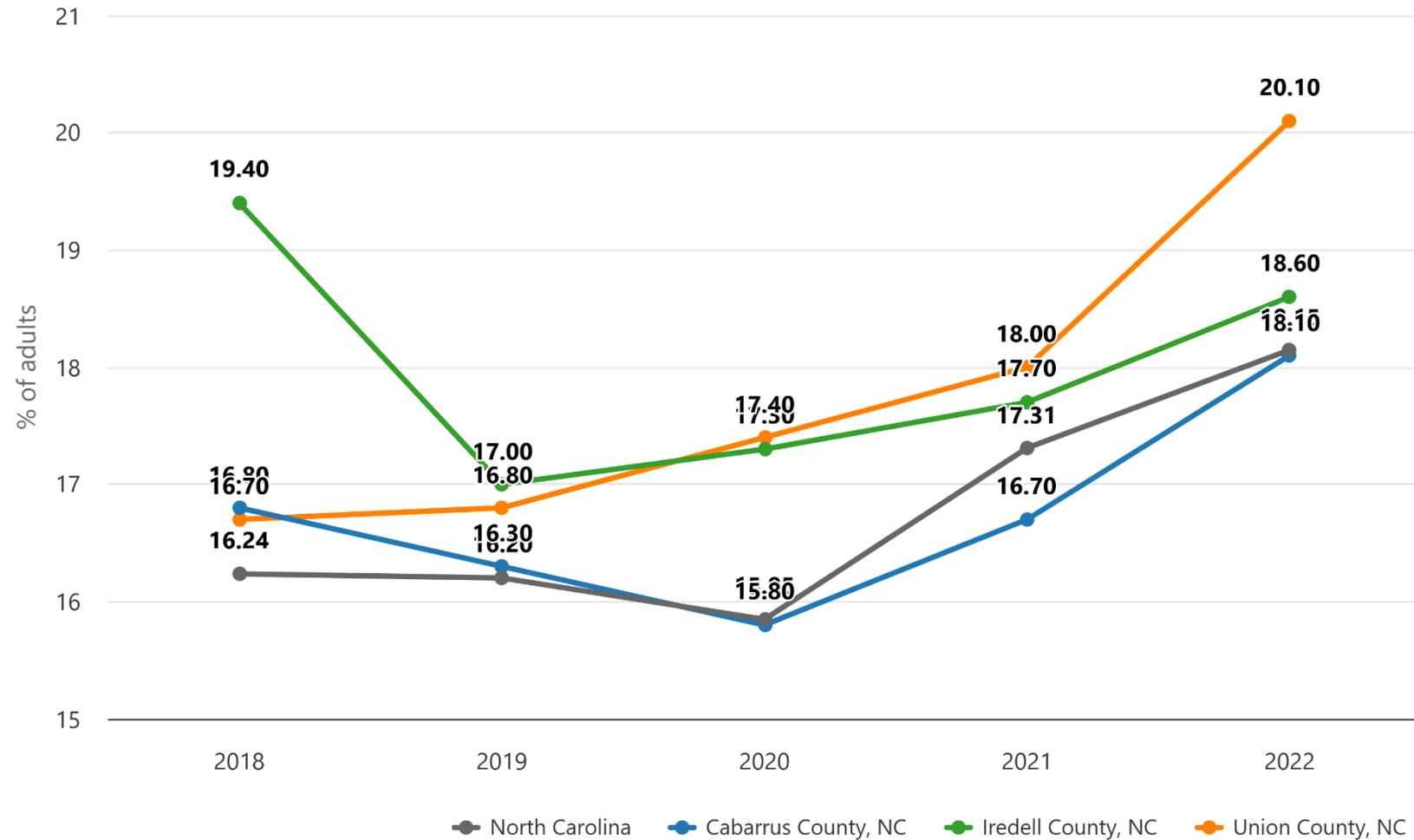
**34**

### Use Some Days/Every Day



# Binge drinking

North Carolina and comparison



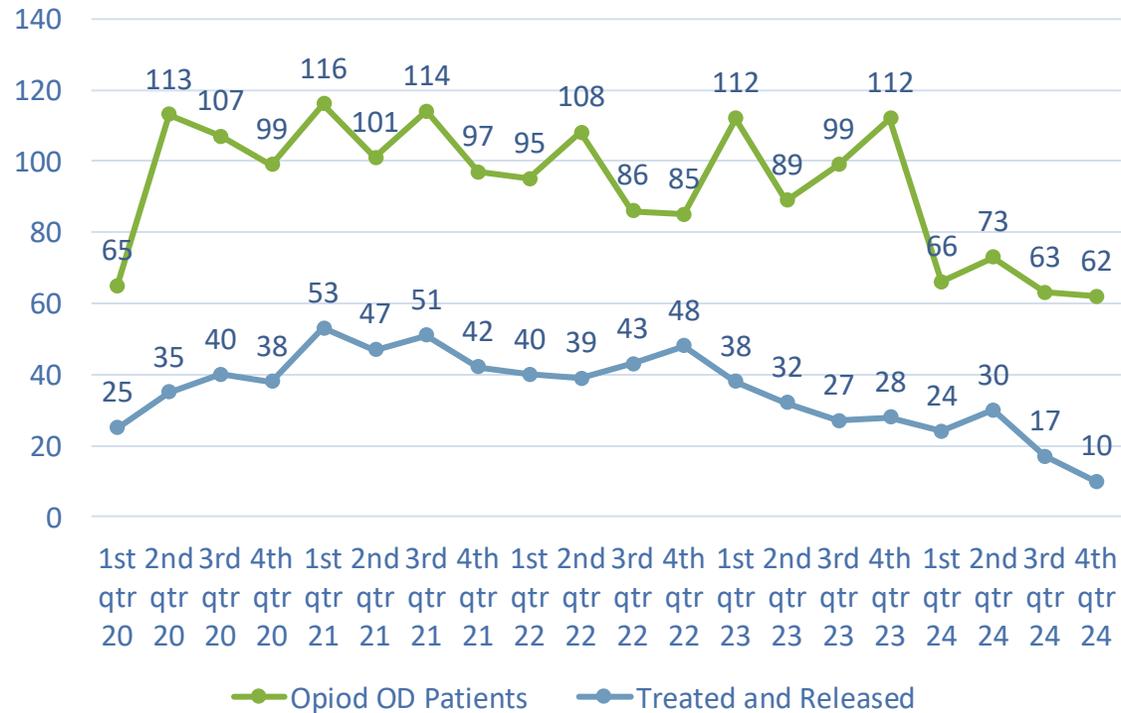
Created on Metopio | metop.io | Data sources: Centers for Disease Control and Prevention (CDC): PLACES (Sub-county data (zip codes, tracts)), Behavioral Risk Factor Surveillance System (BRFSS) (County and state level data)

**Binge drinking:** Percent of adults aged 18 and older who report having five or more drinks (men) or four or more drinks (women) on an occasion in the past 30 days. Alcohol use is likely seriously underreported, so these estimates are an extreme lower bound on actual binge drinking prevalence.

