

# THE STATE OF FAIR HOUSING IN NORTH CAROLINA 2000-2023



**Fair Housing Project**

**Legal Aid of North Carolina**

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## About the Fair Housing Project of Legal Aid of North Carolina

The Fair Housing Project of Legal Aid of North Carolina works to eliminate housing discrimination and to ensure equal housing opportunity for all people through education, outreach, public policy initiatives, advocacy and enforcement.

Legal Aid of North Carolina is a statewide, nonprofit law firm that provides free legal services in civil matters to low-income people in order to ensure equal access to justice and to remove legal barriers to economic opportunity.

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### Language Used in this Report

There is no universal agreement on the appropriate race or ethnicity labels for the diverse populations in the United States or even on whether or not particular labels should be capitalized. We intend in all cases to be inclusive, rather than exclusive, and in no case to diminish the significance of the viewpoint of any person or to injure a person or group through our terminology. For purposes of this report, we have utilized the following language (except in cases where a resource, reference, case, or quotation may use alternate terminology): African American/Black, Hispanic/Latino, Asian American/Pacific Islander, and white. We are also aware that many persons prefer the term “Latinx.” We intend in this report to include those who prefer “Latinx” and intend no disrespect. We also use the term disability, rather than “handicap” (the term used in the Fair Housing Act).

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## I. Executive Summary

Discrimination based on disability and race continued to account for the vast majority of housing discrimination complaints filed with the U.S. Department of Housing and Urban alleging housing discrimination in North Carolina in 2023.

In 2023, a total of 200 housing discrimination complaints were filed statewide. More than half (58.5% or 117 complaints) were filed in just five counties: Mecklenburg (39), Guilford (24), Wake (21), Durham (20), and Forsyth (13). In 40 other counties, there were between 1 and 6 complaints filed, while the remaining 50 counties in North Carolina did not have a housing discrimination complaint filed in 2023.

Just over half of the 200 complaints filed in 2023 alleged disability discrimination (103 complaints, or 51.5%). More than one third alleged race discrimination (76 complaints, or 38%). Together, complainants alleging disability or race discrimination accounted for almost 90% (or 179) of the 200 HUD complaints filed in 2023 in North Carolina. Sex discrimination accounted for 13.0% (or 26 complaints filed), familial status discrimination accounted for 10.0% (20 complaints), and national origin discrimination accounted for 9.0% (18 complaints).

Between 2000 and 2023, a total of 4,163 fair housing complaints have been filed with HUD alleging housing discrimination in North Carolina, with an average of 177.8 per year, and with a high of 255 filed in 2010 and a low of 125 filed in 2017. The most common basis of discrimination alleged in complaints during this period was race discrimination (1,750, or 40.5%), closely followed by disability (1,740, or 40.3%), national origin (730, or 16.9%), familial status (566, or 13.1%), and sex (518, or 12.0%).<sup>1</sup>

Although overall more complaints have been filed based on race discrimination than disability discrimination from 2000 - 2010, between 2011 and 2023, disability discrimination complaints have outnumbered race discrimination complaints in all but two years (2011 and 2013). As of 2023, total 2000-2023 race discrimination complaints exceed disability discrimination complaints by 10. The five counties with the most complaints filed between 2000 and 2023 were Mecklenburg (654 complaints), Durham (551), Guilford (366), Wake (315), and Forsyth (241).

Research has demonstrated the ways in which the COVID-19 pandemic disproportionately impacted members of a number of protected classes, including people with disabilities and members of certain racial and national origin groups. In addition, court closures and eviction moratoria may have led to fewer fair housing complaint filings in North Carolina in 2020 (136 complaints). Complaint filings increased in 2021 (201 complaints), returned to pre-pandemic

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<sup>1</sup> Because complaints can raise more than one basis of discrimination (such as race and disability), the percentage of complaints by basis is greater than 100%.

levels in 2022 (162 filings), and increased again in 2023 (200 filings). Complaint filings increased in 2021 (201 complaints), returned to pre-pandemic levels in 2022 (162 filings), and increased again in 2023 (200 filings). More complaints were filed in 2021 than in the previous 10 years. Race discrimination complaint filings were higher in 2021, 2022, and 2023, than in the 9 years prior. For the first time since 2000, disability discrimination complaints in 2021 and 2023 each exceed 100.

Studies have also shown that housing discrimination is vastly underreported and that millions of incidences of discrimination occur each year.<sup>2</sup> Underreporting can occur for a variety of reasons, including a lack of education about fair housing rights and enforcement procedures, resources available to assist victims of discrimination, fear of retaliation, and inadequate time or resources to pursue a complaint.

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<sup>2</sup> See, e.g., Harvard T.H. Chan School of Public Health, “Discrimination in America: Final Summary,” pp. 11-12 (45% of Black Americans, 31% of Latinos, and 25% of Asian Americans reported personally experiencing racial or ethnic discrimination when trying to rent or buy); Martin D. Abravanel, “Do We Know More Now?: Trends in Public Knowledge, Support and Use of Fair Housing Law,” February 2006, p. iii (“four of every five persons who believed they had experienced housing discrimination” did not take any action in response”); U.S. Department of Housing and Urban Development, “The State of Fair Housing: FY 2006 Annual Report on Fair Housing,” p. 7 (“Only one percent of individuals who believed they experienced housing discrimination reported it to a government agency”); National Fair Housing Alliance, “2004 Fair Housing Trends Report,” 4/7/2004, p. 4 (finding 3.7 million instances of housing discrimination annually based on race and national origin); Martin D. Abravanel and Mary K. Cunningham, “How Much Do We Know?: Public Awareness of the Nation’s Fair Housing Laws,” April 2002, p. ix (finding 14% of adults surveyed believed that they had experienced housing discrimination in their life, but only 17% of them took action as a result).

## II. Fair Housing Laws in North Carolina

In North Carolina, fair housing laws are found at the federal, state, and, in some jurisdictions, local level.<sup>3</sup> Which law(s) apply in a particular situation generally depends on where the alleged housing discrimination occurred. Below is a brief summary of the fair housing laws in North Carolina.

### a. Federal Fair Housing Act (42 U.S.C § 3601, *et seq.*)

On April 11, 1968, seven days after the assassination of Dr. Martin Luther King, Jr., President Lyndon B. Johnson signed the federal Fair Housing Act, Title VIII of the Civil Rights Act of 1968. The federal Fair Housing Act (“FHA”) was enacted with two broad mandates: (1) prohibit discrimination in housing; and (2) promote integrated housing patterns by requiring that the federal government administer programs and activities in a manner that affirmatively furthers fair housing.<sup>4</sup>

The FHA initially prohibited discrimination in the rental or sale of housing because of race, color, religion, and national origin. Congress amended the FHA in 1974 to prohibit discrimination based on sex,<sup>5</sup> and in 1988 to prohibit discrimination based on familial status and disability.<sup>6</sup>

The FHA defines “familial status” as one or more individuals under 18 years of age living with a parent, legal custodian, or designee of such a parent or custodian. This provision also protects people who are in the process of securing legal custody of a minor and those who are pregnant.<sup>7</sup>

A “disability” is defined as a physical or mental impairment that substantially limits one or more major life activity, a record of having such an impairment, or being regarded as having such an impairment.<sup>8</sup> Major life activities include seeing, walking, reaching, lifting, hearing,

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<sup>3</sup> In addition to federal, state, and local fair housing laws discussed herein, several other federal statutes protect individuals from discriminatory housing practices. These statutes include: the Civil Rights Act of 1866 (42 U.S.C. § 1981 and § 1982), the Americans with Disabilities Act (ADA) (42 U.S.C. § 1201, *et seq.*), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), and Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d, *et seq.*).

<sup>4</sup> See 42 U.S.C. § 3608 (HUD “shall administer their programs and activities relating to housing and urban development ... in a manner affirmatively to further the purposes of [the Fair Housing Act].”).

<sup>5</sup> On February 11, 2021, HUD announced that “effective immediately,” it would “administer and fully enforce the Fair Housing Act to prohibit discrimination because of sexual orientation and gender identity” as types of “sex discrimination,” consistent with the U.S. Supreme Court’s decision *Bostock v. Clayton County, Georgia*, 140 S. Ct. 1731 (2020), interpreting nearly identical language in Title VII.

<sup>6</sup> The federal FHA uses the term “handicap,” and the state FHA uses the term “handicapping condition,” instead of “disability.” The terms have the same legal meaning. See *Bragdon v. Abbott*, 524 U.S. 624, 631 (1998) (noting that the definition of “disability” in the [ADA] is drawn almost verbatim “from the definition of ‘handicap’” in the FHA). This report uses the term “disability,” which is more generally accepted.

<sup>7</sup> 42 U.S.C. § 3602(k).

<sup>8</sup> 42 U.S.C. § 3602(h).



speaking, caring for self, interacting with others, learning, etc. The FHA prohibits discriminatory housing practices because of the disability of an individual buyer or renter, a person residing in or intending to reside in a home after it is sold or rented, or a person associated with a buyer or renter.<sup>9</sup>

The FHA makes it unlawful,<sup>10</sup> because of one the categories protected by the statute, to:

3604(a)	• Refuse to sell or rent a dwelling, or to negotiate for the sale or rental of a dwelling
	• Otherwise make unavailable or deny a dwelling
3604(b)	• Discriminate in the terms, conditions, or privileges of the sale or rental of a dwelling
	• Discriminate in the provision of services or facilities in connection with a dwelling
3604(c)	• Make, print, or publish discriminatory advertising in connection with the sale or rental of a dwelling
	• Make, print, or publish statements that indicate a discriminatory preference or limitation in connection with the sale or rental of a dwelling
3604(d)	• Misrepresent the availability of a dwelling
	• State a unit is not available when it is in fact available
3604(e)	• Engage in blockbusting <sup>11</sup>
	• Engage in steering
3604(f)	• Refuse to permit a reasonable accommodation for a person with a disability
	• Refuse to permit a reasonable modification for a person with a disability
	• Fail to design and construct multi-family housing with certain accessibility features
3605	• Discriminate in the financing of residential real estate transactions
	• Discrimination in the provision of brokerage services
3617	• Coerce, intimidate, threaten, or interfere with a person exercising his or her FHA rights
	• Retaliate against an individual for exercising his or her rights under the FHA

The federal FHA can be enforced by the U.S. Department of Justice, the U.S. Department of Housing and Urban Development (HUD), and through private complaints and lawsuits brought by individuals or organizations that have experienced discrimination.

<sup>9</sup> 42 U.S.C. § 3604(f)(1)-(f)(2).

<sup>10</sup> There are certain limited circumstances in which a property may be exempt from the protections of sections 3604(a), (b), (d), (e), and (f) of the FHA.

<sup>11</sup> “Blockbusting” generally refers to the practice of encouraging homeowners to sell their homes quickly by creating a fear that members of minority group are moving into a particular neighborhood.

**b. North Carolina State Fair Housing Act** (N.C. Gen. Stat. § 41A-1, *et seq.*)

North Carolinians are also protected from housing discrimination under the North Carolina State Fair Housing Act (“State FHA”). The State FHA continues to be certified by HUD as “substantially equivalent” to the federal FHA. Although substantially similar, the State FHA provides a few significant additional areas of protection:

1. The State FHA includes an additional protected class, making it unlawful to discriminate in land use decisions or in the permitting of development because “a development or proposed development contains affordable housing units for families or individuals with incomes below eighty percent (80%) of area median income.”<sup>12</sup>
2. The State FHA covers certain single-family homes that are exempted under the federal FHA. The federal FHA exempts the sale or rental of a single-family home when certain conditions are met, including (a) the owner does not own more than three single-family homes at any one time, and (b) the sale or rental is done without the use of advertising or real estate broker.<sup>13</sup> The State FHA does not contain this exemption.<sup>14</sup>
3. The State FHA makes clear that discrimination may be established under two alternate theories of liability: (1) disparate treatment (intentional discrimination), or (2) disparate impact (discriminatory effect).<sup>15</sup> Although disparate impact theory has long been recognized by courts as part of the federal FHA,<sup>16</sup> and HUD published a disparate impact rule in 2013, this standard is explicitly included within the State FHA itself.<sup>17</sup>
4. Finally, the State FHA explicitly allows a fair housing enforcement organization to file a complaint “on behalf of a person who claims to have been injured by or reasonably believes he will be irrevocably injured by an unlawful discriminatory housing

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<sup>12</sup> N.C. Gen. Stat. § 41A-4(g).

