

Notes from Statewide Multifamily Housing Industry on Hurricane Helene Relief

Tuesday, April 1, 2025

1. Recap of Meetings in Washington, D.C.

- **Sen. Tillis – Jon**
 - Discussed the *Respect State Housing Laws Act* and the importance of co-sponsoring a bill on tax policies.
 - Briefly addressed issues in Western North Carolina, emphasizing disaster response needs.
- **Rep. Bud**
 - North Carolina groups focused on FEMA reform.
 - Rep. Bud tasked them with providing policy recommendations.
 - Nicole Upano (NAA) requested public input on disaster response.
 - Discussion included financial restrictions preventing industry access to relief funds, particularly for properties with Fannie Mae or Freddie Mac loans.
- **Rep. Edwards – Bryan**
 - A large group of AANC members attended to thank Rep. Edwards, take a group photo, and meet the office dog.
 - Shared examples of how the association played a key role in coordinating industry efforts.
 - Highlighted how multifamily housing is often overlooked as residential and instead categorized as commercial property.
 - Requested that housing experts be included in regulatory conversations on rental housing.
 - Heather Millet agreed with nearly all the points discussed.

2. Wildfire Impact in North Carolina

- March 26: The governor declared a state of emergency for 34 counties.
- Current damage:
 - 7,672 acres burned
 - 22 structures and 18 roads impacted
 - No deaths; some mandatory evacuations
- Major fires:
 - Black Cove Fire: 3,502 acres, 93% contained
 - Deep Woods Fire: 3,969 acres, 60% contained
 - Fish Hook Fire: 199 acres, 100% contained
- Smoke has caused *purple-level* air quality in Buncombe County.
- For updates: [NC Wildfire Public Viewer](#)

3. Gov. Stein's \$1.4 Billion HUD Action Plan for Hurricane Helene Recovery

- Proposal details: [Draft Plan](#)
- Key updates:
 - This plan differs from Asheville's plan released last month.
 - The majority of CDBG-DR funding will support housing programs for low- and moderate-income residents.
 - Funds can be used for housing rehabilitation, public infrastructure, economic development, public services, and property acquisition.
- Allocations:

- \$800M+ for reconstructing and rehabilitating owner-occupied homes
 - \$53M for workforce housing construction
 - \$191M for repair and construction of multifamily housing
- Multifamily Construction Program Highlights:
 - Funding: \$191.3M allocated, with \$18.6M for mitigation.
 - Eligible activities: Acquisition, clearance, rehab, reconstruction, new construction, public services, housing assistance, and hazard mitigation.
 - Eligibility: Local governments, nonprofits, and developers can apply for grants ranging from \$2M to \$5M.
 - Affordability requirement: At least 51% of units must be for low- and moderate-income households.
 - Process: Competitive grant-based distribution.
 - Mitigation: Includes measures for future disaster resilience.
- Action item: Participation in the public survey is crucial for influencing fund distribution.

4. Other State Recovery Efforts

- Bryan shared the Western North Carolina Recovery Dashboard: [View Dashboard](#)

5. Update on GCAA Rental Assistance Program

- GCAA has removed its membership requirement for rental assistance eligibility.
- More details coming soon regarding the expanded Hurricane Helene Rental Assistance Fund.

6. NAA Disaster Response Manual Update

- NAA is developing a more comprehensive guide for responding in the first week after a national disaster.