# Opioid Overdoses

## *Cabarrus County*

Cabarrus County Opioid Overdoses

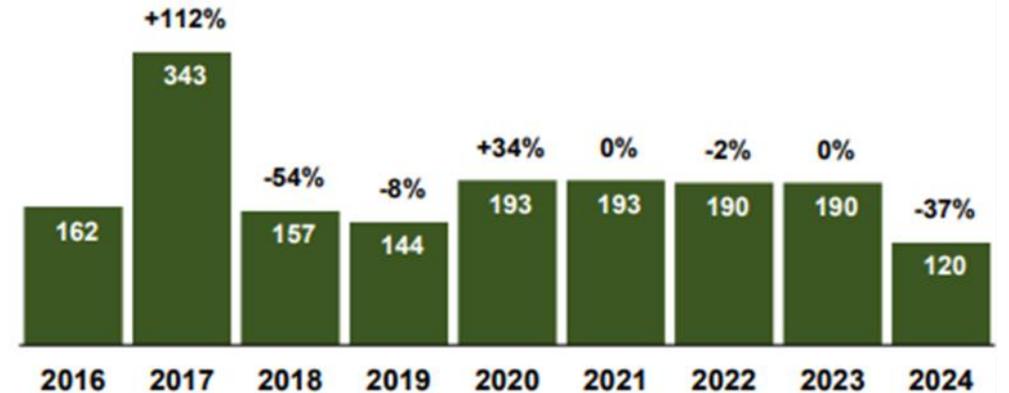


Cab.Co EMS

**120** Opioid overdose ED visits in Cabarrus County for 2024 compared to in 2023.

**190**

Cabarrus County opioid overdose ED visits by year: 2016-2024\*

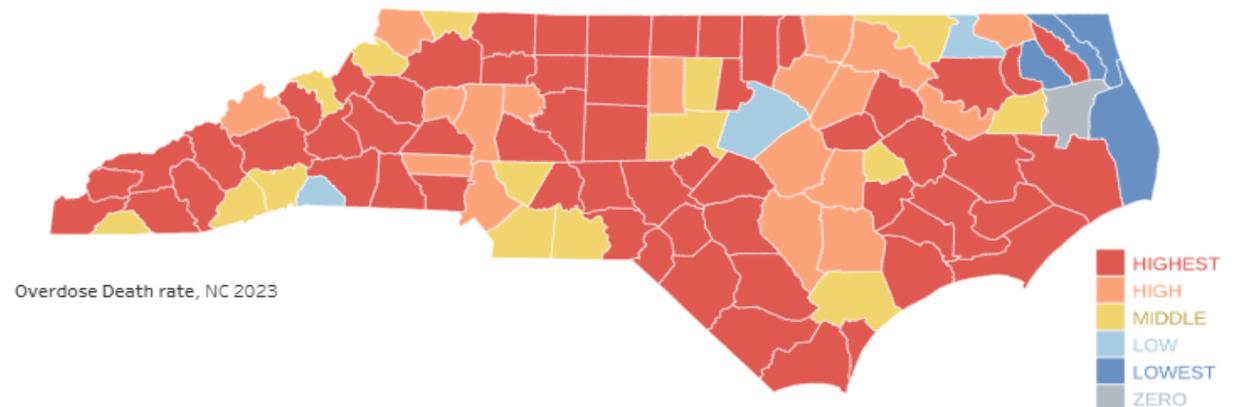
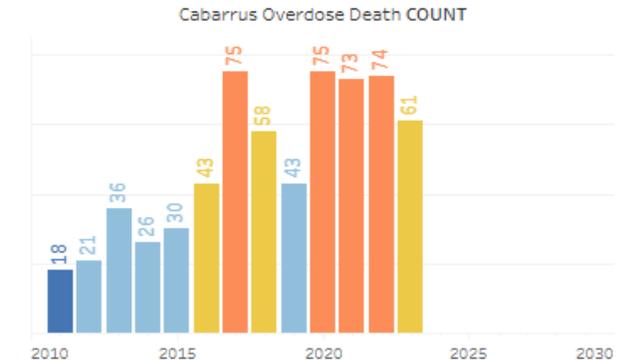
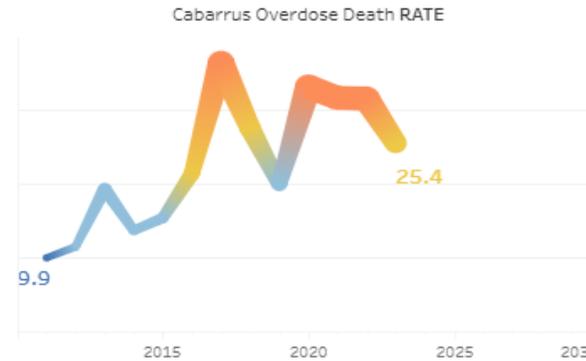


Note: Percent change is YTD total compared to YTD total of previous year;  
 \*There are known data quality gaps for May-June 2021 impacting the shown trends.

# Drug Overdose Deaths

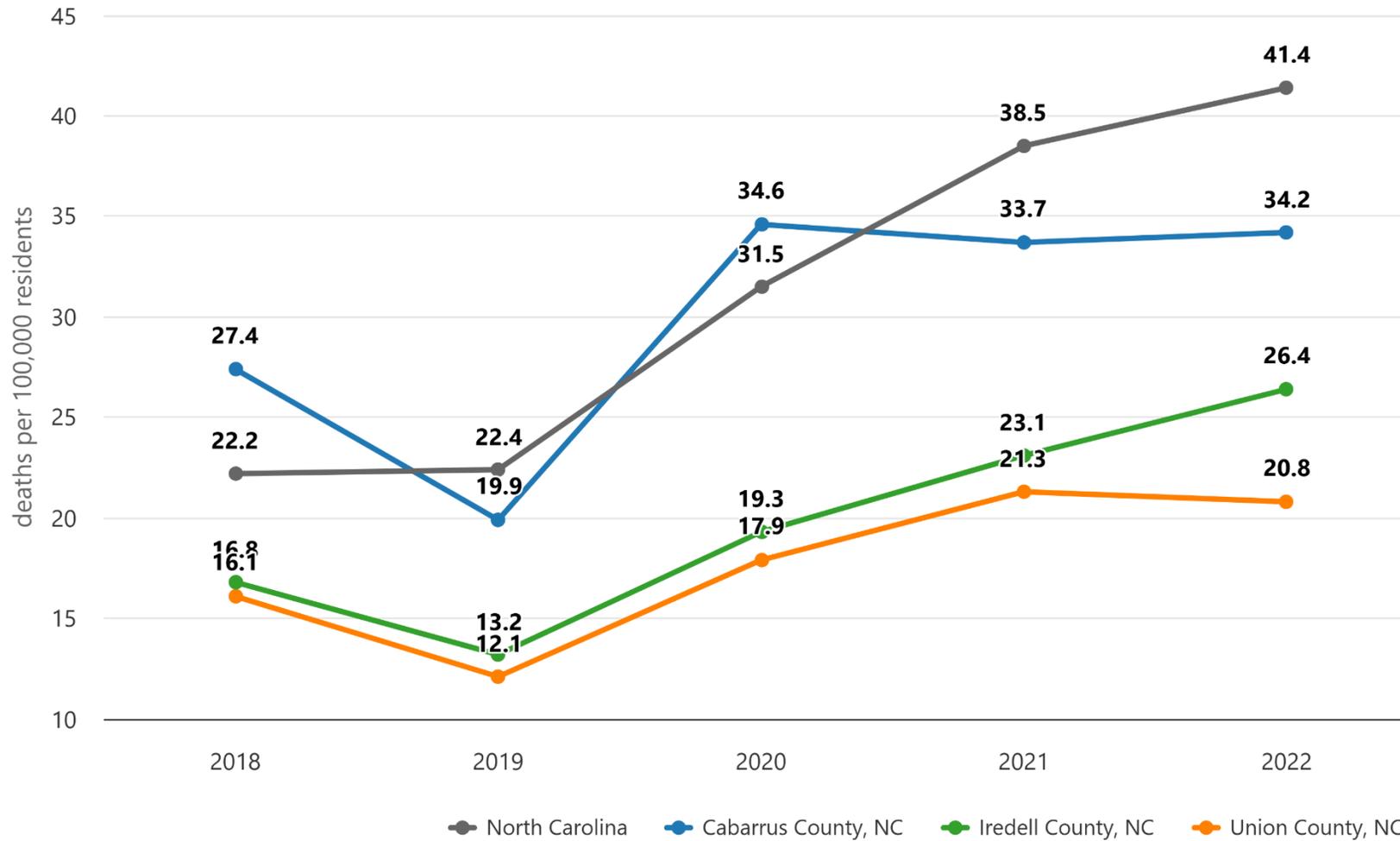
## *Cabarrus*

- The **Overdose Death** rate in **Cabarrus** was **25.4** out of 100,000 residents in **2023**, representing **61.00** people who died of an overdose.
- This rate is among the **MIDDLE** rates seen in **NC**.
- This rate is a **-19% change** over the prior **Year**.



# Rate of drug overdose deaths, North Carolina

North Carolina and comparison



Created on Metopio | metop.io | Data source: North Carolina Department of Health and Human Services (NCDHHS): Opioid and Substance Use Dashboard

Rate of drug overdose deaths, North Carolina: Drug overdose deaths among NC Residents

# 2021-2024 Narcan Data

Year	Narcan Distributed in SSP	Narcan Reversals Reported  (some reported more than 3 or an unknown number)	Reversals reported to 911  (self-reported by participants-some reported unknown)
2021 (August to December)	681	371	75
2022	775	554	63
2023	1872	159	82
2024 (through June 1 <sup>st</sup> )	612	131	22

CHA currently distributes Narcan/Naloxone to our SSP, vending machine inside of the jail, RISE clinic, and community partners such as EMS, pharmacies, and community events.

# Key Findings, Adult Substance Use

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Cigarette smoking has decreased significantly in Cabarrus over the past decade (21.4% to 12.2%).

E-Cigarette use and vaping continue to rise in NC, with 8.4% of adults reporting use daily or some days (ranking 34<sup>th</sup> in the U.S.)

While below the state average, binge drinking has risen since 2020.

Excessive alcohol use is estimated to cost Cabarrus County \$189M (2022).

Opioid overdoses and ED visits are on the decline in Cabarrus County.

# Key Correlations and Things to Think About

There has been a significant increase in both youth and adult binge drinking. We must consider access.

E-Cigarette use and vaping continue to rise in NC for both youth and adults. It is difficult to know what substance is being vaped due to lack of regulations

Opioid overdoses and ED visits are on the decline in Cabarrus County.

Opioid overdoses and ED visits and deaths are on the decline in Cabarrus County.

