

Appendix A

FEMA Communication Timeline Summary through November 1, 2024

9/26-9/27 Hurricane Helene hits Transylvania County

10/1- Phone call comes in to EM Director Kevin Shook saying that FEMA will be arriving hoping for the following afternoon.

10/2- No FEMA contact

10/3- No FEMA contact, reach out to federal offices to get contact information

10/4- Call contact referred by Edward's office Mike Cappanarri- referred to DJ Cessner as our contact- he referred to Denver Applehans as internal affairs contact. *Note- explained need for individual assistance and housing concerns to Mike and DJ as I am passed to next person who is supposed to be assigned to my county.

Email with Denver Applehans our needs for individual assistance and to discuss housing/FEMA trailers.

10/5- Patrick Lake arrives and introduces self as FEMA coordinator for county. Staff share needs of temporary housing trailers and Individual Assistance. Patrick puts in a report with those requests and says he will update us on status of requests.

Dan Shulman (no contact with him prior) sends email that he will be replaced by Ricardo Zuniga as External Affairs

10/9- Allen Rahn comes unannounced to EOC as Internal Affairs contact (was Denver Applehans- no communication since 10/4) with Heather Long. No communication received since 10/4 email with Denver Applehans that the internal affairs contact has changed. They report to EOC and then leave to go meet with mayor after staff explain they need to talk to the county manager and that county is leading emergency effort. I return to EOC and call last known IA contact Denver Applehans who informs me he isn't my IA anymore and not the one in county at the moment. Receive call from Allen and direct for them to report to EOC ASAP. Explain to Allen Rahn and Heather Long that we need individual assistance and to start a process for temp housing because hotel vouchers aren't usable here and there are no rentals. They elevate questions on housing and let me know they will follow up if they get answers. Allen will be in Haywood 10/10. By end of day Heather confirms DSA teams will be at EOC at 8 am to go door to door.

10/9- Kyle Bridges from Senator Budd's office connects county manager to Ibrahim Hashi and copies Allen Renn regarding the 10/5 request for housing, critical issues of no hotels accepting vouchers and need for housing. County manager gets on call with Ibrahim and he promises to follow up. Kyle requests that Ibrahim assign someone on his team.

10/10- Ibrahim responds and assigns Allen Renn who has already told county staff the day before that he isn't sure who can help with housing but he will try to find out (No follow up received from Allen Renn) This is the first time elevating an issue results in being sent back in a circle to the first FEMA staff that cannot help.

10/10- 8 am two DSA teams arrive in Transylvania County. They tell county staff they were reassigned overnight to Transylvania County. Door to Door visits with DSA deploy with county staff. During briefing meeting explain to FEMA staff present the need for application assistance, in understanding denials for

those being denied and that hotel vouchers are not accepted here and there are no units for rent so temporary housing needs to be planned for as soon as possible.

10/10- 7 people from FEMA arrive to look at space proposed for a DRC. Keith B Snead, FEMA Disaster Safety Officer determines it meets the standards necessary and also tells assistant county manager that NCEM sets the priority for when a DRC opens and that an agreement will need to be signed once sent. This is the first that county staff is told NCEM makes that call. Previously Patrick Lake indicated he has made a request.

10/11- Door to Door visits with DSA deploy with county staff.

10/11- County Manager emails Keith Snead (FEMA) to inquire about DRC progress and agreement status (receives no response)

10/12- Patrick Lake calls and says the DSA teams have been sent back to a hotel. They had an uncomfortable situation at Turkey Pen Trailer Park where someone told them that FEMA wasn't welcome there and that there were some others standing around glaring at them. 15 minutes later the Rutherford County threat came in so they pulled everyone. I confirmed with Patrick that no threats were made in Transylvania.

10/14- Discuss the weekend situation with Patrick Lake and Heather Long. They indicate that DSA will not be going door to door. They work with county staff to plan a fixed location for DSA at the county library.

10/14- State EM representatives come to visit including Brian Barnes and Justin Graney. County staff explain ongoing frustrations with the delay of support coming to Transylvania County, mixed messages, communication and express needs around DRC and housing.

10/14- Assistant county manager sends a follow up regarding DRC request to Keith Snead via phone and was referred to Robert Jones. Robert Jones, FEMA logistics reported that he had just received request for DRC (Patrick Lake entered a request 10/5). Robert says that an agreement will be reviewed and sent for signature and is in the hands of the FEMA attorney for action. It will then go to State IA. Follow up with NCEM Justin Graney.

10/15 Transylvania County Sheriff Owenby receives contact from James Longanecker saying DSA teams will be going door to door. Sheriff and county staff discuss with Patrick Lake and he confirms that the DSA teams will not be going door to door. Later County Dispatch Receives a call from Kevin

10/15- *Stephanie Nash* IM CORE | Disaster Recovery Centers Group Supervisor | emails that DRC will set up and soft open on 10/17 and officially open 10/18 at Transylvania County Community Services Building. County IT and Operations are scheduled to support set up on 10/17.

10/15- Kevin Bowen calls Transylvania County Dispatch. He tells dispatcher that on 10/13 DSA team was in Transylvania County and reported racial tension and were approached by people with an AK47. Tells dispatch he wants to know "where black people shouldn't go without police escort". Sheriff Owenby receives a call from Kevin Bowen and states there was an incident of racial tension from Saturday.

10/16- DSA team is set up at fixed location at Transylvania County Library.

10/16- James Longanecker emails county manager Laughter that DSA teams will be going door to door today. Manager Laughter advises that is not the case and copies in Patrick Lake and Heather Long.

10/16- FEMA DRC staff show up at community services saying they are opening the DRC. They then tell county staff that their equipment and security went to Haywood County so they cannot open. FEMA representatives Patrick Lake and Heather Long confirm they were not made aware the plan changed from what was received from Stephanie Nash the afternoon prior nor was county staff. Nash replies that the changes were made per senior leadership and references Cory Fast and Michaela Koverman.

10/16- County Manager Laughter gets a call from Tom Farrigon. Tom apologizes for all of the miscommunication and explains that due to short staffing many of the reps are actually from other federal agencies and functions where this is not their normal duties. Says the mix up about DSA going door to door was because someone was trying to be helpful and it had been addressed. Manager Laughter advises on dispatch call and Tom requests screenshots and the name of the worker so he can follow up. She sends the CAD report and name via text following the call.

10/17- Sheriff receives a call from Kevin ____ (2025773092) telling him that DSA will be going door to door. Sheriff confirms with county manager that the DSA teams are not scheduled to be going door to door and the DRC has been set up. Sheriff then receives a call from Kevin Bowen complaining to him that he got jumped all over for this racial tension call and telling him it is the report he received. Sheriff Owenby reiterates the issue of calling dispatch four days after the incident with a very different description of what happened and that the call recorded on CAD was inappropriate.

10/17- Congressman Edward's office confers with Cole Baker, FEMA liaison about questions on housing options and process. He refers back to Heather Long. Heather has been in Transylvania County since 10/9 and has been unable to get answers to the housing questions as well. This is the second time an elevated question has been referred back to a FEMA person on site who has already not been able to answer or get answers themselves. Patrick Lake is being replaced by Monica Balik. Late on 10/17 a meeting is scheduled for 10/18 to talk about housing.

10/18- Meeting with Monica Balik and Heather Long from FEMA. FEMA representatives from housing are here and answer questions on process and options citizens will have. Brenda Morris from NCEM is also present. Housing reps from FEMA include: Julia Moline, Nicole Dunne and Matthias Mandigo. This was a very positive meeting. Brenda Morris says case management has been requested for Transylvania County. Kevin Caulfield (sp?) from FEMA Security calls Sheriff Owenby saying that staff will be canvassing door to door. Heather Long confirms to county manager that is not accurate and says she and Monica will elevate the miscommunication issue. Start planning for a housing speakers bureau (housing presentation) for 10/28.

10/18 (maybe earlier?)- County makes Debris removal request for USACE into NCEM as instructed.

10/22 Sheriff receives another call from Kevin Caulfield, FEMA security saying that teams are canvassing door to door. Confirm with Monica Balik and Heather Long that this is not happening and make them aware that the miscommunication continues.

10/22 Have a hand off meeting from Heather Long as intergovernmental affairs to Tom Hardy and Mark Barlett. Heather provides written report at hand off to assist. Go over communication issues that persist, outstanding support requests, housing concerns and actions taken to date. Tom provides some guidance that has already been utilized by both county representatives and local FEMA representatives including Patrick Lake, Monica Balik and Heather Long. Tom and Mark will be covering multiple counties and indicated with 6 counties they may not be able to be present even once a week. Monica Balik remains. Sheriff is still receiving calls from DC stating that representatives are going door to door but they are not. Heather lets Monica, Tom and Mark know they have tried to address this internally and it keeps happening.

10/22- Request update on outstanding housing elements discussed on 10/18 from NCEM Brenda Morris, and FEMA reps Julie Molin, Nicole Dunne and Matthias Mandigo. Julie Molin replies that follow up will come.

10/22 Send in 2 possible congregate FEMA sites to the email address provided by FEMA Housing Logistics including Davidson River Campground (Federal Asset)

10/23- NCEM Brenda Morris follows up on 3 out of 5 of the items with updates.

10/23- Monica Balik provides a morning sit report- very helpful.

10/24- Meeting with USACE (Tony) about debris removal. Told that they can provide debris removal on private property as long as there is a Right of Entry form. County staff reach out to HOAs who have required to let them know that the request has been made and waiting on approval, but will need Right of Entry Form.

10/25- Get confirmation that housing representatives will be here Monday to present as requested 10/18 and push out notice on social media for Monday.

10/28- FEMA housing logistics (Julia Molin, Matthias Mandigo) provide public meeting presentation at county request on housing options (recorded and available on county website). They go over the possible options for FEMA housing such as rental assistance, RVs and Mobile Units. They confirm that Sunset Hotel in the county is now accepting vouchers but may be full. They also share that there are mobile units staged in Hickory. When asked, they state none have been assigned in the county but that they hope to have housing in place by the holidays. They share that the fair market rent increase request is in DC for consideration. NCEM (Brenda Morris) shares that case management has been approved and they are also trying to acquire units for survivors. Approximately 500 property owners have registered with FEMA with interest in the direct lease program in the region.

10/29- Connect county employee, Sarah Bracken with NCEM Brenda Morris and request assistance for her. She is in floodway and will need mitigation program, but assistance on that front is not scheduled until 11/11 per FEMA DRC.

10/30- County staff meet with Nicole Fresard with USACE and she tells them there is not approval for debris removal on private property.

10/30 Confirmation from Yevon Adams, NCEM that a camper has been secured for Sarah Bracken with delivery Monday.

10/31- Handover meeting from Monica to Howard Johnson, FEMA, along with USACE handover representatives going from Nicole to Jennifer. Discuss the discrepancy with debris removal guidance and communication issue but no answer other than they do not know why Tony gave prior guidance and that they can only communicate what they know. They do not know the status of debris removal request and say it isn't showing in their system and that it is up to state NCEM and nothing they can do. Ask what coordination is happening between FEMA and the numbers approved for housing that Monica is showing with NCEM that seems to be securing some units per Sarah Bracken situation day prior. FEMA reps do not know for sure. Request Howard to find out what he can and find out if the units in Hickory are any closer to moving out to serve. Also ask him to follow up on FMR request.

11/1- Follow up with NCEM on debris removal. They say that they are working on the request, but we also have to submit the request through the FEMA portal before we can be approved. This is the first time we have been told about this step. Staff submit through the FEMA portal as instructed.

Jaime Laughter

From: Jaime Laughter
Sent: Wednesday, October 16, 2024 11:06 AM
To: Longanecker, James
Cc: Lake, Patrick; David McNeill; heather.long@associates.fema.dhs.gov; Chuck Owenby; Millett, Heather; Laughter, Tommy; kyle_bridges@budd.senate.gov; Kevin Shook; Graney, Justin (NCEM)
Subject: RE: DSA today

Mr. Longanecker,

I do not know why this confusion in messaging persists from different portions of FEMA, but I am the county manager of Transylvania County and the Emergency Response in our county falls under my organization. I assure you that DSA is not going door to door today and FEMA reps here on the ground indicated Monday and yesterday that they were not going to be going door to door and tasked us with creating a fixed site for today for the DSA teams to operate. The DSA team is operating out of our library today from 12-8 at a fixed site.

I do want to express my frustration at the lack of coordination amongst different segments of FEMA. We are receiving contradictory information in our local team from different sources within FEMA and the lack of organization and coordination on the part of FEMA is failing my community and making the monumental task we have locally to support recovery in Transylvania County harder.

Our community deserves better.

Jaime

From: Longanecker, James <james.longanecker@fema.dhs.gov>
Sent: Wednesday, October 16, 2024 10:43 AM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: DSA today

You don't often get email from james.longanecker@fema.dhs.gov. [Learn why this is important](#)

Here's today's schedule:

FEMA DSA in your area 16 Oct, 08-1800, starting door to door canvassing from county library, Brevard NC; Tm Lead Carla Rubinstein cell 202.655.8632

Jim Longanecker
202.769.7451
[Get Outlook for iOS](#)

9:04:19 PM

NOTES

10/15/2024, 9:01:13 PM - CGILBERT
SPOKE TO SURVIVORS AT THE CORNER OF
TURKEY PEN GAP RD - TALKING ABOUT ONE
WAY IN AND ONE WAY OUT - UPSET ABOUT
THE BRIDGE. SILVER SUV - WHITE MEN
SPOKE TO FEMA PPL SAID THEY DIDNT
WANT FEMA THERE. 2ND ENCOUNTER: BLK
TRK W/STORAGE CHEST IN BACK
APPROACHED FEMA AT THEIR TRUCK
SAYING THEY WERNT WELCOME AND THEY
WERE ONLY THERE TO TAKE THEIR LAND.
MADE STATEMENTS ABOUT ARMED MELICIA
HUNTING FEMA WORKERS NEAR
RUTHFORD CO , CALLER ADV THAT IS FALSE
INFO.

10/15/2024, 9:02:56 PM - CGILBERT
WANTS TO KNOW THE SAFE AREAS ,
CALLER USED THE EXAMPLE OF WHERE
BLACK PPL SHOULDN'T GO WITHOUT
POLICE ESCORT.

10/15/2024, 10:20:20 PM - CGILBERT
1403 SPOKE WITH THE CALLER AND LET HIM
KNOW THAT WE WOULD LEAVE THE CALL
OPEN AND PASS THE INFO ALONG TO THE
FEMA SUPERVISOR IN THE MORNING

UNITS

*Transylvania County CAD Reports
Caller FEMA Representative*

Jaime Laughter

From: Jaime Laughter
Sent: Thursday, October 17, 2024 4:15 PM
To: Millett, Heather
Subject: RE: FEMA Contact - Housing

Heather has been here but is one of the ones who cannot give me answers about housing. Kyle Bridges elevated this issue for me before and I got referred back to our internal affairs liaison who had also not been able to give me answers on housing.

I did get a message just now that there are people coming from FEMA and the state to talk about housing with me. We will see if I can get answers from that one!

From: Millett, Heather <Heather.Millett@mail.house.gov>
Sent: Thursday, October 17, 2024 3:53 PM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Cc: heather.long@associates.fema.dhs.gov
Subject: FEMA Contact - Housing

Hi Jaime,

Thank you for taking the time to speak with me this afternoon. I connected with Cole Baker, our FEMA liaison, and he stated that Heather Long would be the best contact for any housing-related FEMA questions you may have.

I have cc'd Heather here and will defer to her guidance on each of your questions.

Best,
Heather

Heather Millett
Policy Advisor
U.S. Representative Chuck Edwards (NC-11)
1505 Longworth HOB
O: (202) 225-6401 | C: (202) 754-0248
[Sign up for our e-newsletter here](#)



Jaime Laughter

From: Jaime Laughter
Sent: Wednesday, October 23, 2024 11:01 AM
To: kyle_bridges@budd.senate.gov
Subject: timeline with names
Attachments: FEMA timeline .docx

Kyle,

We pulled together what we have documented regarding FEMA contacts. We did have a positive meeting on Friday and I am continuing to follow up on that to hopefully make sure that it turns into more action and not just a meeting around housing.

Core issues for our county with FEMA have been: delay in support, communication/getting passed around, mixed or contradictory messages and organization. Heather Long was great and was also trying to get us answers and address issues, but she was traded out yesterday so we will see how things go with the new crew.

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

Jaime Laughter

From: Jaime Laughter
Sent: Tuesday, November 5, 2024 10:51 AM
To: Bartlett, Mark; David Cottom; John Mitchell; Roy Honeycutt; mpittman@polke.org; Steve.Garrison@rutherfordcountync.gov
Cc: Applehans, Denver
Subject: RE: TIME SENSITIVE: NCEM/FEMA WEBINARS part 2...

Getting information on these meetings today is very short notice to expect availability of elected or appointed officials for a meeting in less than 24 hours. I know my elected officials are not going to be available, especially given that today is election day and they will likely be slammed today and tomorrow. I am also not available, but I am working to have staff attend them.

Housing and Debris removal are both topics that we have been advocating around for the past month so it is no secret that these issues are important to all of the counties on this email. It does not sit well that we have not been able to get straight and consistent answers on our questions with any sense of timeliness, but we would be expected to be available for a meeting with no notice.

Jaime

From: Bartlett, Mark <mark.bartlett@fema.dhs.gov>
Sent: Tuesday, November 5, 2024 9:14 AM
To: David Cottom <David.cottom@clevelandcountync.gov>; John Mitchell <jmitchell@hendersoncountync.gov>; Roy Honeycutt <rhoneycutt@madisoncountync.gov>; mpittman@polke.org; Steve.Garrison@rutherfordcountync.gov; Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: TIME SENSITIVE: NCEM/FEMA WEBINARS part 2...

Hi All

I neglected to say in my previous message that these meetings are only for senior elected and appointed officials, and anyone who you think should attend.

Thanks.

Mark Bartlett
Intergovernmental Affairs Specialist
Readiness and Disaster Support Division | FEMA External Affairs
Currently: supporting DR-4827-NC
Mobile: 202-550-8808
mark.bartlett@fema.dhs.gov

Appendix B

Jaime Laughter

From: Jaime Laughter
Sent: Friday, November 22, 2024 4:50 PM
To: kyle_bridges@budd.senate.gov; Johnson IV, Howard
Subject: FW: [External] Transylvania County Drop-Off Center- Substantial Damage Estimates

Kyle and Howard,

You are both well aware of the struggles we have had with FEMA communication. This thread is where we were asking questions about a total loss determination of a county building by the City of Brevard and had submitted proof of any repairs vs the building assessed value as is allowed under the City ordinance to challenge a significant damage assessment. The City Planner followed up with NCEM and FEMA with some questions related to the NFIP. All of that is fine- what I take exemption to is Mr. Frye- a representative of FEMA- and his statement about the county highlighted in the string below implying the county is asking to be treated any differently than others. This is another situation where FEMA representatives are involved in creating tensions between us and our local partners which is not helping.

Jaime

From: David Mcneill <David.McNeill@transylvaniacounty.org>
Sent: Friday, November 22, 2024 4:36 PM
To: Katherine Buzby <Katherine.Buzby@cityofbrevard.com>; Paul Ray <paul.ray@cityofbrevard.com>; Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Cc: jerry.frye@fema.dhs.gov
Subject: RE: [External] Transylvania County Drop-Off Center- Substantial Damage Estimates

Katherine,

I read through the emails as well. I take great exception to the comment by Jerry Frye. The County or I is not and has never asked to be treated differently than the other structures you have assessed. The County or I personally is simply reading the same FEMA guidelines that Katherine referred to and asking questions pertaining the guidelines. However, I did follow the advice of Katherine and get a licensed contractor to inspect the structures, and it is his opinion that there was no water intrusion other than the block basement of the larger building. I have provided an aerial from the aftermath that supports that conclusion.