<sup>13</sup> 42 U.S.C. § 3603(b)(1).

<sup>14</sup> N.C. Gen. Stat. § 41A-6.

<sup>15</sup> N.C. Gen. Stat. § 41A-5(a). Under disparate impact theory, a housing practice may violate the federal and State FHA if it has a discriminatory effect that actually or predictably disproportionately impacts a group protected by the Act, or creates or perpetuates segregated housing patterns because of race, color, religion, sex, disability, familial status, or national origin. A practice may violate the FHA even if it was not motivated by discriminatory intent. A challenged practice may be lawful if supported by a legally sufficient and narrowly tailored justification.

<sup>16</sup> See *Texas Dep't of Hous. & Cmty. Affairs v. Inclusive Communities Project, Inc.*, 135 S. Ct. 2507 (2015); *Edwards v. Johnston County Health Dept.*, 885 F.2d 1215 (4th Cir. 1989); *Huntington Branch, N.A.A.C.P. v. Town of Huntington*, 844 F.2d 926 (2d Cir. 1988), *judgment aff'd*, 488 U.S. 15 (1988); *Betsey v. Turtle Creek Associates*, 736 F.2d 983 (4th Cir. 1984); *Metropolitan Hous. Dev. Corp. v. Village of Arlington Heights*, 558 F.2d 1283 (7th Cir. 1977).

<sup>17</sup> In 2013, HUD issued a Disparate Impact final rule. 78 *Federal Register* 11460 (Feb. 15, 2013). HUD’s 2020 attempt to rescind the 2013 rule was blocked by an October 25, 2020, federal court nationwide preliminary injunction. On April 13, 2021, HUD announced it was moving to reinstate the 2013 rule, and on June 26, 2021, [published](#) the proposed rule reinstating the 2013 standard.

practice.”<sup>18</sup> Although organizational standing to bring fair housing complaints has long been recognized by courts as permitted under the federal FHA,<sup>19</sup> this right is explicitly provided for in the State FHA.

The North Carolina Human Relations Commission (NCHRC) is authorized to enforce the State FHA and is certified by HUD as a “substantially equivalent” agency, receiving federal funding under the Fair Housing Assistance Program to, among other tasks, investigate, and attempt to resolve fair housing administrative complaints.<sup>20</sup> The State FHA may also be enforced through private lawsuits brought by individuals or organizations that have experienced discrimination.

### **c. Local Fair Housing Ordinances**

Five jurisdictions in North Carolina – the City of Durham, the City of Greensboro, the City of Winston-Salem, Orange County, and the City of Charlotte-Mecklenburg County – have local fair housing ordinances that have also been certified by HUD as “substantially equivalent” to the federal FHA. As with the NCHRC, these jurisdictions receive federal funding under the Fair Housing Assistance Program to, among other tasks, investigate and attempt to resolve complaints.<sup>21</sup>

The Orange County, NC, local fair housing ordinance is broader than the state and federal fair housing acts, making it unlawful to discriminate in housing because of age and veteran status.<sup>22</sup> In addition, in January 2021, the City of Durham amended its fair housing ordinance to prohibit discrimination based on “military status, sexual orientation, gender identity, or protected hairstyle.”<sup>23</sup> The City of Greensboro also amended its fair housing ordinance in January 2021 to prohibit discrimination based on “sexual orientation, gender expression, or gender identity,” and further clarified that race and national origin discrimination includes discrimination based on “hair texture and hairstyles that are commonly associated with race or national origin.”<sup>24</sup>

### **d. Fair Housing Complaint Process**

Under the federal FHA, individuals who have experienced housing discrimination may file an administrative complaint with HUD, a civil suit in court, or both. Because the State FHA and five local fair housing ordinances have been designated by HUD to be “substantially equivalent” to the federal FHA, virtually all administrative complaints in North Carolina filed

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<sup>18</sup> N.C. Gen. Stat. § 41A-7.

<sup>19</sup> See, e.g., *Havens Realty Corp. v. Coleman*, 455 U.S. 363 (1982).

<sup>20</sup> See 42 U.S.C. § 3610(f); 24 C.F.R. § 115.200.

<sup>21</sup> The NCHRC does not have jurisdiction over complaints alleging that discrimination occurred within the geographical area of these five jurisdictions. In addition, a number of other jurisdictions, including the Cities of Raleigh and Fayetteville, have local fair housing ordinances that have not been certified as substantially equivalent to the federal FHA. These ordinances are beyond the scope of this report.

<sup>22</sup> See Orange County Civil Rights Ordinance §§ 12-6 & 12-9.

<sup>23</sup> City of Durham Code of Ordinances §§ 34-3 & 34-47.

<sup>24</sup> Greensboro City Code § 12-132.

with HUD will be referred to the NCHRC or to one of the five substantially equivalent local fair housing enforcement agencies for investigation and potential resolution. In addition to investigating cases referred by HUD, the NCHRC and the five local “substantially equivalent” fair housing agencies accept complaints of housing discrimination filed with them directly.

Once the NCHRC, or one of the five “substantially equivalent” local fair housing enforcement agencies, receives a complaint of housing discrimination, the complaint is assigned to an investigator. The specific procedures for claims filed with a local fair housing agency, including the five “substantially equivalent” local agencies, will vary depending on the local fair housing ordinance. However, the following is a general outline of the process.

Throughout the investigation, the agency maintains a neutral position. The investigator researches the allegations in the complaint, speaks with the parties and witnesses, and reviews any available documentation in order to determine whether there are reasonable grounds to believe housing discrimination has or is about to occur.<sup>25</sup> The agency also attempts to conciliate fair housing complaints whereby the parties attempt to find a mutually satisfactory resolution to the matter. If a settlement cannot be reached, the agency completes its investigation and issues a determination.<sup>26</sup>

If the agency finds that reasonable grounds exist to believe that an unlawful discriminatory housing practice has occurred or is about to occur, the parties have a final chance to attempt to resolve the matter through the conciliation process. If the matter cannot be resolved, the agency will issue a conciliation failure letter.

Under the State FHA, following a conciliation failure, the parties may then elect to have the matter decided in a civil action commenced and maintained by the NCHRC. If a civil court election is not made, then the NCHRC will refer the case to the Director of the Office of Administrative Hearings for the designation of an administrative law judge to preside at a hearing of the case.<sup>27</sup>

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<sup>25</sup> The NCHRC has the authority to access the premises, records, documents, individuals, and other evidence or possible sources of evidence and may examine, record, and copy such materials and take and record the testimony or statements of such persons as are reasonably necessary for the furtherance of the investigation. See N.C. Gen. Stat. § 42A-8(a). The NCHRC is also authorized to issue subpoenas to compel access to or the production of such materials, or the appearance of such persons, as well as issue interrogatories to a respondent to the same extent and subject to the same limitations as would apply if the subpoenas or interrogatories were issued or served in aid of a civil action in the general court of justice. *Id.* at § 42A-8(b).

<sup>26</sup> N.C. Gen. Stat. § 42A-7(e). HUD has issued guidance interpreting “reasonable cause” under the federal FHA. See Lester, General Counsel, Memorandum, *Reasonable Cause* (June 15, 1999),

<http://www.fairhousingnc.org/wp-content/uploads/2013/07/HUD-Reasonable-Cause-Guidance.pdf>

<sup>27</sup> N.C. Gen. Stat. § 41A-7(k)-(l).

### III. Demographics of the Region

Our federal, state, and local fair housing laws protect all people from discrimination. The protections of these laws, however, focus on groups that have historically faced discrimination and been excluded from housing.

#### a. Geographic Scope Covered

This report covers the State of North Carolina. The report provides detailed information on five counties (Durham, Forsyth, Guilford, Mecklenburg, and Orange) where there are local ordinances that have been certified by HUD as “substantially equivalent” to the federal FHA (“five-county focus area”).<sup>28</sup> The report further includes aggregate data on the remaining 95 counties, identified as “Balance of State,” which roughly corresponds to the area under the jurisdiction of the NCHRC.

#### b. Total Population

In 2020, the total population of the State of North Carolina was 10,439,388, a 29.7% increase since 2000. Changes in population within the five-county focus area during that same period varied from a 60.4% total population increase in Mecklenburg County to a 25.0% increase in Forsyth County. As of 2020, the five-county focus area accounted for 24.1% of the total state population, whereas 75.9% of the population lived in an area accounted for in the Balance of State.<sup>29</sup>

Table 1: Total Population of North Carolina.

	2000		2010		2020	
	Number	% of Total Population	Number	% of Total Population	Number	% of Total Population
State of North Carolina	8,049,313	100.0%	9,535,483	100.0%	10,439,388	100.0%
Durham County	223,314	2.8%	267,587	2.8%	324,833	3.1%
Forsyth County	306,067	3.8%	350,670	3.7%	382,590	3.7%
Guilford County	421,048	5.2%	488,406	5.1%	541,299	5.2%
Mecklenburg County	695,454	8.6%	919,628	9.6%	1,115,482	10.7%
Orange County	118,227	1.5%	133,801	1.4%	148,696	1.4%
Balance of State	6,285,203	78.1%	7,375,391	77.3%	7,926,488	75.9%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2020 Census. See Appendix E for instructions regarding data comparisons.

<sup>28</sup> Data is provided in this report on a county basis, even though a local substantially equivalent fair housing ordinance may only have jurisdictional coverage of a city within a particular county.

<sup>29</sup> The Balance of State includes several major population centers, including Wake County, New Hanover County, Cumberland County, and Buncombe County.

### c. Race of Population

North Carolina has become more racially diverse since 2000. The percentage of the population that was white decreased, from 72.1% in 2000 to 62.2% in 2020. The percentage of the population that was African American has decreased slightly (from 21.6% in 2000 to 20.5% in 2020), and the Native American population has remained at 1.2% over the period. Three population groups more than doubled their share of the population during this 20-year period: Asian Americans/Pacific Islanders increased from 1.5% to 3.4%, people identifying as having two or more races increased from 1.3% to 6.8%, and those who selected “some other race” increased from 2.3% to 5.9%.<sup>30</sup>

Table 2: Race of Population of North Carolina.

	2000		2010		2020	
	Number	% Total	Number	% Total	Number	% Total
White	5,804,656	72.1%	6,528,950	68.5%	6,488,459	62.2%
African American/Black	1,737,545	21.6%	2,048,628	21.5%	2,140,217	20.5%
Asian American/Pacific Islander	117,672	1.5%	215,566	2.3%	351,569	3.4%
Native American/Alaska Native	99,551	1.2%	122,110	1.3%	130,032	1.2%
Two or More Races	103,260	1.3%	206,199	2.2%	711,721	6.8%
Some Other Race	186,629	2.3%	414,030	4.3%	617,390	5.9%
Total Population	8,049,313	100%	9,535,483	100%	10,439,388	100%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2020 Census. See Appendix E for instructions regarding data comparisons.

Within the five-county focus area, the percentage of the population that was white decreased from 64.2% in 2000 to 49.2% in 2020. Overall, the percentage of African Americans in this area increased from 28.3% in 2000 to 29.2% in 2020. The percentage of the population that was African American in 2020 was higher in Durham (34.1%), Guilford (33.6%), Mecklenburg (29.6%) and Forsyth (24.9%) counties, than in the state as a whole (17.7%).

The percentage of the population that identified as “two or more races” within the five-county focus area increased from 1.5% in 2000 to 7.4% in 2020, while the percentage that identified as “other” increased from 2.8% in 2000 to 7.9% in 2020.