19.3% increase in the South among Xylazine (Less lethal, More toxic) within the drug supply and prevalence of severe infection and disease has risen.

Increased community distribution of Naloxone

# Opportunities for Cabarrus County



More behavioral health specialists in primary care offices



Increase options for Substance use Disorder Prevention & Treatment for Youth



Recruit specialized service providers, Spanish-speaking clinicians and psychiatrists



Consider & plan for the needs of aging population with mental health and substance use disorders and chronic illness



Increase awareness and advocacy around mental health needs and resources



# TRANSPORTATION

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Jaime Tippett Poe, DPT

**Transit Manager**

Concord Kannapolis Area Transit

# Public Transit in Cabarrus County Today

- Two separate, disconnected systems
  - (Rider Transit & Cabarrus County Transportation Service)
- Unserved areas and underserved areas throughout all of Cabarrus County
- 8 bus routes (7 local, 1 regional)
- 39 Vehicles (11 Buses, 28 Demand Response)
- 92 employees
- ~465,000 passenger trips annually
- 60-75 minute frequency (Rider buses)



# Cabarrus County Transportation Service

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CCTS Provides Door-to-Door Service to all passengers who qualify under the following services:

- Medicaid
- Adult and Family Services
- 5310 Elderly and Handicapped
- Rural General Public
- Cabarrus Vocational Opportunities
- Work First Family Assistance



# Ridership

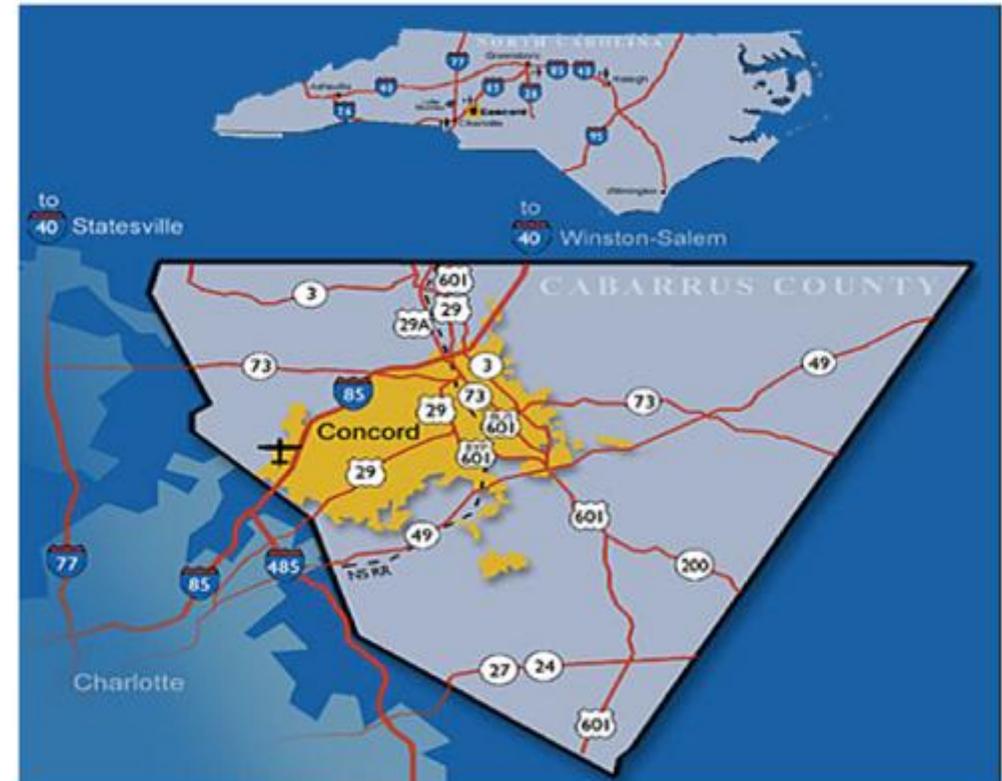
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*July 1, 2020-April 7, 2025*