Thanks David McNeill

From: Katherine Buzby <Katherine.Buzby@cityofbrevard.com>
Sent: Friday, November 22, 2024 3:54 PM
To: David McNeill <David.McNeill@transylvaniacounty.org>; Paul Ray <paul.ray@cityofbrevard.com>; Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: Fw: [External] Transylvania County Drop-Off Center- Substantial Damage Estimates

Hi Jamie- please see the email chain below. I sent the documents for review to make sure we are being compliant and their responses are below. We can have you all in for a meeting to discuss next week with Paul and I. Let us know your availability.
Thanks

Katherine Buzby
City Planner
City of Brevard

From: Anderson, Valerie <Valerie.Anderson@fema.dhs.gov>
Sent: Friday, November 22, 2024 2:09 PM
To: Foxx, Terry (NCEM) <Terry.Foxx@ncdps.gov>; Frye, Jerry <jerry.frye@fema.dhs.gov>; katherine.buzby <katherine.buzby@cityofbrevard.com>
Cc: Ray, Paul <paul.ray@cityofbrevard.com>; Garrett, Steve (NCEM) <Steve.Garrett@ncdps.gov>; Coulson, Gregory <gregory.coulson@fema.dhs.gov>
Subject: RE: [External] Transylvania County Drop-Off Center- Substantial Damage Estimates

I agree with Terry and Jerry response.

Thanks

Valerie Anderson, CFM
Deployed to DR-4827-NC
Supervisory Emergency Management Specialist | Floodplain Management and Insurance Branch | FEMA Region IV
Office: 770-220-5661 | Mobile: 229-200-3176
Valerie.Anderson@fema.dhs.gov

Federal Emergency Management
[fema.gov](https://www.fema.gov)



FEMA

From: Foxx, Terry (NCEM) <Terry.Foxx@ncdps.gov>
Sent: Friday, November 22, 2024 12:47 PM
To: Frye, Jerry <jerry.frye@fema.dhs.gov>; Katherine.Buzby <katherine.buzby@cityofbrevard.com>
Cc: Ray, Paul <paul.ray@cityofbrevard.com>; Garrett, Steve (NCEM) <Steve.Garrett@ncdps.gov>; Anderson, Valerie <Valerie.Anderson@fema.dhs.gov>; Coulson, Gregory <gregory.coulson@fema.dhs.gov>
Subject: RE: [External] Transylvania County Drop-Off Center- Substantial Damage Estimates

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Great point Jerry on the Class 8 CRS deal. Katherine, let us know where we can be of assistance to you and Brevard.
Terry

**One Team–One Mission
Helene Response 2024**

Terry Foxx, CFM
NFIP Planner, Western Branch/ Community Development Planner II
NC Department of Public Safety
Division of Emergency Management,
Hazard Mitigation Section
3305-15 16th Ave. SE
Conover, N.C. 28613
Ph: 828-228-8526
Fax 828-466-5578
terry.foxx@ncdps.gov
<http://www.ncdps.gov/>

From: Frye, Jerry <jerry.frye@fema.dhs.gov>
Sent: Friday, November 22, 2024 12:46 PM
To: Foxx, Terry (NCEM) <Terry.Foxx@ncdps.gov>; Katherine.Buzby <katherine.buzby@cityofbrevard.com>
Cc: Ray, Paul <paul.ray@cityofbrevard.com>; Garrett, Steve (NCEM) <Steve.Garrett@ncdps.gov>; Anderson, Valerie F <Valerie.Anderson@fema.dhs.gov>; Coulson, Gregory <gregory.coulson@fema.dhs.gov>
Subject: RE: [External] Transylvania County Drop-Off Center- Substantial Damage Estimates

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I agree with Terry, if they present a cost to repair that is less than 50%, how did they come up with the calculations. In my opinion they should get a contractors estimate, that would be best for all worlds, it shouldn't cost anything to get an estimate. If they raise the structure, it may also prevent or minimize future flood issues.

It also sounds like to me the County wants to be treated differently than the other structures you have assessed. If you allow this without great documentation you could lose status with the NFIP, which at class 8 in CRS could mean a retrograde.

Jerry Frye
FEMA Hazard Mitigation
Floodplain Management and Insurance Group Supervisor
DR 4827 NC
202-431-8193
Jerry.frye@fema.dhs.gov Pronouns He/Him

Federal Emergency Management Agency
www.fema.gov



FEMA

From: Foxx, Terry (NCEM) <Terry.Foxx@ncdps.gov>
Sent: Friday, November 22, 2024 11:41 AM
To: katherine.buzby <katherine.buzby@cityofbrevard.com>
Cc: Ray, Paul <paul.ray@cityofbrevard.com>; Garrett, Steve (NCEM) <Steve.Garrett@ncdps.gov>; Anderson, Valerie <Valerie.Anderson@fema.dhs.gov>; Frye, Jerry <jerry.frye@fema.dhs.gov>; Coulson, Gregory <gregory.coulson@fema.dhs.gov>
Subject: RE: [External] Transylvania County Drop-Off Center- Substantial Damage Estimates

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Katherine
I believe if you used the SD Estimator tool and have determined it is substantially damaged then it must be brought back into complete compliance with your current flood ordinance requirements. I don't Further I am attaching the SD_SI Desk Reference Manual which does a good job explaining what is included/excluded from the cost, repair etc. I have also cc'd a couple of FEMA folks and Steve Garrett should they wish to chime in. The part I am not sure about is one local government to another, where the supremacy lies. It is a county facility and is in your community's flood ordinance regulated area. I know local governments are not immune or exempt from their own floodplain management requirements nor are government to government. I will also copy a couple of FEMA staff who have been great with SD during this storm.

Terry

One Team—One Mission
Helene Response 2024

Terry Foxx, CFM
NFIP Planner, Western Branch/ Community Development Planner II
NC Department of Public Safety
Division of Emergency Management,
Hazard Mitigation Section
3305-15 16th Ave. SE
Conover, N.C. 28613
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Fax 828-466-5578
terry.foxx@ncdps.gov
<http://www.ncdps.gov/>

From: Katherine Buzby <Katherine.Buzby@cityofbrevard.com>
Sent: Friday, November 22, 2024 8:59 AM
To: Foxx, Terry (NCEM) <Terry.Foxx@ncdps.gov>
Cc: Ray, Paul <paul.ray@cityofbrevard.com>
Subject: [External] Transylvania County Drop-Off Center- Substantial Damage Estimates

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Hi Terry- I wanted to get your advise on a Substantially Damaged County owned property. We have a trash/recycle drop off center at 1767 Old Hendersonville Hwy that we deemed to Substantially Damaged in the SDE software that is owned by the County. They are saying they want off the SD list as they are presenting estimates for repair inhouse. They have maintenance people, one who is an electrician, who can repair the damage and are giving us their hourly pay rate to repair the damage. Can we accept these attached quotes? I get confused on the "market rate of labor" requirement when we get submitted estimates like this. What is your advice?

Thanks

Katherine Buzby, CZO
City Planner
Floodplain Administrator
Adopt-a-Green Space Program Coordinator

City of Brevard Planning Department
95 W. Main Street
Brevard, NC 28712
(828) 885-5630

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Mike Owen

From: Daniel, Marcia <marcia.daniel@fema.dhs.gov>
Sent: Friday, March 7, 2025 4:02 PM
To: Mike Owen
Cc: Luhrs, Marianne
Subject: RE: Substantial Damage/Non-Substantial Damage Information

Great. Thank you.

Have a good weekend as well.

Marcia Daniel
Floodplain Management Specialist (Deployed to NC DR-4827)
Floodplain Management and Insurance
Region 2 Mitigation Division
(202)-733-8119



FEMA

From: Mike Owen <mike.owen@transylvaniacounty.org>
Sent: Friday, March 7, 2025 4:01 PM
To: Daniel, Marcia <marcia.daniel@fema.dhs.gov>
Cc: Luhrs, Marianne <Marianne.Luhrs@fema.dhs.gov>
Subject: RE: Substantial Damage/Non-Substantial Damage Information

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Sounds good we will get it all gathered up for you guys.

Have a great weekend
Mike Owen

From: Daniel, Marcia <marcia.daniel@fema.dhs.gov>
Sent: Friday, March 7, 2025 2:08 PM
To: Mike Owen <mike.owen@transylvaniacounty.org>
Cc: Luhrs, Marianne <Marianne.Luhrs@fema.dhs.gov>
Subject: Substantial Damage/Non-Substantial Damage Information

Good Afternoon Mike,

Unfortunately, we will not be able to pick up the post-Helene SD documentation today. Our goal is to come by on Monday or Tuesday next week.

In addition to the 14 SD assessments and a sampling of 10 assessments determined not to be SD, could you please also provide copies of the substantial damage letters sent out to the property owners?

We also need to request a **list of permits** issued in the floodplain from October 2024 onward. This list would include – as applicable:

- Permits issued for both substantially damaged and non-substantially damaged structures
 1. Demolition permits
 2. Reconstruction permits
 3. Mitigation permits
 4. Stop Work Orders
 5. Notices of Violations

Kindly accept our apologies if we did not previously request this permit list.

Please let me know if you have any questions or concerns.

Best,

Marcia Daniel
Floodplain Management Specialist (Deployed to NC DR-4827)
Floodplain Management and Insurance
Region 2 Mitigation Division
(202)-733-8119



Mike Owen

From: Daniel, Marcia <marcia.daniel@fema.dhs.gov>
Sent: Friday, March 7, 2025 2:08 PM
To: Mike Owen
Cc: Luhrs, Marianne
Subject: Substantial Damage/Non-Substantial Damage Information

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Floodplain Management Specialist (Deployed to NC DR-4827)
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FEMA



FEMA

FEMA Disaster Specific Guidance

Addendum to Guidelines for States and Communities on Emergency Work for the Replacement of Private Roads and Bridges in Special Flood Hazard Areas (SFHAs) for FEMA-4827-DR-NC

- I. **TITLE:** Addendum to Guidelines for States and Communities on Emergency Work for the Replacement of Private Roads and Bridges for DR-4827-NC.

- II. **DATE OF ISSUANCE:** February 12, 2025

- III. **ADDENDUM STATEMENT:** This addendum provides clarifying information to the disaster specific guidance (DSG) issued on February 4, 2025, on emergency work for the replacement of private roads and bridges for DR-4827-NC.

- IV. **ADDENDUM DETAILS:** The State of North Carolina will conduct hydrologic and hydraulic analyses to restudy and map all effective floodplains identified on the Flood Insurance Rate Map through FEMA's Cooperating Technical Partners program for rivers/streams affected by the replacement of private bridges/culverts once all replacements have been completed to ensure compliance with 44 CFR 60.3.

The State of North Carolina identified an inventory of private roads and bridges that may need emergency work and repair. North Carolina communities electing to utilize this DSG shall maintain permanent records for each bridge/culvert repair/replacement identified, including at a minimum:

- Permit application and permit. All applications and permits must be dated.
- Bridge/culvert design plans certified (sealed, signed, and dated) by a Professional Engineer licensed in the State of North Carolina demonstrating that the newly designed and installed private bridge/culvert provides conveyance greater than or equal to the original destroyed crossing.
- Location (latitude and longitude in decimal degrees to six decimal places) of the replacement bridge/culvert.

This DSG shall not apply to floodway/non-encroachment area violations identified by a community prior to the incident period for Tropical Storm Helene (September 25, 2024, to December 18, 2024) and cannot be used to remedy those violations.



FEMA

FEMA Disaster Specific Guidance

Addendum to Guidelines for States and Communities on Emergency Work for the Replacement of Private Roads and Bridges in Special Flood Hazard Areas (SFHAs) for FEMA-4827-DR-NC

- V. **PERMIT TIMING AND EXTENSION PROCESS:** The permit for emergency work for these private roads and bridges may be issued beyond 180 days provided they were previously identified by the State within 180-days from the date of the DSG.

For example, the DSG was issued on February 4, 2025. If a permit for emergency work comes in after August 3, 2025, and they were previously identified for emergency work, then they would be allowed to obtain the permit.

The emergency permit may be extended beyond 180 days, in 90-day increments. The applicant may request an extension through the local community for approval.



NC Department of Public Safety
EMERGENCY MANAGEMENT

Josh Stein, Governor

Eddie M. Buffaloe Jr., Secretary
William C. Ray, Director

MEMORANDUM

TO: Tropical Storm Helene Impacted Communities

FROM: William C. Ray, Director & Deputy Homeland Security Advisor
North Carolina Emergency Management

DATE: 14 February 2025

SUBJECT: FEMA Disaster Specific Guidance for the Replacement of Private Roads and Bridges

Initial
WCR

The Federal Emergency Management Agency (FEMA) issued Disaster Specific Guidance (DSG) for emergency work for the replacement of Private Roads and Bridges (PRB) in Special Flood Hazard Areas (SFHAs) for communities within the declared area for FEMA-4827-DR-NC (Tropical Storm Helene). This memorandum provides further explanation for communities that elect to utilize this DSG and its Addendum.

Pursuant to this guidance, communities are not required to obtain, review, or approve a hydrologic or hydraulic analysis demonstrating no cumulative increase of the water surface elevation more than a designated height (no-rise studies), in accordance with 44 CFR 60.3(d)(3), prior to issuance of an emergency permit for the repair or replacement of PRB.

North Carolina Emergency Management (NCEM) will conduct hydrologic and hydraulic analyses to restudy and map all effective floodplains identified on the Flood Insurance Rate Map through FEMA's Cooperating Technical Partners program for rivers/streams affected by the replacement of private bridges/culverts once all replacements have been completed to ensure compliance with 44 CFR 60.3(d).

To be eligible for permitting pursuant to this guidance, communities must:

- Identify PRB damaged or destroyed by Tropical Storm Helene to be permitted by 3 August 2025 (within 180 days of 4 February 2025) and provide coordinates (decimal degrees to six decimal places) to NCEMPRBDocuments@ncdps.gov. The permit does not have to be issued by this date.
- Receive a dated permit application. The permit application must include:



- Bridge/culvert design plans certified (sealed, signed, and dated) by a Professional Engineer licensed in the State of North Carolina demonstrating that the newly designed and installed private bridge/culvert provides conveyance greater than or equal to the original destroyed crossing.
- Issue a dated permit for replacement work. The length of the construction permit shall be per local rules and regulations and may be extended in 90 day increments as needed to complete the construction. The applicant will request any extension through the local community for approval. All construction must be completed no later than 26 September 2026.
- Provide a copy of the certified design plans and permit to NCEMPRBDocuments@ncdps.gov.
- Maintain permit files as required under the National Flood Insurance Program (NFIP). The permit file for each bridge replaced should include a copy of the DSG, the DSG Addendum, and this memorandum.

The DSG does not apply to floodway/non-encroachment area violations identified by a community prior to the incident period for Tropical Storm Helene (25 September 2024 to 18 December 2024) and cannot be used to remedy those violations.

The DSG does not apply to new construction or site development unrelated to recovery efforts for Tropical Storm Helene (FEMA-4827-DR-NC), nor does it apply to communities outside the federally declared area for this disaster.

Projects permitted and constructed in accordance with this DSG, including maintaining permanent records, will not require no-rise studies to be performed for bridges replaced prior to NCEM completing and updating current Flood Insurance Rate Maps (FIRM) impacted by the work. Projects completed outside of this DSG or after FIRM updates are completed will continue to be subject to the requirements of the local Flood Damage Prevention Ordinance and NFIP regulations.

Use of this DSG will continue until such time that FEMA and NCEM determine that all PRB repair and replacement projects have been adequately addressed. The need to continue this DSG will be evaluated on an annual basis by FEMA and NCEM.

Please contact the NCEM Hazard Mitigation Office through the State NFIP Coordinator if you have any questions at steve.garrett@ncdps.gov or (919) 825-2316.

Jaime Laughter

From: Mike Owen
Sent: Monday, November 4, 2024 10:43 AM
To: Jaime Laughter
Subject: RE: follow up- Flood Ordinance

Jaime,

That was the meeting they wanted to discuss about the flooding concerns, it was with Steve Garrett , Valrie Anderson from Fema along with several others. I reached out to Steve Friday, and he said he could make the December 9th meeting at 4:00 PM and discuss the details at that meeting. Would that work or do you want to try to do something sooner than that. We were going to get him on the agenda for that December meeting.

Thanks,
Mike

From: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Sent: Monday, November 4, 2024 10:35 AM
To: Mike Owen <mike.owen@transylvaniacounty.org>
Subject: follow up- Flood Ordinance

Mike,

You mentioned last week that a FEMA representative told you we were going to be required as of Jan 2025 to increase our flood ordinance to 2 feet above base floor elevation. Have you followed up with the contact or can you forward me that person's contact information? If this is true, we are running out of commissioner meetings for them to consider an amendment to any ordinance by the end of the year. We have the meeting next Tuesday and I anticipate we will cancel the second Nov meeting due to the holiday conflict. After that we will likely have only one business meeting after the organizational meeting before the end of the year. We need to follow up on this quickly to make sure that we aren't out of compliance with whatever he/she was telling you we had to do.

Thanks!

Jaime

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

Appendix C

Jaime Laughter

From: Jaime Laughter
Sent: Thursday, October 10, 2024 11:02 AM
To: kyle_bridges@budd.senate.gov
Subject: FEMA

Kyle,

We made progress and have individual assistance on the ground now. The problem is that as they are signing people up, they are also seeing the problem we keep trying to get help with and that is that people are living in flooded homes were mold etc is starting to grow, but there is nowhere in our community for them to go to given that there was a housing shortage before the flood. We have been told by the individual assistance folks that they are not the ones that can help us with figuring out if we can do a fema trailer site to provide somewhere for the flood victims to go to, but we cannot seem to find out what group in FEMA can be having that conversation with us. We have ideas and we have community groups willing to help, but we need whomever in FEMA ca work with us to give those displaced a place to go. Hotels here do not accept FEMA and there are not rental units to go to.

Thanks!

Jaime

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

Jaime Laughter

From: Jaime Laughter
Sent: Thursday, October 10, 2024 11:34 AM
To: Bridges, Kyle (Budd)
Subject: RE: FEMA

We do and he did submit some report requesting mobile units on Saturday but we haven't heard anything. He was in the meeting with individual assistance personnel when we talked about the issue and didn't seem to know what unit we need to talk to either.

From: Bridges, Kyle (Budd) <Kyle_Bridges@budd.senate.gov>
Sent: Thursday, October 10, 2024 11:04 AM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: RE: FEMA

Hey Jamie

Does Transylvania still not have a FEMA liaison with boots on the ground?

Kyle Bridges
State Director
Senator Ted Budd
202-754-1211

From: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Sent: Thursday, October 10, 2024 11:02 AM
To: Bridges, Kyle (Budd) <Kyle_Bridges@budd.senate.gov>
Subject: FEMA

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Thanks!

Jaime

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

Jaime Laughter

From: Jaime Laughter
Sent: Thursday, October 24, 2024 5:17 PM
To: Bilik, Monica; brenda.morris@ncdps.gov; julia.moline@fema.dhs.gov; nicole.dunne@fema.dhs.gov; matthias.mandigo@fema.dhs.gov; Hardy, Thomas; Bartlett, Mark
Cc: David McNeill; Cameron Sexton; kyle_bridges@budd.senate.gov; Graney, Justin (NCEM)
Subject: FW: Transylvania County: Substantial Damage and General Technical Assistance Information Call
Attachments: DR-4827-NC News Release (NR033) FEMA Supporting Helene Survivors with Temporary Sheltering and Housing Solutions 10.24.24.pdf

I wanted to make you all aware of this being sent out and how the message lands in our community.

There is still concern that there is not a plan for the short term since the FEMA vouchers do not work in our county and there are not rentals available at the fair market rent rate. There are air b and b's out there, but the rental price will be significant for a family to make work if all they receive if the FMR rate. Since that is highlighted as the short term solution, the next question raised will be the one I have been asking- what short term solution is there available for Transylvania County?