<sup>30</sup> Nationwide, the percentage of the population that reported “some other race” increased from 6.2% in 2010 to 8.4% in 2020, and the percentage that reported “two or more races” increased from 2.9% in 2010 to 10.2% in 2020. The “some other race” population was the second-largest racial group, comprising 49.9 million people or 15.1% of the total population. Approximately 45.3 million people of Hispanic or Latino origin were classified as “some other race,” compared with only 4.6 million people who were not of Hispanic or Latino origin. The U.S. Census Bureau has advised that these changes are likely due to the improvements to survey design separating questions for race and ethnicity, as well as data processing and coding, which more accurately reflected how people self-identify. U.S. Census Bureau, *2020 Census Illuminates Racial and Ethnic Composition of the Country*, (Aug. 12, 2021), <https://www.census.gov/library/stories/2021/08/improved-race-ethnicity-measures-reveal-united-states-population-much-more-multiracial.html>.

The percentage of Asian Americans and Pacific Islanders doubled in this five-county focus area, from 2.7% in 2000 to 5.6% in 2020. The percentage of the population that identified as Asian Americans and Pacific Islanders was higher in Orange County (8.6%) than in the other four counties evaluated in the focus area. Appendix A contains more detailed five-county focus area data on race.

**d. National Origin**

The Hispanic/Latino population in North Carolina more than doubled from 4.7% in 2000 to 10.7% in 2020. This was similar to the Hispanic/Latino population growth in the five-county focus area, where the Hispanic/Latino population cumulatively increased from 5.8% in 2000 to 13.6% in 2020. Hispanics/Latinos made up the largest share of the population in Durham (15.4%), Mecklenburg (15.2%), and Forsyth (14.3%) counties, while the rates were substantially lower in Orange (10.6%) and Guilford (9.6%) counties.

**Table 3: Hispanic or Latino/a Population.**<sup>31</sup>

	2000		2010		2020	
	Number	% Total	Number	% Total	Number	% Total
State of North Carolina	378,963	4.7%	800,120	8.4%	1,118,596	10.7%
Durham County	17,039	7.6%	36,077	13.5%	50,104	15.4%
Forsyth County	19,577	6.4%	41,775	11.9%	54,688	14.3%
Guilford County	15,985	3.8%	34,826	7.1%	52,152	9.6%
Mecklenburg County	44,871	6.5%	111,944	12.2%	169,922	15.2%
Orange County	5,273	4.5%	11,017	8.2%	15,812	10.6%
Balance of State	276,218	4.4%	564,481	7.7%	775,918	9.8%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2020 Census. See Appendix E for instructions regarding data comparisons.

The percentage of the foreign-born population in North Carolina, who would be protected under the fair housing protections prohibiting discrimination based on national origin, was 10.7% in 2020, up from 4.7% in 2000. The five-county focus area accounted for 39.1% of the North Carolina foreign-born population in 2020, up from 35.0% in 2000.

In 2020, Durham, Guilford, Mecklenburg, and Orange counties all had higher percentages of their population identify as foreign born than the state average, with Durham (14.0%), Mecklenburg (15.8%), and Orange (12.7%) counties having the highest rates. The foreign-born population in the Balance of State accounted for only 6.4% of the total population in these 95 counties.

<sup>31</sup> According to U.S. Census Bureau, “Hispanic” and “Latino” are not racial designations. Individuals may be of any race.

**Table 4: Percent of Population that is Foreign Born.**

	<b>2000</b>		<b>2010</b>		<b>2020</b>	
	Number	% Total	Number	% Total	Number	% Total
State of North Carolina	430,000	5.3%	682,955	7.4%	832,602	8.0%
Durham County	24,253	10.9%	35,979	13.9%	44,522	14.0%
Forsyth County	19,836	6.5%	30,523	8.9%	32,233	8.5%
Guilford County	27,317	6.5%	43,534	9.1%	57,152	10.7%
Mecklenburg County	68,349	9.8%	119,409	13.5%	173,093	15.8%
Orange County	10,711	9.1%	17,217	13.3%	18,579	12.7%
Balance of State	279,534	4.4%	436,293	6.1%	507,023	6.4%

Source: U.S. Census Bureau, 2000 Census; 2010 American Community Survey 5-Year Estimates; 2020 American Community Survey 5-Year Estimates. See Appendix E for instructions regarding data comparisons.

The percentage of the population in North Carolina that identified as Limited English Proficient (LEP), who speak English “less than very well” and who would also be protected under the fair housing protections prohibiting discrimination based on national origin, increased slightly from 4.0% in 2000 to 4.4% in 2020. In the 95 counties that make up the Balance of State, the percentage of the population identified as LEP remained the same, 2.7% in 2000 and 2.7% in 2020.

The percentage of the population within the five-county focus area that identified as LEP decreased from 8.5% in 2000 to 7.2% in 2020. In this area, only Mecklenburg County saw an increase in the percentage of its population that identified as Limited English Proficient, from 6.7% in 2000 to 8.8% in 2020; in Durham, Forsyth, and Guilford the percentage decreased during this period, while Orange County rates have fluctuated from 2000 to 2020.

**Table 5. Percent of Population 5 Years and Older that is Limited English Proficient.**

	<b>2000</b>		<b>2010</b>		<b>2020</b>	
	Number	% Total	Number	% Total	Number	% Total
State of North Carolina	297,858	4.0%	424,998	4.9%	434,877	4.4%
Durham County	28,821	13.9%	22,993	9.6%	22,867	7.7%
Forsyth County	26,197	9.2%	22,985	7.2%	18,701	5.3%
Guilford County	36,125	9.2%	25,275	5.7%	28,535	5.7%
Mecklenburg County	43,326	6.7%	69,106	8.5%	90,158	8.8%
Orange County	5,189	4.6%	7,125	5.8%	6,746	4.8%
Balance of State	158,200	2.7%	277, 514	3.2%	267,570	2.7%

Source: U.S. Census Bureau, 2000 Census; 2010 American Community Survey 5-Year Estimates; 2020 American Community Survey 5-Year Estimates. See Appendix E for instructions regarding data comparisons.



### e. Families with Children

In 2020, 30.3% of households in North Carolina contained an individual less than 18 years of age, a decrease from 35.3% of households in 2000. Within the five-county focus area, 30.3% of households in 2020 contained an individual under 18 years of age, with Orange County having the lowest share of its population (29.2%) and Mecklenburg County having the highest (31.5%).

Table 6: Households with Individuals Under 18 Years of Age.

	2000		2010		2020	
	Number	% Total	Number	% Total	Number	% Total
State of North Carolina	1,104,659	35.3%	1,214,694	33.5%	1,223,235	30.3%
Durham County	29,017	32.6%	33,612	32.0%	35,424	27.2%
Forsyth County	41,574	33.6%	44,951	32.9%	43,557	29.3%
Guilford County	56,450	33.5%	61,595	32.5%	64,278	30.9%
Mecklenburg County	96,162	35.2%	122,018	34.8%	132,889	31.5%
Orange County	13,892	30.3%	15,483	30.9%	15,566	29.2%
Balance of State	867,564	35.7%	937,035	25.8%	931,521	23.1%

Source: U.S. Census Bureau, 2000 Census; 2010 American Community Survey 5-Year Estimates; 2020 American Community Survey 5-Year Estimates. See Appendix E for instructions regarding data comparisons.

### f. Disability Status

In 2020, 13.4% of the non-institutionalized state population identified as having a disability, compared to 9.4% of the population in the five-county focus area. Mecklenburg County had the smallest share of its total population that identified as having a disability (8.1%) in 2020, while Guilford County had the largest share of its population that identified as having a disability (11.4%).

Table 7: Non-Institutionalized Population With a Disability in 2020.

	Number	% Total
State of North Carolina	1,363,146	13.4%
Durham County	29,829	9.6%
Forsyth County	41,250	11.0%
Guilford County	60,239	11.4%
Mecklenburg County	88,084	8.1%
Orange County	12,254	8.4%
Balance of State	1,131,490	14.6%

Source: U.S. Census, 2020 American Community Survey 5-Year Estimates. See Appendix E for additional information.

Individuals with disabilities are represented across all age categories. However, older individuals generally had higher rates of individuals with disabilities. Across the state, 48.5% of individuals 75 years and older and 25.4% of individuals 65 to 74 had a disability in 2020. By comparison, the rates were 0.7% for children under 5, 5.6% for individuals 5 to 17, 6.7% for individuals 18 to 34, and 13.7% for those 35 to 64 years of age.

**Table 8: Percent of Population With a Disability in 2020 by Age.**

	Under 5	5 to 17	18 to 34	35 to 64	65 to 74	75 years+
State of North Carolina	0.7%	5.6%	6.7%	13.7%	25.4%	48.5%
Durham County	1.0%	3.2%	3.7%	10.3%	22.4%	47.6%
Forsyth County	0.2%	4.0%	6.0%	11.3%	20.6%	42.0%
Guilford County	0.3%	5.1%	5.4%	11.7%	23.0%	45.3%
Mecklenburg County	0.4%	3.4%	4.5%	8.0%	19.9%	43.1%
Orange County	0.8%	3.0%	5.3%	7.2%	18.1%	41.8%
Balance of State	0.8%	6.2%	7.4%	15.1%	26.5%	49.6%

Source: U.S. Census, 2020 American Community Survey 5-Year Estimates. See Appendix E for additional information.

## IV. Fair Housing Administrative Complaints in North Carolina

The Fair Housing Project analyzed data on all fair housing complaints filed with the United States Department of Housing and Urban Development (HUD) in the State of North Carolina from 2000 to 2023.<sup>32</sup>

### a. Statewide Fair Housing Complaint Data, 2000-2023

Statewide, a total of 4,316 fair housing complaints were filed between 2000 and 2023. The average number of complaints filed per year was 177.8, with a high of 255 filed in 2010 and a low of 125 filed in 2017.

The most common basis of discrimination alleged in complaints during the period 2000-2023 was racial discrimination (1,750, or 41.0%), followed by disability (1,740, or 40.3%), national origin (730, or 16.9%), familial status (566, or 13.1%), and sex (518, or 12.0%).<sup>33</sup> The five counties with the most complaints filed between 2000 and 2023 were Mecklenburg (654 complaints), Durham (551), Guilford (366), Wake (315), and Forsyth (241).

In 2023, a total of 200 fair housing complaints were filed. The most common bases for complaints filed in 2023 were disability (103 complaints filed or 51.5%), race (76 or 38.0%), sex (26 or 13.0%), familial status (20 or 10.0%), and national origin (18 or 9%). More than half of these complaints (58.5% or 117 complaints) were filed in just five counties: Mecklenburg (39), Guilford (24), Wake (21), Durham (20), and Forsyth (13). In 40 other counties, there were between 1 and 6 complaints filed, while the remaining 50 counties in North Carolina did not have any fair housing complaints filed in 2023.

In 2020, the COVID-19 pandemic disproportionately impacted members of a number of protected classes, including people with disabilities and members of certain racial and national origin groups. Court closures and eviction moratoria may have led to fewer fair housing complaint filings in North Carolina in 2020 (136 complaints). Complaint filings increased in 2021 (201 complaints), returned to pre-pandemic levels in 2022 (162 filings), and increased again in 2023 (200 filings). More complaints were filed in 2021 than in the previous 10 years. Race discrimination complaint filings were higher in 2021, 2022, and 2023, than in the 9 years prior. For the first time since 2000, disability discrimination complaints in 2021 and 2023 each exceed 100. For statewide complaint data, see Table 9, below.<sup>34</sup>

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<sup>32</sup> Virtually all fair housing complaints filed with the North Carolina, Durham, Greensboro, Charlotte/Mecklenburg, Orange County, and Winston-Salem agencies are also “dual filed” with HUD. As a result, this data includes the vast majority of complaints filed in the state.

