

THE STATE OF FAIR HOUSING IN NORTH CAROLINA 2000-2020



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.

Acknowledgements

The work that provided the basis for this publication was supported by funding under grant FEOI210033 with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government. The material in this presentation is for information and educational purposes only and does not constitute legal advice.

We wish to thank the U.S. Department of Housing and Urban Development (“HUD”) for the data provided regarding housing complaints. In addition, we would like to thank local government officials for providing information about local fair housing ordinances, as well as the Fair Housing Center for Rights and Research in Cleveland, Ohio.

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”).

Published: December 2021

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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 in North Carolina in 2020.

In 2020, a total of 136 fair housing complaints were filed statewide. More than half of these (85 complaints, making up 62.5% of those filed) were filed in just five counties: Mecklenburg (27), Durham (20), Wake (14), Guilford (12), and Forsyth (12). In 31 other counties, between 1 and 8 complaints were filed, while the remaining 64 counties in North Carolina did not have any fair housing complaints filed in 2020. The most common bases for complaints filed in 2020 were disability (79 complaints filed or 58.1%), race (45 or 33.1%), sex (15 or 11.0%), national origin (14 or 10.3%), and familial status (14 or 10.3%).

Between 2000 and 2020, a total of 3,753 fair housing complaints have been filed in North Carolina, an average of 178.7 per year. The most common basis of discrimination alleged in complaints during this period was racial discrimination (1,539, or 41.0%), followed by disability (1,449, or 38.6%), national origin (667, or 17.8%), familial status (517, or 13.8%), and sex (462, or 12.3%).¹ Although overall more complaints have been filed based on race discrimination than disability discrimination from 2000 - 2010, during the past 10 years, disability complaints have outnumbered race discrimination complaints in all but two years (2011 and 2013).

The five counties with the most complaints filed between 2000 and 2020 were Mecklenburg (654 complaints), Durham (551), Guilford (366), Wake (315), and Forsyth (241). The five counties with the most complaints filed on a per capita basis were: Durham (205.9 complaints per 100,000 people), Orange (114.3), Buncombe (89.0), Guilford (74.9), and Mecklenburg (71.1).

Studies have shown that housing discrimination is vastly underreported and that millions of incidences of discrimination occur each year.² 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.

¹ 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%.

² 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.³ 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.⁴

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,⁵ and in 1988 to prohibit discrimination based on familial status and disability.⁶

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.⁷

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.⁸ Major life activities include seeing, walking, reaching, lifting, hearing, 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.⁹

³ 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.*).

⁴ 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].”).

⁵ 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.

⁶ 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.

⁷ 42 U.S.C. § 3602(k).

⁸ 42 U.S.C. § 3602(h).

⁹ 42 U.S.C. § 3604(f)(1)-(f)(2).

The FHA makes it unlawful,¹⁰ 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 ¹¹
	• 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.

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

¹⁰ 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.

¹¹ “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.

proposed development contains affordable housing units for families or individuals with incomes below eighty percent (80%) of area median income.”¹²

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.¹³ The State FHA does not contain this exemption.¹⁴
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).¹⁵ Although disparate impact theory has long been recognized by courts as part of the federal FHA,¹⁶ and HUD published a disparate impact rule in 2013, this standard is explicitly included within the State FHA itself.¹⁷
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 practice.”¹⁸ Although organizational standing to bring fair housing complaints has long been recognized by courts as permitted under the federal FHA,¹⁹ 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.²⁰ The State FHA may also be enforced through private lawsuits brought by individuals or organizations that have experienced discrimination.

¹² N.C. Gen. Stat. § 41A-4(g).

¹³ 42 U.S.C. § 3603(b)(1).

¹⁴ N.C. Gen. Stat. § 41A-6.

¹⁵ 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.

¹⁶ 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).

¹⁷ 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 a 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.

¹⁸ N.C. Gen. Stat. § 41A-7.

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

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

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.²¹

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.²² 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.”²³ 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.”²⁴

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 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 local agencies that have been deemed “substantially equivalent,” 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

²¹ 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.

²² See Orange County Civil Rights Ordinance §§ 12-6 & 12-9.

²³ City of Durham Code of Ordinances §§ 34-3 & 34-47.

²⁴ Greensboro City Code § 12-132.

documentation in order to determine whether there are reasonable grounds to believe housing discrimination has or is about to occur.²⁵ 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.²⁶

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.²⁷

²⁵ 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).

²⁶ 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>

²⁷ 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”).²⁸ 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.²⁹

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%	24,833	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.

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

²⁸ 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.

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

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%.³⁰

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	100.0%	9,535,483	100.0%	10,439,388	100.0%

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.

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.

³⁰ 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>.

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.³¹

	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 8.4% in 2019, up from 5.3% in 2000.³² The five-county focus area accounted for 38.3% of the North Carolina foreign-born population in 2019, up from 35.0% in 2000.

In 2019, Durham, Guilford, Mecklenburg, and Orange counties all had higher percentages of their population identify as foreign born than the state average, with Durham (16.0%), Mecklenburg (15.8%), and Orange (12.2%) counties having the highest rates. The foreign-born population in the Balance of State accounted for only 6.8% of the total population in these 95 counties.

Table 4: Percent of Population that is Foreign Born.

	2000		2010		2019	
	Number	% Total	Number	% Total	Number	% Total
State of North Carolina	430,000	5.3%	719,137	7.5%	884,631	8.4%
Durham County	24,253	10.9%	37,521	14.0%	51,391	16.0%
Forsyth County	19,836	6.5%	32,438	9.2%	30,996	8.1%
Guilford County	27,317	6.5%	48,628	9.9%	62,470	11.6%
Mecklenburg County	68,349	9.8%	122,823	13.3%	175,616	15.8%
Orange County	10,711	9.1%	18,531	13.8%	18,179	12.2%
Balance of State	279,534	4.4%	459,196	6.2%	545,979	6.8%

Source: U.S. Census Bureau, 2000 Census; 2010 American Community Survey 1-Year Estimates; 2019 American Community Survey 1-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

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

³² At the time of publication, in December 2021, data regarding the foreign born population from the 2020 U.S. Census had not yet been released. This section, therefore, reports data from the 2019 American Community Survey 1-Year Estimates.