The messaging is correct information on the tools at hand, but it is saying we are getting a hammer when all we have here are screws. Is there any plan to address this? The messaging is identifying solutions that are not realistic to apply here and could be seen as a false claim for those dealing with those realities in Transylvania County. We have requested an increase in FMR through NCEM and we have explained the voucher issue, but I am interested in working with you on this concern so that there is a short term solution for the families in our community.

Jaime

From: Mike Owen <mike.owen@transylvaniacounty.org>
Sent: Thursday, October 24, 2024 2:06 PM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: FW: Transylvania County: Substantial Damage and General Technical Assistance Information Call

From: Nakagaki, Michael <michael.nakagaki@fema.dhs.gov>

Sent: Thursday, October 24, 2024 1:40 PM

To: Mike Owen <mike.owen@transylvaniacounty.org>

Cc: Frye, Jerry <jerry.frye@fema.dhs.gov>; Anderson, Valerie <Valerie.Anderson@fema.dhs.gov>; Garrett, Steve <Steve.Garrett@ncdps.gov>; Thompson, Tyler <tyler.thompson@fema.dhs.gov>; Adams, Ryan <ryan.adams@fema.dhs.gov>; Cale, Anastasia <anastasia.cale@fema.dhs.gov>

Subject: RE: Transylvania County: Substantial Damage and General Technical Assistance Information Call

Hi Mike,

Fresh news on the temporary housing. Let me know if you have any questions.

Thank you,

Michael Nakagaki

Deployed to DR4827-NC

Advocate Team Lead | Office of the Flood Insurance Advocate | Resilience

Mobile: (202) 340-5497

michael.nakagaki@fema.dhs.gov | Pronouns: he/him

Federal Emergency Management Agency

[fema.gov](https://www.fema.gov)



From: Nakagaki, Michael

Sent: Thursday, October 24, 2024 11:13 AM

To: Mike Owen <mike.owen@transylvaniacounty.org>

Cc: Frye, Jerry <jerry.frye@fema.dhs.gov>; Anderson, Valerie <Valerie.Anderson@fema.dhs.gov>; Garrett, Steve <Steve.Garrett@ncdps.gov>; Thompson, Tyler <tyler.thompson@fema.dhs.gov>; Adams, Ryan <ryan.adams@fema.dhs.gov>; Cale, Anastasia <anastasia.cale@fema.dhs.gov>

Subject: Transylvania County: Substantial Damage and General Technical Assistance Information Call

Good morning, Mike,

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As promised, here is additional information on the topics we covered, and some resources related to each topic:

- **Substantial Damage Estimator Tool Training:** Again, let us know when you have about 3 hours scheduled and we will drive over to you. Additional resources are:
 - Substantial Damage Estimator Tool: [Substantial Damage Estimator Tool | FEMA.gov](#)
 - Attached is a “How to” guide on how to upload data into the SDE tool (also attached is a blank spreadsheet you can use to organize your community data).
 - I’ve also attached a document to help you track your structures. This is the spreadsheet Jerry mentioned we can help populate as well.
- **DRA Section 1206:** I’ve also attached a document explaining more information on the Disaster Reform Act Section 1206. DRA 1206 authorizes FEMA to provide communities approved for Public Assistance funding following a presidentially-declared disaster with the resources needed to effectively administer and enforce building codes and floodplain management regulations for 180 days.
- **Substantial Damage Administrative Procedures (SDAP Training):** In this one day course, you’ll learn about how to create a substantial damage plan in place. Please let us know if when we can start to schedule this training.
- **ISSA:** Once you learn who is on the ISAA, we can help with the next steps. If you need a new or revised ISAA, you will need to request that through FEMA Region 4 by emailing: FEMA-R4-NFIP-Data-Request@fema.dhs.gov .
- **State of North Carolina available resources:** flood.nc-northcarolina.com - North Carolina's Flood Information Center.
- **Federal Flood Risk Management Standard (FFRMS):** Applies to all federal actions. Information attached and you can read more here: [Federal Flood Risk Management Standard | FEMA.gov](#) and <https://floodstandard.climate.gov/>

If you have any questions, please do not hesitate to reach out. Thank you,

Michael Nakagaki
 Deployed to DR4827-NC
 Advocate Team Lead | Office of the Flood Insurance Advocate | Resilience
 Mobile: (202) 340-5497
michael.nakagaki@fema.dhs.gov | Pronouns: he/him

Federal Emergency Management Agency
fema.gov





FEMA

Oct. 24, 2024

DR-4827-NC NR-033

State News Desk: (919) 825-2599 | NCEMPIO@NCDPS.GOV

FEMA News Desk: (855) 576-9990 | FEMA-DR-4827-NC-NewsDesk@fema.dhs.gov

News Release

FEMA Supporting Helene Survivors with Temporary Sheltering and Housing Solutions

RALEIGH, N.C. — FEMA and the state of North Carolina are working to ensure that survivors of Tropical Storm Helene are in safe, functional housing as the holiday season nears. Reimbursement for out-of-pocket hotel costs, financial assistance towards rent and home repair and FEMA-provided temporary hotel or motel stays are currently being provided to eligible households.

Additionally, at the request of the state of North Carolina, FEMA is providing Direct Temporary Housing Assistance to survivors displaced by Tropical Storm Helene. Qualifying households are eligible for temporary housing in 25 counties: **Alexander, Alleghany, Ashe, Avery, Buncombe, Burke, Caldwell, Catawba, Clay, Cleveland, Gatson, Haywood, Henderson, Jackson, Lincoln, Macon, Madison, McDowell, Mitchell, Polk, Rutherford, Transylvania, Watauga, Wilkes and Yancey.**

Direct Temporary Housing Assistance may be provided in three forms:

- **Direct Lease** - FEMA may lease existing, ready-to-occupy residential properties for use as temporary housing.
- **Multifamily Lease and Repair** - FEMA funds the repair or improvement of existing vacant multi-family rental properties that eligible applicants can use for temporary housing.
- **Transportable Temporary Housing** - A travel trailer or Manufactured Housing Unit (MHU) that FEMA may place on a private site or in a commercial park.

Direct temporary housing solutions are tailored to meet each households' individual needs and will take time. This assistance is not intended as an immediate solution for a survivor's shorter-term housing needs. Additionally, not everyone impacted by the disaster will be eligible for direct housing.

For survivors who need immediate shelter, financial assistance is available, including temporary lodging reimbursement, FEMA-provided hotel or motel stays or help with rent. These options remain FEMA's primary means of helping survivors.

Survivors who have applied with FEMA for assistance do not need to reapply to be eligible for Direct Temporary Housing Assistance. FEMA will contact households who may qualify after receiving their application for disaster assistance.

If a survivor has not yet applied with FEMA, they can do so by going to [DisasterAssistance.gov](https://www.fema.gov/disaster), by downloading the FEMA mobile app or by calling the FEMA Helpline at 800-621-3362. The telephone line is open every day and help is available in most languages. If you use a relay service, captioned telephone or other service, give FEMA your number for that service.

To view an accessible video on how to apply, visit [Three Ways to Apply for FEMA Disaster Assistance - YouTube](https://www.youtube.com/watch?v=LU7wzRjByhl) (<https://www.youtube.com/watch?v=LU7wzRjByhl>).

###

For the latest information about North Carolina's recovery, visit [fema.gov/disaster/4827](https://www.fema.gov/disaster/4827). Follow FEMA Region 4 [@FEMARegion4](https://twitter.com/FEMARegion4) on X or follow FEMA on social media at: [FEMA Blog](https://www.fema.gov/blog) on [fema.gov](https://www.fema.gov), [@FEMA](https://twitter.com/FEMA) or [@FEMAEspanol](https://twitter.com/FEMAEspanol) on X, [FEMA](https://www.facebook.com/FEMA) or [FEMA Espanol](https://www.facebook.com/FEMA-Espanol) on Facebook, [@FEMA](https://www.instagram.com/FEMA) on Instagram, and via [FEMA YouTube channel](https://www.youtube.com/channel/UCvKwzRjByhl). Also, follow Administrator Deanne Criswell on X [@FEMA Deanne](https://twitter.com/FEMA_Deanne).

Jaime Laughter

From: Jaime Laughter
Sent: Thursday, October 24, 2024 8:00 PM
To: Hardy, Thomas
Cc: Bartlett, Mark; Bilik, Monica
Subject: Re: Transylvania County: Substantial Damage and General Technical Assistance Information Call

Hi, Tom! I was aware of the webinar and we pushed it out on our social media. The problem is that we don't have that kind of stock. Unless the air b and bs wanted to opt in one by one and take less revenue we are still without a short term solution. I am concerned the sentiment towards fema will be negatively impacted by telling survivors they have a solution for short term housing that they then find is not useable to them here. We have been trying to raise this concern since at least October 5. We have had citizens approved for vouchers they could not use without moving out of area. They have expressed feeling like they are being offered a paper solution and not a real one.

Our goal is that we develop a solution that is realistic that helps our citizens while also allowing fema to show success in the mission.

Get Outlook for iOS

From: Hardy, Thomas <Thomas.Hardy@fema.dhs.gov>
Sent: Thursday, October 24, 2024 7:39:16 PM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Cc: Bartlett, Mark <mark.bartlett@fema.dhs.gov>; Bilik, Monica <monica.bilik@fema.dhs.gov>
Subject: RE: Transylvania County: Substantial Damage and General Technical Assistance Information Call

Yes, something is really needed to fill the gap. FEMA's Direct Lease & Multifamily Lease and Repair Programs may help to find more stable housing while continuing the recovery.
The attached Ready-to-Occupy Industry Day flyer may be something to help, but is not the solution.
FEMA hosted an Industry Day webinar today for property managers and residential property owners who are interested in learning more about leasing directly to FEMA.
We were not aware of the webinar in time to provide information to you and the public in Transylvania.

We have asked if more of these Direct Lease webinars can be offered.
We have daily stated in our Reports that Housing going forward is a critical issue.
This is a critical concern that should be raised with the Individual Assistance speaker and the Housing speaker at the 4:00pm meeting on Monday.

Thomas Hardy
Governmental Affairs | Office of External Affairs
Mobile: (718) 747-4502
thomas.hardy@fema.dhs.gov

Federal Emergency Management Agency
fema.gov



FEMA

From: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Sent: Thursday, October 24, 2024 5:17 PM
To: Blik, Monica <monica.blik@fema.dhs.gov>; brenda.morris@ncdps.gov; Moline, Julia <julia.moline@fema.dhs.gov>; Dunne, Nicole <nicole.dunne@fema.dhs.gov>; Mandigo, Matthias <matthias.mandigo@fema.dhs.gov>; Hardy, Thomas <Thomas.Hardy@fema.dhs.gov>; Bartlett, Mark <mark.bartlett@fema.dhs.gov>
Cc: David McNeill <David.McNeill@transylvaniacounty.org>; Cameron Sexton <cameron.sexton@transylvaniacounty.org>; kyle_bridges@budd.senate.gov; Grainey, Justin (External) <justin.graney@ncdps.gov>
Subject: FW: Transylvania County: Substantial Damage and General Technical Assistance Information Call

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Thank you,

Michael Nakagaki
Deployed to DR4827-NC
Advocate Team Lead | Office of the Flood Insurance Advocate | Resilience
Mobile: (202) 340-5497
michael.nakagaki@fema.dhs.gov | Pronouns: he/him

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[fema.gov](https://www.fema.gov)



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- **DRA Section 1206:** I've also attached a document explaining more information on the Disaster Reform Act Section 1206. DRRR 1206 authorizes FEMA to provide communities approved for Public Assistance funding following a presidentially-declared disaster with the resources needed to effectively administer and enforce building codes and floodplain management regulations for 180 days.
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- **State of North Carolina available resources:** [flood.nc - North Carolina's Flood Information Center](http://flood.nc-northcarolina's Flood Information Center)
- **Federal Flood Risk Management Standard (FFRMS):** Applies to all federal actions. Information attached and you can read more here: [Federal Flood Risk Management Standard | FEMA.gov](#) and <https://floodstandard.climate.gov/>

If you have any questions, please do not hesitate to reach out. Thank you,

Michael Nakagaki

Deployed to DR4827-NC
Advocate Team Lead | Office of the Flood Insurance Advocate | Resilience
Mobile: (202) 340-5497
michael.nakagaki@fema.dhs.gov | Pronouns: he/him

Federal Emergency Management Agency
[fema.gov](https://www.fema.gov)



Jaime Laughter

From: Jaime Laughter
Sent: Friday, October 25, 2024 8:30 AM
To: Millett, Heather
Subject: FW: Transylvania County: Substantial Damage and General Technical Assistance Information Call
Attachments: DR-4827-NC News Release (NR033) FEMA Supporting Helene Survivors with Temporary Sheltering and Housing Solutions 10.24.24.pdf

Heather- I wanted to make you aware of this. I have not talked to John Mitchell in Henderson to see if they are seeing these issues as well yet. I know just recently that hotel rooms accepting FEMA popped up in North Buncombe as the closest and prior to that it was Charlotte and Greenville, SC. The lack of available rentals that meet fair market rent is the other challenge. Our fair market rent rate is artificially low compared to the real market. We have challenged the FMR in the past because it always shows Transylvania lower than Buncombe and the reality is opposite, but HUD does not conduct surveys outside of the metro areas. We worked through Mark Meadows office years ago on that issue and did not get any traction to have the methodology changed, but knowing they will use that to set the rents means the units that are available will require survivors to come out of pocket for the remainder.

Jaime

From: Jaime Laughter
Sent: Thursday, October 24, 2024 5:17 PM
To: Bilik, Monica <monica.bilik@fema.dhs.gov>; brenda.morris@ncdps.gov; julia.moline@fema.dhs.gov; nicole.dunne@fema.dhs.gov; matthias.mandigo@fema.dhs.gov; Hardy, Thomas <Thomas.Hardy@fema.dhs.gov>; Bartlett, Mark <mark.bartlett@fema.dhs.gov>
Cc: David Mcneill <David.McNeill@transylvaniacounty.org>; Cameron Sexton <cameron.sexton@transylvaniacounty.org>; kyle_bridges@budd.senate.gov; Graney, Justin (NCEM) <justin.graney@ncdps.gov>
Subject: FW: Transylvania County: Substantial Damage and General Technical Assistance Information Call

I wanted to make you all aware of this being sent out and how the message lands in our community.

There is still concern that there is not a plan for the short term since the FEMA vouchers do not work in our county and there are not rentals available at the fair market rent rate. There are air b and b's out there, but the rental price will be significant for a family to make work if all they receive if the FMR rate. Since that is highlighted as the short term solution, the next question raised will be the one I have been asking- what short term solution is there available for Transylvania County?

The messaging is correct information on the tools at hand, but it is saying we are getting a hammer when all we have here are screws. Is there any plan to address this? The messaging is identifying solutions that are not realistic to apply here and could be seen as a false claim for those dealing with those realities in Transylvania County. We have requested an increase in FMR through NCEM and we have explained the voucher issue, but I am interested in working with you on this concern so that there is a short term solution for the families in our community.

Jaime

From: Mike Owen <mike.owen@transylvaniacounty.org>
Sent: Thursday, October 24, 2024 2:06 PM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: FW: Transylvania County: Substantial Damage and General Technical Assistance Information Call

From: Nakagaki, Michael <michael.nakagaki@fema.dhs.gov>
Sent: Thursday, October 24, 2024 1:40 PM
To: Mike Owen <mike.owen@transylvaniacounty.org>
Cc: Frye, Jerry <jerry.frye@fema.dhs.gov>; Anderson, Valerie <Valerie.Anderson@fema.dhs.gov>; Garrett, Steve <Steve.Garrett@ncdps.gov>; Thompson, Tyler <tyler.thompson@fema.dhs.gov>; Adams, Ryan <ryan.adams@fema.dhs.gov>; Cale, Anastasia <anastasia.cale@fema.dhs.gov>
Subject: RE: Transylvania County: Substantial Damage and General Technical Assistance Information Call

Hi Mike,
Fresh news on the temporary housing. Let me know if you have any questions.

Thank you,

Michael Nakagaki
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From: Nakagaki, Michael
Sent: Thursday, October 24, 2024 11:13 AM
To: Mike Owen <mike.owen@transylvaniacounty.org>
Cc: Frye, Jerry <jerry.frye@fema.dhs.gov>; Anderson, Valerie <Valerie.Anderson@fema.dhs.gov>; Garrett, Steve <Steve.Garrett@ncdps.gov>; Thompson, Tyler <tyler.thompson@fema.dhs.gov>; Adams, Ryan <ryan.adams@fema.dhs.gov>; Cale, Anastasia <anastasia.cale@fema.dhs.gov>
Subject: Transylvania County: Substantial Damage and General Technical Assistance Information Call

Good morning, Mike,

Thanks again for the time and kind words today! As we discussed, here is some of the information we are passing to everyone.

As promised, here is additional information on the topics we covered, and some resources related to each topic:

- **Substantial Damage Estimator Tool Training:** Again, let us know when you have about 3 hours scheduled and we will drive over to you.
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Jaime Laughter

From: Jaime Laughter
Sent: Monday, October 28, 2024 12:09 PM
To: Millett, Heather
Subject: RE: Transylvania County: Substantial Damage and General Technical Assistance Information Call

GREAT! Thank you for this update.

From: Millett, Heather <Heather.Millett@mail.house.gov>
Sent: Sunday, October 27, 2024 8:13 PM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: RE: Transylvania County: Substantial Damage and General Technical Assistance Information Call

Hi Jaime,

I checked in with NCEM on the status of increasing the Fair Market Rent and here's their response:

"NCEM has requested to increase fair market rent to FEMA by 200% to help provide additional options in Western NC. Additionally, we are working with FEMA to move the Non Congregate Housing program forward which may allow additional flexibility in long term rentals. We recognize the housing challenge in Western NC did not begin with TS Helene but has been exceptionally exacerbated by the situation and we are working with FEMA and other non-profit partners to find ways to ensure survivors can locate disaster housing options as close to their community as possible."

I would normally summarize the response, but I felt their full statement helps provide additional context on what they are doing. I have now made the request through FEMA to approve the increase by 200% and will be talking with Rep. Edwards tomorrow morning on sending a delegation letter in support of NCEM's request.

Best,
Heather

From: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Sent: Friday, October 25, 2024 8:30 AM
To: Millett, Heather <Heather.Millett@mail.house.gov>
Subject: FW: Transylvania County: Substantial Damage and General Technical Assistance Information Call

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Jaime

From: Jaime Laughter

Sent: Thursday, October 24, 2024 5:17 PM

To: Biliik, Monica <monica.bilik@fema.dhs.gov>; brenda.morris@ncdps.gov; julia.moline@fema.dhs.gov; nicole.dunne@fema.dhs.gov; matthias.mandigo@fema.dhs.gov; Hardy, Thomas <Thomas.Hardy@fema.dhs.gov>; Bartlett, Mark <mark.bartlett@fema.dhs.gov>

Cc: David McNeill <David.McNeill@transylvaniacounty.org>; Cameron Sexton <cameron.sexton@transylvaniacounty.org>; kyle_bridges@budd.senate.gov; Graney, Justin (NCEM) <justin.graney@ncdps.gov>

Subject: FW: Transylvania County: Substantial Damage and General Technical Assistance Information Call

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Subject: RE: Transylvania County: Substantial Damage and General Technical Assistance Information Call

Hi Mike,
Fresh news on the temporary housing. Let me know if you have any questions.