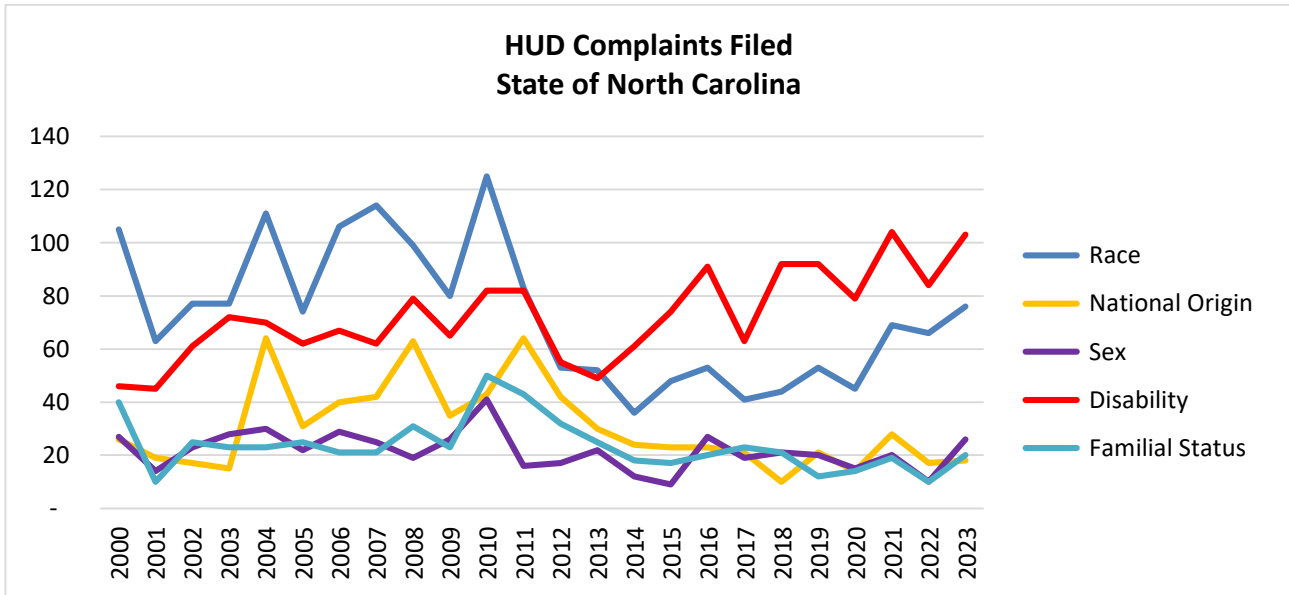
<sup>33</sup> Because complaints can raise more than one basis of discrimination (such as race and disability), the percentage of complaints by basis is greater than 100%.

<sup>34</sup> Complaint data for Durham, Forsyth, Guilford, Mecklenburg, and Orange Counties, as well as the Balance of State, are in Appendix C.

Table 9: Number of Fair Housing Complaints from North Carolina Filed with HUD, 2000-2023.

<b>Year</b>	<b>Race</b>	<b>Color</b>	<b>National Origin</b>	<b>Religion</b>	<b>Sex</b>	<b>Disability</b>	<b>Familial Status</b>	<b>Retaliation</b>	<b>Total</b>
<b>2000</b>	105	11	26	1	27	46	40	4	203
<b>2001</b>	63	5	19	2	14	45	10	6	133
<b>2002</b>	77	1	17	3	23	61	25	7	169
<b>2003</b>	77	1	15	8	28	72	23	2	168
<b>2004</b>	111	1	64	3	30	70	23	6	243
<b>2005</b>	74	2	31	3	22	62	25	3	172
<b>2006</b>	106	1	40	2	29	67	21	3	202
<b>2007</b>	114	0	42	8	25	62	21	8	215
<b>2008</b>	99	0	63	3	19	79	31	3	250
<b>2009</b>	80	4	35	5	26	65	23	3	182
<b>2010</b>	125	4	43	5	41	82	50	5	255
<b>2011</b>	83	1	64	1	16	82	43	5	235
<b>2012</b>	53	5	42	2	17	55	32	22	166
<b>2013</b>	52	1	30	2	22	49	25	9	146
<b>2014</b>	36	1	24	2	12	61	18	17	129
<b>2015</b>	48	0	23	4	9	74	17	11	144
<b>2016</b>	53	7	23	5	27	91	20	7	166
<b>2017</b>	41	5	21	4	19	63	23	7	125
<b>2018</b>	44	4	10	5	21	92	21	11	154
<b>2019</b>	53	10	21	2	20	92	12	12	160
<b>2020</b>	45	1	14	3	15	79	14	5	136
<b>2021</b>	69	12	28	3	20	104	19	9	201
<b>2022</b>	66	5	17	4	10	84	10	9	162
<b>2023</b>	76	7	18	4	26	103	20	21	200
<b>Total</b>	<b>1,750</b>	<b>89</b>	<b>730</b>	<b>84</b>	<b>518</b>	<b>1,740</b>	<b>566</b>	<b>195</b>	<b>4,316</b>

Source: FHP analysis of HUD complaint data.



Source: FHP analysis of HUD complaint data. This chart only includes data for the five most common protected classes raised in fair housing complaints during the time period.

**b. Fair Housing Complaint Data by County, 2000-2023**

The five counties with the most complaints filed were Mecklenburg (758 complaints), Durham (622), Guilford (457), Wake (372), and Forsyth (272). For fair housing complaint data for all 100 counties in North Carolina, see Appendix B.

Table 10: Counties with Most Fair Housing Complaints filed with HUD, 2000-2020.

County	Complaints Filed
Mecklenburg	758
Durham	622
Guilford	457
Wake	372
Forsyth	272
Buncombe	222
Orange	177
New Hanover	106
Cumberland	80
Alamance	54

Source: FHP analysis of HUD complaint data.

**c. Fair Housing Complaint Data by County and Population, 2000-2023**

Overall, an average of 41.3 complaints were filed per 100,000 people in North Carolina during the period 2000-2023.<sup>35</sup> The five counties with the most complaints filed on a per capita basis

<sup>35</sup> Rates calculated with 2020 state and county population, based on U.S. Census Bureau, 2020 Decennial Census.

were: Durham (191.5 complaints per 100,000 people), Orange (119.0), Guilford (84.4), Buncombe (82.4), and Forsyth (71.1).

Table 11: Counties with Most Complaints Filed per County Population, 2000-2023.<sup>36</sup>

County	Complaints Filed	2020 Population	Complaints per 100,000
Durham	622	324,833	191.5
Orange	177	148,696	119.0
Guilford	457	541,299	84.4
Buncombe	222	269,452	82.4
Forsyth	272	382,590	71.1
Mecklenburg	758	1,115,482	68.0
Columbus	30	50,623	59.3
New Hanover	106	225,702	47.0
Edgecombe	22	48,900	45.0
Richmond	19	42,946	44.2

Source: FHP analysis of HUD complaint data.

#### d. Statewide Fair Housing Complaint Data, Trends During the Past 10 Years

Because the number of complaints filed each year sometimes varied by large amounts, the data was analyzed in two five-year periods – 2014-2018 and 2019-2023 – to examine trends in the number of types of complaints filed. This analysis showed that:

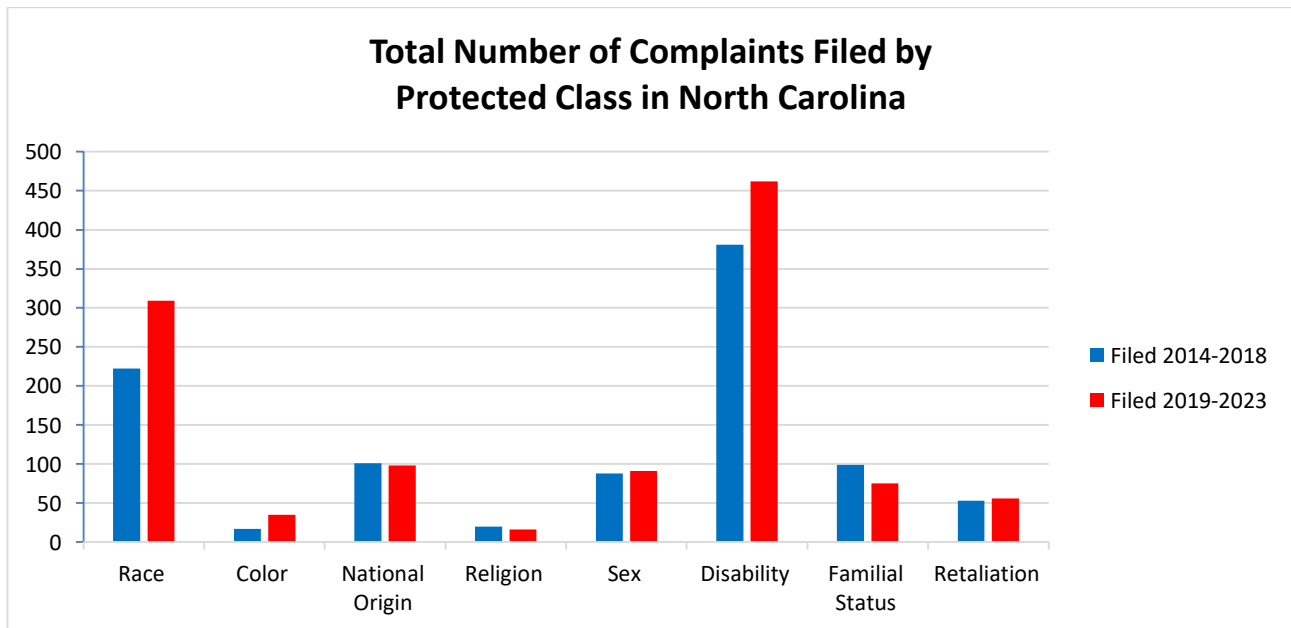
- The total number of complaints filed increased by 19.6% from 718 filed in 2014-2018 to 859 filed in 2019-2023.
- Complaints alleging discrimination based on race, color, disability, sex, and retaliation each increased between 2014-2018 and 2019-2023 (race increased by 39.2%, color increased by 105.9%, disability increased by 21.3%, retaliation increased by 5.7%, and sex increased by 3.4%).
- Complaints alleging discrimination based on national origin, religion, and familial status each decreased during the same time period (national origin (from 101 to 98, or 3.0%), familial status (from 99 to 75, or 24.2%), and religion (from 20 to 16, or 20.0%).

<sup>36</sup> All rates calculated with 2020 county population, based on U.S. Census Bureau, 2020 Decennial Census. Rates for complaints by population per year were divided by the number of years of data (23).

**Table 12: Total Number of Fair Housing Complaints Filed by Protected Class.**

	<b>Complaints Filed 2014-2018</b>	<b>Complaints Filed 2019-2022</b>	<b>Percent Change</b>
Race	222	309	39.2%
Color	17	35	105.9%
National Origin	101	98	-3.0%
Religion	20	16	-20.0%
Sex	88	91	3.4%
Disability	381	462	21.3%
Familial Status	99	75	-24.2%
Retaliation	53	56	5.7%
<b>Total</b>	<b>718</b>	<b>859</b>	<b>19.6%</b>

Source: FHP analysis of HUD complaint data.



Source: FHP analysis of HUD complaint data.