**271,289 TRIPS**

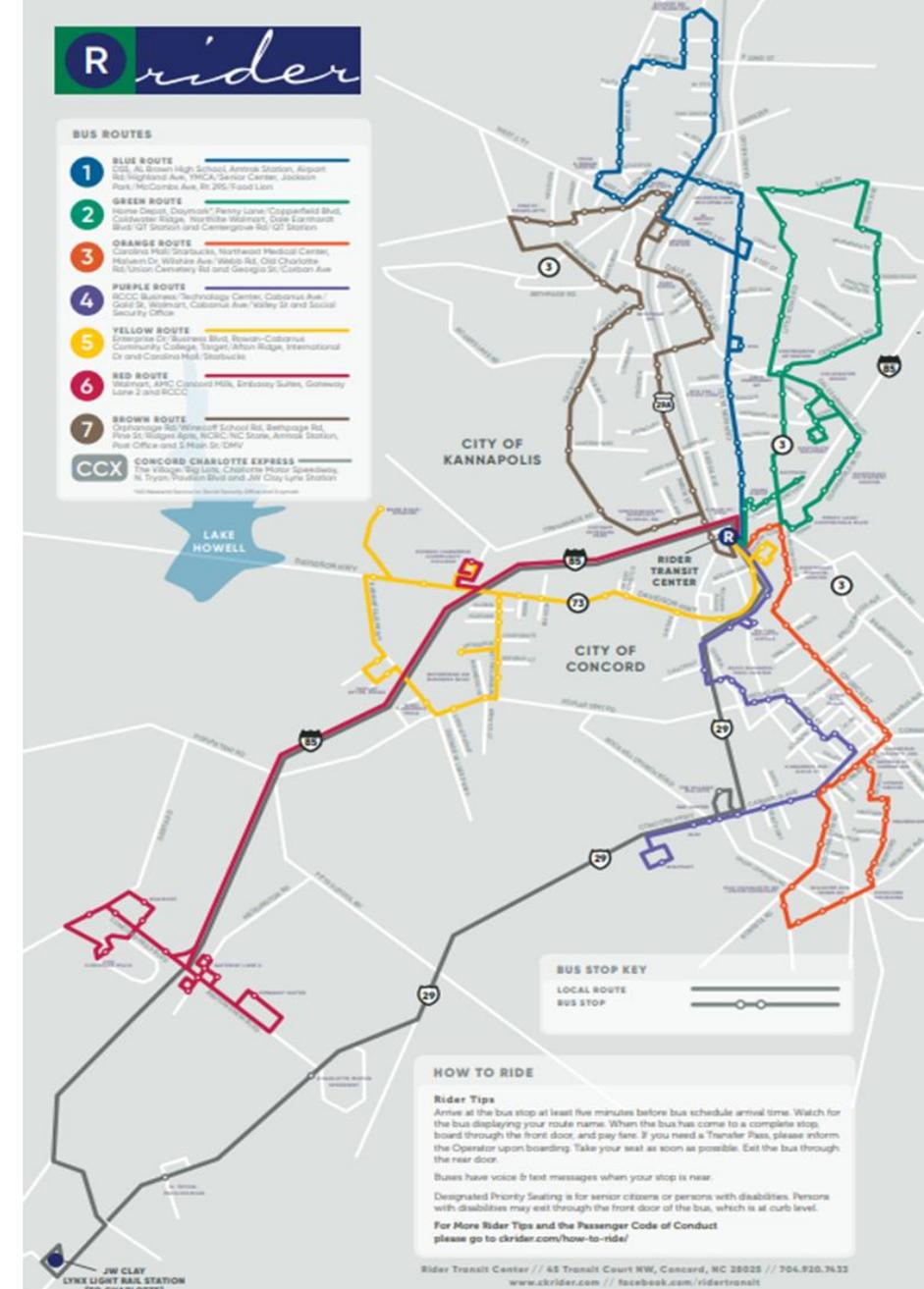
**23,384 Cancellations**

## CCTS SERVICE AREA



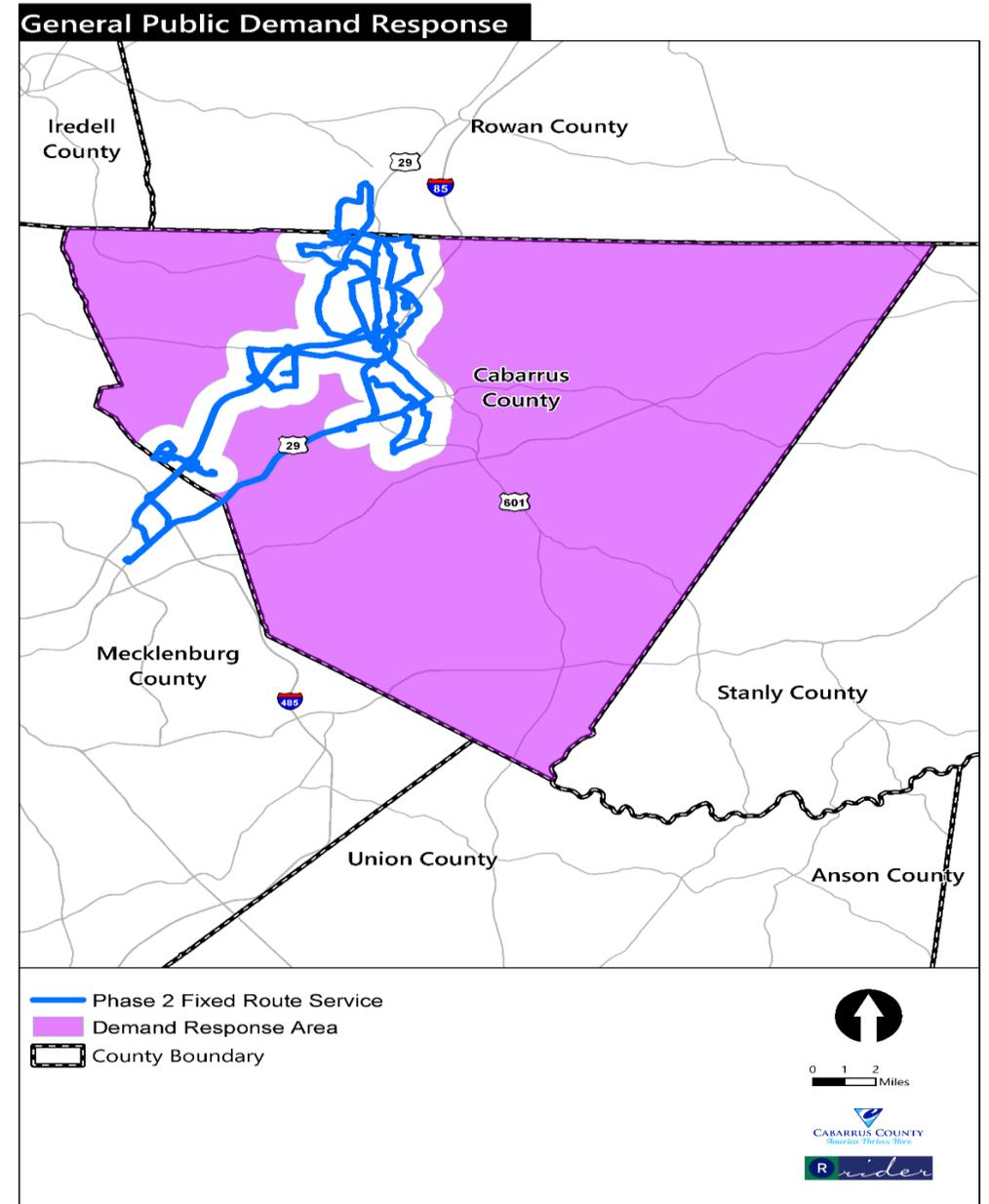
# Rider Transit Services/Scope

- Rider provides fixed route bus services on seven local fixed routes and the Concord Charlotte Express (CCX)

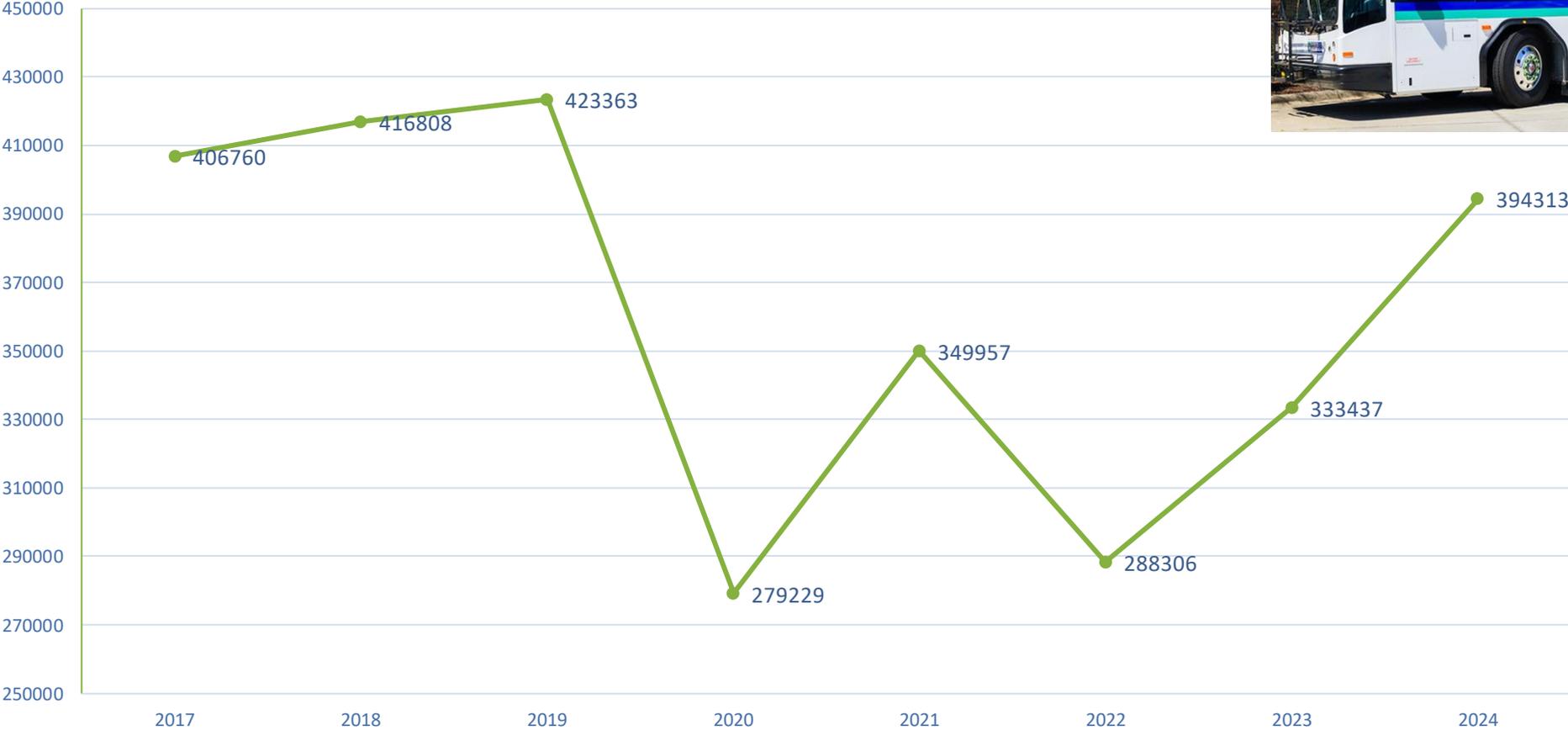


# Rider Transit Services/Scope

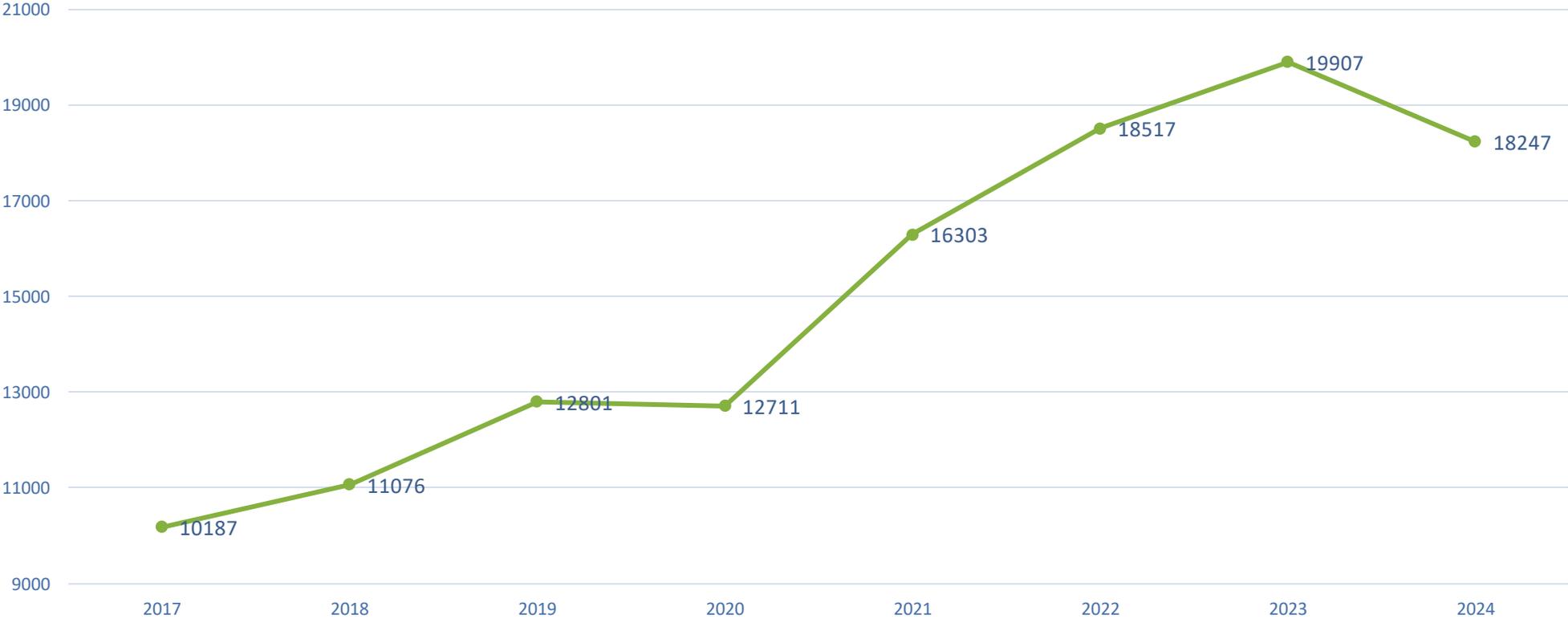
- Americans with Disabilities Act (ADA) Complementary Paratransit service is provided within  $\frac{3}{4}$  mile of the seven local fixed routes.



