



## HOUSING

MAY 28 | 11:00 AM - NOON



### Audience Questions

#### Accessibility:

##### Q: What can I do as a realtor to get involved?

(A1): Reach out locally to those who are producing affordable housing, to non-profits who work in housing, and to local governments. You can also reach out to other realtors to understand the local need and to form local partnerships to make a difference. There needs to be an awareness of the need for affordable housing and an understanding of how to work together to make a difference. Create awareness and be a spokesperson.

(A2): Work with the community and local government to ensure that the continuum of housing in your community includes affordable rental and homeownership opportunities. Communicate the economic win-win for everyone when there are good affordable housing options-jobs, property taxes and fees from building, decreased health costs-social determinants of health, and the benefit to children and to seniors.

(A3): Be committed for the long term to impact affordable housing needs in your community and our state. There is no one-short-term strategy. Realtors need to understand that having good affordable housing options improves a community and in turn helps to market other housing options. Be a voice, advocate for the inclusion of affordable housing in planned developments.

#### Affordability:

##### Q: Laura: For people who live in the buyout zone, is buyout their only option if they want NCORR assistance or will they be offered the elevation option too?

(A): No. If an applicant who lives in a buyout zone does not want to participate in a buyout, they can still participate in the repair or reconstruction programs but their home will be elevated to 2 feet above the high water mark from the storms. So, the elevation could be quite high.

**Q: We have been talking to funders for multiple years about incentivizing housing but have been met with resistance because we can't tie it directly to job creation. Any thoughts on how this can be addressed?**

(A1): Produce a study to show the economic impact of creating housing. You could include the jobs created and supported from construction including trade, suppliers, transportation, drivers, gas, and materials purchased. Revenue generated from sales taxes, property taxes, permits, and additional customers for utilities. There are also local business benefits during the construction period (restaurants, etc.). Explain how the pay for a driver to deliver building materials turns over and over in the economy. Explain how the incentive will be impacted by the one-time construction costs and then focus on the continuing economic impact that continues each year after the construction phase. Neighbor Works has measurement tools that can be used to demonstrate the economic impact.

<https://successmeasures.org/measurement-tools/housing>

(A2): It's important to highlight the healthy home savings.

<https://nchh.org/resources/financing-and-funding/connecting-affordable-housing-and-health-for-savings/>

In addition, be sure to highlight the impact to the overall community when affordable housing is produced (i.e. financial, health, nurturing environment for children-improved community infrastructure) that benefits all.

**Q: What are ways to address the issue of apartment rental rates being excessively more expensive than purchasing a home?**

(A): Not everyone can or will become a homeowner so affordable rental housing options must be available; subsidized rents or other incentives must be implemented to keep the cost of rental housing affordable. Increasing the number of affordable rental housing units should be a priority when developing. In some locations, the demand may be exceeding the supply and pushing up the rents -- we have seen this with our HCVP.

## **Sector Capacity Building:**

**Q: In some rural areas, small colleges might have excess dormitory capacity. Does anyone's organization engage in partnership discussions with those colleges? Construction and rehab is much more expensive.**

(A1): Answer 1: No. While I can see where it might be an opportunity, there would be challenges. It would probably be more feasible if an entire building and the target population could co-exist on a college campus.

(A2): Current health emergencies might impact the likelihood of implementing this idea.

## **Policy:**

**Q: As a case manager, I am assisting residents with disaster recovery efforts and am aware of several people who have been awaiting an update from ReBuild NC. How can we get information for these individuals and families involved?**

(A): Thank you for bringing this to my attention! If an applicant is not getting regular updates from their case manager, we want to know and rectify that. Please have the applicant send an email to [info@rebuild.nc.gov](mailto:info@rebuild.nc.gov) or call 1-833-ASK-RBNC to get the contact information for their case manager. If the case manager is not responsive, please use the same number and email to report that to ReBuild NC so that we can address that issue.

**Q: Samuel: What is the bill number you were referencing?**

(A): H1200: Foreclosure Prev.Grants/Rental & Utility Assistance. More information is available at:  
<https://www.ncleg.gov/Sessions/2019/Bills/House/PDF/H1200v1.pdf>