This analysis also showed that:

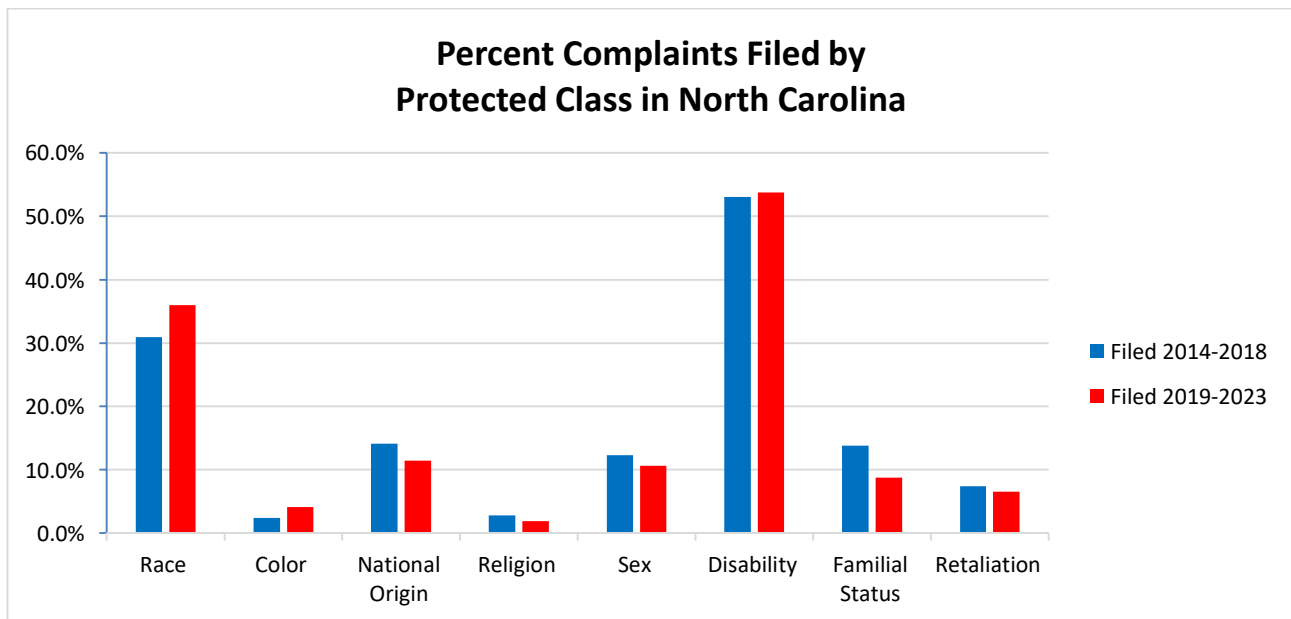
- In the period 2014 to 2018, more than half of the complaints filed alleged disability discrimination (in 53.1% of complaints) and the second most common type of complaint filed alleged race discrimination (30.9%). Complaints alleging discrimination based on familial status accounted for 13.8% of complaints, national origin accounted for 14.1% of complaints, and sex discrimination accounted for 12.3% of complaints.
- In the period 2019 to 2023, complaints alleging discrimination because of disability continued to comprise more than half of the filed complaints, accounting for 53.8% of

the filed complaints. Complaints alleging discrimination because of race continued to be the second most type of complaint filed, but have increased, accounting for 36.0% of complaints filed during the period. Complaints alleging national origin discrimination was the third most common type of discrimination alleged, accounting for 11.4% of complaints filed, and sex discrimination was fourth, with 10.6% of filed complaints. The remaining types of discrimination alleged were each less than 10% of total complaints filed, (color alleged in 4.1% of complaints), religion (1.9%), familial status (8.7%), and retaliation (6.0%).

Table 13. Percent of Complaints Filed by Protected Class.

	Complaints Filed 2014-2018	Complaints Filed 2019-2023
Race	30.9%	36.0%
Color	2.4%	4.1%
National Origin	14.1%	11.4%
Religion	2.8%	1.9%
Sex	12.3%	10.6%
Disability	53.1%	53.8%
Familial Status	13.8%	8.7%
Retaliation	7.4%	6.5%

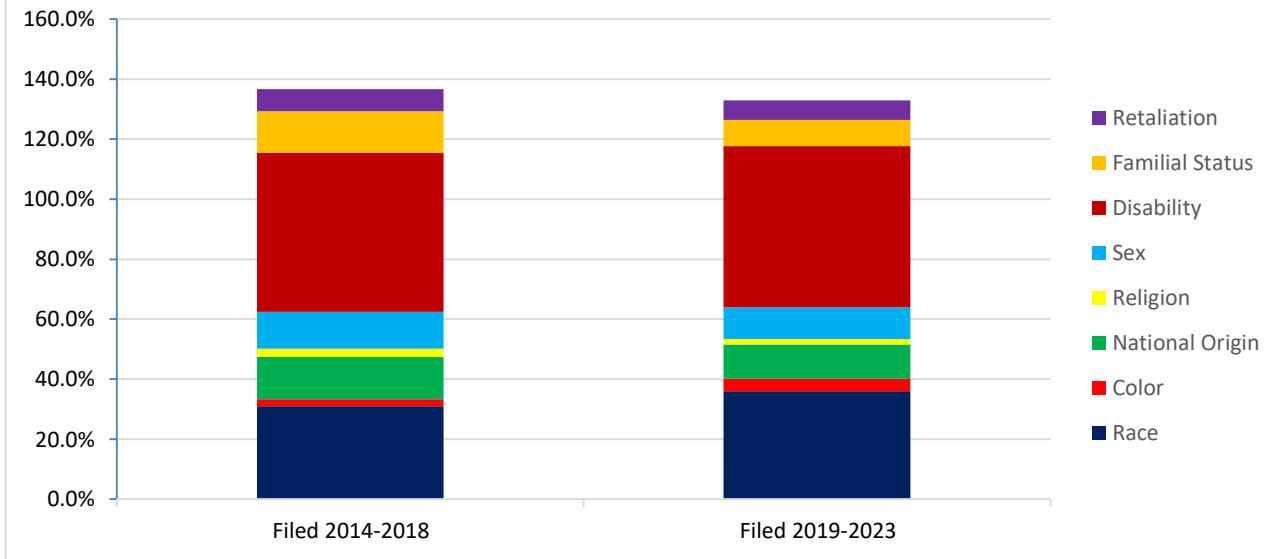
Source: FHP analysis of HUD complaint data. Because complaints can raise more than one basis of discrimination (such as race and disability), the percentage of complaints by basis is greater than 100%.



Source: FHP analysis of HUD complaint data.



## Percent of Fair Housing Complaints Filed by Protected Class in North Carolina



Source: FHP analysis of HUD complaint data.

## **V. Recommendations.**

Where people live matters – it affects what type of city or neighborhood they live in, the schools their children attend, and their access to transportation, jobs, amenities, healthcare, and services. Ensuring equal access to housing begins by removing arbitrary barriers – such as those based on race, color, religion, national origin, sex, familial status, or disability – that have and continue to exclude people from housing.

Housing discrimination continues to be a systemic issue facing our communities. Complaints alleging disability, race, sex, national origin, and familial status discrimination are the most common types seen throughout the state. Complainants are increasingly alleging retaliation in violation of the Fair Housing Act.

There are several steps that communities can take to help accomplish our national and state fair housing goals:

### **(1) Increase fair housing education for the public, including for housing consumers and housing providers.**

While many individuals are generally familiar with the idea that discrimination in housing based on race, national origin, or religion is unlawful, housing consumers, as well as some housing providers, still do not know that discrimination based on familial status or disability are prohibited. The Fair Housing Project regularly receives inquiries about disability protections, particularly the requirements for reasonable accommodations and reasonable modifications. Organizations should continue supporting fair housing educational initiatives, particularly with regard to recent developments in fair housing law, to ensure that North Carolinians are familiar with fair housing rights and responsibilities.

### **(2) Continue supporting the North Carolina Human Relations Commission and the five “substantially equivalent” local fair housing agencies.**

These agencies provide direct support and assistance to the communities they serve. They are a valuable resource for the public at large. These agencies should continue to be supported for their efforts to ensure equal housing opportunities.

### **(3) Educate government officials, such as planning departments and city councils, about their responsibilities under the FHA, including the obligation to affirmatively further fair housing.**

State and local governments that receive Community Development Block Grants (CDBG) and other HUD funding are required to take actions that affirmatively further fair housing. How governments meet this requirement has been the subject of years-long national litigation. Notwithstanding this litigation, governments must take affirmative steps to ensure that the public is aware of fair housing rights and responsibilities, particularly when the government is involved in the process of developing housing.

**(4) Increase fair housing enforcement.**

Housing discrimination is not always easy to detect. Sometimes the discrimination may be obvious, such as a housing provider making an explicitly discriminatory statement. However, housing discrimination more often occurs in more subtle and less obvious forms.

Communities that are interested in ensuring equal housing opportunities for their residents should be educated about fair housing testing programs. State and local agencies should also pursue public interest penalties and other relief when resolving fair housing complaints.

**(5) Increase awareness about protections for people with disabilities.**

Complaints for disability-based discrimination now outnumber all other types of complaints, accounting for 53.8% of complaints filed from 2019-2023 and 51.5% of those filed in 2023.

The Fair Housing Act protections for people with disabilities are also quite varied, covering not only failing to rent or sell to a person because of their disability but also failing to grant a reasonable accommodation or reasonable modification to a person with a disability and failing to construct multifamily housing consistent with the Fair Housing Act's requirements. The Fair Housing Project continues to receive requests from individuals with mobility disabilities regarding the lack of accessibility in multifamily housing. Given the wide scope of this type of discrimination, as well as its prevalence, state and local governments should increase their education and outreach efforts to educate the public about their rights.

## Appendix A: Population Data: Five-County Focus Area & Balance of State

Table 14: Race of Population of Durham County.

	2000		2010		2020	
	Number	% Total	Number	% Total	Number	% Total
White	113,698	50.9%	124,274	46.4%	139,231	42.9%
African American/Black	88,109	39.5%	101,577	38.0%	110,610	34.1%
Asian American/Pacific Islander	7,429	3.3%	12,450	4.7%	16,948	5.2%
Native American/Alaska Native	660	0.3%	1,339	0.5%	2,285	0.7%
Two or More Races	4,014	1.8%	6,853	2.6%	23,713	7.3%
Other	9,404	4.2%	21,094	7.9%	32,046	9.9%
Total	223,314	100%	267,587	100%	324,833	100.0%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2020 Census. See Appendix E for additional information.

Table 15: Race of Population of Forsyth County.

	2000		2010		2020	
	Number	% Total	Number	% Total	Number	% Total
White	209,552	68.5%	218,517	62.3%	214,877	56.2%
African American/Black	78,388	25.6%	91,227	26.0%	95,324	24.9%
Asian American/Pacific Islander	3,268	1.1%	6,718	1.9%	9,565	2.5%
Native American/Alaska Native	923	0.3%	1,457	0.4%	2,528	0.7%
Two or More Races	3,974	1.3%	7,584	2.2%	28,100	7.3%
Other	9,962	3.3%	25,167	7.2%	32,196	8.4%
Total	306,067	100%	350,670	100%	382,590	100.0%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2020 Census.. See Appendix E for additional information.

Table 16: Race of Population of Guilford County.

	2000		2010		2020	
	Number	% Total	Number	% Total	Number	% Total
White	271,686	64.5%	278,525	57.0%	263,428	48.7%
African American/Black	123,253	29.3%	158,899	32.5%	181,848	33.6%
Asian American/Pacific Islander	10,424	2.5%	19,411	4.0%	29,187	5.4%
Native American/Alaska Native	1,944	0.5%	2,594	0.5%	3,183	0.6%
Two or More Races	6,126	1.5%	11,302	2.3%	34,931	6.5%
Other	7,615	1.8%	17,675	3.6%	28,722	5.3%
Total	421,048	100%	488,406	100%	541,299	100.0%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2020 Census. See Appendix E for additional information.

Table 17: Race of Population of Mecklenburg County.

	2000		2010		2020	
	Number	% Total	Number	% Total	Number	% Total
White	445,250	64.0%	508,946	55.3%	520,567	46.7%
African American/Black	193,838	27.9%	282,804	30.8%	330,458	29.6%
Asian American/Pacific Islander	22,228	3.2%	43,020	4.7%	72,686	6.5%
Native American/Alaska Native	2,439	0.4%	4,261	0.5%	6,700	0.6%
Two or More Races	10,745	1.5%	23,484	2.6%	87,490	7.8%
Other	20,954	3.0%	57,113	6.2%	97,581	8.7%
Total	695,454	100%	919,628	100%	1,115,482	100.0%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2020 Census. See Appendix E for additional information.

Table 18: Race of Population of Orange County.

