

## **Notes from Statewide Multifamily Housing Industry on Hurricane Helene Relief Tuesday, December 12, 2024**

### **WNC Strong Event**

- Took place last Thursday, December 5th
  - Overview:
    - A fun and relaxed gathering with great attendance.
    - USAA Contribution: Presented a \$2,000 check for Hurricane Helene residents.
    - Linda Snell (NAA): Attended the event.
    - Chadwell Supply Contribution: Delivered a mountain mural, originally created at the PTTA trade show. It is currently at the North Center Marion Apartment Community. The mural will travel to various properties.
    - Thank you to supporters: Brownlee Whitlow & Praet, Environmental Diversified Services (EDS), ProSource Fitness Equipment and Response Grid.
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### **Rental Assistance Update**

- Grace Covenant Church:
    - Selected by AAWNC for collaboration.
      - Donations matched by AAWNC, with 100% of funds returned to residents.
    - Background on Program
      - Raised over \$1 million in donations for Hurricane Helene relief.
      - Services include a food pantry and assistance with housing applications.
      - Residents have received up to \$10,000 in aid.
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### **NCORR Housing Recovery Support Function Call**

#### **Housing RSF Feedback**

- NC Disaster Case Managers – have a small team of 6 in Buncombe County, and will expand that and have case managers in all affected counties in coming weeks
- FEMA-funded, so focuses on FEMA programs.
- Charettes/public meetings being organized to get feedback on housing needs
- Data is still sketchy. They expect to have a comprehensive housing impact study by end of month.
- Lack of data is impacting High Country COG's ability to write grant apps
- Buncombe County did announce housing assistance grant for 80% AMI

#### **New processes for this disaster:**

- 1 case manager through entire process so individuals have consistent relationship through the process
- FEMA aid – old system was that they used to give 2 months rent up front along with emergency assistance dollars. Now they give them the emergency assistance and they have to come back for rent assistance specifically.

#### **FEMA Numbers**

- 45 people/families in temp housing structures – THHU
  - 4,922 families in TSA hotels. Can stay in through end of year and then reassessed
  - 195,775 eligible to be in hotels after assessment
  - \$265 million in aid distributed. \$74.5 million for housing assistance, \$190.8 million for other needs
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## Legislative Updates

- House Session:
    - Deliberating an override of the governor's veto on the last aid bill.
  - Funding Allocations:
    - Disproportionate focus on single-family homeowners.
    - DSS programs are the primary recipients of rental aid.
    - Federal funds still pending, creating state-level hesitations in fund allocation.
  - Senate Bill 382 (Hurricane Helene Relief Bill):
    - Originally a government reform bill, amended to include hurricane relief.
    - Bipartisan opposition in the House.
    - A veto override vote is anticipated by Thursday, December 12th.
    - Failure to override would delay further action until 2025.
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## Eviction Moratorium Discussion

- Mixed perspectives:
    - Raleigh believes the issue has been resolved/not happening.
    - WNC is still focused on conversation around this.
    - Legal Aid emphasizes non-moratorium resources.
  - AANC remains involved in discussions to stay informed.
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## FEMA Housing Assistance

- Concerns:
    - Limited progress in distributing funds to multifamily applicants.
    - Aid may not be distributed until January, impacting residents in arrears for rent and utilities from November.
  - Total Funding: \$265 million allocated.
  - Housing Repair & Rent Support: \$74.5 million distributed.
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## Water Quality Updates

- Current Status:
    - Water is flowing safely, with no lead contamination from the lake.
    - Some schools reported lead in their water; therefore, schools are not running water currently.
  - Testing Efforts:
    - Buncombe County is sending out 6,600 lead tests
    - Buncombe County is spot-checking 159 houses: 9 had lead issues.
    - Recommendation: Residents with potential lead exposure should flush water systems for 30 seconds.
  - Bottle Water Distribution:
    - Properties only providing upon request to avoid unnecessary concern.
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## Next Steps

- Next Call: January 14th, 2025, at 8:00 AM.
- Calendar Invite: Jon to send a reminder.