

Dear Editor,

I am writing today and express my concern with local governments – across North Carolina – opposing House Bill 765. This opposition diverts attention from a severe, growing housing shortage that requires meaningful solutions.

Communities across the state are becoming increasingly unaffordable. In Guilford County, for example, the median home price has climbed from \$255,095 to \$344,900 in just five years – and Guilford County faces a shortfall of more than 33,000 housing units. This deficit positions Guilford County among the areas with the most significant, projected housing gaps in North Carolina.

House Bill 765 is the only serious, statewide proposal aimed at addressing the root causes of our housing crisis. Without reforms to reduce unnecessary and inconsistent local regulations, we risk pricing out the very workers who sustain our communities – teachers, nurses, first responders and others.

A recent housing study commissioned by NC REALTORS®, the NC Chamber Foundation and the NC Home Builders Association, found that North Carolina will need over 760,000 additional homes by 2029. That burden will fall hardest on local communities, especially those not yet taking action.

It's time to help lead – not stall – the effort to solve North Carolina's housing crisis.

Thank you for your time and consideration,

Mary Beth Powell

2025 President – Greensboro Regional REALTORS® Association

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