	2000		2010		2020	
	Number	% Total	Number	% Total	Number	% Total
White	92,272	78.0%	99,495	74.4%	99,091	66.6%
African American/Black	16,298	13.8%	15,928	11.9%	15,848	10.7%
Asian American/Pacific Islander	4,865	4.1%	9,064	6.8%	12,725	8.6%
Native American/Alaska Native	457	0.4%	570	0.4%	851	0.6%
Two or More Races	2023	1.7%	3403	2.5%	12,089	8.1%
Other	2312	2.0%	5341	4.0%	8,092	5.4%
Total	118,227	100%	133,801	100%	148,696	100.0%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2020 Census. See Appendix E for additional information.

Table 19: Race of Population of Balance of State.

	2000		2010		2020	
	Number	% Total	Number	% Total	Number	% Total
White	4,672,198	74.3%	5,299,193	71.8%	5,251,265	66.2%
African American/Black	1,237,659	19.7%	1,398,193	19.0%	1,406,129	17.7%
Asian American/Pacific Islander	69,458	1.1%	124,903	1.7%	210,458	2.7%
Native American/Alaska Native	93,128	1.5%	111,889	1.5%	114,485	1.4%
Two or More Races	76,378	1.2%	153,573	2.1%	525,398	6.6%
Other	136,382	2.2%	287,640	3.9%	418,753	5.3%
Total	6,285,203	100%	7,375,391	100%	7,926,488	100.0%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2020 Census. See Appendix E for additional information.

## Appendix B: Fair Housing Complaint Data by County

Table 20. Fair Housing Complaints Filed by County, 2000-2023.

County	Complaints Filed	2010 Population	Complaints per 100,000
Alamance	54	171,415	31.5
Alexander	15	36,444	41.2
Alleghany	2	10,888	18.4
Anson	5	22,055	22.7
Ashe	6	26,577	22.6
Avery	6	17806.00	33.7
Beaufort	9	44,652	20.2
Bertie	2	17,934	11.2
Bladen	8	29,606	27.0
Brunswick	47	136,693	34.4
Buncombe	222	269,452	82.4
Burke	21	87,570	24.0
Cabarrus	49	225,804	21.7
Caldwell	5	80,652	6.2
Camden	2	10,355	19.3
Carteret	15	67,686	22.2
Caswell	3	22,736	13.2
Catawba	41	160,610	25.5
Chatham	15	76,285	19.7
Cherokee	1	28,774	3.5
Chowan	5	13,708	36.5
Clay	2	11,089	18.0
Cleveland	19	99,519	19.1
Columbus	30	50,623	59.3
Craven	30	100,720	29.8
Cumberland	80	334,728	23.9
Currituck	3	28,100	10.7
Dare	10	36,915	27.1
Davidson	21	168,930	12.4
Davie	2	42,712	4.7
Duplin	4	48,715	8.2
Durham	622	324,833	191.5
Edgecombe	22	48,900	45.0
Forsyth	272	382,590	71.1
Franklin	21	68,573	30.6
Gaston	49	227,943	21.5
Gates	4	10,478	38.2
Graham	2	8,030	24.9
Granville	9	60,992	14.8
Greene	4	20,451	19.6
Guilford	457	541,299	84.4
Halifax	20	48,622	41.1

<b>County</b>	<b>Complaints Filed</b>	<b>2010 Population</b>	<b>Complaints per 100,000</b>
Harnett	15	133,568	11.2
Haywood	10	62,089	16.1
Henderson	42	116,281	36.1
Hertford	9	21,552	41.8
Hoke	5	52,082	9.6
Hyde	1	4,589	21.8
Iredell	29	186,693	15.5
Jackson	9	43,109	20.9
Johnston	30	215,999	13.9
Jones	3	9,172	32.7
Lee	12	63,285	19.0
Lenoir	12	55,122	21.8
Lincoln	12	86,810	13.8
Macon	4	44,578	9.0
Madison	8	37,014	21.6
Martin	5	21,193	23.6
McDowell	6	22,031	27.2
Mecklenburg	758	1,115,482	68.0
Mitchell	3	14,903	20.1
Montgomery	0	25,751	-
Moore	13	99,727	13.0
Nash	7	94,970	7.4
New Hanover	106	225,702	47.0
Northampton	1	17,471	5.7
Onslow	35	204,576	17.1
Orange	177	148,696	119.0
Pamlico	1	12,276	8.1
Pasquotank	15	40,568	37.0
Pender	6	60,203	10.0
Perquimans	5	13,005	38.4
Person	6	39,097	15.3
Pitt	45	170,243	26.4
Polk	4	19,328	20.7
Randolph	22	144,171	15.3
Richmond	19	42,946	44.2
Robeson	27	116,530	23.2
Rockingham	20	91,096	22.0
Rowan	27	146,875	18.4
Rutherford	12	64,444	18.6
Sampson	12	59,036	20.3
Scotland	13	34,174	38.0
Stanly	9	62,504	14.4
Stokes	5	44,520	11.2
Surry	21	71,359	29.4
Swain	1	14,117	7.1

<b>County</b>	<b>Complaints Filed</b>	<b>2010 Population</b>	<b>Complaints per 100,000</b>
<b>Transylvania</b>	6	32,986	18.2
<b>Tyrrell</b>	1	3,245	30.8
<b>Union</b>	34	238,267	14.3
<b>Vance</b>	17	42,578	39.9
<b>Wake</b>	372	1,129,410	32.9
<b>Warren</b>	6	18,642	32.2
<b>Washington</b>	1	11,003	9.1
<b>Watauga</b>	11	54,086	20.3
<b>Wayne</b>	33	117,333	28.1
<b>Wilkes</b>	4	65,969	6.1
<b>Wilson</b>	17	78,784	21.6
<b>Yadkin</b>	4	37,214	10.7
<b>Yancey</b>	3	18,470	16.2
<b>NC Total</b>	<b>4307</b>	<b>10,417,333</b>	<b>41.3</b>

Source: FHP analysis of HUD complaint data.

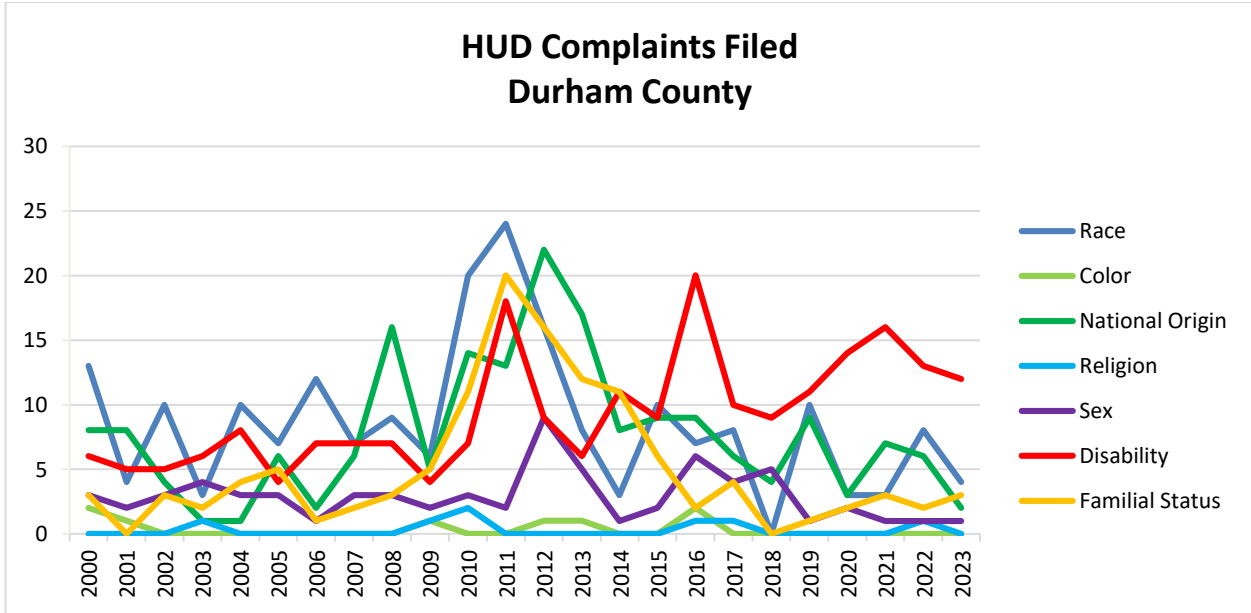


## Appendix C: Fair Housing Complaints Filed in Five-County Focus Area and Balance of State

Table 21. Fair Housing Complaints from Durham County Filed with HUD, 2000-2023.

Year	Race	Color	National Origin	Religion	Sex	Disability	Familial Status	Retaliation	Total
2000	13	2	8	0	3	6	3	2	30
2001	4	1	8	0	2	5	0	3	20
2002	10	0	4	0	3	5	3	5	20
2003	3	0	1	1	4	6	2	0	13
2004	10	0	1	0	3	8	4	1	19
2005	7	0	6	0	3	4	5	0	18
2006	12	0	2	0	1	7	1	0	19
2007	7	0	6	0	3	7	2	0	20
2008	9	0	16	0	3	7	3	0	30
2009	6	1	5	1	2	4	5	1	15
2010	20	0	14	2	3	7	11	0	37
2011	24	0	13	0	2	18	20	0	55
2012	16	1	22	0	9	9	16	1	47
2013	8	1	17	0	5	6	12	2	33
2014	3	0	8	0	1	11	11	0	23
2015	10	0	9	0	2	9	6	2	29
2016	7	2	9	1	6	20	2	2	37
2017	8	0	6	1	4	10	4	1	26
2018	0	0	4	0	5	9	0	3	14
2019	10	0	9	0	1	11	1	1	26
2020	3	0	3	0	2	14	2	3	20
2021	3		7		1	16	3	3	23
2022	8		6	1	1	13	2	4	28
2023	4		2		1	12	3	2	20
<b>Total</b>	<b>205</b>	<b>8</b>	<b>186</b>	<b>7</b>	<b>70</b>	<b>224</b>	<b>121</b>	<b>36</b>	<b>622</b>

Source: FHP analysis of HUD complaint data.



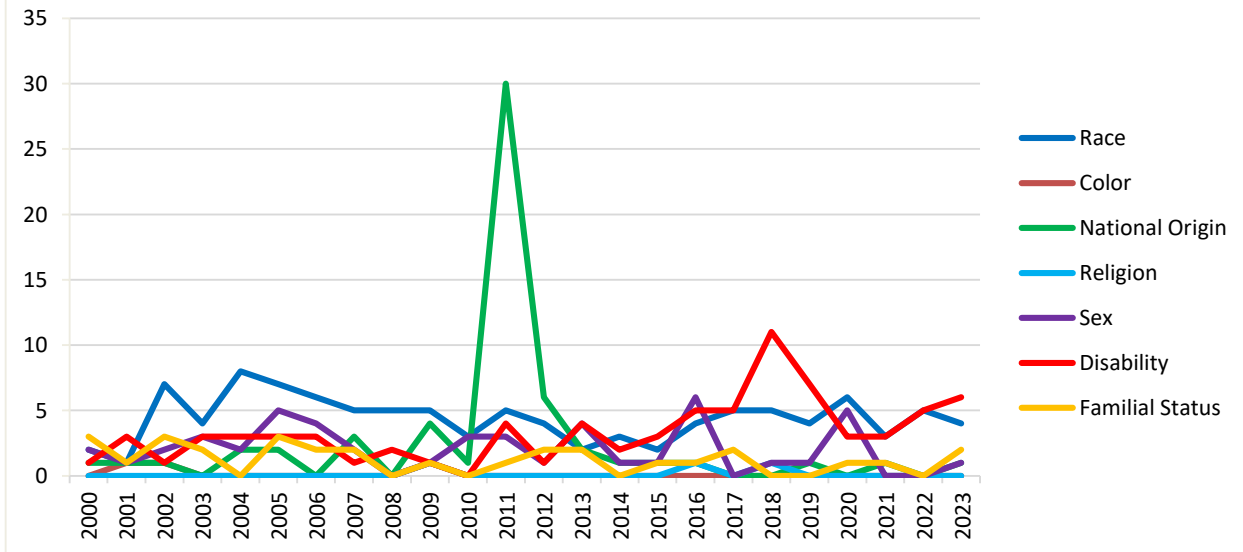
Source: FHP analysis of HUD complaint data.

