

2025 ANNUAL REPORT



**NORTH CAROLINA
HOUSING
COALITION**

LETTER FROM THE EXECUTIVE DIRECTOR

For those of us whose life's mission is to ensure that families are able to afford housing across the income spectrum, 2025 was a year of incredible uncertainty and chaos. From Washington, D.C., we saw executive orders that withheld federal funds, cancelled grants and programs, and laid off key federal workers, slowing the delivery of vital services. We saw a federal government shutdown for nearly a month and a half that exacerbated uncertainty and delays. Meanwhile, North Carolina became the only state in the country not to pass a state budget. All of this has not only disrupted regular operations, but has hindered our ability to plan for the future. From the beginning of the year, the Housing Coalition's board committed to courageously living our mission to lead a movement to ensure that all North Carolinians have a home in which to live with dignity and opportunity. This moment demanded new things of us as we engaged and prevailed in litigation challenging the executive orders on DEI and the arbitrary termination of federal grants. We stepped into the gap as we began work on a new disaster recovery partnership with the American Red Cross in the West to prevent foreclosures in the aftermath of Hurricane Helene. We also expanded the work of the Community Justice Collaborative in the Triangle in ways that will benefit communities across the state.

Looking ahead, we must continue to advocate for the resources we need to make an impact in our communities. However, many of those resources and systems are in tatters after the chaos of 2025. As we turn to 2026, we must continue to gather and draw strength and creativity from one another to not only weather this storm, but be ready build something new on the other side. I'm grateful for the work that you do every day, and look forward to continuing to work with you no matter the headwinds.



“As we turn to 2026, we must continue to gather and draw strength and creativity from one another to not only weather this storm, but be ready build something new on the other side.”

Samuel Gunter
EXECUTIVE DIRECTOR

Vision

A North Carolina with just and affordable communities.

Mission

To lead a movement to ensure that every North Carolinian has a home in which to live with dignity and opportunity.

Desired Long Term Impact

North Carolina's community-powered housing ecosystem is equipped to make just and affordable communities a reality across NC.

Strategic Focus

To achieve the Coalition's desired long term impact, our strategies focus on convening, reinforcing, resourcing, and mobilizing a community powered housing ecosystem.

Key Organization Strategies

- 1** Protect, grow, and connect public and private affordable housing policies and resources through advocacy;
- 2** Convene practitioners and impacted communities for connection and education;
- 3** (d)emocratize housing knowledge through sharing expertise;
- 4** Shift the public narrative around housing need and community transformation;
- 5** Bridge the racial wealth gap through the support of the state's housing counseling ecosystem; and
- 6** Support community-led efforts to prevent displacement and shape more just and affordable communities.

2025-2026 POLICY AGENDA

Our policy agenda remains a guide for us when we develop resources and engage in any advocacy work. During the 2025 and 2026 NC Legislative Sessions, the Coalition will focus advocacy on five key areas.



Funding for Housing

Increase housing investments to meet the scale of the need



Disaster Recovery

Meet immediate recovery needs and prepare for future disasters



Statewide Coordination

Strengthen our state housing infrastructure and improve coordination



Protection for Renters and Homeowners

Improve access to quality, affordable housing and prevent displacement



Land Use and Development

Inform local policies and support equitable land use reform

Policy Platform

Four core priorities inform our policy agenda for each legislative session.

- Advocate for reliable, dedicated and coordinated public resources that meet the scale of the housing need.
- Support housing policies and resources that keep families in their homes and allow communities to thrive.
- Promote equitable access to housing and opportunity that reckons with our long history of racist housing policies and practices.
- Ensure that local policies facilitate an adequate supply of quality housing accessible across a community's income spectrum.

NC HOUSING DAY

On April 9, more than 100 housing advocates representing over 50 counties from across the state held more than 100 meetings with their legislators for the first annual NC Housing Day 2025. In these meetings, advocates urged their state House and Senate members to make housing a top priority as they develop the state's next two-year budget and other legislation throughout the 2025 long legislative session. Co-hosted by the NC Housing Coalition, Habitat for Humanity of NC, and the NC Coalition to End Homelessness, the advocacy priorities shared with legislators represented the full spectrum of housing from homelessness to homeownership, and participants had the opportunity to share their firsthand accounts of why housing matters to their communities.