Thank you,

Michael Nakagaki
Deployed to DR4827-NC
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Federal Emergency Management Agency
fema.gov



Jaime Laughter

From: Jaime Laughter
Sent: Friday, November 1, 2024 9:30 PM
To: Laughter, Tommy
Subject: FEMA Information
Attachments: FEMA timeline .docx

Tommy,

The timeline attached is lengthy and a work in progress as I sort through all my notes, emails and texts, but are some summary points:

- 1) FEMA wasn't here at all in our county for over a week.
- 2) FEMA reps who could help individuals apply were not here until day 12 after the storm and only after I completely lost my mind on a FEMA representative (I called chuck before I did that) It was another week before a DRC was set up here.
- 3) Twice I have elevated questions that couldn't be answered only to get looped back to the original person who couldn't answer my question.
- 4) We have had repeated situations of mixed messages. IE- our Sheriff getting calls that agents were going door to door while telling me they would not go door to door anymore (went on like this over a week with us raising the mixed messages as an issue the entire time). USACE guidance on debris removal parameters is another example as is how to make requests. Get told to do one thing to make a request only to wait and find out later we had to do something else that was never disclosed.
- 5) We had a delay in getting our households signed up for help because of the delay in getting FEMA in county. They are now processing and there are households identified for eligible for units. Last Monday we were told there are units in Hickory, but no units are showing up.
- 6) Housing tools typical with FEMA on the short term basis are problematic for our community. Just last week we finally had a (small) hotel locally start accepting FEMA vouchers. Otherwise they are having to go significant out of county to use them. Also, they use fair market rent to determine rental assistance. The FMR has been something we have commented on for HUD since 2018 that it is artificially low for us. We have requested an increase in that and it has been two weeks waiting for an answer. Without it, the rental assistance is futile. For congregate sites, we have been asking about the ability for them to use Davidson River Campground (federal asset) since Oct 5 when first FEMA rep arrived. We have submitted the request in three different ways as instructed at three separate times.

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

Jaime Laughter

From: Jaime Laughter
Sent: Monday, November 4, 2024 9:02 AM
To: kyle_bridges@budd.senate.gov
Subject: FW: FYSA.

Just FYI- ongoing lack of coordination/communication even between FEMA reps and with us.

From: Jaime Laughter
Sent: Monday, November 4, 2024 9:00 AM
To: Johnson IV, Howard <howard.johnsoniv@fema.dhs.gov>
Cc: Moline, Julia <julia.moline@fema.dhs.gov>; Mandigo, Matthias <matthias.mandigo@fema.dhs.gov>; David McNeill <David.McNeill@transylvaniacounty.org>; Kevin Shook <Kevin.Shook@transylvaniacounty.org>; Chuck Owenby <cowenby@tcsonc.org>
Subject: RE: FYSA.

Howard,

I am copying in Julia Moline and Matthias Mandigo. They presented last Monday at the request of your predecessor, Monica Balik. She was at the meeting along with some representatives from the DRC as well. That is where it was said that the FMR increase up to 200% had been submitted and was under consideration and also that there are units in Hickory being staged. The question came up there and has continued since why we have units in Hickory and people qualifying, but still don't have timeline on when those units may be delivered to begin use.

Also, I was made aware that DSA teams were again going door to door this weekend. Is this accurate? In our meeting Thursday we talked about how it would not be helpful given that the DSA teams can only process applications and that it is frustrating people because they really need the higher level assistance at the DRC at this stage. Can you confirm what is happening? We are also getting reports of Red Cross going to private property and taking photos saying they are doing damage assessments, but there has been no check in with us at the EOC of that activity. I am following up with them on that matter, but if you have any information please let me know. The reports we have are that they are ignoring no trespassing signs and not following NC law in regards to entry on private property. We have completed our damage assessments and FEMA inspectors have already started responding to applicants.

Thank you!

Jaime

From: Johnson IV, Howard <howard.johnsoniv@fema.dhs.gov>
Sent: Monday, November 4, 2024 8:05 AM

To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: Re: FYSA.

Fair Market Rent Rate Increase:

Jaime, you mentioned that a FEMA representative informed you on Monday that the request to increase the fair market rent rate by 200% was under review in D.C. Could you clarify who provided this information? I wasn't present at that meeting, and my leadership is interested in knowing who the source might be.

"Can we get a progress update on whether those 6 are receiving units and when? Now that they have made progress through the process and units are available in the state, it would be great to see them actually start getting set up before the cold sets in."

Regarding the progress update on the six individuals being considered for housing units, I do want to clarify that there isn't a concrete ETA on when housing setups will begin or on specific unit assignments. I'll continue connecting with my supervisor to gain a clearer understanding of what we can expect moving forward.

Debris Removal:

Working this inquiry with my leadership at the moment.

Application and Housing Status:

Here's the latest on applicant status codes:

- No P-Code: 3 individuals
- P0-Code 3 (3rd Attempt to Contact – No Answer): 1 individual
- P-Code 1 (Applicant living in damaged dwelling): 4 individuals
- P-Code 2 (Applicant found another resource): 7 individuals
- P-Code 5 (Applicant to be considered for FEMA-provided housing unit): 5 individuals

From: Johnson IV, Howard <howard.johnsoniv@fema.dhs.gov>
Sent: Friday, November 1, 2024 9:46:31 PM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: Re: FYSA.

Jaime, I will make this my main priority for the next few days to get an answer or a response to these inquiries. I do know there's a lot of logistical aspects of staff being moved around as well as changing as you've seen with my position several times. I have to go to the field office tomorrow moving so if I am able to see anyone from individual assistance/logistics, I will run this past them on top of sending emails to those program areas.

#TeamTransylvania

From: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Sent: Friday, November 1, 2024 8:35:19 PM
To: Johnson IV, Howard <howard.johnsoniv@fema.dhs.gov>
Subject: RE: FYSA.

CAUTION: This email originated from outside of DHS. DO NOT click links or open attachments unless you recognize and/or trust the sender. Please select the Phish Alert Report button on the top right of your screen to report this email if it is unsolicited or suspicious in nature.

Hi, Howard! We are aware of this resource and pushed it out on our county social media already. Monday the FEMA housing logistics folks said that we have had about 500 properties register, but we do not have an update on whether that has resulted in any of our households with need getting into units. Can you get an update on that?

Additionally, here are some other updates that would be helpful to have:

1. We initially submitted a request for the fair market rent rate to be increased by 200% October 22. Monday the FEMA representatives said that the request was being considered in DC. Any update?
2. Monday's presentation also included that there are units staged in Hickory. When asked when those would actually get distributed, the statement was that they hoped to have people in housing by the holidays. Monica from FEMA's email earlier this week showed we had 6 to be considered for travel trailers or mobile units and 3 that were staying in their flooded homes. Can we get a progress update on whether those 6 are receiving units and when? Now that they have made progress through the process and units are available in the state, it would be great to see them actually start getting set up before the cold sets in.
3. We submitted a debris removal request for US Army Corps support into NCEM about two weeks ago. Last week we were told by the USACE representative in a meeting with Monica that they could remove debris from private property with right of entry forms signed. We started communicating with our HOAs interested in assistance that this was requested and waiting for a decision, but then the USACE representative yesterday when we met for your changeover from Monica said that they are only authorized to clear out of the public right of way. We had included in our request that we wanted debris removal from the rivers because of the large number of trees in the riverways from the flood and removal will help future floods keep from creating additional damage. Access to those sites will more often than not be on public right of way. The USACE and FEMA reps yesterday in our meeting encouraged us to reach out to NCEM because the decision rests with them. We followed up there today only to find that we are also supposed to enter a request into a FEMA portal as well. We have now followed that instruction as well and would like any updates on whether we will get approved for USACE support for debris removal and if that will have any possibility of assisting on private property in addition to the stream clearing of logs.
4. Any updates on how many applications from our county, how many approved for housing and status there?

Thanks!

Jaime

From: Johnson IV, Howard <howard.johnsoniv@fema.dhs.gov>
Sent: Friday, November 1, 2024 10:09 AM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: FYSA.

You don't often get email from howard.johnsoniv@fema.dhs.gov. [Learn why this is important](#)

Jaime, how's it going? I found some information regarding Direct Housing that may be of use for Transylvania County. I pulled this information from here: <https://www.fema.gov/fact-sheet/direct-temporary-housing-assistance-helene-survivors>

If there are any property owners or management companies interested in being involved with Direct Temporary Housing Assistance the below information is for them!

Direct Lease – FEMA may lease existing, ready-to-occupy residential properties for use as temporary housing. Eligible property types may include vacation rentals, corporate apartments, second homes, single-family homes, cooperatives, condominiums, townhouses and other readily fabricated dwellings. Direct Lease is for eligible applicants whose housing needs cannot be met with other direct temporary housing assistance options.

Multifamily Lease and Repair (MLR) – FEMA may fund the repair or improvement of existing vacant multi-family rental properties that eligible applicants can use for temporary housing.

Direct Temporary Housing Assistance;

- Soliciting interest in Direct Lease and MLR. FEMA posted requests for Information on SAM.GOV on October 7, 2024 for Direct Lease and MLR:

- Interested property owners or management companies must provide responses and comments no later than 5:00 PM EST, Nov. 6, 2024 via email to

fema-mlr_dr4827nc@fema.dhs.gov

fema_direct_lease_dr4827nc@fema.dhs.gov

- The email subject line should read:
RFI #70FBR425-MLR-DR4827NC Response: MLR-DR-4827-NC

Jaime Laughter

From: Jaime Laughter
Sent: Thursday, November 21, 2024 4:44 PM
To: kyle_bridges@budd.senate.gov
Subject: FW: IA Data.
Attachments: TSA TRANSYLVANIA.jpeg; IHP SUMMARY TRANSYLVANIA.jpeg

Kyle,

These are the reports that are being shared with me. Here's the numbers:

3,338 qualified for transitional sheltering. 58 have checked in at some point (33 currently checked in)

214 have been approved for repair or replace

3 have been approved for rental assistance (FEMA housing had said 6 and clarified that some of the 6 have been offered rental assistance, but they are waiting on them to finalize)

0 are showing on the report for direct housing (FEMA housing had said there was one that had been approved last week for a travel trailer and they were trying to get it placed by last Thursday. I have asked for an update on whether it got placed.

From: Johnson IV, Howard <howard.johnsoniv@fema.dhs.gov>
Sent: Monday, November 18, 2024 10:57 AM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>; Kevin Shook <Kevin.Shook@transylvaniacounty.org>; David McNeill <David.McNeill@transylvaniacounty.org>
Subject: IA Data.

Please see attachments for IA Data related to Transylvania County.

Jaime Laughter

From: Jaime Laughter
Sent: Thursday, November 21, 2024 4:45 PM
To: kyle_bridges@budd.senate.gov
Subject: FW: update

From: Jaime Laughter
Sent: Thursday, November 21, 2024 10:15 AM
To: Mandigo, Matthias <matthias.mandigo@fema.dhs.gov>; brenda.morris@ncdps.gov
Subject: update

Matthias and Brenda,

Good morning! I wanted to see if you could give me an update on status of housing for Transylvania. Here are the topics I am following up on:

- 1) We submitted three sites for review for placement of trailers. Have these been assessed yet?
- 2) Last week the report was 6 waiting for rental assistance and 1 trailer that was hoped to be placed last Thursday. Did the trailer get placed? How many are approved for rental assistance and how many in the pipeline?
- 3) We had one RV that was assigned through NCEM that came from the Baptist Housing Mission. Have any more come through in Transylvania?

Thanks!

Jaime

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

Jaime Laughter

From: Jaime Laughter
Sent: Thursday, November 21, 2024 4:46 PM
To: kyle_bridges@budd.senate.gov
Subject: FW: [External] RE: recovery housing update

Kyle- Here is the spreadsheet my staff created to try to supplement the coordination of needs with our nonprofits while we wait for case management.

 [Housing Needs Combined List.xlsx](#)

We are still receiving a few straggler requests for damage assessments, but I do not anticipate there will be a lot of those at this stage.

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

Jaime Laughter

From: Jaime Laughter
Sent: Friday, November 22, 2024 8:44 AM
To: kyle_bridges@budd.senate.gov
Subject: FW: [External] update

It felt like we were progressing with communication- now a change of the guard and its like we are starting over from scratch. I have submitted 3 sites on behalf of Transylvania County for review for unit placement no fewer than three different ways and I cannot get a straight answer on whether they have been evaluated yet. One is a federally owned camp site!

From: Jaime Laughter
Sent: Friday, November 22, 2024 8:40 AM
To: 'Morris, Brenda (NCEM)' <Brenda.Morris@ncdps.gov>
Cc: Chan, Ina <Ina.Chan@fema.dhs.gov>; Shird, Myra (NCEM) <myra.shird@ncdps.gov>
Subject: RE: [External] update

Good morning, Brenda, Ina and Myra!

These are not the three sites that we submitted in Transylvania County. Is there any way to see if the ones we submitted have been reviewed? We submitted them through the local FEMA coordinator, again through the email address FEMA housing provided and through NCEM when we were told that was another avenue.

The second question is based on what Matthias shared for Transylvania County. Can I get some clarity on where housing stands for Transylvania? The last update I had from Matthias was that there were 6 approved for rental assistance (3 receiving shown on the dashboard) and that they were waiting to hear if the ones approved finalized. There was a FEMA trailer for one family that was supposed to be placed last Thursday. Was it? Any others?

What is status of Donna Ledford family?

Thank you!

Jaime

From: Morris, Brenda (NCEM) <Brenda.Morris@ncdps.gov>
Sent: Thursday, November 21, 2024 4:13 PM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>

Cc: Chan, Ina <Ina.Chan@fema.dhs.gov>; Shird, Myra (NCEM) <myra.shird@ncdps.gov>
Subject: FW: [External] update

Jaime,

- 1) We submitted three sites for review for placement of trailers. Have these been assessed yet?
Per Dewberry Report: 1 site Feasible (Lower Browns) 12 RV Pads
1 Soft Infeasible (Harris MHP) 4 MHU Pads
1 No Status (Spruce Pine Storage & Apartments) 1 MHU
PAD
- 2) Last week the report was 6 waiting for rental assistance and 1 trailer that was hoped to be placed last Thursday. Did the trailer get placed? How many are approved for rental assistance and how many in the pipeline?
Who Identified / what report? Waiting for Rental assistance???
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- 3) We had one RV that was assigned through NCEM that came from the Baptist Housing Mission. Have any more come through in Transylvania- Yes, one RV went to Bracken family, and we had another one from United Methodist that went to Donna Ledford family, but they stated it was too small.

Mattias has been reassigned, let me introduce you to Ina Chan (FEMA IA Branch Director) and Myra Shird EM State Housing Coordinator. They will be leading the Direct Housing mission.

Respectfully,
Brenda D. Morris
Deputy Chief-Recovery
NC Department of Public Safety
Division of Emergency Management
(c) 919-594-7168
Brenda.morris@ncdps.gov
[Outlook for iOS](#)



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www.readync.org

From: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Sent: Thursday, November 21, 2024 10:15 AM

To: Mandigo, Matthias <matthias.mandigo@fema.dhs.gov>; Morris, Brenda (NCEM) <Brenda.Morris@ncdps.gov>
Subject: [External] update

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Matthias and Brenda,

Good morning! I wanted to see if you could give me an update on status of housing for Transylvania. Here are the topics I am following up on:

- 1) We submitted three sites for review for placement of trailers. Have these been assessed yet?
- 2) Last week the report was 6 waiting for rental assistance and 1 trailer that was hoped to be placed last Thursday. Did the trailer get placed? How many are approved for rental assistance and how many in the pipeline?
- 3) We had one RV that was assigned through NCEM that came from the Baptist Housing Mission. Have any more come through in Transylvania?

Thanks!

Jaime

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

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Jaime Laughter

From: Jaime Laughter
Sent: Tuesday, November 26, 2024 3:38 PM
To: kyle_bridges@budd.senate.gov
Subject: FW: possible temp housing sites

From: Jaime Laughter
Sent: Tuesday, October 22, 2024 9:09 AM
To: FEMA-COR-HELENEMILTON@FEMA.DHS.GOV
Subject: FW: possible temp housing sites

Please see two sites for FEMA review below that were submitted to NCEM as well for this purpose.

From: Jaime Laughter
Sent: Tuesday, October 15, 2024 8:47 AM
To: brenda.morris@ncdps.gov
Subject: possible temp housing sites

Brenda,

The need for temporary housing for Transylvania County is an immediate need and a concern that we have for those going through the FEMA application process. There are not hotels in our county accepting fema vouchers and there are not units to rent so we have families continuing to live in flooded homes so we would like to explore being able to bring in FEMA trailers. The first site that came to mind for us in Transylvania County is the Davidson River Campground in Pisgah National Forest (1 Davidson River Cir, Pisgah Forest, NC 28768). The property is federally owned. There is a private property owner that has also expressed interest named Tore Borhaug and the addresses for the property are: 114, 216,218 Deerlake Road, Brevard. This is a total of 16.5 acres.

As we continue to work with our nonprofit partners, it would be very helpful to get an understanding as soon as possible how people would qualify for the FEMA trailers and what the terms would look like so that we can focus on those who may not be able to use that option. Is there any way to get information on that? Do tenants in those pay rent? Is there a priority for certain applicants over others? Who pays for the site costs (improvements, rental of site, etc?).

Thanks!

Jaime

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

Jaime Laughter

From: Jaime Laughter
Sent: Friday, November 22, 2024 12:52 PM
To: Bridges, Kyle (Budd)
Cc: Helsley, David (Budd)
Subject: RE: [External] RE: recovery housing update

We have some notes in the notes column if they have shared that they have. We have not been able to get a cross reference with FEMA or NCEM to know for sure so we are relying on what they share individually. We can't even get information on whether the ones showing in the FEMA reports overlap with the needs we have on the list.

From: Bridges, Kyle (Budd) <Kyle_Bridges@budd.senate.gov>
Sent: Friday, November 22, 2024 11:36 AM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Cc: Helsley, David (Budd) <David_Helsley@budd.senate.gov>
Subject: RE: [External] RE: recovery housing update

Jaime

I'm looping in David Helsley, our Director of Constituent Service. Do we know if these folks have applied for FEMA reimbursement?

Kyle Bridges
State Director
Senator Ted Budd
336-941-4470

From: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Sent: Thursday, November 21, 2024 4:46 PM
To: Bridges, Kyle (Budd) <Kyle_Bridges@budd.senate.gov>
Subject: FW: [External] RE: recovery housing update

Kyle- Here is the spreadsheet my staff created to try to supplement the coordination of needs with our nonprofits while we wait for case management.

 [Housing Needs Combined List.xlsx](#)

We are still receiving a few straggler requests for damage assessments, but I do not anticipate there will be a lot of those at this stage.

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

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Jaime Laughter

From: Jaime Laughter
Sent: Tuesday, November 26, 2024 3:38 PM
To: kyle_bridges@budd.senate.gov
Subject: FW: Woodland Terrace - Habitat property for FEMA Trailers
Attachments: Parcel_8585-34-0702-000-1 Transylvania Habitat.pdf

This was also sent to a NCEM email address I was later directed to, but the email address below was provided by FEMA housing for me to submit sites.

From: Jaime Laughter
Sent: Thursday, October 24, 2024 10:01 AM
To: FEMA-COR-HELENEMILTON@FEMA.DHS.GOV
Subject: FW: Woodland Terrace - Habitat property for FEMA Trailers

This is another site that is interested in hosting a congregate site for FEMA.

From: Angie Hunter <angie.hunter@transylvaniahabitat.org>
Sent: Thursday, October 24, 2024 9:58 AM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Cc: Ashley Minery <ashley.minery@transylvaniacounty.org>; Jeffrey Adams <Jeffrey.Adams@transylvaniacounty.org>
Subject: Woodland Terrace - Habitat property for FEMA Trailers

Good morning Jamie,

Attached is the information about the Habitat property we would like FEMA to consider as a congregate site. Please keep me updated on any discussions with FEMA regarding their interest, and I'll keep you informed on progress from our end as well.

It was great to have you and Ashley at the Coalition meeting on Tuesday. I appreciate your time and input.

