

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2017

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PRINCIPAL CLERK

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SENATE BILL DRS35232-MQa-73 (02/21)

Short Title: Low-Income Building Project-HFA. (Public)

Sponsors: Senator Rabon (Primary Sponsor).

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO PROVIDE ASSISTANCE TO THE TOWN OF FAIR BLUFF IN CREATING
3 MULTIFAMILY HOUSING TO ASSIST RESIDENTS IMPACTED BY NATURAL
4 DISASTERS.

5 Whereas, the Town of Fair Bluff was incorporated in 1873; and
6 Whereas, the Town of Fair Bluff was devastated by Hurricane Matthew; and
7 Whereas, the devastation to the Town was given national attention and was featured
8 in The New York Times; and

9 Whereas, the residents of the Town of Fair Bluff are a proud and resilient people
10 who are determined to rebuild the Town; Now, therefore,
11 The General Assembly of North Carolina enacts:

12 **SECTION 1.(a)** There is appropriated from the General Fund to the Housing
13 Finance Agency the sum of five million dollars (\$5,000,000) for the 2017-2018 fiscal year for
14 the purpose of establishing a low-income multifamily housing program in the Town of Fair
15 Bluff.

16 **SECTION 1.(b)** The Housing Finance Agency shall coordinate with the Town of
17 Fair Bluff to create a 32- to 40-unit multifamily housing complex within the Fair Bluff Town
18 limits. The Housing Finance Agency shall allocate the funds appropriated in this section to an
19 ownership entity selected by the Town. The Housing Finance Agency shall advise the
20 ownership entity through the bidding process for the selection of a builder. The Housing
21 Finance Agency shall establish guidelines for the ownership entity to follow regarding
22 qualification for residents that will achieve the goals established by the ownership entity,
23 including that a priority shall be given to residents affected by the flooding and damage caused
24 by Hurricane Matthew.

25 The Housing Finance Agency shall assist the ownership entity in the selection of a
26 management company and approve the management agreement. Additionally, the Housing
27 Finance Agency shall approve any changes in management of the housing complex for a period
28 of 15 years beginning after the initial date of occupancy.

29 **SECTION 1.(c)** The Town shall select an ownership entity that will be responsible
30 for building the housing complex in consultation with the Housing Finance Agency. The
31 ownership entity shall determine the number of units for the housing complex as described in
32 subsection (b) of this section. The ownership entity shall select a contractor for the project
33 through a process approved by the Housing Finance Agency. All funds allocated to the
34 multifamily housing complex shall be used solely for the development, affordability,
35 management, and maintenance of the housing complex. All funds generated through fees and
36 rents shall remain with the low-income multifamily housing program established in this



1 section. The ownership entity shall provide the Town and the Housing Finance Agency
2 biannual reports on the status of the multifamily housing program.

3 **SECTION 1.(d)** On or before April 1 of each year, the Housing Finance Agency
4 shall report to the Joint Legislative Oversight Committee on General Government and the
5 Fiscal Research Division on the multifamily housing program. The report shall include at least
6 all of the following information:

7 (1) The average number of tenants occupying the facility.

8 (2) The amount of rent collected.

9 (3) A summary of repairs and general maintenance conducted on units in the
10 complex.

11 (4) Any suggestions to improve the program.

12 **SECTION 2.** This act becomes effective July 1, 2017.