4.0% in 2000 to 4.4% in 2019.³³ In the 95 counties that make up the Balance of State, the percentage of the population identified as LEP increased from 2.7% in 2000 to 3.6% in 2019.

The percentage of the population within the five-county focus area that identified as LEP decreased from 8.5% in 2000 to 7.0% in 2019. 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 8.5% in 2019; in Durham and Forsyth the percentage decreased during this period, while in Guilford and Orange, the rates have fluctuated from 2000 to 2019.

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

	2000		2010		2019	
	Number	% Total	Number	% Total	Number	% Total
State of North Carolina	297,858	4.0%	429,928	4.8%	434,432	4.4%
Durham County	28,821	13.9%	25,124	10.1%	21,821	7.2%
Forsyth County	26,197	9.2%	23,691	7.2%	16,753	4.7%
Guilford County	36,125	9.2%	27,120	5.9%	30,816	6.1%
Mecklenburg County	43,326	6.7%	70,586	8.3%	88,676	8.5%
Orange County	5,189	4.6%	8,057	6.0%	6,631	4.6%
Balance of State	158,200	2.7%	275,350	4.0%	269,735	3.6%

Source: U.S. Census Bureau, 2000 Census; 2010 American Community Survey 1-Year Estimates; 2019 American Community Survey 1-Year Estimates. See Appendix E for instructions regarding data comparisons.

e. Families with Children

In 2019, 29.9% 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, 29.5% of households in 2019 contained an individual under 18 years of age, with Orange County having the lowest share of its population (25.5%) and Guilford County having the highest (31.5%).³⁴

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

	2000		2010		2019	
	Number	% Total	Number	% Total	Number	% Total
State of North Carolina	1,104,659	35.3%	1,248,342	33.3%	1,208,344	29.9%
Durham County	29,017	32.6%	33,414	30.6%	36,128	27.5%
Forsyth County	41,574	33.6%	45,964	32.6%	43,168	29.1%
Guilford County	56,450	33.5%	62,816	28.8%	65,219	31.5%
Mecklenburg County	96,162	35.2%	126,102	34.8%	127,317	29.9%
Orange County	13,892	30.3%	15,713	30.5%	14,087	25.5%
Balance of State	867,564	35.7%	964,333	33.7%	922,425	30.0%

Source: U.S. Census Bureau, 2000 Census; 2010 Census; 2019 American Community Survey 1-Year Estimates. See Appendix E for instructions regarding data comparisons.

³³ At the time of publication, in December 2021, data regarding limited English proficiency from the 2020 U.S. Census had not yet been released. This section reports data from the 2019 American Community Survey 1-Year Estimates.

³⁴ At the time of publication, in December 2021, data regarding households with an individual under 18 years of age from the 2020 U.S. Census had not yet been released. This section reports data from the 2019 American Community Survey 1-Year Estimates.

f. Disability Status

In 2019, 13.2% of the non-institutionalized state population identified as having a disability, compared to 9.3% of the population in the five-county focus area.³⁵ Mecklenburg County had the smallest share of its total population that identified as having a disability (7.5%) in 2019, while Guilford County had the largest of its population that identified as having a disability (11.8%).

Table 7: Non-Institutionalized Population With a Disability in 2019.

	Number	% Total
State of North Carolina	1,359,525	13.2%
Durham County	28,054	8.9%
Forsyth County	44,275	11.7%
Guilford County	62,838	11.8%
Mecklenburg County	83,076	7.5%
Orange County	12,361	8.4%
Balance of State	1,128,921	14.5%

Source: U.S. Census, 2019 American Community Survey 1-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, 47.9% of individuals 75 years and older and 24.5% of individuals 65 to 74 had a disability in 2019. By comparison, the rates were 0.9% for children under 5, 5.7% for individuals 5 to 17, 6.2% for individuals 18 to 34, and 13.5% for those 35 to 64 years of age.

Table 8: Population With a Disability in 2019 by Age.

	Under 5	5 to 17	18 to 34	35 to 64	65 to 74	75 years+
State of North Carolina	0.9%	5.7%	6.2%	13.5%	24.5%	47.9%
Durham County	1.8%	4.3%	1.5%	10.5%	20.4%	41.7%
Forsyth County	0.3%	4.5%	5.7%	12.8%	21.4%	40.5%
Guilford County	-	6.8%	4.9%	12.4%	21.0%	46.5%
Mecklenburg County	0.7%	3.1%	4.1%	7.3%	15.9%	44.1%
Orange County	-	3.7%	3.7%	8.8%	13.7%	45.4%
Balance of State	1.0%	6.1%	7.0%	14.7%	26.0%	48.9%

Source: U.S. Census, 2019 American Community Survey 1-Year Estimates. See Appendix E for additional information.

³⁵ At the time of publication, in December 2021, data regarding disability status from the 2020 U.S. Census had not yet been released. This section, therefore, reports data from the 2019 American Community Survey 1-Year Estimates.

IV. Fair Housing 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 2020.³⁶ 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. In addition, court closures and eviction moratoria may have led to fewer fair housing complaint filings in North Carolina.

a. Statewide Fair Housing Complaint Data, 2000-2020

Statewide, a total of 3,753 fair housing complaints were filed between 2000 and 2020. The average number of complaints filed per year was 178.7, with a high of 255 filed in 2010 and a low of 125 filed in 2017. For statewide complaint data, see Table 9, below.³⁷

The most common basis of discrimination alleged in complaints during the period 2000-2020 was racial discrimination (1,539, or 41.0%), followed by disability (1,449, or 38.6%), national origin (667, or 17.8%), familial status (517, or 13.8%), and sex (462, or 12.3%).³⁸

In 2020, a total of 136 fair housing complaints were filed. Over three-fifths of these (85 complaints, making up 62.5% of those filed) were filed in just five counties: Mecklenburg (27), Durham (20), Wake (14), Guilford (12), and Forsyth (12). In 31 other counties, there were between 1 and 8 complaints filed, while the remaining 64 counties in North Carolina did not have any fair housing complaints filed in 2020.

The most common bases for complaints filed in 2020 were disability (79 complaints filed or 58.1%), race (45 or 33.1%), sex (15 or 11.0%), national origin (14 or 10.3%), and familial status (14 or 10.3%).