# Fixed Route Ridership

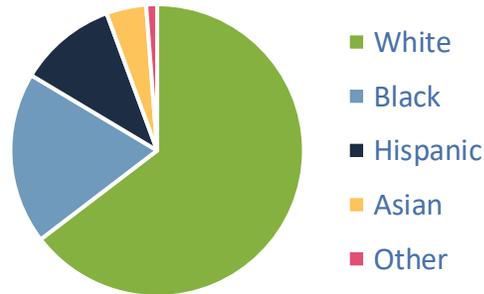


# Paratransit Ridership

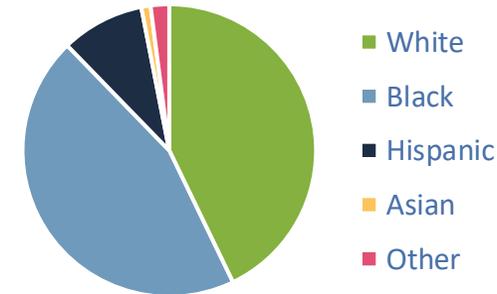


# Rider Transit Users: A Demographic Snapshot of Cabarrus County

**Cabarrus County Population Demographics**  
(2020-2023: U.S. Census, ACS, CHA)



**Rider Transit 2022 Passenger Demographics**  
(2022 Rider Transit Title VI Plan)



- **7.5%** under age 65 identified as having a disability
- Median Household Income = \$86,084
- **9.63%** of residents live below the Federal Poverty Level
  - Individual=\$12,880; Family of 4=\$26,500
- **25.2%** of Cabarrus County residents live below 200% of the FPL
  - Individual=\$25,760; Family of 4=\$53,000

- **72%** ride daily; **88%** weekly
- **68%** - Rider is their only transportation
- **55%** - do not have a car at home
- **6%** - English is not their primary language
- **64%** reported a household income of less than **\$20,000** per year
- **93%** under **\$40,000/yr** household income

#1 reason for using transit?

**EMPLOYMENT**

# Schools in Service Area



## Elementary

- Winecoff Elementary
- Coltrane-Webb (original location)
- R Brown McAllister
- Weddington Hills
- Royal Oaks
- Forest Park
- North Kannapolis
- Jackson Park
- G.W. Carver Elementary
- Fred L. Wilson
- Shady Brook