Coalition Prevails in National Litigation

The NC Housing Coalition engaged in litigation twice over the course of 2025. The Coalition provided evidence in National Association of Diversity Officers in Higher Education, et. al. v. Trump challenging the implementation of the administration's executive order on Diversity, Equity, and Inclusion. The Coalition was also a named plaintiff in Elev8 Baltimore, Inc. v. Corporation for National and Community Service challenging the arbitrary termination of Federal grants. The Coalition prevailed in both of these cases.

Housing Programs

The NC Housing Coalition is a HUD Intermediary for 20 housing counseling agencies across the state. The Coalition also continues to provide user management technical assistance to agencies that have joined our custom HomeKeeper CMS that we developed for housing counseling data management and reporting.

HUD Housing Counseling Intermediary Grant

\$798,235.00 awarded

4,124 individuals received counseling services

3,671 individuals received group education services

Homeownership Assistance Program

\$159,267.45 in down payment assistance to first-time, first-generation homebuyers

New American Red Cross Partnership Announced

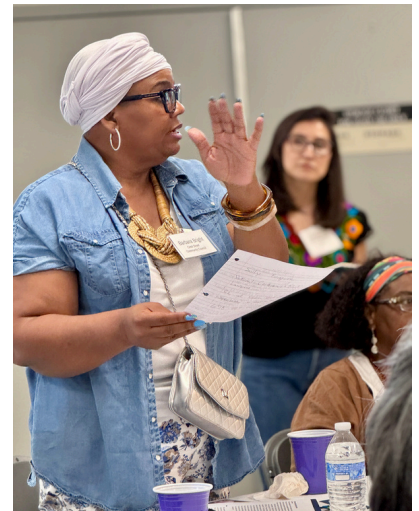
The American Red Cross awarded \$1 million dollars for work in the western region of the state for North Carolinians affected by Hurricane Helene in 2024. This new grant venture began in September 2025 and is expected to conclude in May 2027.

COMMUNITY JUSTICE COLLABORATIVE

The Community Justice Collaborative (CJC) supports and connects community-led efforts in historically Black communities in the Triangle to prevent displacement of long-standing neighbors and increase affordable and equitable housing development. In 2025, the CJC made enormous progress in organizing the Alliance of Rooted Communities, expanding anti-displacement and community development work across neighborhoods, and building a groundswell of community-driven advocacy that resulted in major property tax victories throughout the Triangle.

Alliance of Rooted Communities

We formalized the Alliance of Rooted Communities, connecting leaders from Historically Black neighborhoods and community development efforts across the Triangle. 45+ leaders gathered quarterly to develop an anti-displacement toolkit; to exchange tactics on neighborhood stabilization, land control, land use, and equitable development advocacy; and to pursue region-wide strategies as a collective force.



“We’ve learned to trust one another more. That trust has been put into power. We’re still connected by the same fight... And now we’re beginning to get results.”

-Bishop Reid at a CJC Regional Anti-Displacement Convening

COMMUNITY JUSTICE COLLABORATIVE

Property Tax Justice

Skyrocketing, inequitable property taxes have become a major displacement threat for longtime residents. This year, the CJC facilitated 15 property tax justice workshops and assemblies all across the Triangle in partnership with over 20 partner organizations and 595 longstanding residents. These workshops provided support and resources for neighbors in rapidly gentrifying neighborhoods to analyze their newly assessed property taxes and to identify broader inequities. As a result, hundreds of long standing neighbors successfully appealed their property values and applied for tax relief.

NC Housing Coalition staff also provided data analysis and support for county-level advocacy that led to dozens of neighborhood-wide corrections and systemic improvements in revaluation. This collaborative effort has saved longtime residents over \$5 million in overassessed property taxes, or over \$100 million in reduced tax assessed value. This success is a glimpse of what's possible working alongside rooted community partners and leaders.