³⁶ 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.

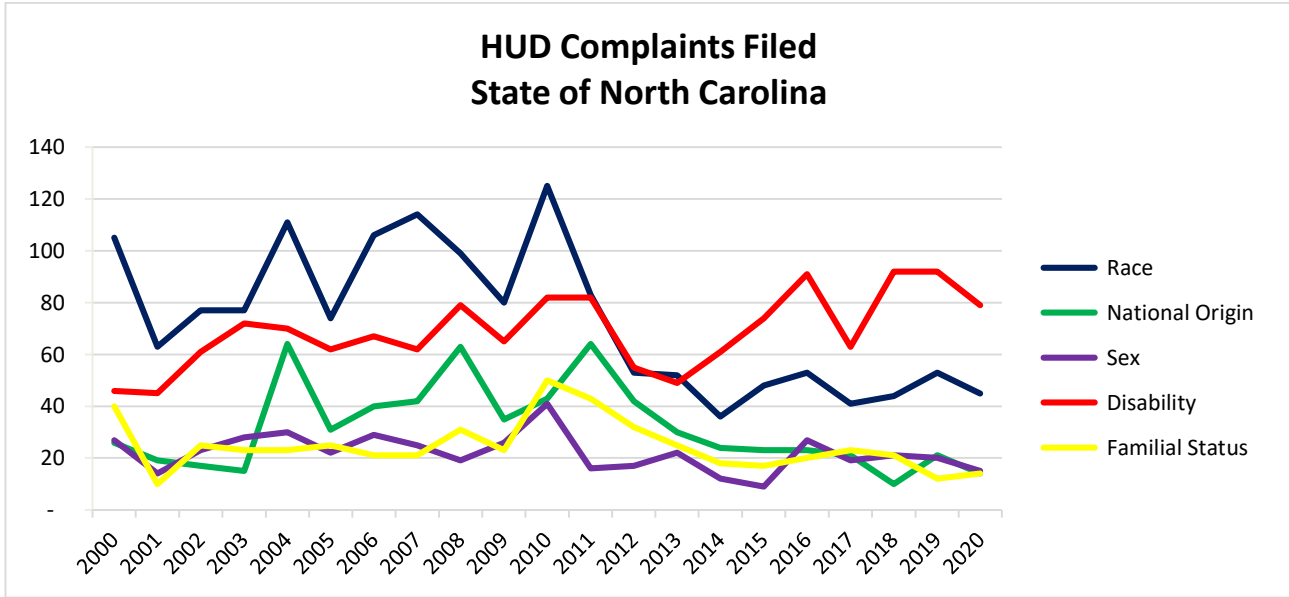
³⁷ Complaint data for Durham, Forsyth, Guilford, Mecklenburg, and Orange Counties, as well as the Balance of State, are in Appendix C.

³⁸ 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%.

Table 9: Number of Fair Housing Complaints from North Carolina Filed with HUD, 2000-2020.

Year	Race	Color	National Origin	Religion	Sex	Disability	Familial Status	Retaliation	Total
2000	105	11	26	1	27	46	40	4	203
2001	63	5	19	2	14	45	10	6	133
2002	77	1	17	3	23	61	25	7	169
2003	77	1	15	8	28	72	23	2	168
2004	111	1	64	3	30	70	23	6	243
2005	74	2	31	3	22	62	25	3	172
2006	106	1	40	2	29	67	21	3	202
2007	114	0	42	8	25	62	21	8	215
2008	99	0	63	3	19	79	31	3	250
2009	80	4	35	5	26	65	23	3	182
2010	125	4	43	5	41	82	50	5	255
2011	83	1	64	1	16	82	43	5	235
2012	53	5	42	2	17	55	32	22	166
2013	52	1	30	2	22	49	25	9	146
2014	36	1	24	2	12	61	18	17	129
2015	48	0	23	4	9	74	17	11	144
2016	53	7	23	5	27	91	20	7	166
2017	41	5	21	4	19	63	23	7	125
2018	44	4	10	5	21	92	21	11	154
2019	53	10	21	2	20	92	12	12	160
2020	45	1	14	3	15	79	14	5	136
Total	1,539	65	667	73	462	1,449	517	156	3,753

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, 2000-2020

The five counties with the most complaints filed were Mecklenburg (654 complaints), Durham (551), Guilford (366), Wake (315), and Forsyth (241). 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	654
Durham	551
Guilford	366
Wake	315
Forsyth	241
Buncombe	212
Orange	153
New Hanover	97
Cumberland	65
Alamance	46

Source: FHP analysis of HUD complaint data.

c. Fair Housing Complaint Data by County and Population, 2000-2020

Overall, an average of 39.4 complaints were filed per 100,000 people in North Carolina during the period 2000-2020.³⁹ The five counties with the most complaints filed on a per capita basis were:

³⁹ Rates calculated with 2010 state and county population, based on U.S. Census Bureau, 2010 Decennial Census.

Durham (205.9 complaints per 100,000 people), Orange (114.3), Buncombe (89.0), Guilford (74.9), Guilford (74.9), and Mecklenburg (71.1).

Table 11: Counties with Most Complaints Filed per County Population, 2000-2020.⁴⁰

County	Complaints Filed	2010 Population	Complaints per 100,000
Durham	551	267,587	205.9
Orange	153	133,801	114.3
Buncombe	212	238,318	89.0
Guilford	366	488,406	74.9
Mecklenburg	654	919,628	71.1
Forsyth	241	350,670	68.7
Columbus	28	58,098	48.2
New Hanover	97	202,667	47.9
Alexander	15	37,198	40.3
Richmond	18	46,639	38.6
Henderson	41	106,740	38.4

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 – 2011-2015 and 2016-2020 – to examine trends in the number of types of complaints filed. This analysis showed that:

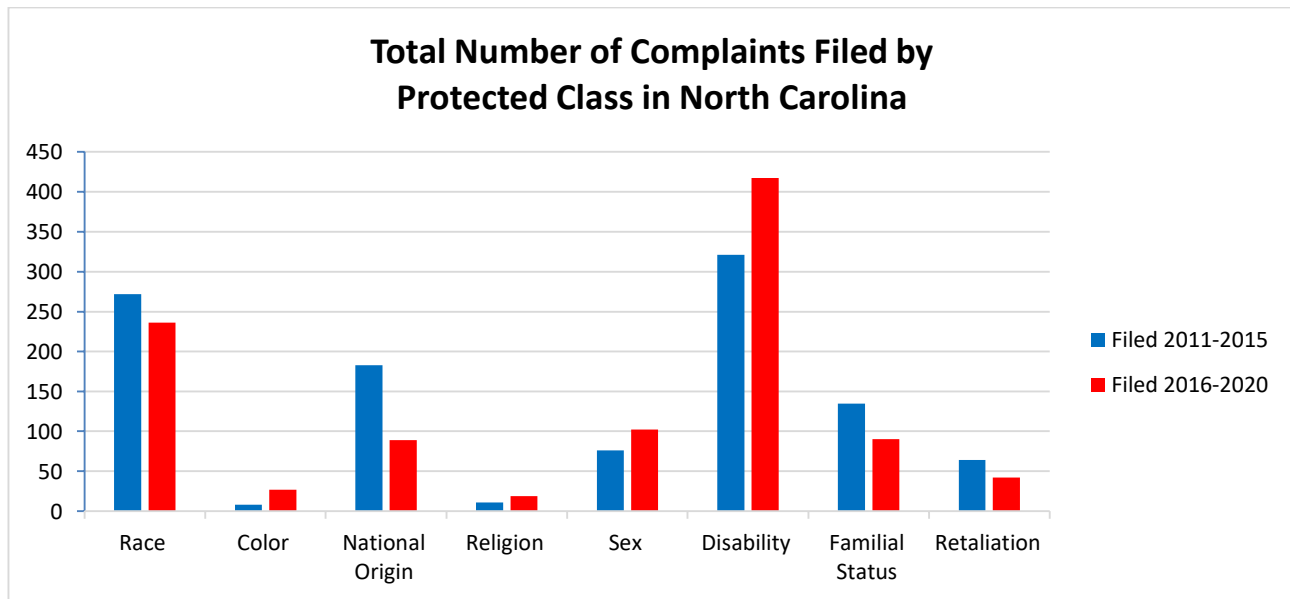
- The total number of complaints filed decreased by 9.6%, from 820 filed in 2011-2015 to 741 filed in 2016-2020.
- Most types of fair housing complaint filings decreased from 2011-2015 to 2016-2020, including those alleging discrimination based on race (decreasing from 272 to 236, or 13.2%), national origin (from 183 to 89, or 51.4%), familial status (from 135 to 90, or 33.3%), and retaliation (from 64 to 42, or 34.4%).
- Complaints based on disability increased from 2011-2015 to 2016-2020 (from 321 to 417, or 29.9%), as did those based on color (from 8 to 27, or 237.5%) and religion (from 11 to 19, or 72.7%).

⁴⁰ All rates calculated with 2010 county population, based on U.S. Census Bureau, 2010 Decennial Census. Rates for complaints by population per year were divided by the number of years of data (21).

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

	Complaints Filed 2011-2015	Complaints Filed 2016-2020	Percent Change
Race	272	236	-13.2%
Color	8	27	237.5%
National Origin	183	89	-51.4%
Religion	11	19	72.7%
Sex	76	102	34.2%
Disability	321	417	29.9%
Familial Status	135	90	-33.3%
Retaliation	64	42	-34.4%
Total	820	741	-9.6%

Source: FHP analysis of HUD complaint data.



Source: FHP analysis of HUD complaint data.

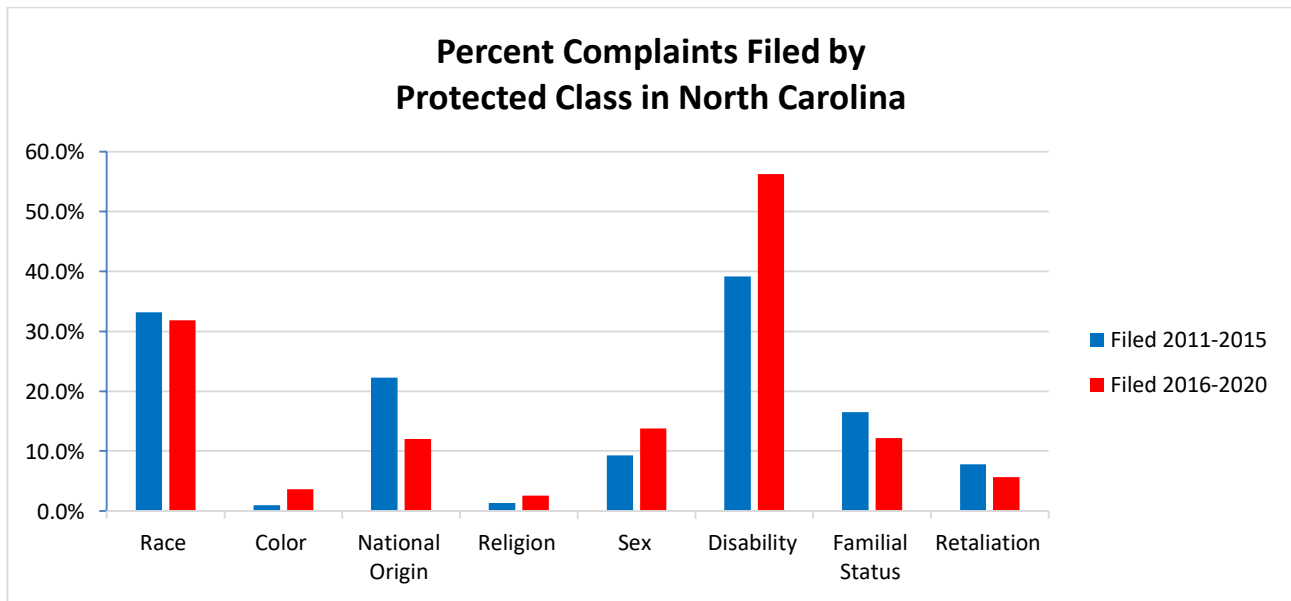
This analysis also showed that:

- In the period 2011 to 2015, the most common types of discrimination alleged were disability (alleged in 39.1% of complaints), race (33.2%), national origin (22.3%), familial status (16.5%), and sex (9.3%).
- In the period 2016 to 2020, the most common types of discrimination alleged were disability (alleged in 56.3% of complaints), race (31.8%), sex (13.8%), familial status (12.1%), and national origin (12.0%).