## Middle

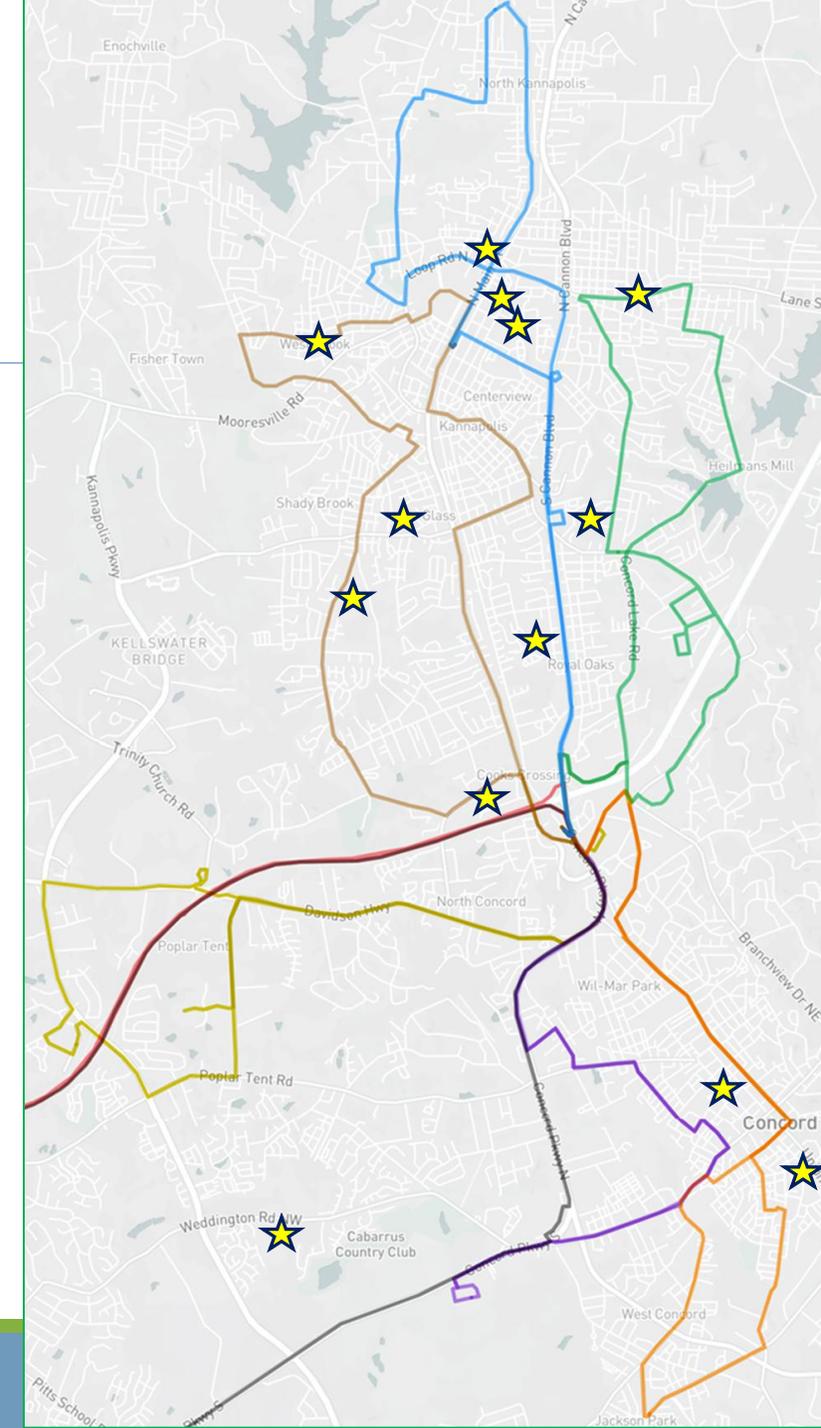
- Harold E. Winkler
- Kannapolis Middle

## High

- West Cabarrus
- A. L. Brown

## Other

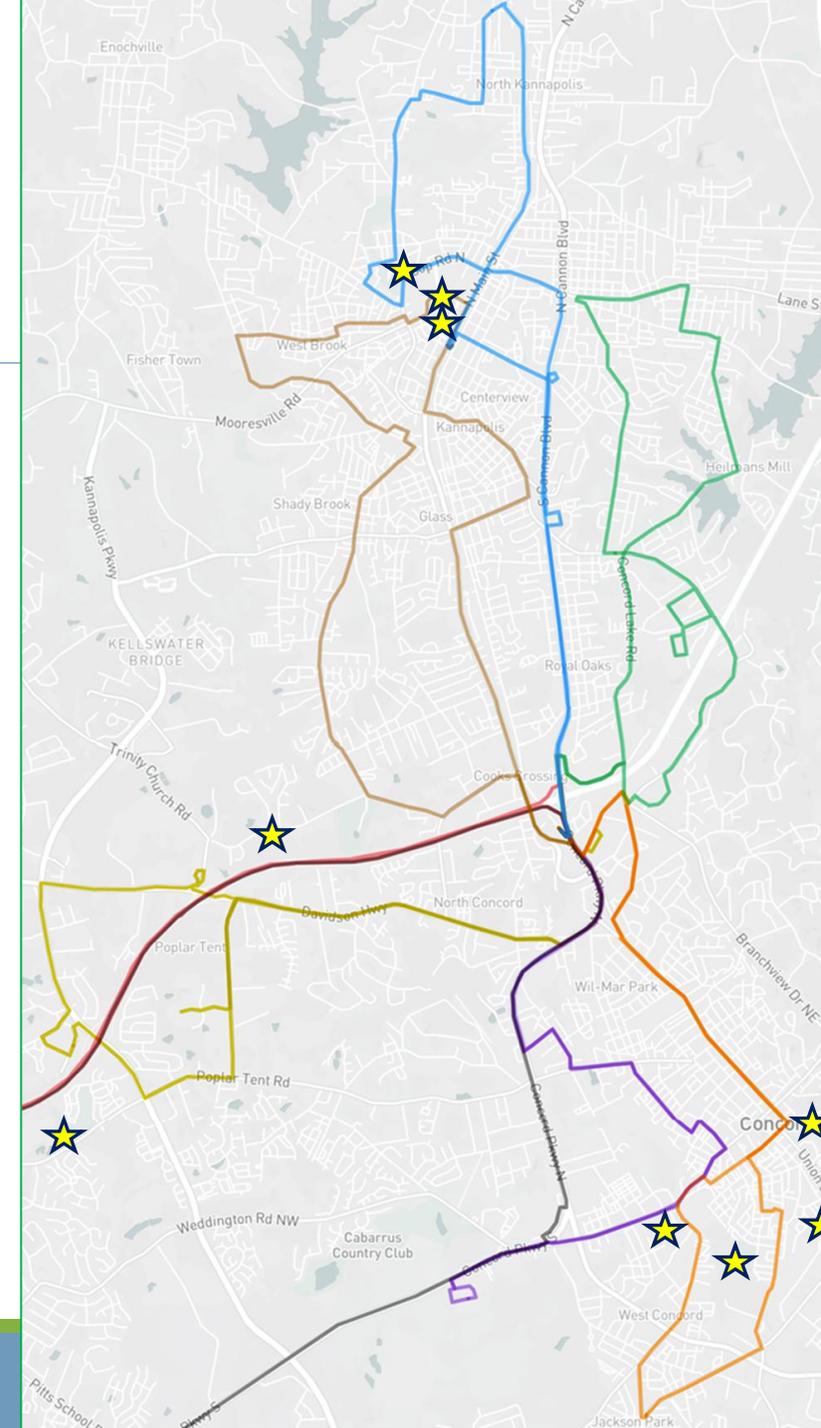
- PLC
- Concord Academy
- Cannon School
- Concord Lake STEAM
- TSMA (previously)
- Covenant Classic



# Parks in Service Area



- J.W. Mickey McGee/McEachern Greenway
- Les Meyers
- Dorton
- Caldwell
- Vietnam Veterans
- Hartsell
- Brown Mill Mountain Bike Trail
- Village Park
- Atrium Health Ballpark
- Baker's Creek
- Irish Buffalo Creek Greenway

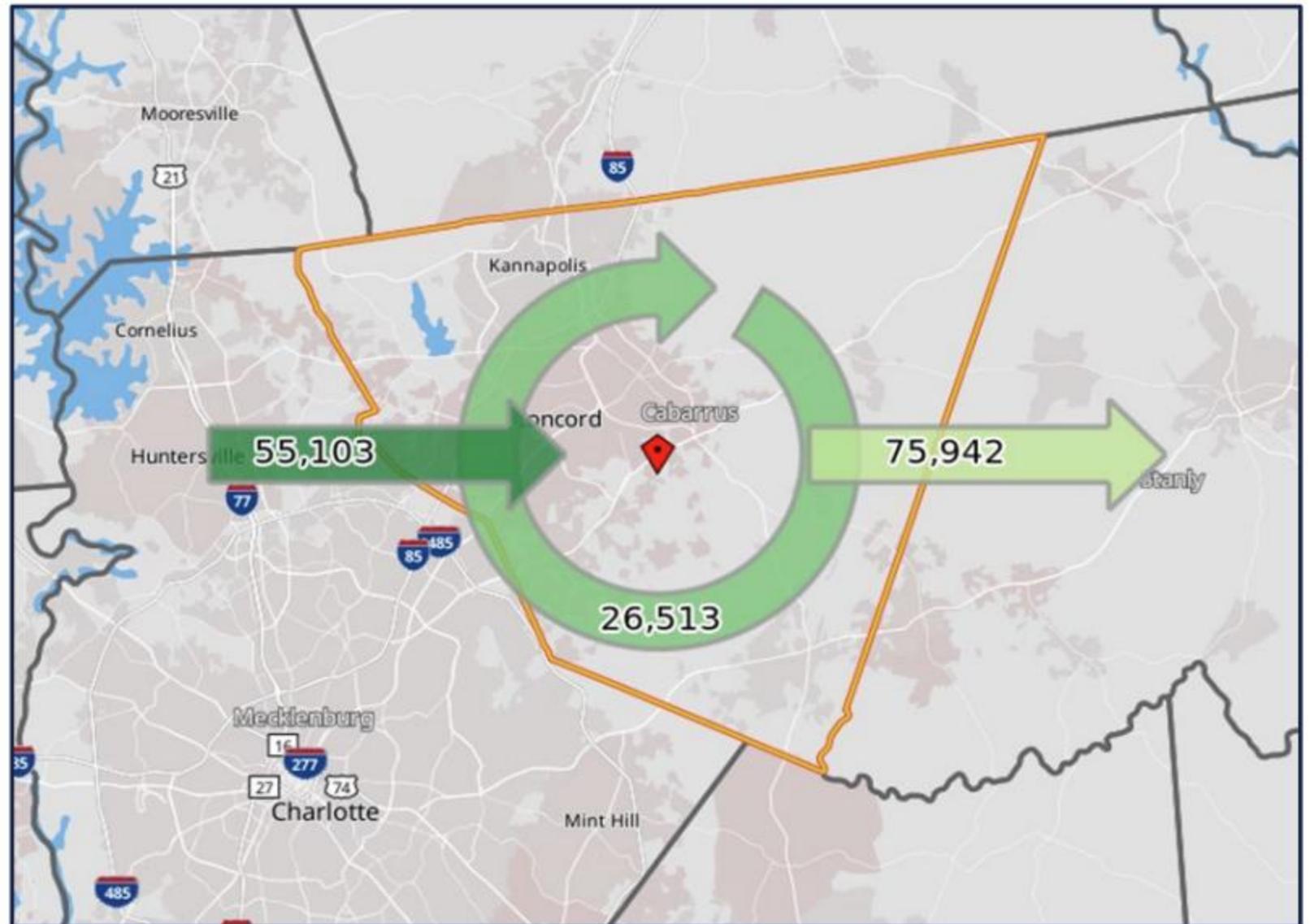


## Commuter Inflow and Outflow

Over 55,000 people commute into Cabarrus County daily for work. As a result, 67.5% of the people that work in the county do not live in the county.

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In-commuters can have a significant influence on and be influenced by the local housing market.



# Microtransit:

## *What it is and is not...*

---

- 
- Microtransit isn't New-On Demand Public Transit has existed for decades – just not instantly on demand.
  - The increase of companies like Uber and Lyft were better for areas with higher density/traditional transit services didn't make sense/couldn't operate.
  - Most recently, Microtransit has been positioned as a standalone service option replace some traditional transit services (big empty bus syndrome) and is highly attractive to users.
  - Microtransit is more efficient for passengers, but not the community
  - Where Microtransit succeeds and ridership does grow, it requires a *significant investment* in Operating costs to do so.

# Microtransit and Rider Transit

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Numerous product demos and web meetings from a variety of companies such as Via, RideCo and Pantonium beginning in late 2019, early 2020

Several pitched pilot/demo products, all in the area of \$50,000 for 6 months

Lincoln Street Bridge issue provided an opportunity to start our own Microtransit pilot. Ridership started at a little less than 6 people per day, grew to 10+ people per day.

Recently, Cabarrus County participated in an NCDOT funded study to look at microtransit for the county.