Angie



Angie Hunter
Executive

Phone 828-884-3902

Email angie.hunter@transylvaniahabitat.org

Address 692 Ecusta Road, Brevard, NC 28712

Web www.transylvaniahabitat.org



Jaime Laughter

From: Jaime Laughter
Sent: Tuesday, November 26, 2024 3:39 PM
To: kyle_bridges@budd.senate.gov
Subject: housing information

Here is an explanation of some of the housing numbers I have seen. My team created a database to work on the households that reached out to local housing assistance corp, habitat and our county staff saying they needed housing and that one had almost 40 last time I checked. We put the spreadsheet together locally to supplement coordination while NCEM is hiring the case manager we have been approved for (hiring is taking a long time).

What I see in our numbers is that very few are getting to the stage of rental assistance or qualifying for a unit to be placed. I have not been able to get anything (and have tried multiple times) that explains whether the low numbers are a product of application processing time, denials or people not applying. Here is what I do know from the last update I could get:

*Two weeks ago I was told by a housing representative that has now been reassigned that our county had 6 who were approved for rental assistance and one for a unit that was supposed to be placed a week and a half ago. The IA report I received early last week only showed 3 getting rental assistance. I was told that is because some have qualified, but FEMA is waiting on them to confirm they are ready to accept and use them. I have followed up three times to see if the unit was placed and cannot get an answer.

*The last IA report I have is from a week ago and it shows numbers that do not make sense overall. The number of people registered and eligible for Transitional shelter vs the ones showing as receiving it are dramatically different:

4,512 Total Registrations for Pennsylvania

For housing, 80 report emergent needs, 696 short term needs and 3,684 are currently housed

For Transitional Housing assistance, 3,337 were eligible and 3,308 are eligible for the extended period, but only 58 cumulative have checked in to hotels.

For housing assistance, 214 qualify for repair or replacement, but only 3 were receiving rental assistance, 0 showing with direct housing and 6 in a waiting period. I will forward you those two emails showing the reports.

In county, between HAC (8 units) and Habitat (7 units) we have 15 RVs placed. There is another one that NCEM got through Baptist Housing Mission so our local effort to help with the housing needs is being more effective.

Jaime Laughter

From: Jaime Laughter
Sent: Tuesday, November 26, 2024 8:28 AM
To: Morris, Brenda (NCEM); Chan, Ina; Shird, Myra (NCEM)
Cc: Johnson IV, Howard
Subject: RE: [External] update

Good morning! I am following up again on this email with questions. My local elected officials are asking these as well and I still don't have answers for them.

Brenda did share with me three sites that she has that have been approved, but I am asking about the three I submitted to FEMA and NCEM requesting review. Let me know if you need copies of those.

Since it was about a week ago to get an update on status of NCEM Case Management can I also get a response on that?

From: Jaime Laughter
Sent: Friday, November 22, 2024 8:41 AM
To: 'Morris, Brenda (NCEM)' <Brenda.Morris@ncdps.gov>
Cc: Chan, Ina <Ina.Chan@fema.dhs.gov>; Shird, Myra (NCEM) <myra.shird@ncdps.gov>
Subject: RE: [External] update

Good morning, Brenda, Ina and Myra!

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What is status of Donna Ledford family?

Thank you!

Jaime

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Sent: Thursday, November 21, 2024 4:13 PM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Cc: Chan, Ina <Ina.Chan@fema.dhs.gov>; Shird, Myra (NCEM) <myra.shird@ncdps.gov>
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Mattias has been reassigned, let me introduce you to Ina Chan (FEMA IA Branch Director) and Myra Shird EM State Housing Coordinator. They will be leading the Direct Housing mission.

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Deputy Chief-Recovery
NC Department of Public Safety
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(c) 919-594-7168
Brenda.morris@ncdps.gov
Outlook for iOS



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Jaime

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

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Jaime Laughter

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Subject: FW: possible temp housing sites

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The need for temporary housing for Transylvania County is an immediate need and a concern that we have for those going through the FEMA application process. There are not hotels in our county accepting fema vouchers and there are not units to rent so we have families continuing to live in flooded homes so we would like to explore being able to bring in FEMA trailers. The first site that came to mind for us in Transylvania County is the Davidson River Campground in Pisgah National Forest (1 Davidson River Cir, Pisgah Forest, NC 28768). The property is federally owned. There is a private property owner that has also expressed interest named Tore Borhaug and the addresses for the property are: 114, 216, 218 Deerlake Road, Brevard. This is a total of 16.5 acres.

As we continue to work with our nonprofit partners, it would be very helpful to get an understanding as soon as possible how people would qualify for the FEMA trailers and what the terms would look like so that we can focus on those who may not be able to use that option. Is there any way to get information on that? Do tenants in those pay rent? Is there a priority for certain applicants over others? Who pays for the site costs (improvements, rental of site, etc?).

Thanks!

Jaime

Jaime Laughter, AICP, ICMA-CM
County Manager
Transylvania County

Jaime Laughter

From: Jaime Laughter
Sent: Wednesday, November 27, 2024 1:42 PM
To: Shird, Myra (NCEM)
Cc: Morris, Brenda (NCEM); Chan, Ina
Subject: Re: Avery Update

Myra,

The locations you have listed are not the three we submitted. Your email says Avery. Is this response meant for Avery or Transylvania county? This is the second time I have received a response on sites reviewed that are not in my county and I have been submitting site requests for over a month to fema and Ncem.

We have done what we can locally but the lack of coordination at state and federal with our local effort is a problem that we hope case management can bridge. We have shared with Ncem and fema a spreadsheet of needs we know about locally that we have been working off of and it is a live hosted spreadsheet. We have been told we can't get any information to cross reference our list and what is happening with household assistance.

I am incredibly disappointed at the lack of communication, organization and progress from our state and federal partners as is our local elected leaders and community partners. The frustration continues to grow.

You are maybe the 20th person I have had to update with this information so I apologize if this seems harsh, but rotating responsibilities and no accountability to follow up is exactly why progress seems minimal.

Jaime

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From: Shird, Myra (NCEM) <myra.shird@ncdps.gov>
Sent: Wednesday, November 27, 2024 10:03:52 AM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>

Cc: Morris, Brenda (NCEM) <Brenda.Morris@ncdps.gov>; Chan, Ina <Ina.Chan@fema.dhs.gov>
Subject: Avery Update

Good morning, Jaime,

I was unable to get the depth of detail until this morning. Excuse the delay.

Based on FEMA data, these are the answers to your questions.

1. We submitted three sites for review for placement of trailers. Have these been assessed yet?

Two of those sites have been evaluated. These are the findings:

Lower Browns is feasible to put 12 RV pads. Harris Mobile Home Park has potential for 4 Mobile Home Units to be placed there. It is in what is called "soft feasible." The site for the one MHU pad at The Spruce Pine Storage & Apartment has not been evaluated. These properties have not moved to the contracting queue. Negotiations may still be underway between the owner and the FEMA Contracting Representative.

2. Last week the report was 6 waiting for rental assistance and 1 trailer that was hoped to be placed last Thursday. Did the trailer get placed? How many are approved for rental assistance and how many in the pipeline?

Currently, per FEMA IA, there are 20 Rental Resources listed for Transylvania. Six households have been approved for FEMA's Direct Housing. One of the Households is awaiting for an inspection to be completed on their private site. The other five are awaiting assignments to commercial parks. Those survivors can request rental assistance from FEMA. They will need to provide a lease agreement to show the expense. Based on a 1/26/24 FEMA Housing Assistance Report, 11 Households have received rental assistance this far.

3. We had one RV that was assigned through NCEM that came from the Baptist Housing Mission. Have any more come through in Transylvania?

Unfortunately, I do not have visibility on Baptist Home Mission data.

You also asked the status of North Carolina Disaster Case Management.

Hiring has begun for North Carolina Disaster Case Managers. In the meantime, I have also been extremely encouraged by the counties that have already begun some version of local case management to get ahead of the curve.

Please feel free to reach out directly if I can support you with any additional Housing questions or concerns.

Looking forward.

Myra

Myra M. Shird, PhD
State Housing Coordinator
NC Department of Public Safety
Division of Emergency Management,
Cell (336) 918-0650
Myra.shird@ncdps.gov
www.ncdps.gov

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Appendix D

Jaime Laughter

From: Meagan O'Neal
Sent: Wednesday, March 19, 2025 10:17 PM
To: Jaime Laughter
Subject: FEMA Inconsistencies
Attachments: DR4827NC-Transylvania County -Weekly Meeting Notes 1-30-2025.pptx; DR4827NC-Transylvania County -Weekly Meeting Notes 2-13-2025.pptx; DR4827NC-Transylvania County -Weekly Meeting Notes 1-9-2025.pptx; RE: Cat A project review and submittal - Transylvania County; FW: Thursday meeting

County Manager:

Below are approximate meeting dates and inconsistent information I have received since applying for FEMA Public Assistance. I will attach any backup I can find on any of these items. Some of the Power Points attached are examples of the types of notes taken during our meetings with FEMA representatives.

During initial meetings with our PDMG (Exploratory Call on 11/13/24 & Recovery Scoping Meeting on 12/12/24) we were instructed to track every outcome that was a result of the storm. During the Recovery Scoping we were told we could not apply for reimbursement of lost revenue, however if we were covering the costs for the residents (ie: tipping/scale fees at the landfill) then that would be applicable. We were also instructed to apply for everything we could think of and if FEMA deemed it ineligible they would deny the claim and we would know we tried for everything we could. At that time we began charging all storm related debris to the County account at the landfill during initial cleanup for the safety of the public. Then when we turned in our Cat A & Cat B breakdown for expedited funding, we were told by the same PDMG the scale fees the county was covering was considered lost revenue. I explained how our Landfill is an Enterprise fund and operates as a business, and the landfill would be sending a bill for the \$92,000 to the county and the county would pay the bill to the landfill. So this will be an expense to the County's general fund. There has been no confirmation on whether or not the \$92,000+ will be an allowable expense in our reimbursement claim.

At the Recovery Scoping Meeting we set a meeting schedule which was almost immediately changed when the recurring meeting invite was sent out. There have been many changes in the schedule, meeting locations and last minute cancellations since January. The lack of meeting communication is frustrating on our end because of other County obligations. When the meetings do occur and we asked questions, the questions were added to the power point in which the PDMG uses to take notes, but we have not received any confirmed answers to our questions, other than the change in original information that we cannot claim landfill fees for Debris Removal Cat A claims.

We did not charge FEMA or Red Cross rent on any of our properties used for shelters or DRC locations because staff recalled being told during a meeting the County would be able to claim dates of use and be reimbursed per square foot for the space used. This would offset utilities and programs that had to be cancelled from those locations. After the DRC closed and all shelters closed, we added this information to our Cat B expenses and were then told this was not reimbursable. We were told by PDMG we should have created a rental agreement with FEMA and Red Cross before they moved into those

spaces in order to recoup the cost to our operations. There is no reimbursable claim for our facilities being inaccessible to regular entities renting space or programs that had to be cancelled.

On February 13th during our PDMG meeting we reviewed the breakdown I created for the Cat A & Cat B expedited funding. The PDMG had concerns about the classification of some items listed so I created an updated list and sent it to her. At the next meeting on February 20th she provided a tentative total for our expedited funding but used the old list and took our everything that I had reclassified the prior week. On February 20th I resent the correct information to her. I have since received several drafts of the expedited funding, was told I needed to sign, then immediately after told it needed revisions and to not sign yet. We still do not have confirmation of expedited funding for our Cat A & Cat B expenses.

During a meeting with our Debris Removal group from USACE and NCEM on 1/31/25 where the PDMG was present, they stated they would be hosting bi-weekly meetings on the same days of our already scheduled meeting. During that meeting the PDMG told me in front of 5 other County staff that we could combine our meetings into that one to consolidate time spent, however the following week when I asked her if she would be recalling the meeting invite off calendars, she told me she never said anything about combining meeting times. I double checked with other staff at the meeting on 1/31/25 and they all heard the same thing.

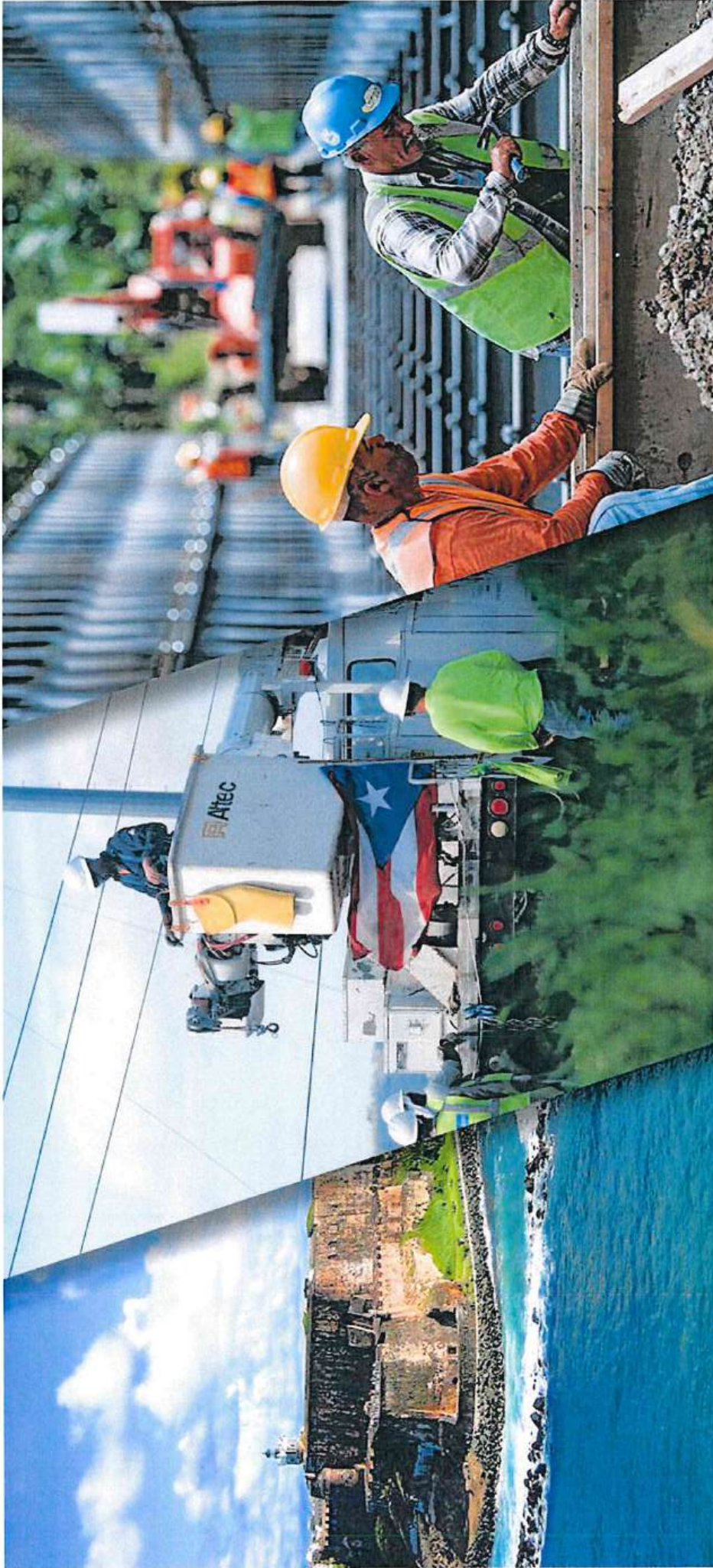
The inconsistency of information has been beyond frustrating in this entire process. We ask questions, trying to work within the guidelines, receive guidance on what we need to do, we complete that, then are told it doesn't qualify and we will not get reimbursed. The amount of misinformation that is given verbally with no follow up in writing to confirm is frustrating in a field where public record, following guidelines and tracking information is key to ensuring everyone is on the same page.

Thank you for your time.

Meagan O'Neal
Finance Director
Transylvania County
101 South Broad Street
Brevard NC 28712
Office: 828-884-1931
Fax: 828-884-3119



TRANSYLVANIA
COUNTY
NORTH CAROLINA



Applicant Meeting

DR-4827-NC

Transylvania County



FEMA

**1/30/2025
@9:00 A.M.**

Meeting Attendees

Applicant:

- Meagan Oneal, Finance Director, Transylvania County, Meagan.oneal@transylvaniacounty.org
- Jennifer Wright, Budget Management Analyst, Transylvania County, Jennifer.wright@transylvaniacounty.org

Recipient:

- Sheyla Hilton, NCEM, sheyla.hilton@ncdps.gov

FEMA:

- Michelle Nevarez-Sierra, PDMG, FEMA, michelle.nevarez-sierra@fema.dhs.gov



Meeting Agenda

- Update Damage Inventory
- Create Projects for unassigned DIs
- Go over documentation required
- Cat B project – EXP – applicant working on estimate, will meet next week to formulate the project.

Discussion

Damage Inventory:

- Update DI descriptions

Eligibility consults:

- Rental costs for DRC and Red Cross facilities
- Residential construction permit fees – County is covering the fees for residents
- Loss of revenue for State mandated waived fees
- Cat B clarification – school used their fuel truck to provide fuel to the county, county paid the school, county is claiming – County eligible to claim.
- Landfill operating expenses

Project Grouping and Formulation:

- Formulate projects for unassigned Dis

Debris Removal:

- NCDOT/USACE/County jurisdictions – pending resolution , f. up with Christina Willis on our end.
- PPDR – County states that USACE is taking care of PPDR. Confirm with USACE. USACE requesting ROE's. Work ongoing.
- Waterway Debris – USACE coordinating with County to remove.

Site Inspections:

- Begin coordinating site visits



Discussion

- **Cat B project – Expedited**
 - Meagan – preliminary estimate of \$909,235.00. Cost breakdown in FAL, FAE, materials, contracts, rental equipment, other...
 - Applicant submitted cost chart to PDMG and will remove landfill operation costs to be added to the cat A workbook.
 - Private roads and bridges – applicant still performing emergency work
- **Cat A project – Debris Removal**
 - FAL costs
 - FAE costs
 - Landfill operating expenses –
 - Debris monitoring –
 - The Applicant needs to provide:
 - Estimated debris quantities by type (required for all uncompleted work);
 - Photographs of debris impacts, if available;
 - Location of temporary reduction sites and permanent disposal sites (required);
 - Copies of permits for reduction and disposal sites (required);
 - Quantities of debris removed, reduced, disposed, and recycled (by type) with load tickets to support quantities (required if contracted, FEMA reviews a representative sample);
 - Tower logs (required if contracted, FEMA reviews a representative sample);
 - Documentation to substantiate legal responsibility (required);
 - The basis of the immediate threat determination (required);
 - Location of debris (required); and
 - Documentation to substantiate the debris was deposited by the incident and was not pre-existing (e.g., waterway soundings that show pre-and post-incident levels) (required).

Discussion

- Damage inventory grouping for project formulation
 - Applicant met to group projects
 - Pending insurance settlement
 - Applicant will amend Damage Inventory line items to include:
 - Damage description – facility and damage
 - Estimated costs
- Group projects based on insurance settlement
- Sheyla Hilton ,State POC, informed that the State Granted a Blanket Time extension for Cat A and B – from March 28th to September 28, 2025.