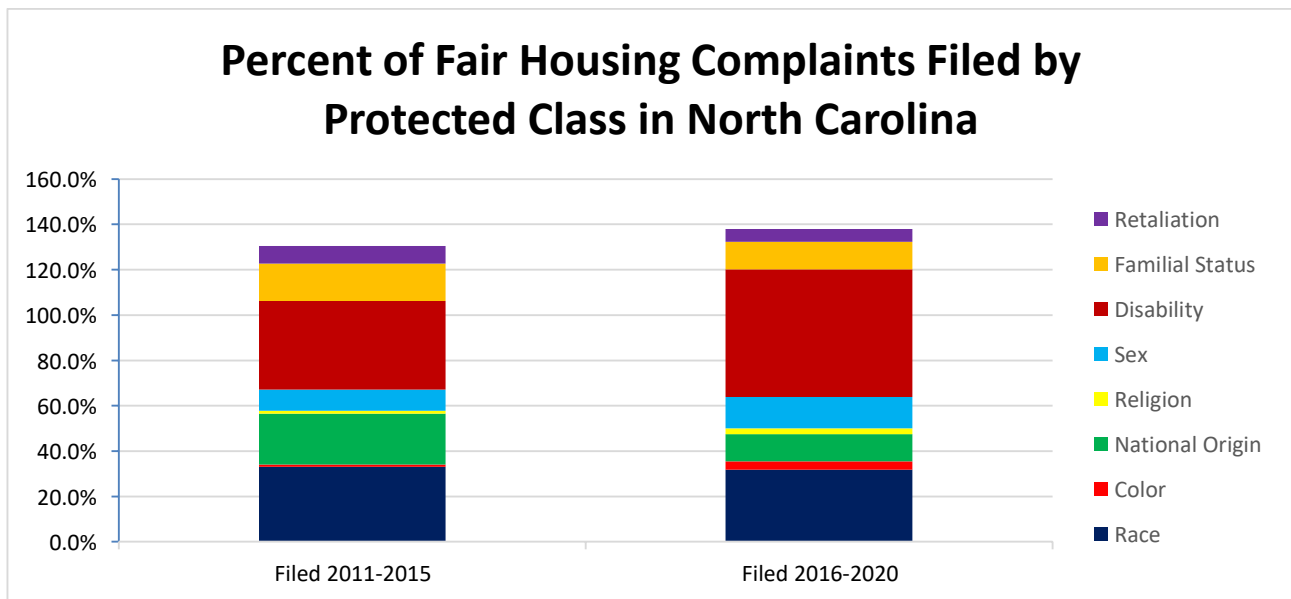
Table 13. Percent of Complaints Filed by Protected Class.

	Complaints Filed 2011-2015	Complaints Filed 2016-2020
Race	33.2%	31.8%
Color	1.0%	3.6%
National Origin	22.3%	12.0%
Religion	1.3%	2.6%
Sex	9.3%	13.8%
Disability	39.1%	56.3%
Familial Status	16.5%	12.1%
Retaliation	7.8%	5.7%

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.



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, 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.

North Carolina’s population is becoming more diverse, and housing discrimination continues to be a systemic issue facing our communities. Complaints alleging disability, race, national origin, familial status, and sex discrimination are the most common types seen throughout the state.

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 familial status and disability protections, particularly the requirements about 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 encouraged to explore a fair housing testing program to ensure that discrimination is detected and deterred. State and local agencies should also pursue strong 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 56.3% of complaints filed from 2016-2020 and 58.1% of those filed in 2020. 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 uncover newly constructed multifamily housing developments that do not comply with these requirements, an acute problem given the general inaccessibility of most housing for people with mobility impairments or other disabilities. 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, 2000-2020.

County	Complaints Filed	2010 Population	Complaints per 100,000
Alamance	46	151,131	30.4
Alexander	15	37,198	40.3
Alleghany	2	11,155	17.9
Anson	3	26,948	11.1
Ashe	6	27,281	22.0
Avery	4	17,797	22.5
Beaufort	9	47,759	18.8
Bertie	2	21,282	9.4
Bladen	8	35,190	22.7
Brunswick	40	107,431	37.2
Buncombe	212	238,318	89.0
Burke	21	90,912	23.1
Cabarrus	42	178,011	23.6
Caldwell	5	83,029	6.0
Camden	2	9,980	20.0
Carteret	15	66,469	22.6
Caswell	3	23,719	12.6
Catawba	37	154,358	24.0
Chatham	15	63,505	23.6
Cherokee	1	27,444	3.6
Chowan	4	14,793	27.0
Clay	1	10,587	9.4
Cleveland	18	98,078	18.4
Columbus	28	58,098	48.2
Craven	28	103,505	27.1
Cumberland	65	319,431	20.3
Currituck	2	23,547	8.5
Dare	10	33,920	29.5
Davidson	21	162,878	12.9
Davie	2	41,240	4.8
Duplin	4	58,505	6.8
Durham	551	267,587	205.9
Edgecombe	20	56,552	35.4
Forsyth	241	350,670	68.7
Franklin	19	60,619	31.3
Gaston	43	206,086	20.9
Gates	4	12,197	32.8
Graham	2	8,861	22.6
Granville	8	59,916	13.4
Greene	4	21,362	18.7
Guilford	366	488,406	74.9
Halifax	19	54,691	34.7