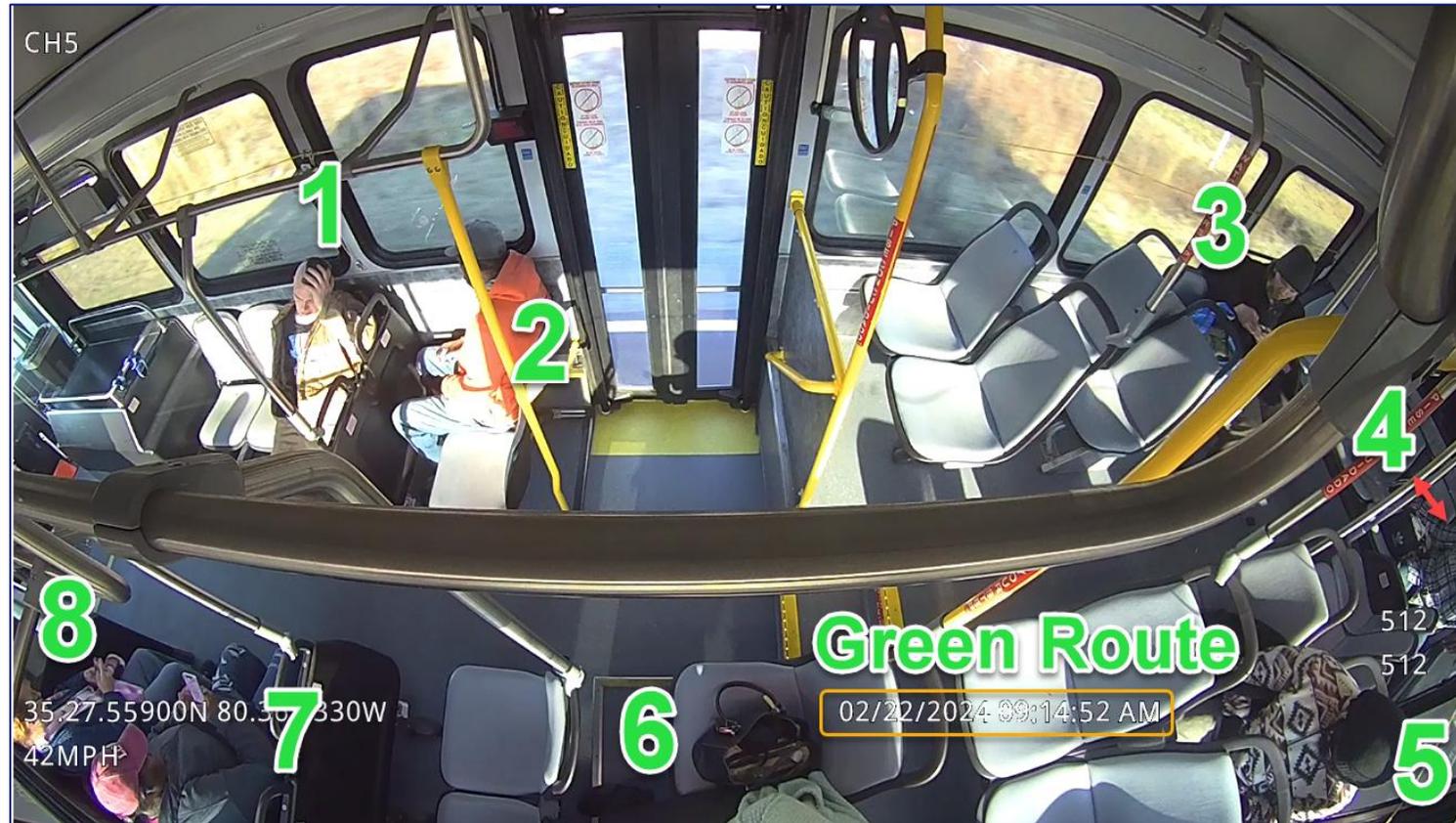
# Typical “Empty Bus”

Green Route, February 22nd, 2024 8:51 am



# Same Bus

Green Route, February 22nd, 2024 9:15 am



# Assorted Rider Fixed Route Ridership Snapshots

## February 2024



# Financial Analysis



## Existing Services in Cabarrus County

System	Annual Ridership	Peak Vehicles	Annual Operating Expense	Revenue Miles	Revenue Hours	Expense per Trip	Population Served
Existing Fixed Route	355,856	8	\$2,882,428	705,945	35,511	\$8.10	50,900
Existing Rider Paratransit*	19,167	4	\$1,077,987	157,404	11,595	\$56.24	N/A*
Existing CCTS*	55,676	22	\$2,365,392	481,022	28,854	\$42.48	N/A*
<b>Existing Total</b>	<b>430,699</b>	<b>34</b>	<b>\$6,325,807</b>	<b>1,344,371</b>	<b>75,960</b>	<b>\$14.69</b>	<b>50,900</b>

## Proposed Service Concept

System	Annual Ridership	Peak Vehicles	Annual Operating Expense	Revenue Miles	Revenue Hours	Expense per Trip	Population Served
Proposed Fixed Route <sup>^</sup>	343,239	7	\$2,522,124	632,663	31,072	\$7.35	30,300
Daytime Microtransit <sup>**</sup>	134,840	12	\$3,920,000	704,868	48,978	\$29.07	130,200
Nighttime Microtransit <sup>**</sup>	14,476	6	\$632,300	85,100	7,910	\$43.68	132,100
Potential Rider Paratransit*	9,008	2	\$506,687	73,980	5,450	\$56.25	N/A*
Potential CCTS*	16,703	6	\$709,543	116,587	6,994	\$42.48	N/A*
Circulator <sup>^^</sup>	50,000	5	\$2,363,740	201,548	24,975	\$47.27	N/A
<b>Proposed Daytime Total</b>	<b>553,790</b>	<b>32</b>	<b>\$10,022,094</b>	<b>1,729,646</b>	<b>117,469</b>	<b>\$18.10</b>	<b>130,200</b>
<b>Proposed Total</b>	<b>568,266</b>	<b>32</b>	<b>\$10,654,394</b>	<b>1,814,746</b>	<b>125,379</b>	<b>\$18.75</b>	<b>134,100</b>

\*These services have restrictions on rider eligibility

\*\*Microtransit operating expense per hour is assumed \$80

<sup>^</sup>Assumes 20% growth on Purple and Blue routes, no growth on all other routes

<sup>^^</sup>Assumes a \$472,748 expense per peak vehicle, a low-end ridership of 50,000 trips, and a high number of peak vehicles (5)

# Bottom Line



**83,000 More  
People Have  
Access to  
Transit**



**98,000 More  
Trips on  
Transit\***

\*Does not include  
fixed route ridership



**\$4.3M  
Budget  
Increase\***

\*Includes Concord  
Mills Circulator



**+33%  
Increase in  
Revenue  
Hours**



**+20%  
Increase in  
Revenue  
Miles**



**+36%  
Increase in  
Trips per  
Hour**



**\$12.53  
Decrease in  
Cost per On-  
demand Trip**

# A Cabarrus Work Trip on Rider Transit

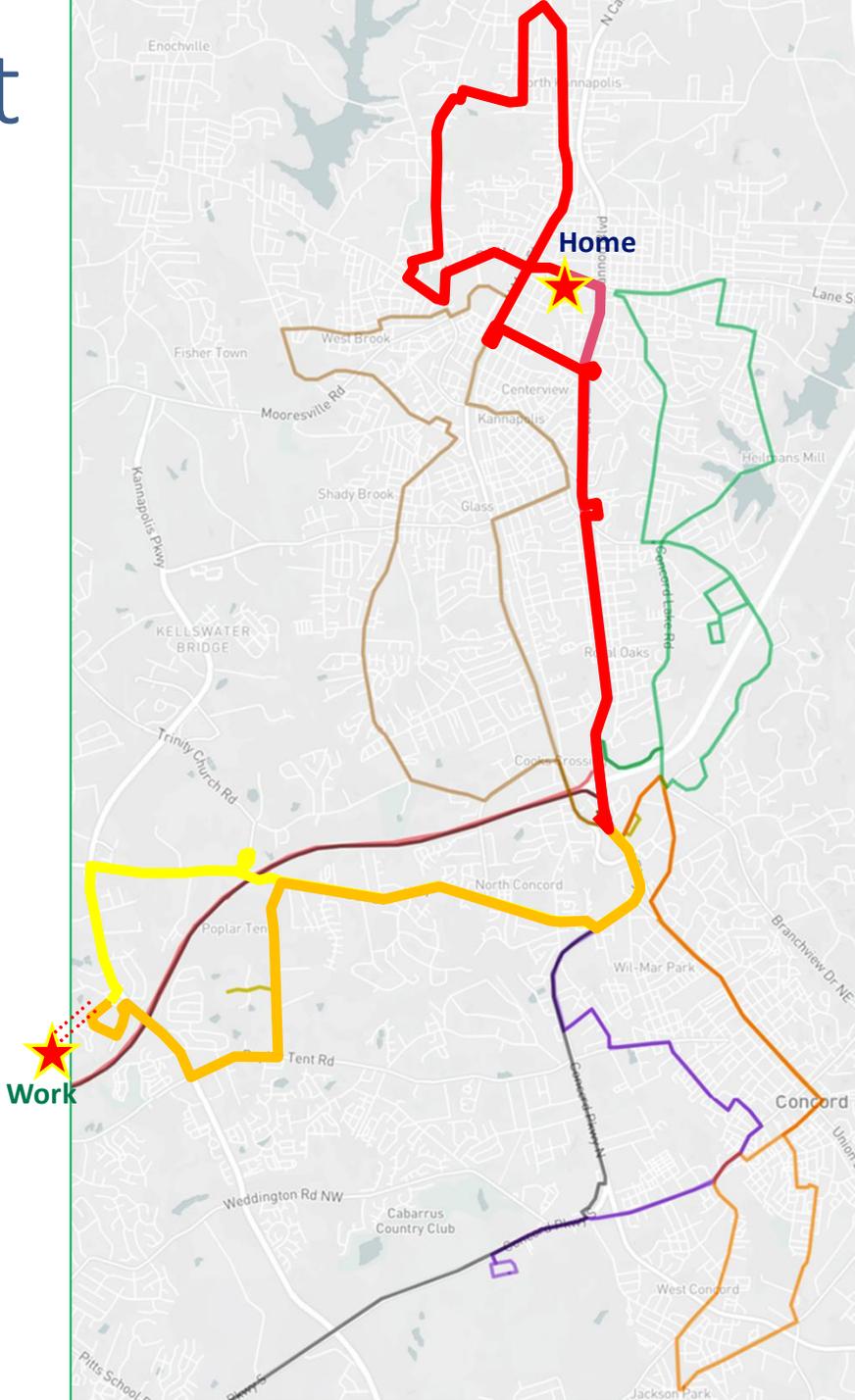
- Board Bus, Alexa Apartments, Jackson Park Road, @ 6:06am, Transfer to Yellow Route @ 6:30am
- Travel to Glen Afton Blvd; off the bus @ 6:56am for work at Amazon DLT3 Delivery Station
- Walk 1.6 miles to get to Amazon (31 minutes), arriving at 7:27am for 8am shift
- **Total Trip time to work: 1:54** (:50 bus, :31 walking, :33 minute wait for shift to begin)
- Off work at 5pm; walk 1.6 miles to get to bus stop (31 minutes), arriving at 5:31pm
- Wait 25 minutes; 5:56pm back on the Yellow Route; transfer to Blue Route @ 6:30pm
- Arrive at stop @ 7:06pm to complete trip home
- **Total Trip time to home: 2:06** (:31 walk, :25 wait , 1:10 bus to get home)

