



Nonprofit Low- and Moderate- Income Housing Exemption County Perspective

David B. Baker, Director of Tax and Finance Outreach

2025 Foregone County Revenue



- Foregone revenue in all 100 counties totals over \$53 million
 - Does not include special district or municipal taxes
- Over 96% of properties are located in a municipality
- Total foregone revenue for all local governments is between \$80-100 million



Sample of Forgone County Revenue



County	2025 Forgone Revenue
Alamance	\$966,690
Brunswick	\$435,556
Davidson	\$230,311
Forsyth	\$854,190
Guilford	\$2,205,917
Jackson	\$35,318
Madison	\$63,807
Moore	\$83,470
Rockingham	\$61,650
Union	\$150,654
Wake	\$13,489,935
Wayne	\$102,846
Total	\$18,680,344

Sample of Properties Exempted



County	2021	2025
Alamance	0	7
Brunswick	20	27
Davidson	50	60
Forsyth	1	4
Guilford	166	186
Jackson	10	15
Madison	19	22
Moore	16	26
Rockingham	22	25
Union	4	17
Wake	69	137
Wayne	0	3

**Increase in
number of
exemptions
between 2021
and 2025**

Blue Ridge Housing Exemptions



Sample of Properties Exempted Under Blue Ridge Housing Case

County	Number of Properties	Exempted Value	2025 Foregone County Revenue
Alamance	7	\$112,729,488	556,884
Moore	4	\$13,892,390	\$35,981
Stanly	3	\$7,448,939	\$37,990
Wayne	3	\$16,431,660	\$102,846

Blue Ridge Housing Exemptions



Wake County Properties Exempted Under Blue Ridge Housing Case

Year	Exempted Value	Forgone County Revenue
2021	\$289,993,674	\$1,739,962
2025	\$2,204,668,044	\$11,400,338

Blue Ridge Housing Exemptions



12 Properties Pending Appeal in Forsyth County

Potential Exempted Value	Potential Forgone County Revenue
\$195,585,800	\$1,047,310

Policy Considerations



- Define ownership
- Define low- and moderate-income
- Review exemption amount, currently 100% (Homestead exclusion is 50%)
- Require annual application process that requires reporting number of low-income units
- Determine relationship between the benefit provided to people and amount of property tax relief



Thank You! / Questions?

David B. Baker
david.baker@ncacc.org

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