Table 22. Fair Housing Complaints from Forsyth County Filed with HUD, 2000-2023.

Year	Race	Color	National Origin	Religion	Sex	Disability	Familial Status	Retaliation	Total
2000	2	0	1	0	2	1	3	0	8
2001	1	1	1	0	1	3	1	0	6
2002	7	1	1	0	2	1	3	0	15
2003	4	0	0	0	3	3	2	0	7
2004	8	0	2	0	2	3	0	0	14
2005	7	0	2	0	5	3	3	0	14
2006	6	0	0	0	4	3	2	0	11
2007	5	0	3	0	2	1	2	0	9
2008	5	0	0	0	0	2	0	0	6
2009	5	1	4	1	1	1	1	0	11
2010	3	0	1	0	3	0	0	0	5
2011	5	0	30	0	3	4	1	0	39
2012	4	0	6	0	1	1	2	0	10
2013	2	0	2	0	4	4	2	2	9
2014	3	0	1	0	1	2	0	3	6
2015	2	0	1	0	1	3	1	0	5
2016	4	0	1	1	6	5	1	3	14
2017	5	0	0	0	0	5	2	1	11
2018	5	0	0	1	1	11	0	1	18
2019	4	0	1	0	1	7	0	0	11
2020	6	0	0	0	5	3	1	0	12
2021	3	0	1	0	0	3	1	0	8
2022	5	0	0	0	0	5	0	1	10
2023	4	0	1	0	1	6	2	0	13
Total	105	3	59	3	49	80	30	11	272

Source: FHP analysis of HUD complaint data.

### HUD Complaints Filed Forsyth County



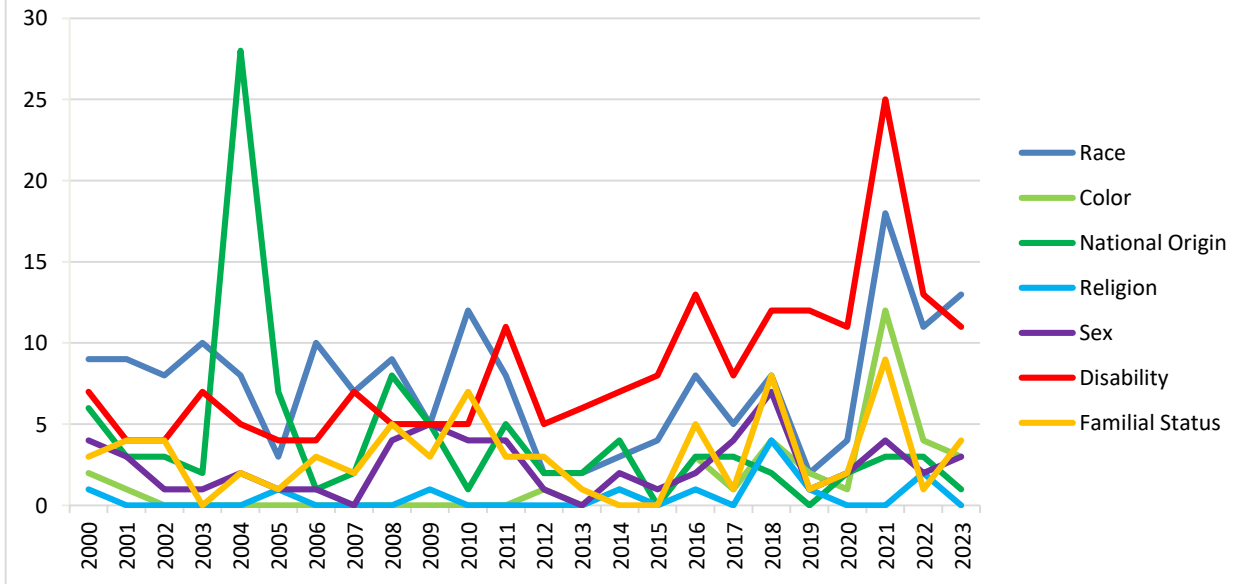
Source: FHP analysis of HUD complaint data. This chart only includes data for the five most common protected classes raised in fair housing complaints during the time period.

Table 23. Fair Housing Complaints from Guilford County Filed with HUD, 2000-2023.

Year	Race	Color	National Origin	Religion	Sex	Disability	Familial Status	Retaliation	Total
2000	9	2	6	1	4	7	3	0	23
2001	9	1	3	0	3	4	4	0	17
2002	8	0	3	0	1	4	4	0	17
2003	10	0	2	0	1	7	0	0	13
2004	8	0	28	0	2	5	2	1	43
2005	3	0	7	1	1	4	1	0	14
2006	10	0	1	0	1	4	3	0	13
2007	7	0	2	0	0	7	2	0	14
2008	9	0	8	0	4	5	5	0	22
2009	5	0	5	1	5	5	3	0	15
2010	12	0	1	0	4	5	7	2	18
2011	8	0	5	0	4	11	3	1	25
2012	2	1	2	0	1	5	3	1	13
2013	2	0	2	0	0	6	1	0	9
2014	3	1	4	1	2	7	0	1	13
2015	4	0	0	0	1	8	0	1	11
2016	8	3	3	1	2	13	5	0	19
2017	5	1	3	0	4	8	1	0	15
2018	8	4	2	4	7	12	8	0	26
2019	2	2	0	1	1	12	1	0	14
2020	4	1	2	0	2	11	2	1	12
2021	18	12	3	0	4	25	9	2	40
2022	11	4	3	2	2	13	1	0	27
2023	13	3	1	0	3	11	4	0	24
Total	178	35	96	12	59	199	72	10	457

Source: FHP analysis of HUD complaint data.

### HUD Complaints Filed Guilford County



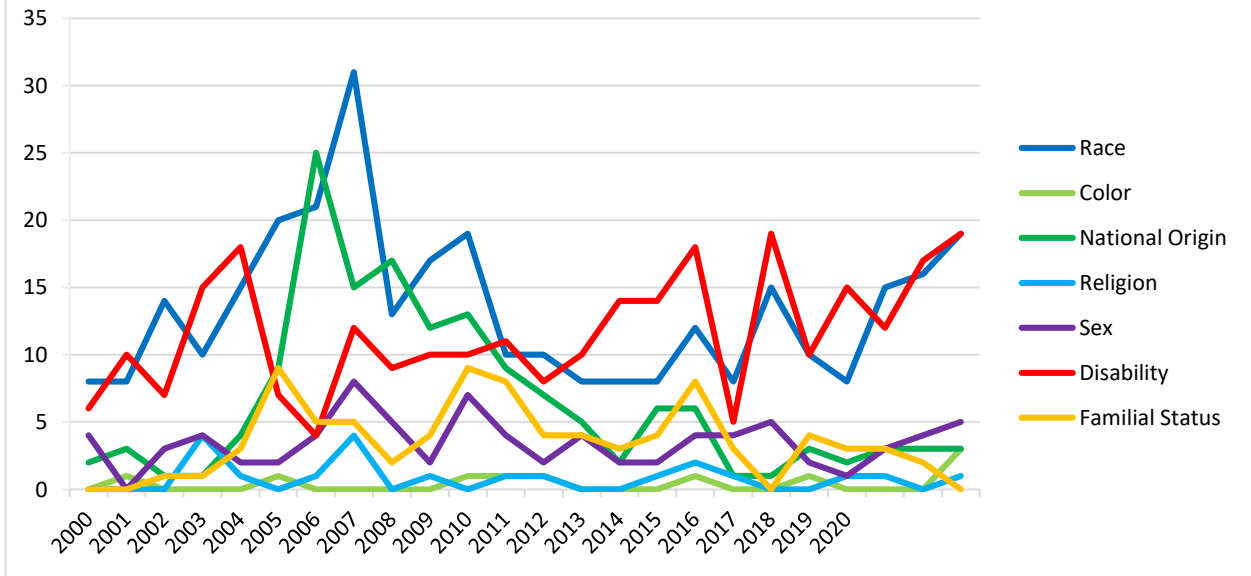
Source: FHP analysis of HUD complaint data.

Table 24. Fair Housing Complaints from Mecklenburg County Filed with HUD, 2000-2023.

Year	Race	Color	National Origin	Religion	Sex	Disability	Familial Status	Retaliation	Total
2000	8	0	2	0	4	6	0	1	14
2001	8	1	3	0	0	10	0	0	19
2002	14	0	1	0	3	7	1	0	21
2003	10	0	1	4	4	15	1	0	31
2004	15	0	4	1	2	18	3	1	33
2005	20	1	9	0	2	7	9	1	35
2006	21	0	25	1	4	4	5	2	49
2007	31	0	15	4	8	12	5	4	59
2008	13	0	17	0	5	9	2	0	37
2009	17	0	12	1	2	10	4	0	39
2010	19	1	13	0	7	10	9	1	45
2011	10	1	9	1	4	11	8	1	32
2012	10	1	7	1	2	8	4	6	32
2013	8	0	5	0	4	10	4	0	27
2014	8	0	2	0	2	14	3	6	24
2015	8	0	6	1	2	14	4	1	27
2016	12	1	6	2	4	18	8	1	32
2017	8	0	1	1	4	5	3	4	15
2018	15	0	1	0	5	19	0	2	32
2019	10	1	3	0	2	10	4	2	24
2020	8	0	2	1	1	15	3	0	27
2021	15	0	3	1	3	12	3	0	30
2022	16	0	3	0	4	17	2	0	35
2023	19	3	3	1	5	19	0	1	39
<b>Total</b>	<b>323</b>	<b>10</b>	<b>153</b>	<b>20</b>	<b>83</b>	<b>280</b>	<b>85</b>	<b>34</b>	<b>758</b>

Source: FHP analysis of HUD complaint data.

### HUD Complaints Filed Mecklenburg County



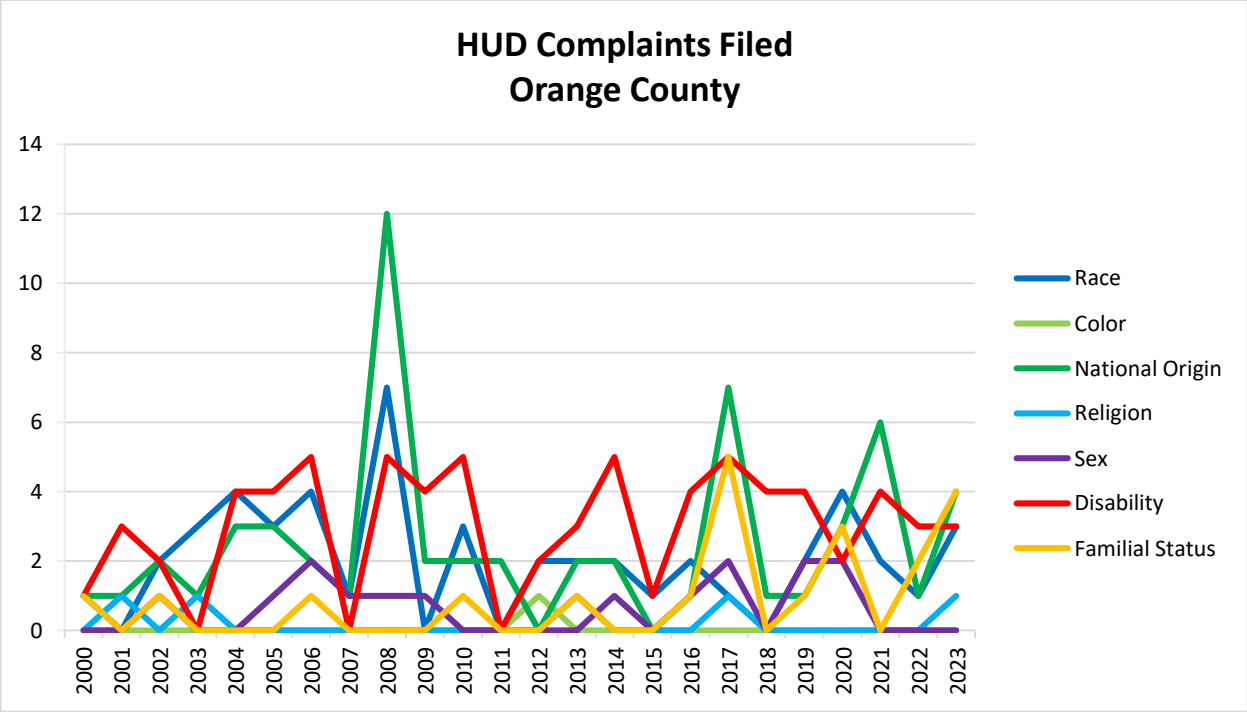
Source: FHP analysis of HUD complaint data.