595 Resident Participants

2,500 Homeowners with Reduced Tax Burdens

\$5 million

in Property Taxes Saved

[Here is a set of visuals](#) showing remarkable inequity examples and the full impact of this work. And [here is a recent report](#) the NC Housing Coalition released documenting the extreme disparities and coalition efforts in Orange County.

CONFERENCES



496 attendees



Bringing It Home 2025 took place May 16-17 at the McKimmon Center in Raleigh. Nearly 500 attendees participated in-person and online. Keynote speakers included Governor Josh Stein, NCDHHS Secretary Dev Sangvai, and Donald Whitehead Jr., Executive Director of the National Coalition for the Homeless. The conference also included a lived expertise leadership panel and workshop, more than 20 breakout sessions, and multiple calls to action. One state legislator reported an increase in calls to his office regarding HB781 – Unauthorized Public Camping and Sleeping. Reviews for the conference have been largely positive, with noted improvements over the 2024 conference.



1,504 attendees



The 2025 NC Affordable Housing Conference took place on September 30-October 1 at the Raleigh Convention Center with more than 1,500 attendees. The conference featured keynote speakers Dr. Jenny Schuetz, Vice President of Infrastructure and Housing for Arnold Ventures, and Sarah Brundage, President and CEO of the National Association of Affordable Housing Lenders (NAAHL). Reviews for the conference were positive, and the timing of the conference enabled NC Housing Coalition staff to connect with our network as we headed into the government shutdown.

COMMUNICATIONS

In 2025, the Coalition increased the capacity of our communications team, improved the quality of our communications, and piloted new communications initiatives. Amidst mounting threats to our housing ecosystem, the Coalition has been a one-stop resource for state, federal, and local housing news.

29 Weekly Policy Emails

14 Housing Matters Newsletters

22 Media Interviews

Audience Growth: **1,652**

Audience: **16,179**

Housing Matters 2 NC Podcast

Housing Matters 2 NC is the Coalition's weekly podcast providing the latest housing news and policy updates at the federal, state, and local level. In 2025, the podcast was more important than ever, as Federal changes, the lack of a state budget, and ongoing recovery efforts in Western NC required frequent, timely updates. Housing Matters 2 NC is recorded during the Coalition's weekly Housing Call, which listeners can join live Tuesday mornings.