County	Complaints Filed	2010 Population	Complaints per 100,000
Harnett	13	114,678	11.3
Haywood	8	59,036	13.6
Henderson	41	106,740	38.4
Hertford	8	24,669	32.4
Hoke	5	46,952	10.6
Hyde	1	5,810	17.2
Iredell	24	159,437	15.1
Jackson	7	40,271	17.4
Johnston	23	168,878	13.6
Jones	3	10,153	29.5
Lee	11	57,866	19.0
Lenoir	7	59,495	11.8
Lincoln	11	78,265	14.1
Macon	7	33,922	20.6
Madison	4	20,764	19.3
Martin	5	24,505	20.4
McDowell	3	44,996	6.7
Mecklenburg	654	919,628	71.1
Mitchell	3	15,579	19.3
Montgomery	0	27,798	-
Moore	11	88,247	12.5
Nash	7	95,840	7.3
New Hanover	97	202,667	47.9
Northampton	1	22,099	4.5
Onslow	25	177,772	14.1
Orange	153	133,801	114.3
Pamlico	0	13,144	-
Pasquotank	12	40,661	29.5
Pender	4	52,217	7.7
Perquimans	5	13,453	37.2
Person	4	39,464	10.1
Pitt	38	168,148	22.6
Polk	3	20,510	14.6
Randolph	19	141,752	13.4
Richmond	18	46,639	38.6
Robeson	24	134,168	17.9
Rockingham	20	93,643	21.4
Rowan	24	138,428	17.3
Rutherford	11	67,810	16.2
Sampson	11	63,431	17.3
Scotland	13	36,157	36.0
Stanly	8	60,585	13.2
Stokes	5	47,401	10.5
Surry	17	73,673	23.1
Swain	1	13,981	7.2

County	Complaints Filed	2010 Population	Complaints per 100,000
Transylvania	6	33,090	18.1
Tyrrell	1	4,407	22.7
Union	29	201,292	14.4
Vance	15	45,422	33.0
Wake	315	900,993	35.0
Warren	5	20,972	23.8
Washington	1	13,228	7.6
Watauga	9	51,079	17.6
Wayne	30	122,623	24.5
Wilkes	4	69,340	5.8
Wilson	15	81,234	18.5
Yadkin	3	38,406	7.8
Yancey	3	17,818	16.8
NC Total	3,753	9,535,483	39.4

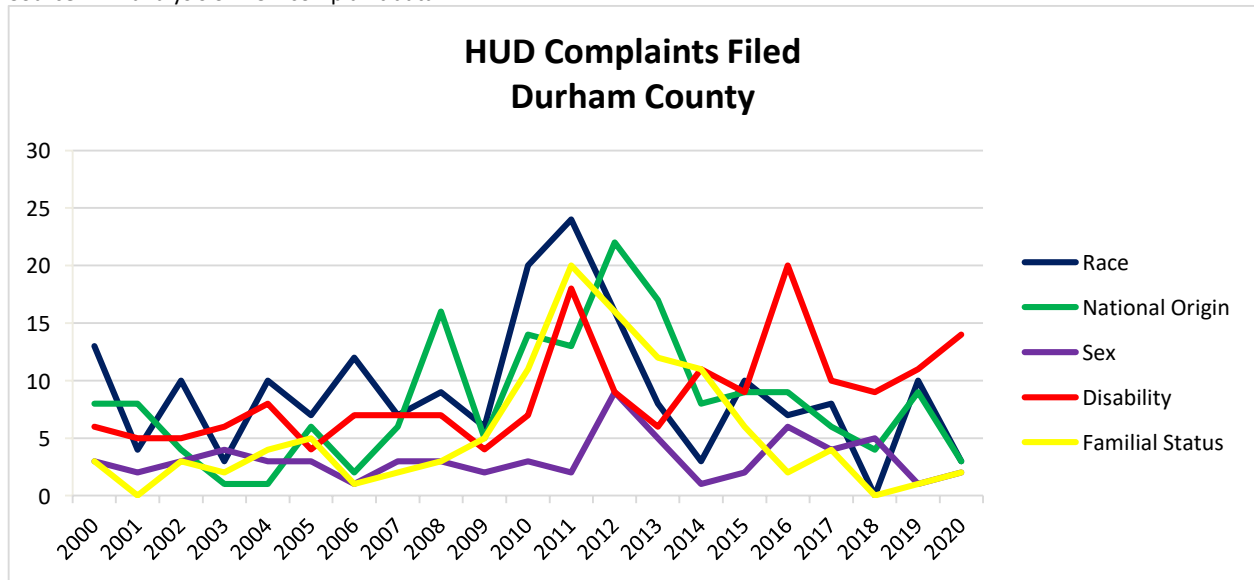
Source: FHP analysis of HUD complaint data.

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, 2000-2020.

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
Total	190	8	171	6	67	183	113	27	551

Source: FHP analysis of HUD complaint data.

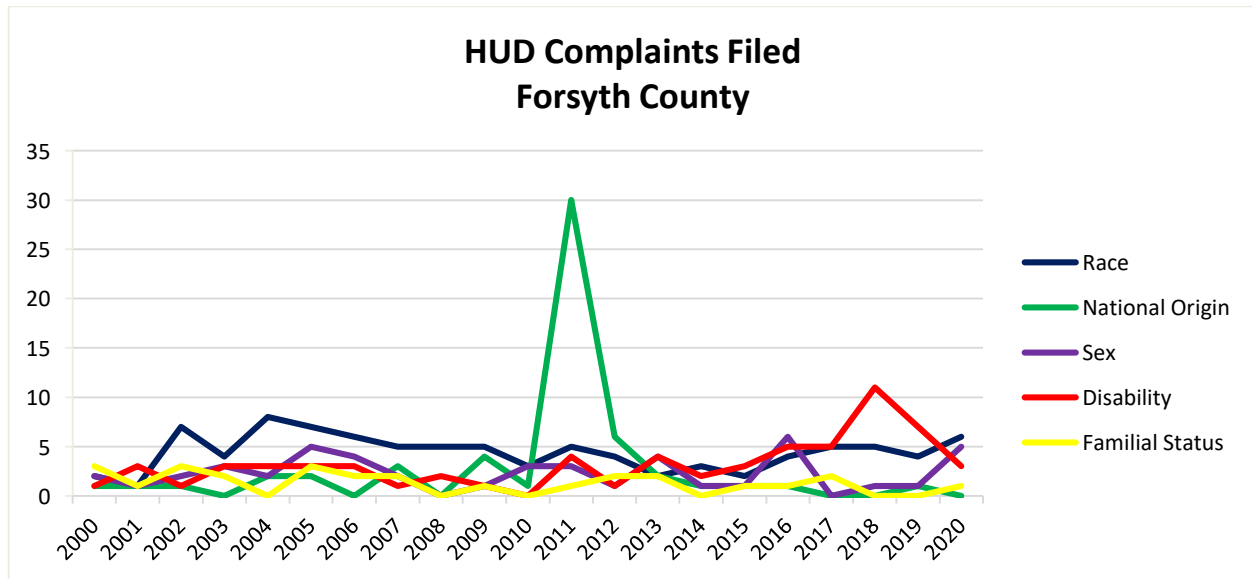


Source: FHP analysis of HUD complaint data. This chart only includes data for the five most common protected classes raised in fair housing complaints during the time period.