Table 25. Fair Housing Complaints from Orange County Filed with HUD, 2000-2023.

Year	Race	Color	National Origin	Religion	Sex	Disability	Familial Status	Retaliation	Total
2000	1	0	1	0	0	1	1	0	4
2001	0	0	1	1	0	3	0	0	4
2002	2	0	2	0	1	2	1	0	6
2003	3	0	1	1	0	0	0	0	3
2004	4	0	3	0	0	4	0	0	11
2005	3	0	3	0	1	4	0	0	11
2006	4	0	2	0	2	5	1	0	9
2007	1	0	1	0	1	0	0	0	2
2008	7	0	12	0	1	5	0	0	21
2009	0	0	2	0	1	4	0	0	6
2010	3	0	2	0	0	5	1	0	10
2011	0	0	2	0	0	0	0	0	2
2012	2	1	0	0	0	2	0	1	4
2013	2	0	2	1	0	3	1	1	7
2014	2	0	2	0	1	5	0	1	9
2015	1	0	0	0	0	1	0	1	2
2016	2	0	1	0	1	4	1	0	8
2017	1	0	7	1	2	5	5	0	13
2018	0	0	1	0	0	4	0	0	5
2019	2	0	1	0	2	4	1	1	8
2020	4	0	3	0	2	2	3	0	8
2021	2	0	6	0	0	4	0	0	11
2022	1	0	1	0	0	3	2	2	4
2023	3	0	4	1	0	3	4	3	9
Total	50	1	60	5	15	73	21	10	177

Source: FHP analysis of HUD complaint data.

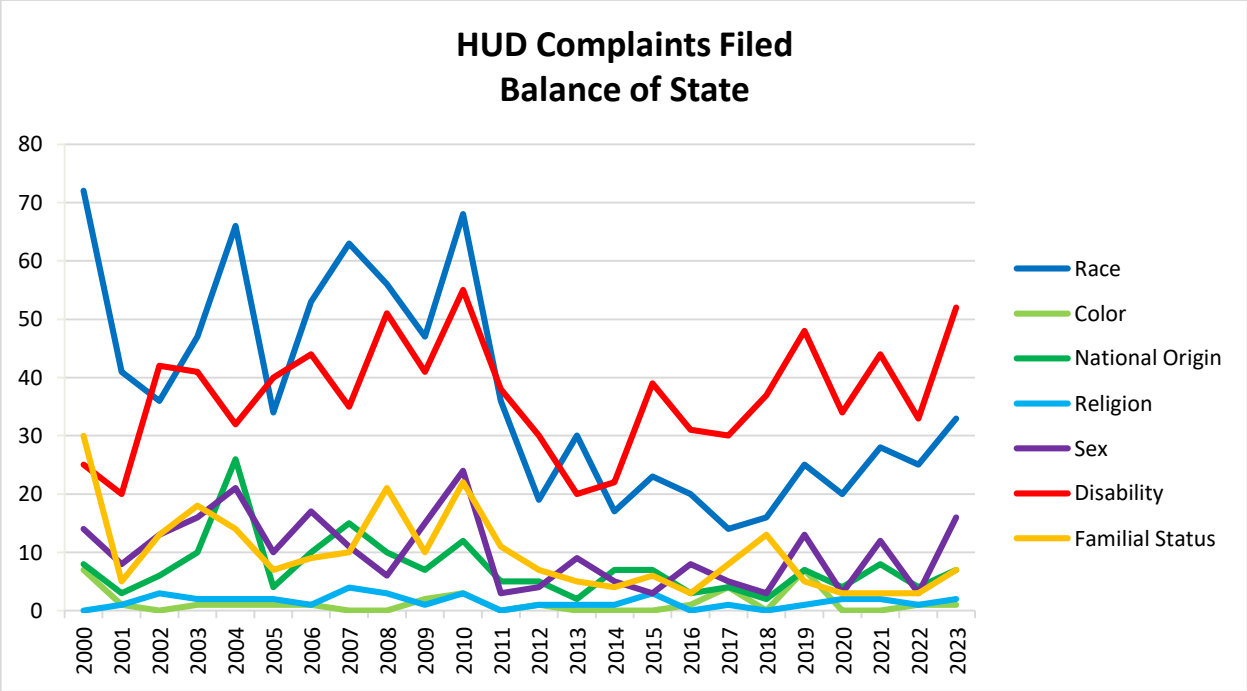


Source: FHP analysis of HUD complaint data.

Table 26. Fair Housing Complaints from Balance of State Filed with HUD, 2000-2023.

Year	Race	Color	National Origin	Religion	Sex	Disability	Familial Status	Retaliation	Total
2000	72	7	8	0	14	25	30	1	124
2001	41	1	3	1	8	20	5	3	67
2002	36	0	6	3	13	42	13	2	90
2003	47	1	10	2	16	41	18	2	101
2004	66	1	26	2	21	32	14	3	123
2005	34	1	4	2	10	40	7	2	80
2006	53	1	10	1	17	44	9	1	101
2007	63	0	15	4	11	35	10	4	111
2008	56	0	10	3	6	51	21	3	134
2009	47	2	7	1	15	41	10	2	96
2010	68	3	12	3	24	55	22	2	140
2011	36	0	5	0	3	38	11	3	82
2012	19	1	5	1	4	30	7	13	60
2013	30	0	2	1	9	20	5	4	61
2014	17	0	7	1	5	22	4	6	54
2015	23	0	7	3	3	39	6	6	70
2016	20	1	3	0	8	31	3	1	56
2017	14	4	4	1	5	30	8	1	45
2018	16	0	2	0	3	37	13	5	59
2019	25	7	7	1	13	48	5	8	77
2020	20	0	4	2	3	34	3	1	57
2021	28	0	8	2	12	44	3	4	89
2022	25	1	4	1	3	33	3	2	58
2023	33	1	7	2	16	52	7	15	95
Total	889	32	176	37	242	884	237	94	2,030

Source: FHP analysis of HUD complaint data.



Source: FHP analysis of HUD complaint data.

## **Appendix D: Methodology for Calculating Fair Housing Complaint Data**

In North Carolina, fair housing cases may be filed with the U.S. Department of Housing and Urban Development (HUD), the North Carolina Human Relations Commission (NCHRC), or sometimes with a local fair housing agency.

The NCHRC, as well as the five “substantially equivalent” local fair housing agencies, have formal agreements with HUD to accept, investigate, and conciliate fair housing complaints. Fair housing complaints filed with HUD are generally referred to the NCHRC or to one of the five substantially equivalent local fair housing agencies for investigation, unless there is a potential conflict of interest or other factor that would preclude the referral. All information related to these cases is entered into the HUD Enforcement Management System (“HEMS”) that is used to track and monitor fair housing complaints. Fair housing complaints that are filed directly with the NCHRC, or with one of the five substantially equivalent local fair housing agencies, and that raise discrimination based on a class protected by the federal and state or local law, are also entered into HEMS.

The complaint data featured in this report was obtained from HUD in April 2018 (2000-2017 data), August 2019 (2018 data), February 2021 (2019 data), September 2021 (2020 data), February 2022 (2021 data), May 2023 (2022 data), and January 2024 (2023 data).

HUD also classifies some cases as having a basis of “retaliation.” Although retaliation is not a protected class under the federal, state, or local fair housing laws, this report includes a separate category of retaliation since the HUD data distinguishes between “retaliation” and other forms of discrimination.

Data regarding age and veteran status discrimination is not included in this report because these are only protected classes in Orange County, North Carolina. In addition, the report does not include data regarding discrimination based on the siting of affordable housing, which is protected by the North Carolina State Fair Housing Act.

## Appendix E: Census Data Sources

This report relies on datasets obtained from the U.S. Census Bureau, including the 2000 U.S. Census, the 2010 U.S. Census, the 2020 U.S. Census, and the 2020 American Community Survey 5-Year Estimates.

The Census Bureau publishes guidelines for comparing different census datasets. While many datasets may be readily compared, some areas and subjects are to be “compared with caution” or “not compared” at all. Comparability guidelines are needed due to differences in question wording, reference periods, methodology, and the way in which the census tabulates data.

The following identifies the sources for the tables featured in this report and includes comparability guidelines obtained from the Census Bureau. Additional information is available at <https://www.census.gov/programs-surveys/acs/guidance/comparing-acs-data.html>.

Table 1: Total Population of North Carolina. Source: U.S. Census Bureau, 2000 Census Summary File 1 (SF1) 100-Percent Data, Table P001, Total Population; 2010 Census Summary File 1, Table P1, Total Population; 2020 Census Redistricting Data, Table P1 (Public Law 94-171).

Table 2: Race of Population of North Carolina. Source: U.S. Census Bureau, 2000 Census Summary File 1 (SF1) 100-Percent Data, Table P003, Race; 2010 Census Summary File 1, Table P3, Race; 2020 Census Redistricting Data, Table P1.

Table 3: Hispanic or Latino/a Population. Source: Source: U.S. Census Bureau, 2000 Census Summary File 1, Table QT-P3, Race and Hispanic or Latino; 2010 Census Summary File 1, Table P4, Hispanic or Latino Origin; 2020 Census Redistricting Data, Table P2.

Table 4: Percent of Population that is Foreign Born. Source: U.S. Census, 2000 Census, Summary File 3, Table DP-2, Profile of Selected Social Characteristics; 2010 American Community Survey 5-Year Estimates, Table S0501, Selected Characteristics of the Native and Foreign-Born Populations; 2020 American Community Survey 5-Year Estimates, Table S0501, Selected Characteristics of the Native and Foreign-Born Populations.

Table 5: Percent of Population 5 Years and Older that is Limited English Proficient. Source: U.S. Census, 2000 Census, Summary File 3, Table DP-2, Profile of Selected Social Characteristics; 2010 American Community Survey 1-Year Estimates, Table DP02,

Selected Social Characteristics; 2019 American Community Survey 1-Year Estimates, Table DP02, Selected Social Characteristics.

- 2019 ACS 1-Year with 2010 ACS 1-Year (Ability to Speak English): *Compare with Caution*
- 2019 ACS with Census 2000 (Ability to Speak English): *Compare*

Table 6: Households with Individuals Under 18 Years of Age. Source: U.S. Census Bureau, 2000 Census Summary File 1, Table P019, Households by Presence of People under 18 Years by Household Type; 2010 Census Summary File 1, Table P20, Households by Presence of People under 18 Years by Household Type by Age of People Under 18 Years; 2010 American Community Survey 5-Year Estimates, Table DP02, Selected Social Characteristics in the United States, 2020 American Community Survey 5-Year Estimates, Table DP02, Selected Social Characteristics in the United States.

Table 7: Population with a Disability in 2020. Source: U.S. Census, 2020 American Community Survey 5-Year Estimates, Table S1810, Disability Characteristics.

Table 8: Percent of Population with a Disability in 2020 by Age. Source: U.S. Census, 2020 American Community Survey 5-Year Estimates, Table S1810, Disability Characteristics.

Tables 14-19. Source: U.S. Census Bureau, 2000 Census Summary File 1 (SF1) 100-Percent Data, Table P003, Race; 2010 Census Summary File 1, Table P3, Race; 2020 Census, Demographic Profile.