45 Episodes

4,661 Downloads

2,026 Call-Ins

Listen on Tuesdays

Housing Matters 2 NC

nchousing.org/podcast

Available on Spotify and Apple Music

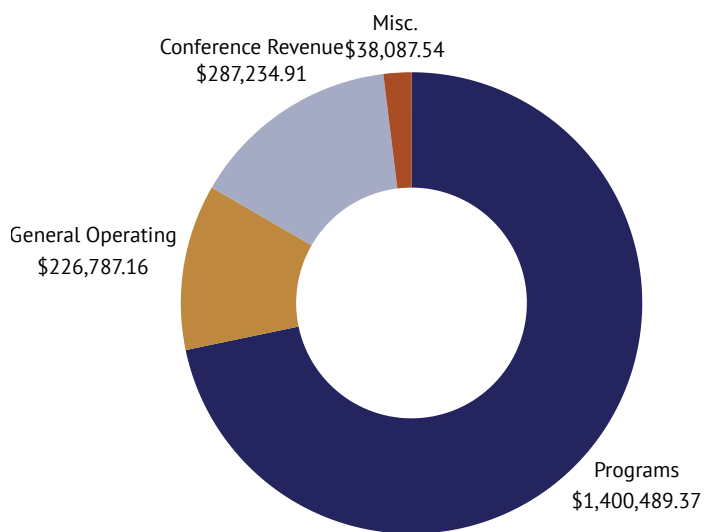
Housing Call

Live at 9:45am

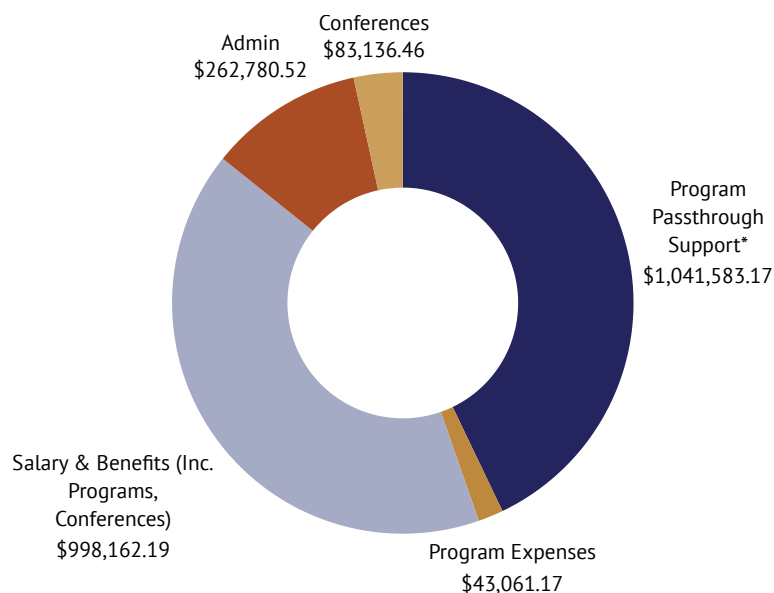
Number: (267) 807-9605
Passcode: 532454#

FINANCIALS

What Came In



What Went Out



*Administrative changes at HUD delayed previously appropriated federal fiscal year 2025 program passthrough funds. The NC Housing Coalition anticipates funding in 2026; however, it is not represented in this graph.

2025 Board of Directors

Lesley Albritton

Legal Aid of NC

Sofia Crisp

Housing Consultants Group

Dan Kornelis

Retired

Brandy Bynum Dawson

MDC

Ted Edwards

The Banks Law Firm

Stephen Sills

Consultant

Autrice Campbell Long

Retired

Sarah Grymes

Dogwood Health Trust

Carley Ruff

Habitat for Humanity International

Lee Cochran

Laurel Street Residential

Lea Henry

National Institute of Minority Economic Development

2025 SUPPORTERS

Individuals

Thomas Barrie	Robert Hammock	Stephen Pollock
Marsha Basloe	Robin Hammond	Carley Ruff
Jim Beachler	Emma Harver	Mary Schlegel
Elizabeth Carbone	Alicia Harvey	Jane Stein
Virginia Carson	Brittany Helms	Anna Stein
Alex Dadok	Lea Henry	James Svara
Brandy Bynum Dawson	Phoenix Hinson	Karen Tarkulich
Heather Dominique	Tom Honeycutt	Evelyn Terry
Bill Dowse	Karen Kennedy	David Vaughan
Ryan Fehrman	Janine Lafferty	Hudson Vaughan
Heather Ferrell	JC Lyle	Ruth Vaughan
Judith Ferster	Will Martin	Will Vaughan
Andrew Foster	Rafael Mazer	Gregory Warren
Michael Fournel	Tyler Mulligan	Philip Welch Jr.
Gail Friedman	Monica Palmeira	David White
Leo Gaev	Will and Danielle Parry-Hill	
Cynthia Gunter	Burton Patterson	

2025 SUPPORTERS

Organizations

Burlington Housing Authority

CAHEC

Carolina Project Equities, LLC

Centrant Community Capital

Churchill Stateside Group

City of Durham Department of
Community Development

City of Greensboro - Housing
and Neighborhood Development

City of Wilson

Forsyth County

Habitat for Humanity of Catawba
Valley

High Point Housing Authority

New Bern Housing Authority

Orange County NC

Salem Counseling &
Consulting, PLLC

Salisbury Housing Authority

Solstice Partners, LLC

Swinerton Builders

The First Presbyterian Church

The Giving Branch

The New Edenton
Housing Authority

Tides Center

Town of Chapel Hill

Urquhart Development, LLC

Vanguard Charitable

WDT Development, LLC/
IGB Development, LLC

2025 PARTNERS

American Red Cross

**Triangle Community
Foundation**

Dogwood Health Trust

NC Local News Lab

First Citizens Bank

**National Low Income
Housing Coalition**

Kenan Foundation

**Stephen L. Cornwell
Foundation**

Morriss Family Foundation

Wells Fargo

Z. Smith Reynolds Foundation

Special Thanks

Virginia Carson

Michael Fournel



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