Damages

Damage #	Project	Category	Name	Damage Description	Address	Latitude	Longitude	% Work Complete	Mitigation (Yes/No)	Insured (Yes/No)	Approx. Cost	Type of Labor (P, A, C or Both)	Applicant Priority	Damage Survey Complete?	Comments
1473151	[790651] TC001 - Debris Removal	A	Damage for Project [790651] TC001 - Debris Removal					50%			\$ -		Urgent	No	
1473966	[790660] Pennsylvania County - Small Exp-ERM Project	B	Damage for Project Transylvania County - Small Exp-ERM Project					50%			\$ -		Urgent	No	
1472851	Unassigned	C	Road	Road damage	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472854	Unassigned	C	Culvert	Culvert Damage	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1413065	Unassigned	D	Landfill Sediment Pond	Sediment pond clogged with storm related debris and silt	500 Howell Road	35.212	-82.72838	0%			\$ 50,000.00		Medium	No	
1472857	Unassigned	E	Vehicles	2 vehicles damaged due to flood damage	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472858	Unassigned	E	Animal Shelter	Animal shelter damaged due to tropical storm	155 Public Safety way	35.26417	-82.71368	0%			\$ -		High	No	



FEMA

Damages

Damage #	Project	Category	Name	Damage Description	Address	Latitude	Longitude	% Work Complete	Mitigation (Yr/Mo)	Insured (Yr/Mo)	Approx. Cost	Type of Labor (PA, C or Bob)	Applicant Priority	Damage Survey Complete?	Comments
1472861	Unassigned	E	Administrative Building	Administrative Building damaged.	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472862	Unassigned	E	Park Airport	350 Greenville Highway	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472865	Unassigned	E	Generators	Generators damaged due to flooding and power outages	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1473150	Unassigned	E	Solid Waste Facility	Flooded	155 Public Safety Way	35.26417	-82.71368	0%			\$ 20,000.00		High	No	
1486098	Unassigned	E	County Courthouse - roof and wall water damage	Wind driven rain damaged roof and wall sections.		37	-82	0%			\$ 30,000.00		High	No	
1472868	Unassigned	G	Park Fences and turf	Damaged	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472872	Unassigned	G	Fitness Course	Damaged Fitness Course	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472874	Unassigned	G	Walking Trails	Walking Trails damaged.	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	



Damage Inventory

- DI 1473150 – applicant considering buyout, solid waste facility flooded, and applicant is seeking assistance from state,
- Additional damages:
 - Courthouse – sheetrock water damage – roof and wall infiltration, wind driven rain

Projects

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost
790560	B - Emergency Protective Measures	Transylvania County Town- Small EXP-EPM Project	Expedited	Pending Application Completion	1	\$ -
790651	A - Debris Removal	TC001 - Debris Removal	Expedited	Pending Application Completion	1	\$ -



Project Formulation

- PDMG will create projects based on logical grouping
- Essential Elements of Information (EEIs)
- Streamlined Projects – Category A and B

Insurance

- **Verify Insurance Coverage**
- **Insurance policy – requested**
- **Applicant received more information on insurance coverage**
- **Admin Building – 80k**
- **2 generators – 150k**
- **Solid waste facility – 20k – not reaching deductible, will not be covered by insurance**
- **Airport – insurance – flood hazard area**
- **Courthouse – insurance claim**
- **Park fences and turf – insurance settlement – 80k**
- **Fitness course – insurance settlement – 170k**
- **Walking trails – assessing – pending insurance claim**
- **Landfill sediment pond – pending insurance claim**
- **Landfill road washout – pending insurance claim**
- **Culvert damage -**

Documents submitted by the Applicant

- Pay Policy – submitted
 - OT rate – TBD
- Procurement Policy – pending
- Insurance Policy – pending

Site Inspections

- Provide a complete narrative on what was damaged with materials, dimensions, location, etc... Should also provide a complete Scope of Work on the repairs and actual costs. If available, please provide photos of damaged and restored facility.

Wrap Up and Next Steps

Applicant:

- Update DI list
- Group projects
- Work on Cat A and P project estimates

Next Meeting:
February 13, 2025,
9:00 am

FEMA:

- Prepare project development plan – 30 to 60 day plan
- Schedule site inspections
- Formulate projects
- Update DI information

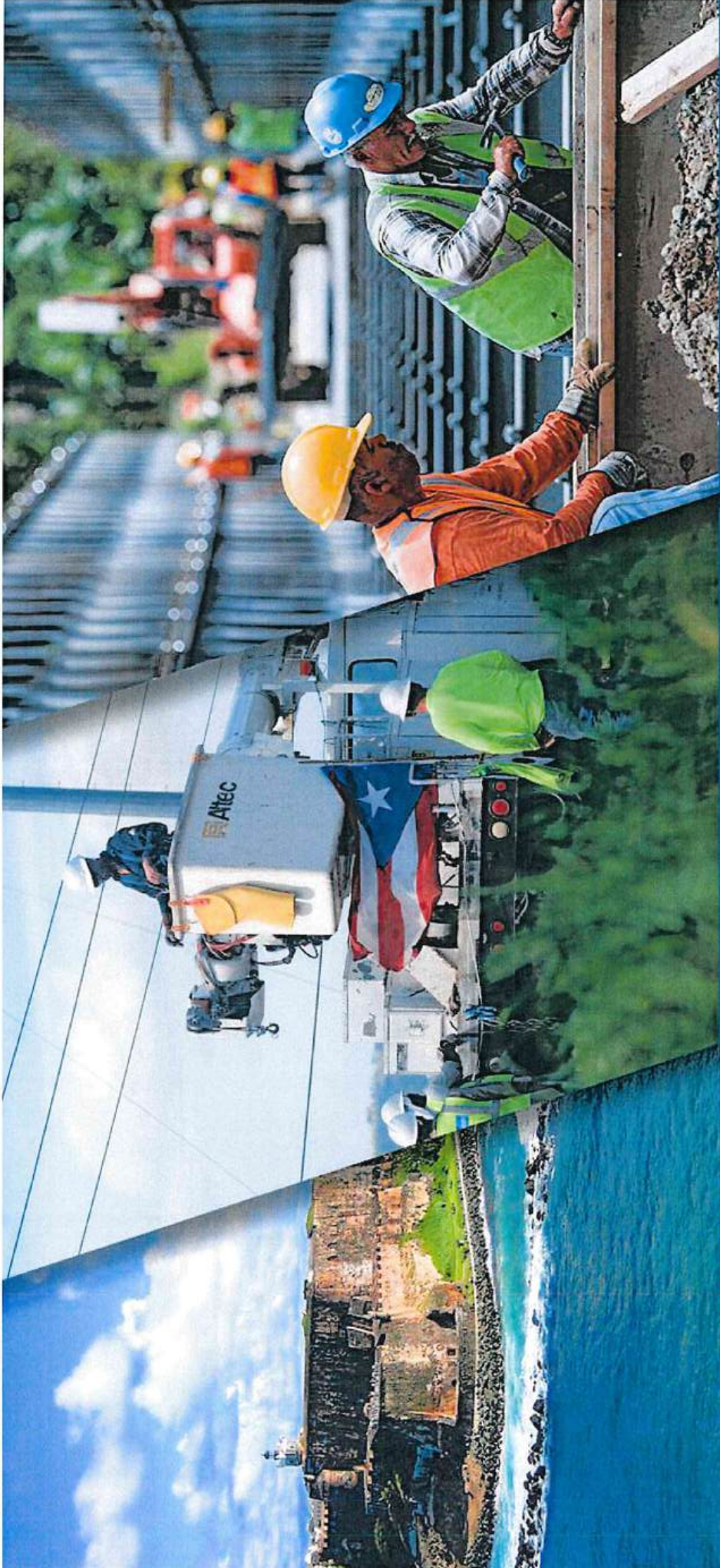


Questions & Discussion

Challenges, Innovation, the way forward



FEMA



Applicant Meeting

DR-4827-NC

Transylvania County



FEMA

**2/13/2025
@9:00 A.M.**

Meeting Attendees

Applicant:

- Meagan Oneal, Finance Director, Transylvania County, Meagan.oneal@transylvaniacounty.org
- Jennifer Wright, Budget Management Analyst, Transylvania County, Jennifer.wright@transylvaniacounty.org

Recipient:

- Stacey @ncdps.gov

FEMA:

- Michelle Nevarez-Sierra, PDMG, FEMA, michelle.nevarez-sierra@fema.dhs.gov
- Dorothy



Meeting Agenda

- Update Damage Inventory
- Site Inspections
- Projects
- Cat B project – EXP – applicant working on estimate, will meet next week to formulate the project.

Projects

Damage #	Work Order #	Project #	Category	Project Title	Name	Damage Description	Address	Latitude	Longitude	Project Process Step	Start Date	Date Impacted	% Work Complete	Agency Cost	Project Status
1412065	104876	809837	D	Landfill - Access Road, Culvert and Sediment Pond	Landfill Sediment Pond	Sediment pond clogged with storm related debris and dirt	500 Howell Road, Brewster, North Carolina, 28712	35.212	-82.721382	Pending Initial Project Development	Requested for 2/24/2025 08:00 AM		0%	\$ 50,000.00	Physical Site Inspection/Restoration
1472851	104876	809837	C	Landfill - Access Road, Culvert and Sediment Pond	Landfill Access Road	Gravel road without raised by flooding	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 2/24/2025 08:00 AM		0%	\$ 100,000.00	Physical Site Inspection/Restoration
1472854	104876	809837	C	Landfill - Access Road, Culvert and Sediment Pond	Landfill Culvert	Culvert Damage	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 2/24/2025 08:00 AM		0%	\$ 100,000.00	Physical Site Inspection/Restoration
1472857	104884	809875	E	Vehicles and Equipment	Sheriff Department Patrol Car	1 vehicle damaged due to flooding	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 3/18/2025 07:00 AM		0%	\$ 80,000.00	Virtual Tabletop Site Inspection
1472858	104881	809882	E	Old Rounan Highway Animal Shelter	Old Rounan Highway Animal Shelter	Animal shelters damaged due to tropical storm	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 3/18/2025 08:00 AM		0%	\$ 200,000.00	
1472861	104883	809890	E	Administrative Building	Administrative Building	Administrative Building damaged	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 3/13/2025 07:00 AM		0%	\$ -	
1472862	104882	809896	E	Park Airport	Park Airport	150 Greenville Highway	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 3/13/2025 07:00 AM		0%	\$ -	
1472865	104884	809875	E	Vehicles and Equipment	Generators	Generators damaged due to flooding and power outages	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 3/18/2025 07:00 AM		0%	\$ -	
1472868	104879	809886	G	Park, Fitness Courts, Walking Trails	Park Traces and turf	Damaged	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 2/26/2025 08:00 AM		0%	\$ -	
1472872	104879	809886	G	Park, Fitness Courts, Walking Trails	Fitness Courts	Damaged Fitness Courts	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 2/26/2025 08:00 AM		0%	\$ -	
1472874	104879	809886	G	Park, Fitness Courts, Walking Trails	Walking Trails	Walking Trails damaged	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 2/26/2025 08:00 AM		0%	\$ -	
1472966	790560	809907	B	Transylvania County - Small EMF-EPM Project	Damage for Project Transylvania County - Small EMF-EPM Project					Pending Application Completion	Not Required		50%	\$ -	Streamlined Project Application
1473150	104880	809907	E	Solid Waste Facility	Solid Waste Facility	Flooded	355 Public Safety Way, Brewster, North Carolina, 28712	35.264171	-82.713668	Pending Initial Project Development	Requested for 3/20/2025 08:00 AM		0%	\$ 26,000.00	
1473151	790551	790551	A	TC001 - Debris Removal	Damage for Project TC001-TC001- Debris Removal					Pending Application Completion	Not Required		50%	\$ -	Streamlined Project Application
1486998	104884	809911	E	County Courthouse	County Courthouse - roof and wall water damage	Wind driven rain damaged roof and wall sections		37	-82	Pending Initial Project Development	Requested for 1/18/2025 07:00 AM		0%	\$ 30,000.00	

Site Inspections 13 Dns



FEMA

Discussion

Damage Inventory and Proposed WO inspection itinerary:

- Pending applicant confirmation of proposed dates or new dates based on availability
- Applicant is working on updating DI descriptions, estimated cost, address, lat. and long.

Eligibility consults:

- Rental costs for DRC and Red Cross facilities – need copy of agreement – may be loss of revenue
- Residential construction permit fees – County is covering the fees for residents – may be loss of revenue
- Loss of revenue for State mandated waived fees
- Landfill operating expenses – Cat A project

Project Creation:

- Project grouping approved by Applicant
 - Combine projects 911 and 890 into 1 project
- Applicant provided preliminary costs for A and B projects

Debris Removal:

- PP Demolition – USACE
- PPDR - USACE
- Waterway Debris – USACE coordinating with County to remove.

Recipient:

- Transylvania County needs to complete a funding agreement with the State
- Also, verify if applicant has access to EM Grants
- W9



Discussion

- **Cat B project – Expedited**
 - Meagan – preliminary estimate of \$909,235.00. Cost breakdown in FAL, FAE, materials, contracts, rental equipment, other...
 - Applicant submitted cost chart to PDMG and will remove landfill operation costs to be added to the cat A workbook.
 - Private roads and bridges – applicant still performing emergency work
- **Cat A project – Debris Removal**
 - FAL costs
 - FAE costs
 - Landfill operating expenses –
 - Debris monitoring –
 - The Applicant needs to provide:
 - Estimated debris quantities by type (required for all uncompleted work);
 - Photographs of debris impacts, if available;
 - Location of temporary reduction sites and permanent disposal sites (required);
 - Copies of permits for reduction and disposal sites (required);
 - Quantities of debris removed, reduced, disposed, and recycled (by type) with load tickets to support quantities (required if contracted, FEMA reviews a representative sample);
 - Tower logs (required if contracted, FEMA reviews a representative sample);
 - Documentation to substantiate legal responsibility (required);
 - The basis of the immediate threat determination (required);
 - Location of debris (required); and
 - Documentation to substantiate the debris was deposited by the incident and was not pre-existing (e.g., waterway soundings that show pre-and post-incident levels) (required).

Highlights

- DI 1473150 – applicant considering buyout, solid waste facility flooded, and applicant is seeking assistance from state



Project Status

- Send Essential Elements of Information (EElS) to applicant to complete
- Streamlined Projects – Category A and B – PDMG will complete formulation based on applicant’s estimates. Both projects are Small Expedited Projects

Insurance

- Verify Insurance Coverage
- Insurance policy – requested
- Applicant received more information on insurance coverage
- Admin Building – 80k
- 2 generators – 150k
- Solid waste facility – 20k – not reaching deductible, will not be covered by insurance
- Airport – insurance – flood hazard area
- Courthouse – insurance claim
- Park fences and turf – insurance settlement – 80k
- Fitness course – insurance settlement – 170k
- Walking trails – assessing – pending insurance claim
- Landfill sediment pond – pending insurance claim
- Landfill road washout – pending insurance claim
- Culvert damage -

Documents submitted by the Applicant

- Pay Policy – submitted
 - OT rate – TBD
- Procurement Policy – pending
- Insurance Policy – pending

Site Inspections

- Provide a complete narrative on what was damaged with materials, dimensions, location, etc... Should also provide a complete Scope of Work on the repairs and actual costs. If available, please provide photos of damaged and restored facility.

Wrap Up and Next Steps

Applicant:

- Update DI list
- Confirm site inspection dates
- Work on EEIs

FEMA:

- Formulate Cat A and B projects
- Confirm site inspection schedule

Recipient:

Next Meeting:
February 26, 2025,
9:00 am



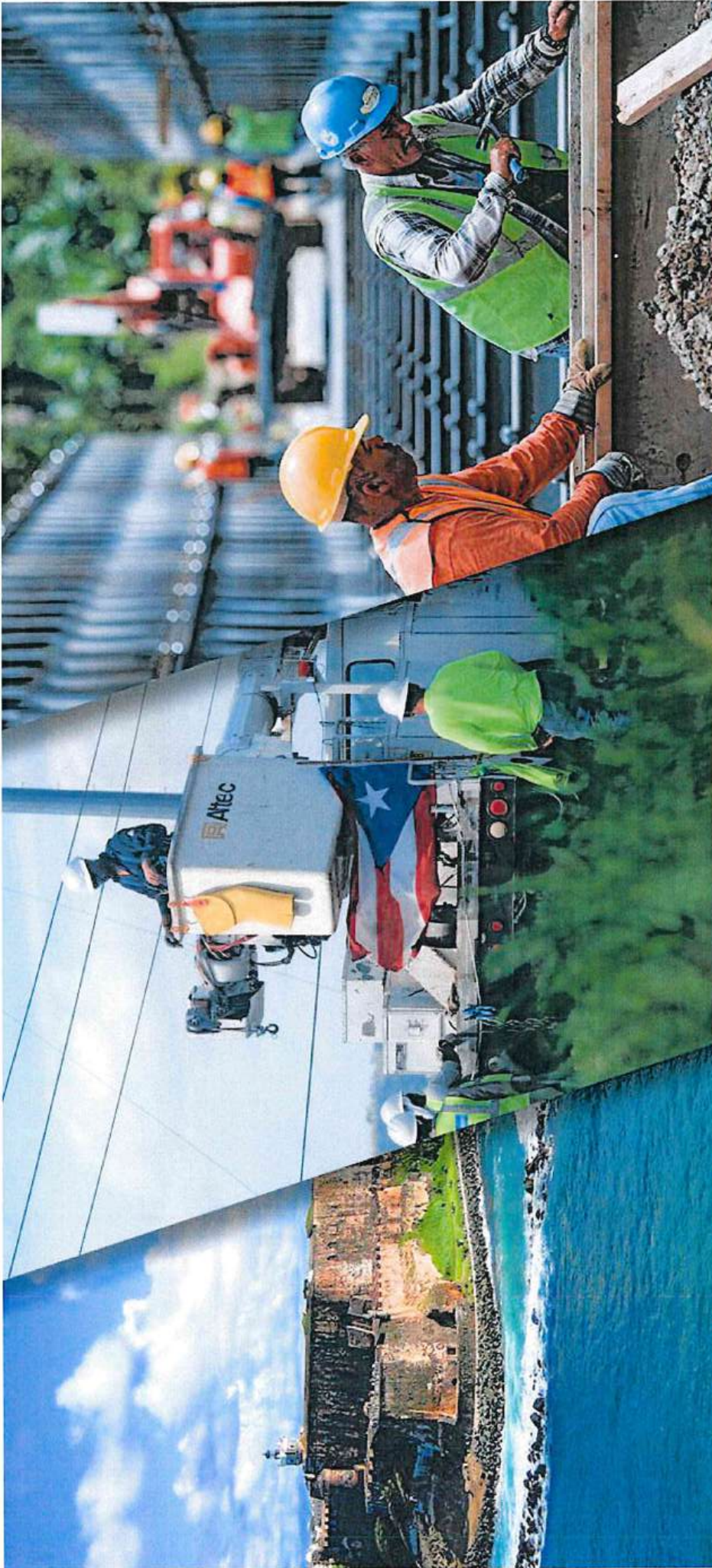


Questions & Discussion

Challenges, Innovation, the way forward



FEMA



Applicant Meeting

DR-4827-NC

Transylvania County



FEMA

**1/30/2025
@9:00 A.M.**

Meeting Attendees

Applicant:

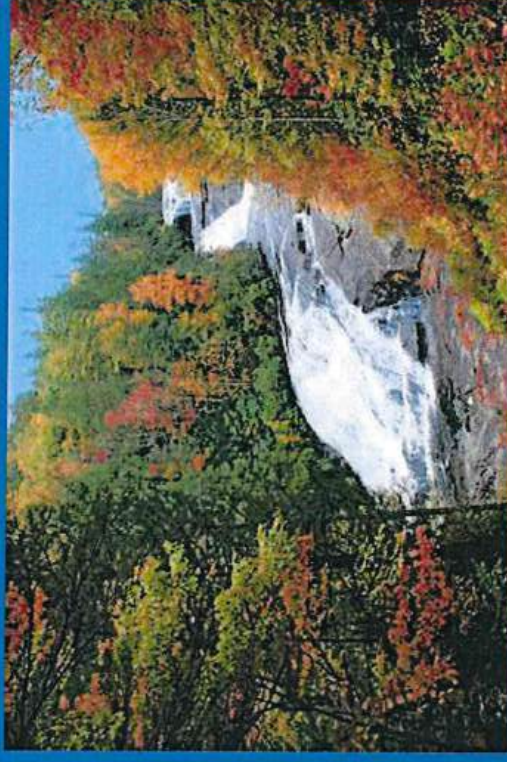
- Meagan Oneal, Finance Director, Transylvania County,
Meagan.oneal@transylvaniacounty.org

Recipient:

- Meghan Hicks, NCEM,

FEMA:

- Michelle Nevarez-Sierra, PDMG, FEMA, michelle.nevarez-sierra@fema.dhs.gov



Meeting Agenda

- Update Damage Inventory
- Create Projects for unassigned DIs
- Go over documentation required
- Cat B project – EXP – applicant working on estimate, will meet next week to formulate the project.