Table 22. Fair Housing Complaints from Forsyth County Filed with HUD, 2000-2020.

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
Total	93	3	57	3	48	66	27	10	241

Source: FHP analysis of HUD complaint data.

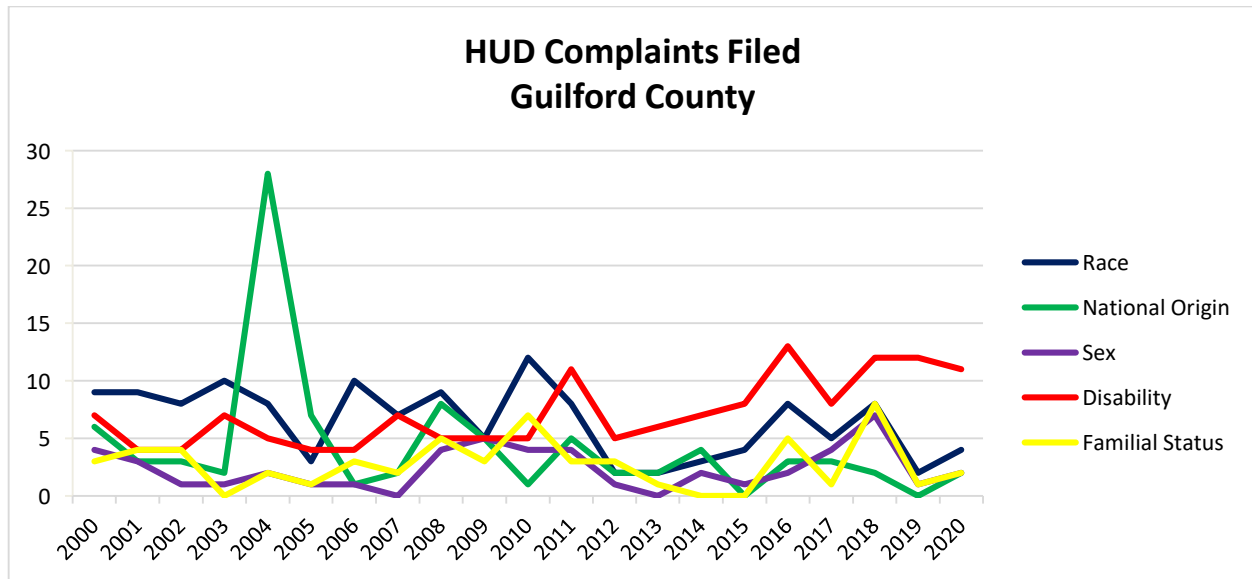


Source: FHP analysis of HUD complaint data. This chart only includes data for the five most common protected classes raised in fair housing complaints during the time period.

Table 23. Fair Housing Complaints from Guilford County Filed with HUD, 2000-2020.

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
Total	136	16	89	10	50	150	58	8	366

Source: FHP analysis of HUD complaint data.

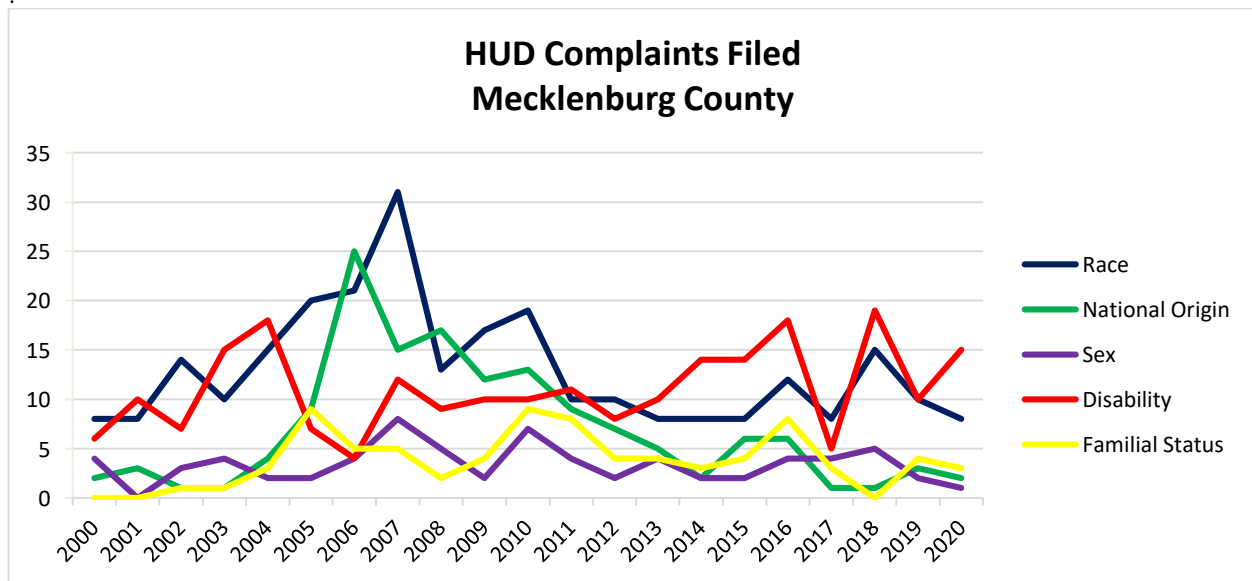


Source: FHP analysis of HUD complaint data. This chart only includes data for the five most common protected classes raised in fair housing complaints during the time period.

Table 24. Fair Housing Complaints from Mecklenburg County Filed with HUD, 2000-2020.

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
Total	273	7	144	18	71	232	80	33	654

Source: FHP analysis of HUD complaint data.

