



A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF NAGS HEAD, NORTH CAROLINA, ENCOURAGING THE NORTH CAROLINA LEGISLATURE TO EXPAND AUTHORITY TO CONSTRUCT HOUSING FOR LOCAL GOVERNMENT EMPLOYEES

WHEREAS, Dare County and its six municipalities, Duck, Southern Shores, Kitty Hawk, Kill Devil Hills, Nags Head, and Manteo, recognize that the availability of affordable housing for local government employees is essential to attracting and retaining qualified personnel necessary for providing vital public services; and

WHEREAS, the unique economic conditions, geographical constraints, and market dynamics of Dare County and its municipalities create significant barriers to adequate affordable housing for public sector employees, thereby affecting the recruitment, retention, and overall effectiveness of governmental operations; and

WHEREAS, 31% of households in Dare County are cost-burdened, meaning they spend more than 30% of their income on housing costs, leaving limited resources for other essential needs and making it increasingly difficult for public sector employees to afford housing within the communities they serve; and

WHEREAS, the lack of affordable housing options has resulted in long commutes for employees, workforce shortages, and challenges in maintaining essential public services, including law enforcement, emergency medical response, public services, and municipal administration; and

WHEREAS, providing housing or assisting employees with affordable housing options directly benefits public safety, educational quality, emergency response times, administrative effectiveness, and general employee wellbeing, ensuring the continued delivery of high-quality services to Dare County residents and visitors; and

WHEREAS, current North Carolina law restricts the ability of local government entities to construct, develop, or otherwise directly provide housing specifically targeted for their employees, creating additional obstacles to resolving the housing crisis; and

WHEREAS, Session Law 2004-16 granted the Dare County Board of Education the authority to construct affordable housing for teachers, setting precedent for local government involvement in workforce housing solutions, demonstrating the feasibility and benefits of such initiatives; and

WHEREAS, the high cost of land and housing development in Dare County exacerbates the difficulty in attracting and retaining government employees, making it imperative that local governments be given the flexibility to address this challenge through targeted housing solutions; and

WHEREAS, granting local authority through special legislation would enable Dare County and its municipalities to take a proactive, localized approach to addressing their specific housing challenges for essential public sector personnel.

NOW, THEREFORE, BE IT RESOLVED, that Nags Head, in collaboration with Dare County and the municipalities of Duck, Southern Shores, Kitty Hawk, Kill Devil Hills, and Manteo, respectfully requests that the North Carolina General Assembly enact local legislation granting express authorization to Dare County and its municipalities to construct, finance, manage, or otherwise provide housing for employees of the county and municipal governments thereby ensuring the stability and effectiveness of critical public services.

Adopted this 2nd day of April 2025.

Benjamin Cahoon, Mayor
Town of Nags Head

ATTEST:

Brittany A. Phillips, Town Clerk

