

Notes from Statewide Multifamily Housing Industry on Hurricane Helene Relief **Friday, October 4, 2024**

1. Update from AANC and Affiliate Associations

- a. Actions since last meeting
 - i. AANC staff had a call this week with organizations involved in the housing industry, including FEMA, various agencies, and Legal Aid.
 1. FEMA discussed rumors regarding assistance and transitional housing, offering up to six months in hotels for displaced residents.
 2. School of Government discussed the financial challenges of affordable housing.
 - ii. AANC Form is collecting property info for assisting displaced residents, with 40 properties having filled out forms to participate so far.
- b. State Housing Recovery Support update
- c. Outreach via NAA
 - i. Staff is collaborating with NAA to gain insights from California, Louisiana, and Florida's disaster response in the multifamily housing industry.
- d. Hatching Hope Operation 10/7-10/9

2. Disaster Response Coordination & Insights

- AANC is seeking insight from real estate associations to provide temporary housing for displaced residents.
- Bethany (Hawthorne): Offering two vacant units for first responders or staff in the surrounding area to use for showers, with information available on the WNC website.
- Renters Insurance: FEMA assistance is crucial as renters' insurance will not cover natural disaster damages.

3. Webinars & Volunteer Opportunities

- Hatching Hope is coordinating volunteer efforts with Chadwell Supply; details are available on the GCAA website.
- Loeb sack & Brownlee are organizing a webinar, with more information to come.

4. Western NC Challenges & Industry Updates

- [WNC website is the go-to resource for industry-related info](#). He also mentioned that anyone who has received the invite link secondhand should email him to be officially added to the list.
- Three properties are facing major issues. One is condemned with 61 units affected. Asheville properties are without water or power, and Biltmore properties have partial power but no water.
- The situation at two other properties is dire, with no utilities for seven days and residents evacuated. FEMA is onsite, but renters' insurance won't cover damages.
- Water plants are inaccessible due to road damage, and repairs won't begin until roads are fixed. The water and sewage issues are critical, and areas without water by next week will likely face a rebuild rather than repair.

5. Rehousing & Property Conditions

- Some Boone properties are dealing with severe sewage problems. 166 units were lost, and 120 units are temporarily condemned. Samaritans Purse has sent 200 volunteers to help clean up units, but additional housing assistance is needed for displaced residents.

6. Resident & Staff Support

- Gas stations are reopening in South Asheville, but the situation remains challenging for staff, who lack access to showers and laundry. Questions regarding how assistance can be provided to keep staff sane and mentally healthy.
- There is a risk of water backup without an active facility, which is a big concern for properties.
- Unemployment is rising as businesses have closed. A new building should open in Concord within the month that may help displaced residents (200 units).
- Older Properties: Many of these properties lack water, which also impacts heating systems that rely on gas. (small percent of stock in WNC is older properties. Units developed in the 90's do not have water or power.
- Legal Consultation: Rent abatement and liability concerns must be handled with individual legal counsel.

7. Immediate & Long-Term Solutions

- Questions was asked re: if anyone has insights from other regions about handling long-term disaster recovery, particularly concerning water plants and sewage.
- A suggestion was made to send out updates every other day on how unaffected individuals can help. AANC is working on communications and plans to send updates weekly.
- A suggestions to form a subgroup to brainstorm long-term solutions for the ongoing water challenge.

8. Action Items & Next Steps

- Calls will continue every Tuesday and Thursday at 8:00 AM for the foreseeable future to address immediate and long-term disaster recovery.
- AANC is working on regular communication.
- AANC staff is looking into efforts done by states that experience natural disasters. Also will be reaching out to the Association of Realtors for rehousing resources.
- AANC will circle back with AAWNC regarding resource for updates on water in WNC.

Resources and Support:

1. FEMA Assistance
[FEMA Application Process](#)
2. Individual Unemployment Assistance
[NC Unemployment Assistance](#)
3. Airbnb Temporary Housing
[Airbnb Free Temporary Stays](#)
4. Manual Can Openers and Water Purification Tablets
[Can Openers](#)
[Water Purification Tablets](#)
5. Blood Drive Links
<https://www.oneblood.org/donate-now/scheduler.html?locationId=1486174>
<https://donate.thebloodconnection.org/donor/schedules/zip?ref=channel-6.ghost.io>
6. NAA Lessons Learned from Katrina
[Disaster Recovery Guide](#)