**Time Spent Transit/Walking:** 4:00 hours (2:00 bus, 1:02 walking, 58 minutes waiting)

**Time Spent via Car:** 35 minutes (curb to curb)

**Time Spent via Uber:** 35 minutes (curb to curb)

<b>Average Cost/Day</b>	Car: \$47.30	Uber: \$74.91	Transit: \$ 1.85
<b>Average Cost/Month</b>	Car: \$ 1,025	Uber: \$1,623	Transit: \$ 40
<b>Average Cost/Year</b>	Car: \$12,297	Uber: \$19,477	Transit: \$ 480
<b>ADP Calculator Annual Take Home Salary @ \$10.80:</b>			<b>\$ 19,492</b>



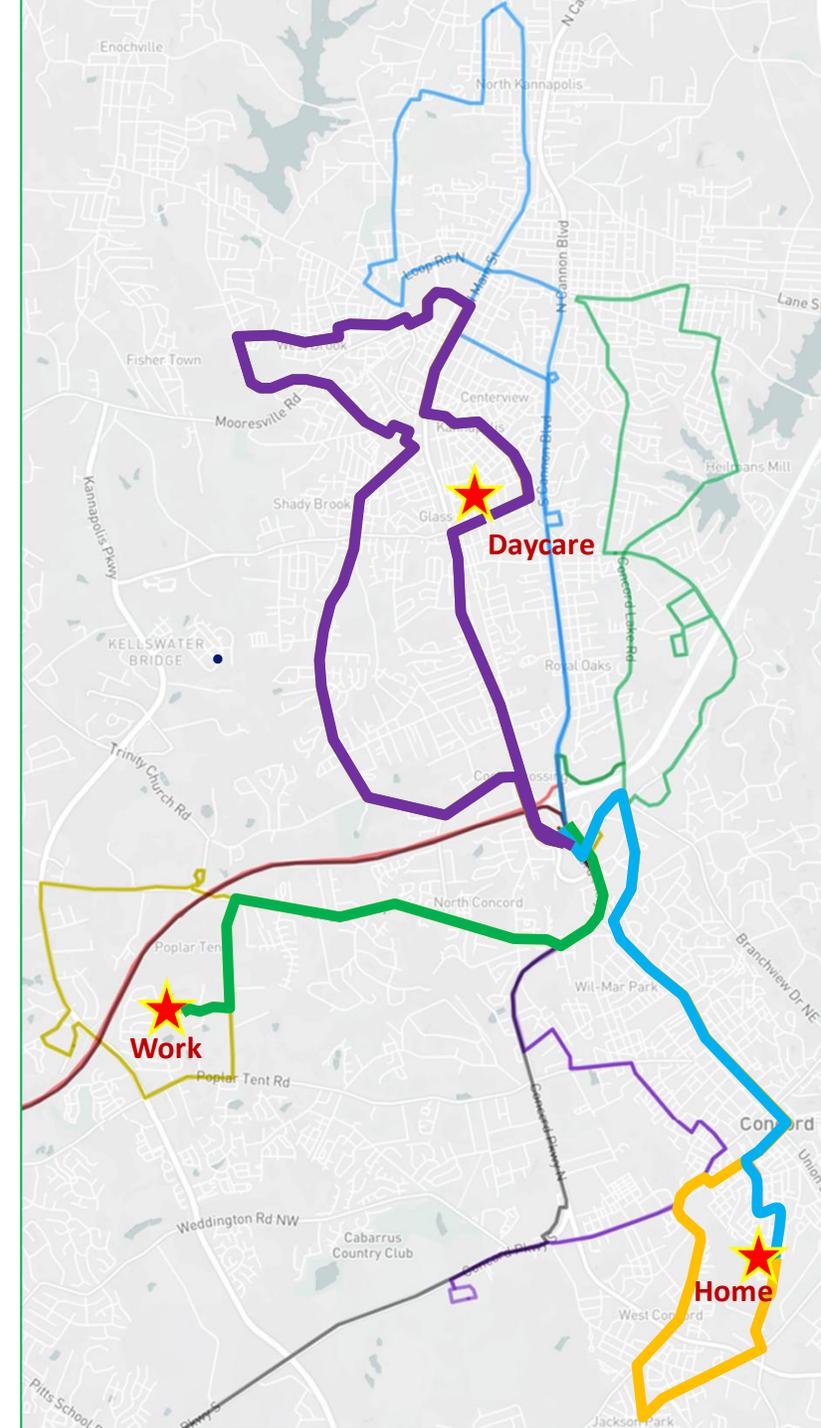
# Home to Child Care to Work and Back on Public Transit ... a 13 Hour Day

Board Orange Route in Logan Community @ 6:03am

- Transfer to Brown Route @ 6:30; stop for Daycare drop-off @ 7:10am
- **Wait 60 minutes...**
- Get back on the Brown Route @ 8:10am; transfer to Yellow Route @ 8:30 to International Business Park
- Arrive at stop @ **9:05am** to complete trip to work
- **Total Trip time to work:** 3 hours and 2 minutes
- Leave work and get on Yellow Route @ **3:45pm**
- Transfer to Brown @ 4:15pm; stop for Daycare pick-up @ 5:05pm
- **Wait 62 minutes...**
- Get back on the Brown Route @ 6:07; transfer to Orange Route @ 6:30pm
- Arrive at stop @ 7:03 to complete trip home
- **Total Trip time to home:** 3 hours and 18 minutes

**Time Spent Traveling to/from child care and work:** 6 hours 20 minutes

**Maximum time available to work:** ~ 6 hours 40 minutes



# Transportation is often the missing link...

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- **People don't travel for the sake of travel** – it's not a choice – it's a necessity to function daily and move between home and:

- **Work**
- **Childcare**
- **Healthcare**
- **Education**
- **Shopping (Food, Clothing)**
- **Social, Religious & Recreational activities**



- Many **people who use public transit** work in hourly, low paying, yet **highly essential jobs** including healthcare, manufacturing, food and service sectors
- Many communities work diligently to address food, shelter, housing, healthcare, education and employment issues – in silos – and **transportation access is often forgotten.**

A person is sitting on a wooden dock, looking out over a calm lake. The lake is surrounded by lush green mountains and dense forests. The scene is peaceful and scenic, with the water reflecting the surrounding landscape.

3-2-1

# Rapid Reflection

*Pair Up, Reflect, and Share Insights*

- 3 minutes
- 2 things you found surprising or interesting from the data presented
- 1 thing you'd like to learn more about via primary data

**WE WANT  
TO HEAR  
FROM YOU!**

<https://forms.office.com/r/6qRMZPe5if>

Community Planning Council  
Meeting Feedback - Session 5





# Next Meeting...

**May 15<sup>th</sup>**

# Healthy Cabarrus

**THANK  
YOU!**

## Jessica Grant

Healthy Cabarrus Executive Director  
Cabarrus Health Alliance  
704-920-1282

[jessica.grant@cabarrushealth.org](mailto:jessica.grant@cabarrushealth.org)

## Sandra Torres

Healthy Cabarrus Coordinator  
Cabarrus Health Alliance  
704-920-1339

[sandra.torres@cabarrushealth.org](mailto:sandra.torres@cabarrushealth.org)



**Healthy Cabarrus**  
*Partnerships for Life*