NORTH CAROLINA HOUSING COALITION

November 19, 2025

Members of House and Senate Leadership:

Earlier this year, a housing supply gap analysis by the NC Chamber Foundation in collaboration with the NC Realtors Association stated that our state will need over 760,000 units of housing over the next five years due to anticipated population growth. The Workforce Housing Loan Program (WHLP) has been one of North Carolina's most effective and efficient tools to increase the supply of housing throughout our state. Since its creation 11 years ago, WHLP has financed approximately 14,100 affordable rental homes for our workforce, seniors, and families. The program has done this by leveraging both federal and private capital, which has resulted in thousands of safe, quality homes for working families, seniors, and veterans across urban, rural, and suburban communities.

Without this funding, most housing developments affordable for working families across North Carolina, and particularly in rural areas, cannot move forward. At a time when rising housing costs are continuing to place a strain on North Carolinians and rising construction costs are creating additional financial barriers for development, the WHLP is a critical lifeline for many communities that need access to developments that otherwise would not be able to happen without this gap financing tool. The most recent award cycle announced at the end of August demonstrates this, all but one of the over 30 developments required some form of gap financing to be financially feasible.

We are thankful for the responsiveness of the General Assembly when it comes to addressing the housing needs of all North Carolinians. We also recognize the finite nature of resources. This is why we respectfully urge you to restore full funding for WHLP at $35 million, as it is one of the most cost-effective, bipartisan solutions our state has for addressing our urgent housing needs. The undersigned Housing Industry Stakeholders strongly urge you to consider restoring $35 million funding for the Workforce Housing Loan Program (WHLP) for FY25-27. This proven return on investment is a key part of supporting North Carolina's economic growth, workforce stability and community resilience.

Thank you,
NC Housing Coalition

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