Declaration Summary

- Event type – Tropical Storm Helene
- Authorized Public Assistance Categories A-G
- Declaration Date – September 28, 2024
- Incident Period – September 25, 2024 to continuing
- Emergency Work POP (Category A&B) - 6 months
- Permanent Work (Categories C to G) – 18 Months
- Small Project minimum threshold - \$3,900.00
- Small Project maximum threshold - \$1,036,999.99
- Large Project minimum threshold \$1,037,000.00

Damages

Highlighted cells need additional information based on the following criteria:

- Category of Work - The category of work that has been or will be completed. FEMA regulations define seven categories of eligible work:
 - Category A – Debris removal
 - Category B – Emergency protective measures
 - Category C – Roads and bridges
 - Category D – Water control facilities
 - Category E – Buildings and equipment
 - Category F – Utilities
 - Category G – Parks, recreational, other facilities.
- Name – A clear and distinctive title, indicating the type of facility and uniquely identifying it (example: “Mills Road” rather than “Damaged Road” and “Smith Creek Culvert” rather than “Culvert”).
- Location – Address, City, State, ZIP code and latitude/ longitude coordinates for the facility or damaged element.
- Mitigation and Insurance - check if applicant is interested in Mitigation and if the facility is insured
- Description of Damage - A summary of the damage and/or work performed, including:
 - o Type of facility
 - o Damaged component(s) of the facility and what caused the damage
 - o Extent of damage to the facility (example: if affected by flooding, include the length of time the facility was underwater)
 - o Work completed (example: temporary repairs, items removed from facility).
Example: 10,000 square foot, 2 story brick building. HVAC in basement was impacted by floodwaters. Up to 4 feet of floodwater throughout the facility. Building remained flooded for 2 days. Flooring, carpet, and drywall were removed to prevent molding.
- Primary Cause of Damage – Tropical Storm (this is the only option we have on the pull-down menu)
- Approximate Cost - Estimate of how much the anticipated work or repairs will cost. Unless work is complete, this may be a rough estimate.
- Type of Labor - How will repairs be completed: by a contractor, by an Applicant’s own employees (also called Force Account labor (FA)), Contract (C) or Both FA/C.
- Additional Information - on comments
- Whether an Applicant has received Public Assistance funding to restore the facility in the past
- Estimated percentage of work that has been completed already

Damages

Damage #	Project	Category	Name	Damage Description	Address	Latitude	Longitude	% Work Complete	Mitigation (Yes/No)	Injured (Yes/No)	Approx. Cost	Type of Labor (FA, Co or Bob)	Applicant Priority	Damage Survey Complete?	Comments
1472851	[790651] TC001 - Debris Removal	A	Damage for Project [790651] TC001 - Debris Removal					50%			\$ -		Urgent	No	
1472856	[790562] Pennsylvania County - Small EXP-EPM Project	B	Damage for Project Pennsylvania County - Small EXP-EPM Project					50%			\$ -		Urgent	No	
1472851	Unassigned	C	Road	Road damage	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472854	Unassigned	C	Culvert	Culvert Damage	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1413065	Unassigned	D	Landfill Sediment Pond	Sediment pond clogged with storm related debris and silt	500 Howell Road	35.212	-82.72838	0%			\$ 50,000.00		Medium	No	
1472857	Unassigned	E	Vehicles	2 vehicles damaged due to flood damage	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472858	Unassigned	E	Animal Shelter	Animal shelter damaged due to tropical storm.	155 Public Safety way	35.26417	-82.71368	0%			\$ -		High	No	



FEMA

Damages

Damage #	Project	Category	Name	Damage Description	Address	Latitude	Longitude	% Work Complete	Mitigation (Y/N/No)	Insured (Y/N/No)	Approx. Cost	Type of Labor (F/C or Both)	Applicant Priority	Damage Survey Complete?	Comments
1472861	Unassigned	E	Administrative Building	Administrative Building damaged.	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472862	Unassigned	E	Park Airport	350 Greenville Highway	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472865	Unassigned	E	Generators	Generators damaged due to flooding and power outages	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1473150	Unassigned	E	Solid Waste Facility	Flooded	155 Public Safety Way	35.26417	-82.71368	0%			\$ 20,000.00		High	No	
1486598	Unassigned	E	County Courthouse - roof and wall water damage	Wind driven rain damaged roof and wall sections		37	-82	0%			\$ 30,000.00		High	No	
1472868	Unassigned	G	Park Fences and turf	Damaged	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472872	Unassigned	G	Fitness Course	Damaged Fitness Course	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	
1472874	Unassigned	G	Walking Trails	Walking Trails damaged	155 Public Safety Way	35.26417	-82.71368	0%			\$ -		High	No	



Damage Inventory

- DI 1473150 – applicant considering buyout
- Additional damages:
 - Courthouse – sheetrock water damage – roof and wall infiltration, wind driven rain
 - Cat B clarification – school used their fuel truck to provide fuel to the county, county paid the school, county is claiming

Projects

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost
790560	B - Emergency Protective Measures	Transylvania County Town- Small EXP-EPM Project	Expedited	Pending Application Completion	1	\$ -
790651	A - Debris Removal	TC001 - Debris Removal	Expedited	Pending Application Completion	1	\$ -

Project Formulation

- PDMG will create projects based on logical grouping
- Essential Elements of Information (EEIs)
- Streamlined Projects – Category A and B
- Residential construction permit fees – County is covering the fees for the residents, will FEMA cover those costs?
- Loss of revenue for State mandated waived fees – ask for guidance.



FEMA

Insurance

- **Verify Insurance Coverage**
- **Insurance policy – requested**
- **Applicant received more information on insurance coverage**
- **Admin Building – 80k**
- **2 generators – 150k**
- **Solid waste facility – 20k – not reaching deductible, will not be covered by insurance**
- **Airport – insurance – flood hazard area**
- **Courthouse – insurance claim**
- **Park fences and turf – insurance settlement – 80k**
- **Fitness course – insurance settlement – 170k**
- **Walking trails – assessing – pending insurance claim**
- **Landfill sediment pond – pending insurance claim**
- **Landfill road washout – pending insurance claim**
- **Culvert damage -**

Documents submitted by the Applicant

- Pay Policy – submitted
 - OT rate – TBD
- Procurement Policy – pending
- Insurance Policy – pending

Site Inspections

- Projects with damages 90% completed will not require a Site inspection.
- Provide a complete narrative on what was damaged with materials, dimensions, location, etc... Should also provide a complete Scope of Work on the repairs and actual costs. If available, please provide photos of damaged and restored facility.
- Site Inspections specific details
 - Applicant's capacity to participate in the inspections
 - Physical Site Inspections –
 - Provide POC for each site inspection – Should be knowledgeable of the pre-disaster facility, type, amounts, locations –

Wrap Up and Next Steps

Applicant:

- Update DI list
- Consider grouping projects
- Work on Cat B project

FEMA:

- Schedule weekly meetings – Via TEAMS, in person meetings 1 per month. Thursdays at 9:00 am. 1st meeting – January 9th, 2025.
- Prepare project development plan – 30 to 60 day plan
- Clarification on waived fees
- Schedule site inspections



FEMA



Questions & Discussion

Challenges, Innovation, the way forward



FEMA

Jaime Laughter

From: Nevarez-Sierra, Michelle <Michelle.Nevarez-Sierra@fema.dhs.gov>
Sent: Friday, February 21, 2025 12:55 PM
To: Meagan O'Neal
Cc: Dorsey, Sandra L; sheyla.hilton@ncdps.gov
Subject: RE: Cat A project review and submittal - Transylvania County

Meagan,

Please hold off on signing the project. We need to make some changes.

Regards,

Michelle Nevarez-Sierra, Engineer, BSME, EIT, CMM
Public Assistance
DCC PAGES
Mobile: (202) 615-1856
michelle.nevarez-sierra@fema.dhs.gov

PA Grants Portal/Manager Helpline: 1-866-337-8448

PA Grants Portal: <https://grantee.fema.gov/>

PA Grants Manager: <https://pagrants.fema.gov/>

PA Delivery Toolbox: <https://intranet.fema.net/org/orr/recovery/pad/NewPA/Pages/Delivery-Toolbox.aspx>

Change Control Tool (CCT): <https://usfema.sharepoint.com/teams/ORRApps/NewPA/Pages/SubmitRequest-CCT-P3.aspx>

Federal Emergency Management Agency
fema.gov



From: Nevarez-Sierra, Michelle
Sent: Friday, February 21, 2025 10:42 AM
To: Meagan ONeal <meagan.oneal@transylvaniacounty.org>
Cc: Dorsey, Sandra L <Sandra.Dorsey@fema.dhs.gov>; sheyla.hilton@ncdps.gov
Subject: RE: Cat A project review and submittal - Transylvania County

Friendly reminder that this is your version (0), with preliminary estimates. Version (1) will be reconciled using actual costs and supporting documentation.

Regards,

Michelle Nevarez-Sierra, Engineer, BSME, EIT, CMM
Public Assistance
DCC PAGES
Mobile: (202) 615-1856
michelle.nevarez-sierra@fema.dhs.gov

PA Grants Portal/Manager Helpline: 1-866-337-8448
PA Grants Portal: <https://grantee.fema.gov/>
PA Grants Manager: <https://pagrants.fema.gov/>
PA Delivery Toolbox: <https://intranet.fema.net/org/orr/recovery/pad/NewPA/Pages/Delivery-Toolbox.aspx>
Change Control Tool (CCT): <https://usfema.sharepoint.com/teams/ORRApps/NewPA/Pages/SubmitRequest-CCT-P3.aspx>

Federal Emergency Management Agency
fema.gov




FEMA

From: Nevarez-Sierra, Michelle
Sent: Friday, February 21, 2025 10:38 AM
To: Meagan ONeal <meagan.oneal@transylvaniacounty.org>
Cc: Dorsey, Sandra L <Sandra.Dorsey@fema.dhs.gov>; sheyla.hilton@ncdps.gov
Subject: Cat A project review and submittal - Transylvania County

Hi, Meagan,

We worked around the numbers to be able to push the project forward as a large project and provided you with expedited funding. I kindly request your review, approval and submission of this project. If we need to change anything, please let me know at your convenience.

 **Streamlined Project Application** Debris Removal
4827DR-NC (4827DR) | Transylvania County (175-99175-00) | [790651] TC001 - EXP - Debris Removal | Streamlined Project Application

[Withdraw Application](#) [Go!](#)

\$	Section III - Cost and Work Status Information	✓ Completed	View/Edit
A	Schedule A - Expedited Funding	✓ Completed	View/Edit
≥	Large Project Work Survey	✓ Completed	View/Edit
🌳	Environmental and Historic Preservation Survey	✓ Completed	View/Edit
📁	Document Repository	6 of 6 Provided	View/Edit

[Review and Submit](#)

Regards,

Michelle Nevarez-Sierra, Engineer, BSME, EIT, CMM
Public Assistance
DCC PAGES
Mobile: (202) 615-1856
michelle.nevarez-sierra@fema.dhs.gov

PA Grants Portal/Manager Helpline: 1-866-337-8448
PA Grants Portal: <https://grantee.fema.gov/>
PA Grants Manager: <https://pagrants.fema.gov/>
PA Delivery Toolbox: <https://intranet.fema.net/orr/recovery/pad/NewPA/Pages/Delivery-Toolbox.aspx>

Change Control Tool (CCT): <https://usfema.sharepoint.com/teams/ORRApps/NewPA/Pages/SubmitRequest-CCT-P3.aspx>

Federal Emergency Management Agency
[fema.gov](https://www.fema.gov)



Jaime Laughter

From: Meagan O'Neal
Sent: Thursday, February 20, 2025 1:46 PM
To: MICHELLE.NEVAREZ-SIERRA@FEMA.DHS.GOV
Subject: FW: Thursday meeting

Here is the updated list I had sent during our meeting last week that addresses splitting out the Cat A and Cat B projects that you mentioned in the email you just sent. This should be the accurate split out to review. And my current working document has the loss of revenue that we were told during our first meetings that would likely be reimbursable if we were paying the costs as a county. The Scale fees were applied to the County Solid Waste account that we paid to cover all storm debris after the storm. Since our solid waste is an enterprise fund, the County technically is paying Transylvania County Solid Waste for the cost of that debris removal. We have documentation of all tickets that will be paid for out of County General Fund.

I will review the other costs you are saying are lost revenue and see what we are covering vs what is lost.

From: Meagan O'Neal
Sent: Thursday, February 13, 2025 9:03 AM
To: Nevarez-Sierra, Michelle <Michelle.Nevarez-Sierra@fema.dhs.gov>
Subject: RE: Thursday meeting

Updated lists for Cat A & Cat B

2	3	Breakdown of items included in Category B	Approximate Amount
4	5	Personnel OT during & after storm	250,000
6	7	Exempt Bonus	90,000
8	9	Equipment/Vehicle usage	200,000
9	10	Fuel not included in equipment usage	12,500
10	11	Animal Shelter use and damage	30,000
11	12	Misc private roads needing emergency repairs	200,000
12	13	Food & misc expenses during storm	22,600
13	14	Building Permit Fees	17,000
14	15	Environmental Health Fees	2,200
15	16	"Rental" of County facilities for Storm matters	10,000
16	17	Total:	834,300

7	8	Cat A Breakdown	Approximate Amount
9	10	Gridding storm related debris at landfill	72,000
11	12	Equipment/Vehicle usage for debris	100,000
12	13	Staff time for debris	50,000
13	14	Scale fees	90,000
14	15	Total:	312,000

From: Nevarez-Sierra, Michelle <Michelle.Nevarez-Sierra@fema.dhs.gov>

Sent: Wednesday, February 12, 2025 7:16 PM

To: Meagan O'Neal <Meagan.ONeal@transylvaniacounty.org>

Subject: RE: Thursday meeting

Good evening, Meagan.

Our meetings are separate from the Debris team, so we need to keep our bi-weekly meetings running for the time being until we complete the Cat A and B projects and conduct the site inspections. After that, we can reassess the need to meet every two weeks.

Tomorrow, we are meeting via TEAMS.

Regards,

Michelle Nevarez-Sierra, Engineer, BSME, EIT, CMM
Public Assistance
DCC PAGES
Mobile: (202) 615-1856
michelle.nevarez-sierra@fema.dhs.gov

PA Grants Portal/Manager Helpline: 1-866-337-8448
PA Grants Portal: <https://grantee.fema.gov/>
PA Grants Manager: <https://pagrants.fema.gov/>
PA Delivery Toolbox: <https://intranet.fema.net/orr/recovery/pad/NewPA/Pages/Delivery-Toolbox.aspx>
Change Control Tool (CCT): <https://usfema.sharepoint.com/teams/ORRApps/NewPA/Pages/SubmitRequest-CCT-P3.aspx>

Federal Emergency Management Agency
fema.gov



From: Meagan O'Neal <Meagan.ONeal@transylvaniacounty.org>
Sent: Wednesday, February 12, 2025 5:01 PM
To: Nevarez-Sierra, Michelle <Michelle.Nevarez-Sierra@fema.dhs.gov>
Subject: Thursday meeting

CAUTION: This email originated from outside of DHS. DO NOT click links or open attachments unless you recognize and/or trust the sender. Please select the Phish Alert Report button on the top right of your screen to report this email if it is unsolicited or suspicious in nature.

Good afternoon,
Did you say last week during the meeting with the State EM people that we would just do the debris meetings instead of the biweekly meetings? Or did I misunderstand that? And if we are keeping our biweekly meetings, do you plan to be in person tomorrow at 9:00 or will it be on Teams. I am just trying to plan the day tomorrow and know where to be, when.
Thanks,
Meagan

Meagan O'Neal
Finance Director
Transylvania County
101 South Broad Street
Brevard NC 28712
Office: 828-884-1931
Fax: 828-884-3119



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

9:04:19 PM

NOTES

10/15/2024, 9:01:13 PM - CGILBERT
SPOKE TO SURVIVORS AT THE CORNER OF
TURKEY PEN GAP RD - TALKING ABOUT ONE
WAY IN AND ONE WAY OUT - UPSET ABOUT
THE BRIDGE. SILVER SUV - WHITE MEN
SPOKE TO FEMA PPL SAID THEY DIDNT
WANT FEMA THERE. 2ND ENCOUNTER: BLK
TRK W/STORAGE CHEST IN BACK
APPROACHED FEMA AT THEIR TRUCK
SAYING THEY WERNT WELCOME AND THEY
WERE ONLY THERE TO TAKE THEIR LAND.
MADE STATEMENTS ABOUT ARMED MELICIA
HUNTING FEMA WORKERS NEAR
RUTHFORD CO , CALLER ADV THAT IS FALSE
INFO.

10/15/2024, 9:02:56 PM - CGILBERT
WANTS TO KNOW THE SAFE AREAS ,
CALLER USED THE EXAMPLE OF WHERE
BLACK PPL SHOULDNT GO WITHOUT
POLICE ESCORT.

10/15/2024, 10:20:20 PM - CGILBERT
1403 SPOKE WITH THE CALLER AND LET HIM
KNOW THAT WE WOULD LEAVE THE CALL
OPEN AND PASS THE INFO ALONG TO THE
FEMA SUPERVISOR IN THE MORNING

UNITS

Jaime Laughter

From: Jaime Laughter
Sent: Monday, November 4, 2024 9:59 AM
To: kyle_bridges@budd.senate.gov
Subject: FW: [External] Re: FEMA Reimbursements
Attachments: RE: Transylvania County Finance Questions

Another example of two different FEMA representatives with two different answers creating local confusion.

From: Jaime Laughter
Sent: Monday, November 4, 2024 9:57 AM
To: Johnson IV, Howard <howard.johnsoniv@fema.dhs.gov>
Cc: David McNeill <David.McNeill@transylvaniacounty.org>; Kevin Shook <Kevin.Shook@transylvaniacounty.org>; Meagan O'Neal <Meagan.ONeal@transylvaniacounty.org>
Subject: FW: [External] Re: FEMA Reimbursements

Howard,

I apologize for the barrage of emails this morning but we received a lot over the weekend from different FEMA representatives that seems to contradict previous guidance. Monica Bilik, who was here before you, gave us the answers in the attached email about whether fire departments could file as sub-recipients under us indicating they could not so we communicated that to our fire departments only to have a different FEMA rep send emails to them saying that we can. This continues to build on the examples we shared with you last week where we get different guidances that make it hard for us to coordinate at the local level.

I know you are aware of the frustration we have and wanted you to see these challenges continue.

Jaime

From: Meagan O'Neal <Meagan.ONeal@transylvaniacounty.org>
Sent: Monday, November 4, 2024 9:44 AM
To: So, Bernard (NCEM) <bernard.so@ncdps.gov>; Allison Taylor <allisontaylor828@gmail.com>; Scott Justus <scott.justus@transylvaniacounty.org>; Cooper; Bobby <Bobby.Cooper@CityofBrevard.com>; Shane Mackey <smackey@lrfdnc.com>; Kevin Shook <Kevin.Shook@transylvaniacounty.org>; Davie Summey <dwsummey@gmail.com> <dwsummey@gmail.com>; Jason Davis <NorthRiverFarms3333@gmail.com> <NorthRiverFarms3333@gmail.com>; Jason Merrill <jasonm@tcsnc.org> <jasonm@tcsnc.org>; Chase Owen <chase.owen@conneesteefirescueinc.com> <chase.owen@conneesteefirescueinc.com>; Chris Whitlock <oldcovesawdust@gmail.com>; Dylan Morris <DylanMorris6@gmail.com> <DylanMorris6@gmail.com>; Carmon West <johndeere1960@hotmail.com> <johndeere1960@hotmail.com>; Hunter Hall <hunter.hall7916@gmail.com>; TCRS Chief <chief@tcrs3.org>; Chris Aquiza <chrisalquiza@yahoo.com>; David

Mcneill <David.McNeill@transylvaniacounty.org>
Cc: Jaime Laughter <jaime.laughter@transylvaniacounty.org>
Subject: RE: [External] Re: FEMA Reimbursements

Good morning Bernard,
Back when the disaster was first declared and we knew there would be applications filed, we (County staff) were under the assumption that Fire Departments could be sub-recipients of the County and we could take care of their application for them. I confirmed with several other County Finance Officers across the state that they had handled it that way.

