

**State Disaster Recovery Task Force**  
**Housing Recovery Support Function Meeting**  
State Emergency Operations Center, Situation Room  
December 18, 2019  
10:00am – 12:00pm

Meeting Minutes

Lead: Samuel Gunter, NC Housing Coalition

Staff: Amanda Martin, NCORR

Welcome, Introductions, and Overview of Agenda

A brief overview of the meeting was provided.

ReBuildNC (NCORR) Buyout Program

**Laura Hogshead:** Gave update on NCORR Buyout strategy. NCORR has met with the majority of the counties affected by Hurricane Matthew in regard to buyout options, specifically the areas where buyouts will occur in each place, and taken their feedback for some minor changes. NCORR team has already spoken to the local government for Hurricane Florence, although funds for Florence-only impacted areas are *not* in hand. NCORR will begin speaking to individuals in predetermined Florence zones in January to discuss buyout options.

Questions raised and answered about the status of Community Development Block Grant – Disaster Recovery (CDBG-DR), Community Development Block Grant – Mitigation (CDBG-MIT) and Housing and Urban Development (HUD) funding:

- Q: What will be the participation rate within each neighborhood?
  - A: It will vary by neighborhood. Participation may be higher in some areas but the average is 30-40%
- Q: What do we do with the land that doesn't have total buyout? E.g. there is one house left on a formerly populated block, so the local government will still have to maintain the road.
  - A: We're working with local government on repurposing the land so that it still maintains a sense of purpose or value to the seller. Some sellers have suggested that turning the buyout land into a park or something productive to the community that will honor the families' [previous generation's] sacrifices, they'd be more inclined to participate in a buyout. Ultimately, the State is working to connect the community with the resources so that the land is productive for the community.
- Q: Can we have one intake form for multiple programs?
  - A: Not at the time. We would need more caseworkers to be able to do this
- Q: What is the interplay between people who have been told that they are in the process to receive CDBG-DR funds from Matthew but now determined to be in Buyout zone? People thinking may not get escrow back because they're in overlap area

- A: We will return the escrow, give them both options and let them choose which they prefer. Want to be sure they have the choice. If a homeowner is in the middle of the CDBG-DR process when we begin introducing the buyout process. We will allow them to pause in the process so that they can make an informed decision about which would be the better choice for them.
- Q: Clarify Hazard Mitigation Grant Program (HMGP) buyout v CDBG-DR
  - A: HMGP is administered through the counties; CDBG-DR is administered through the state. People can choose from either program. We have really tried to make the incentive structures the same so that you can't program shop. Don't want people to drop out of HMGP to join CDBG-DR. Both are federally funded we would lose the HMGP funds for that home.
- Q: Who will be at the community meetings to walk people through?
  - A: NCORR team and case managers. Local government representatives have also been invited to participate in these meetings. Scheduling for January 2020 with no firm dates yet.
- Q: How long will participants be able to stay in current property before they have to relocate? What are the options available to them in regards to the limited housing stock?
  - A: Application period is open for 6 months. Going through appraisals, title search, etc to buy the house, if there are no extraneous circumstances can take 6 months. People don't have to decide to accept which program they'll enter the first day that the option is presented. They'll get the incentive payment when they relocate. NCORR will close the application period, after 6 months, and move forward with the applications that we already have. NCORR is also developing new affordable housing because we want to be sure that there's a place to go.
  - A: Concerned that homeowners may not want to go into rental homes so need to be sure there are single family homes available for purchase
- Q: Will everyone who wants a buyout have the opportunity to get one?
  - A: Serve low and moderate income first then proceed to next group if funds are available
- Q: How will HUD respond if participation exceeds the predicted 30%?
  - A: Then NCORR will tap into the HMGP program, look to other federal funding sources and state funding sources. Will need to talk to other funding groups. To clarify, HUD hasn't seen targeted buyout areas at this scale but they have seen it done in a neighborhood in LA, just not across a region like we've done with this.
- Q: When will you talk to those affected by Hurricane Florence?
  - A: Pretty soon even if we don't have funding by the end of the year.
  - A: Clayton county – targeted buyout for areas that were not so spread out but working to get as many properties/areas repaired or resolved as the budget can afford
- Q: What was the methodology for creating the buyout zones?
  - We used all of the data that we could obtain to see where the hot zones were, then layered on IA data, flood inundation maps, and related to create one map. We used this map to determine areas of repetitive loss, difficult to buy out areas and areas that would be best served by a buyout.

- Q: Did you collect any data that took into account race?
  - A: No
- Q: How do you handle a hospital or school that is in an area that would be ideal for buyout, but because it's an anchor structure to that community buyout is less than likely to occur?
  - A: There were a few places in Lumberton where the local government told us that they are bringing a school or hospital back online so doesn't make sense to buy out this neighborhood. These areas were omitted from the Buyout Zones.
- Q: Considering that some people receive payments from their flood insurance how do you prevent duplication and determine how much a person will receive for their house?
  - A: NCORR has to take into account any insurance payments made prior to giving the HUD award to avoid duplicating benefits. Most of the households we will serve didn't have flood insurance.

### Discussion of Draft Recommendations

Review of all recommendations provided by committee leads, followed by high level discussion about each recommendation and whether there was broad agreement, if it needed minor workshopping, or if it needed major discussion. Additional discussion on the items that need major discussion to be held during January meeting.

<b>BROAD AGREEMENT</b>	<b>NEEDS DISCUSSION</b>	<b>NEEDS WORKSHOPPING</b>
Housing: Recommendations 3-6	Workforce: Rec. 1	Housing: Rec. 1, 2, 7-10
Workforce: Rec. 5, 6, 7		Org Cap: Rec. 1-2
Heirs: Rec. 1, 2		Workforce: Rec 2

Tracy Colores, Bill Rowe, Samuel Gunter, and Amanda Martin volunteered to Workshop recommendations in Needs Workshopping column.

### Meeting Adjourned