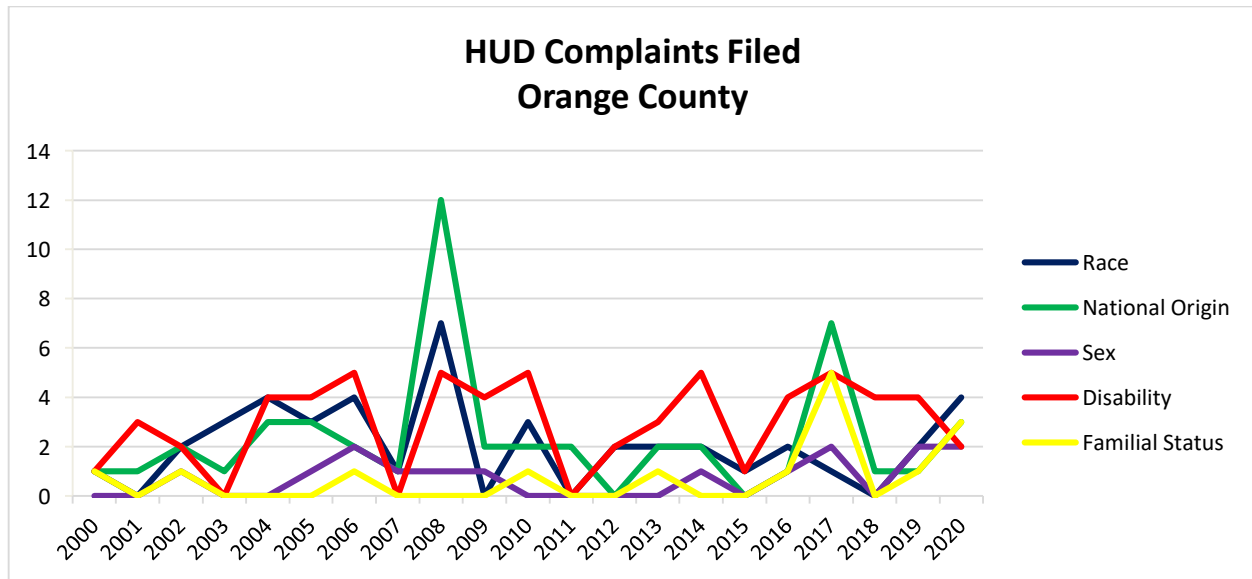


Source: FHP analysis of HUD complaint data. This chart only includes data for the five most common protected classes raised in fair housing complaints during the time period.

Table 25. Fair Housing Complaints from Orange County Filed with HUD, 2000-2020.

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
Total	44	1	49	4	15	63	15	5	153

Source: FHP analysis of HUD complaint data.

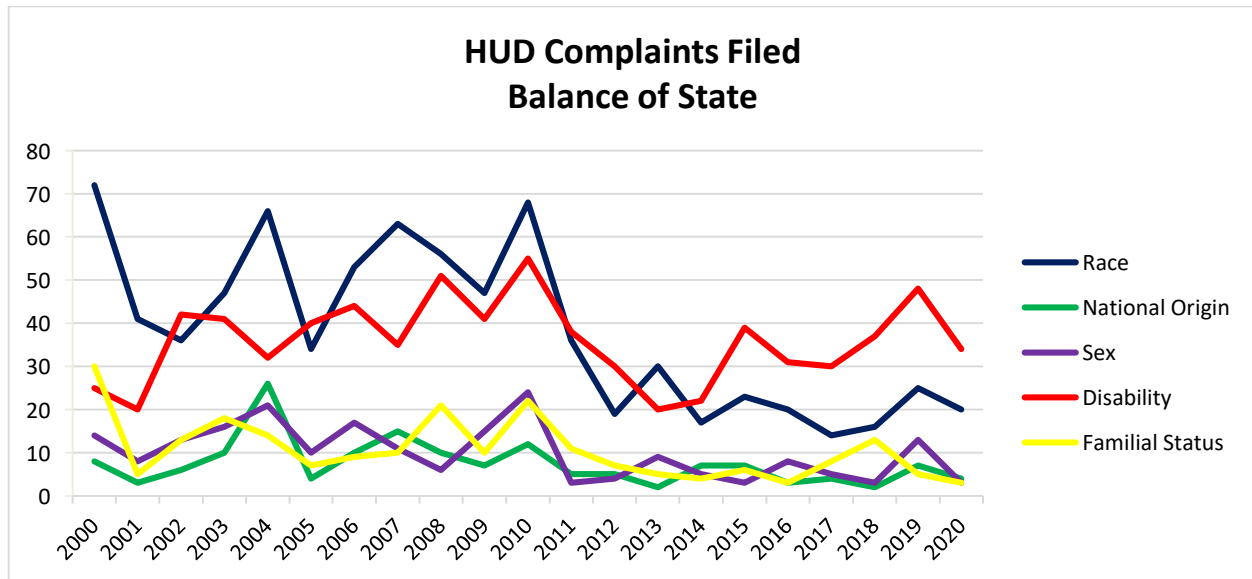


Source: FHP analysis of HUD complaint data. This chart only includes data for the five most common protected classes raised in fair housing complaints during the time period.

Table 26. Fair Housing Complaints from Balance of State Filed with HUD, 2000-2020.

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
Total	803	30	157	32	211	755	224	73	1,788

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.

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) and September 2021 (2020 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 2019 American Community Survey 1-Year Estimates, and the 2020 U.S. Census.

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 1-Year Estimates, Table B05012, Nativity in the United States; 2019 American Community Survey 1-Year Estimates, Table B05012, Nativity in the United States.

- 2019 ACS 1-Year with 2010 ACS 1-Year (Nativity): *Compare*
- 2019 ACS with Census 2000 (Nativity): *Compare*

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; 2019 American Community Survey 1-Year Estimates, Table B11005 Households by Presence of People Under 18 Years by Household Type.

Table 7: Population with a Disability in 2018. Source: U.S. Census, 2019 American Community Survey 1-Year Estimates, Table DP02, Selected Social Characteristics in the United States.

Table 8: Population with a Disability in 2018 by Age. Source: U.S. Census, 2019 American Community Survey 1-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; 2019 American Community Survey 1-Year Estimates, Table B02001, Race.

- 2019 American Community Survey with 2010 Census (Race): *Compare*
- 2019 American Community Survey with 2000 Census (Race): *Compare with Caution*