However, before we met with the fire departments on 10/22 I asked Monica Biliik, who was my point of contact at the time, about our options for filing and sub-recipients. Her responses are in the attached email. One answer seemed conflicting:

"Generally, if an applicant is a separate entity they would need to be their own PA applicant. In your case, yes, each Fire Department would be a sub-recipient."

So, I asked for confirmation one way or the other and received this:

"Clarification from Public Assistance: If the fire departments are separate legal entities they would need to be their own applicants for PA. The County could potentially help them in this process, but they would need to be on their own."

Can you please let me know which is the correct answer so we will know for sure moving forward or if anything of this magnitude occurs again, we will know how we can help.
Thank you,
Meagan

From: So, Bernard (NCEM) <bernard.so@ncdps.gov>
Sent: Saturday, November 2, 2024 11:39 AM
To: Allison Taylor <allisontaylor828@gmail.com>; Meagan O'Neal <Meagan.ONeal@transylvaniacounty.org>; Scott Justus <scott.justus@transylvaniacounty.org>; Cooper; Bobby <Bobby.Cooper@CityofBrevard.com>; Shane Mackey <smackey@jrvfdnc.com>; Kevin Shook <Kevin.Shook@transylvaniacounty.org>; Davie Summey <dwsummy@gmail.com>; Jason Davis (NorthRiverFarms3333@Gmail.com) <NorthRiverFarms3333@gmail.com>; Jason Merrill <jasonm@tcsnc.org>; Chase Owen <chase.owen@connectfirerescueinc.com>; <chase.owen@connectfirerescueinc.com>; Chris Whitlock <oldcovesawdust@gmail.com>; Dylan Morris <DylanMorris6@Gmail.com>; <DylanMorris6@gmail.com>; Carmon West <johndeere1960@hotmail.com>; <johndeere1960@hotmail.com>; Hunter Hall <hunter.hall7916@gmail.com>; TCRS Chief <chier@tcrs3.org>; Chris Aquiza <chrisalquiza@yahoo.com>; David Mcneill <David.McNeill@transylvaniacounty.org>
Subject: RE: [External] Re: FEMA Reimbursements

Good day all,

Following up, are any of the VFDs filing with the county or most of you filing as on your own?

Even if deadline of RPAs is in the new year we highly encourage the RPAs to be submitted ASAP. Other documentation can be submitted later.

There is still a review process of applicant eligibility by FEMA once RPAs are submitted. And this can still take days or over week.

Let me know for any questions.

Very Respectfully,

Bernard Allan F. So
Public Assistance Grants Manager
NC Department of Public Safety
Division of Emergency Management
Mobile: 984-303-2824
bernard.so@ncdps.gov
www.ncdps.gov



From: So, Bernard (NCEM)
Sent: Monday, October 28, 2024 8:32 AM
To: 'Allison Taylor' <allisontaylor828@gmail.com>; Oneal, Meagan
Cc: Justus, Scott R <scott.justus@transylvaniacounty.org>;#EXT#@ncconnect.onmicrosoft.com>; Cooper; Bobby <Bobby.Cooper@CityofBrevard.com>; 'Shane Mackey' <smackey@irvfdnc.com>; Shook, Kevin R; 'Davie Summey' (dwsummey@gmail.com)' <dwsummey@gmail.com>; 'Jason Davis' (NorthRiverFarms3333@gmail.com)' <NorthRiverFarms3333@gmail.com>; 'Jason Merrill' (jasonm@tcsnc.org)' <jasonm@tcsnc.org>; 'Chase Owen' (chase.owen@conneesteeffirescueinc.com)' <chase.owen@conneesteeffirescueinc.com>; 'Chris Whitlock' <oldcovesawdust@gmail.com>; 'Dylan Morris' (DylanMorris6@gmail.com)' <DylanMorris6@gmail.com>; 'Carmon West' (johndeere1960@hotmail.com)' <johndeere1960@hotmail.com>; 'Hunter Hall' <hunter.hall7916@gmail.com>; 'TCRS Chief' <chief@tcrs3.org>; 'Chris Aquiza' <chrisalquiza@yahoo.com>; 'David Mcneill' <David.McNeill@transylvaniacounty.org>
Subject: RE: [External] Re: FEMA Reimbursements

Good day,

Deadline for RPA submission has been extended through **January 7, 2025**.

Very Respectfully,

Bernard Allan F. So
Public Assistance Grants Manager
NC Department of Public Safety
Division of Emergency Management
Mobile: 984-303-2824
bernard.so@ncdps.gov
www.ncdps.gov



From: So, Bernard (NCEM)
Sent: Sunday, October 27, 2024 10:48 AM
To: Allison Taylor <allisontaylor828@gmail.com>; Oneal, Meagan
Cc: Justus, Scott R <[@ncconnect.onmicrosoft.com](mailto:scott.justus.transylvaniacounty.org#EXT#)>; Cooper; Bobby <Bobby.Cooper@CityofBrevard.com>; Shane Mackey <smackey@ivfdnc.com>; Shook, Kevin R; Davie Summey <dwsummey@gmail.com>; Jason Davis (NorthRiverFarms3333@Gmail.com) <NorthRiverFarms3333@gmail.com>; Jason Merrill (jasonm@tcsnc.org) <jasonm@tcsnc.org>; Chase Owen (chase.owen@connectfireinc.com) <chase.owen@connectfireinc.com>; Chris Whitlock <oldcovesawdust@gmail.com>; Dylan Morris (DylanMorris6@Gmail.com) <DylanMorris6@gmail.com>; Carmon West (johndeere1960@hotmail.com) <johndeere1960@hotmail.com>; Hunter Hall <hunter.hall7916@gmail.com>; TCRS Chief <chief@tcrs3.org>; Chris Aquiza <chrisalquiza@yahoo.com>; David McNeill <David.McNeill@transylvaniacounty.org>
Subject: RE: [External] Re: FEMA Reimbursements

Sharing the attached from FEMA on upcoming Grants portal trainings.

Very Respectfully,

Bernard Allan F. So
Public Assistance Grants Manager
NC Department of Public Safety
Division of Emergency Management
Mobile: 984-303-2824
bernard.so@ncdps.gov
www.ncdps.gov



From: So, Bernard (NCEM)
Sent: Saturday, October 26, 2024 8:26 AM
To: Allison Taylor <allisontaylor828@gmail.com>; Oneal, Meagan
Cc: Justus, Scott R <[@ncconnect.onmicrosoft.com](mailto:scott.justus_transylvaniacounty.org#EXT#)>; Cooper; Bobby <Bobby.Cooper@CityofBrevard.com>; Shane Mackey <smackey@lrvfdnc.com>; Shook, Kevin R; Davie Summey (dwsummey@gmail.com) <dwsummey@gmail.com>; Jason Davis (NorthRiverFarms3333@gmail.com) <NorthRiverFarms3333@gmail.com>; Jason Merrill (jasonm@tcsnc.org) <jasonm@tcsnc.org>; Chase Owen (chase.owen@connesteefirescueinc.com) <chase.owen@connesteefirescueinc.com>; Chris Whitlock <oldcovesawdust@gmail.com>; Dylan Morris (DylanMorris6@gmail.com) <DylanMorris6@gmail.com>; Carmon West (johndeere1960@hotmail.com) <johndeere1960@hotmail.com>; Hunter Hall <hunter.hall7916@gmail.com>; TCRS Chief <chief@tcrs3.org>; Chris Aquiza <chrisalquiza@yahoo.com>; David McNeill <David.McNeill@transylvaniacounty.org>
Subject: RE: [External] Re: FEMA Reimbursements

Good day all,

Apologies for the delayed response, Thank you for putting me in the email. I will be the main POC for the county public assistance for Hurricane Helene.

FYSA: Public assistance is currently working 7 days a week. 0700-1900 on weekdays 0700 to 1700 on weekends. Please reach out for any questions or assistance

Just to add a couple points:

- With the force account vehicles, let FEMA ask the question if they need more info. if its been used for the entire day we'll call it 24 hours. (stand by time can be included if equipment is used intermittently for more than half the working day) Or we could match it to the hours of the assigned personnel on that date on the payroll if we need.
- For Force account labor: OT only if for budgeted employees, if any of you had to get unbudgeted staff then straight and OT for them is eligible.
- If you had before/after pics of any damaged vehicles or equipment, we will want it but we understand "before" pics may not be available
- Time you spent staging assets and resources (labor and equipment) can be eligible, make sure to include that.
- Did any of you receive facility damages?

Regarding the submissions of the request for public assistance, (RPA) I've had a chance to go this over with a couple of you, so also sharing it here

- Attached is the briefing that was being shared to give you overview of the process
- If not sure you have an account or not I can check for you
- Below is a link to an older tutorial from FEMA, generally the same with some differences in the way it looks hopefully this helps as well.
<https://www.youtube.com/watch?v=Nppm-d1stFM>

- I can help walk you through the process over the phone if you prefer that

Lastly, I and a team of PA staff will be staging in Dillsboro in Jackson county on Monday to coordinate with local and FEMA staff. From here we will make ourselves available to go out to meet with local towns/cities and PNPs/Houses of worship, basically whoever that can be a potential applicant for the Public Assistance program.

I could potentially set a time to meet with all of you as needed. I would also like to ask for your help in spreading the word out as we navigate through the process, to the local churches and other houses of worship or eligible PNPs that may qualify for PA funding.

Very Respectfully,

Bernard Allan F. So
Public Assistance Grants Manager
NC Department of Public Safety
Division of Emergency Management
Mobile: 984-303-2824
bernard.so@ncdps.gov
www.ncdps.gov



From: Allison Taylor <allisontaylor828@gmail.com>
Sent: Friday, October 25, 2024 9:55 AM
To: Oneal, Meagan <Meagan.ONeal@transylvaniacounty.org>; Cooper; Bobby <Bobby.Cooper@CityofBrevard.com>; Shane Mackey <smackey@lrdfdnc.com>; Shook, Kevin R <kevin.shook@transylvaniacounty.org>; Davie Summey <dwsummy@gmail.com> <dwsummy@gmail.com>; Jason Davis <jasonm@tcsnc.org> <jasonm@tcsnc.org>; Chase Owen <chase.owen@conneesteeffirescueinc.com> <chase.owen@conneesteeffirescueinc.com>; Chris Whitlock <oldcovesawdust@gmail.com>; Dylan Morris <DylanMorris6@gmail.com> <DylanMorris6@gmail.com>; Carmon West <johndeere1960@hotmail.com> <johndeere1960@hotmail.com>; Hunter Hall <hunter.hall7916@gmail.com>; TCRS Chief <chief@tcrs3.org>; Chris Aquiza <chrisalquiza@yahoo.com>; David McNeill <David.McNeill@transylvaniacounty.org>; So, Bernard (NCEM) <bernard.so@ncdps.gov>
Subject: [External] Re: FEMA Reimbursements

You don't often get email from allisontaylor828@gmail.com. [Learn why this is important](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hi Everyone,

I've copied in Bernard So with his permission, our FEMA representative. Mr. So - for your reference, this email thread is Transylvania County EM + Chiefs. He just helped answer several questions for me, and I'm hoping that sharing those might help all of you as well. Mr. So said that you're all welcome to shoot him a separate email or call him directly with any questions. He answered the first time I called, and patiently answered each of my questions which I greatly appreciated! Mr. So - please chime in if I've incorrectly stated or interpreted anything from our conversation:

- Meagan had already sent the ICS 214 to document activities and the 214v to document vehicle use - thank you!
- On the 214v, although they would prefer that we enter a separate form for each day with all vehicles, Mr. So said that we could submit a form that documents it for each week rather than for each day. And, we just need to document starting and ending mileage, not times.
- In our Tuesday meeting, I'd asked where we document equipment used and there wasn't a firm answer. Mr. So said that we need to use ICS 218, so I've attached that. And, he said that although a document for each day is preferred, that we could do weekly like with the vehicles. This will be hours used instead of mileage, obviously.
- He confirmed that submitting a spreadsheet of payroll documentation, plus any payroll reporting documents will be the way to track those expenses rather than having a specific ICS form. I'm personally doing a spreadsheet with each employee's name, hours worked for each day, and their pay rate + attaching our Quickbooks payroll report. As previously discussed, regular hours worked for any of our staff are not applicable here - only overtime or call-ins.
- For expenses incurred, a spreadsheet is also the way to document this, rather than an ICS form. He prefers us to split into categories such as food, small engines, etc. And then, we also need to have copies of all corresponding receipts included.
- For equipment losses, those will also be tracked on a spreadsheet rather than an ICS form. We need to submit with our insurance first, and then include any documentation that insurance provides on denials, total amounts covered, etc. to show what the gap is - and the gap in what insurance doesn't cover is what we can then submit to FEMA.

Assistant Chief Allison Taylor
North Transylvania Fire Rescue
828-553-7718

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

Appendix E

Jaime Laughter

Subject: Transylvania County Housing Meeting
Location: Microsoft Teams Meeting

Start: Fri 10/18/2024 4:15 PM
End: Fri 10/18/2024 5:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: heather.long@associates.fema.dhs.gov

Get [Outlook for iOS](#)

From: Long, Heather (OGA) <heather.long@associates.fema.dhs.gov>

Sent: Thursday, October 17, 2024 4:04:40 PM

To: Bilik, Monica <monica.bilik@fema.dhs.gov>; Morris, Brenda (NCEM) <brenda.morris@ncdps.gov>; Dunne, Nicole <nicole.dunne@fema.dhs.gov>; Kevin Shook <Kevin.Shook@transylvaniacounty.org>; Jaime Laughter <jaime.laughter@transylvaniacounty.org>; Moline, Julia <julia.moline@fema.dhs.gov>

Subject: Transylvania County Housing Meeting

When: Friday, October 18, 2024 4:15 PM-5:00 PM.

Where: Microsoft Teams Meeting

Meeting Purpose:

- provide an overview of FEMA and state temporary housing assistance
- hear from the county about specific housing concerns
- talk about next steps to move housing forward

Transylvania EOC:

155 Public Safety Way

Brevard, NC 28712

Please forward as needed.

Jaime Laughter - County Manager

Kevin Shook - County EM

Monica Bilik - Transylvania County Div. Sup. (FEMA)

Heather Long - Transylvania County Intergovernmental Affairs (FEMA)

Brenda Morris - NC EM Recovery

Julia Moline - Deputy Assistant Administrator FEMA LOGS

Nicole Dunn - Deputy Individual Assistance Branch Director for Direct Housing (FEMA)

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 236 650 482 275

Passcode: aAou4J

Jaime Laughter

From: Jaime Laughter
Sent: Saturday, March 15, 2025 7:14 PM
To: Jaime Laughter
Subject: Fw: IGA transition notes
Attachments: Transylvania County IGA Handoff.docx

[Get Outlook for iOS](#)

From: Long, Heather (OGA) <heather.long@associates.fema.dhs.gov>
Sent: Tuesday, October 22, 2024 6:21:59 PM
To: Jaime Laughter <jaime.laughter@transylvaniacounty.org>; Kevin Shook <Kevin.Shook@transylvaniacounty.org>; David McNeill <David.McNeill@transylvaniacounty.org>; Cameron Sexton <cameron.sexton@transylvaniacounty.org>
Subject: IGA transition notes

Please see attached.

I remain in your service.

Best-

Heather Long
FEMA Intergovernmental Affairs
Transylvania County, NC
Hurricane Helene

Transylvania County IGA Handoff

Current IGA Specialist: Heather Long (heather.long@associates.fema.dhs.gov)

Anticipated transition date: 10/22/24

Disaster Information:

- FEMA Registrations as of 10/22: 3804
- IHP Awarded as of 10/22: \$2,586,201
- DRC:
 - Address: 106 E. Morgan Street (County Services Building)
 - Visits:
 - Friday visits: ~50
 - Saturday visits: ~35
 - Sunday visits: ~18
 - Monday Visits: ~70
 - DRC Manager: Erine James-Gourrier (erine.james-gourrier@fema.dhs.gov)
- DSA Crew 18:
 - Crew Lead: Carla Rubenstein (Carla.rubenstein@fema.dhs.gov)
- DSNAP:
 - Registration is ongoing at the Transylvania County Library through 10/24

County Information:

- Population: 33,000
 - 86% white
 - 10% of population below poverty line
- Known as the “Land of Waterfalls”
- Median household income: \$38,587 / Median family income: \$45,579
- Government:
 - County manager hired by / reports to Board of Commissioners
 - Incorporated Cities:
 - Brevard (Mayor: [Maureen Copelof](#))
 - Rosman (Mayor: Brian Shelton)
- Economy:
 - Retail
 - Tourism

VIPs:

- Jaime Laughter (County Manager)
 - [Jaime Laughter Begins New Era - Brevard NC | News | transylvaniatimes.com](#)
 - [Jaime Laughter Credentialed by International Local Government Management | Transylvania County](#)

- [Land of Sky Regional Council's Annual Awards presented to County Manager Jaime Laughter and Health Director Elaine Russell | Transylvania County](#)
- David McNeill (Dept. County Manager)
 - [David McNeill | Transylvania County](#)
- Kevin Shook (County EM + lots of other responsibilities)
 - [Kevin Shook | Transylvania County](#)
 - [County Announces Top Employee, Department Head | News | transylvaniatimes.com](#)
 - [Emergency management director recognized with award | News | transylvaniatimes.com](#)

Background:

- DSA
 - Multiple requests for DSA team went unheard
 - DSA did not arrive until 10/9
 - Pulled from the field due to security concerns
 - Stationed at DRC; minimal foot traffic
 - Hotspots / areas of concern:
 - Duckworth trailer park
 - Mostly non-English speakers; immigrant community
 - Significant attention on families and unsafe/unsanitary conditions
 - DSA completed walkabouts with Spanish speaking DSA team members
 - Spruce / Cherry / Idlewood
 - Horseshoe
- IGA Relationships
 - Transylvania County:
 - Due to delay in getting DSA team on the ground
 - Was improving until:
 - FEMA security phone calls / emails
 - DRC opening changes / confusion
 - Brevard City: no open / pending requests
 - Rosman City: no open / pending requests

Upcoming Items / Commitments:

- Monday 10/28 6pm – Commissioner meeting

Completed Engagements (FEMA PIO: La-Tanga Hopes):

- [Transylvania Times](#) – 10/18/24
- WSQL radio station – 10/18/24
- Sherwood Forest Community Meeting – 10/21/22

Other Items to Note:

- Recovery – Housing:
 - Housing was barely available prior to this storm; exacerbated housing issues
 - Direct housing conversation with FEMA / LOG on 10/24
- Recovery – Debris management / removal:
 - No county trash service
 - Transfer stations / landfill free of charge
 - No anticipated contract service
 - Request submitted to USACE for personal property removal; awaiting response
 - Counties in NC do not own and maintain roadways so NCDOT is supposed to be contracting for public rights of way (80 % of roads in state) and the remaining would be private and up to private unless the USACE is approved.
- During the security standdown, we had [an extremely successful event](#) with Habitat for Humanity and Pisgah Legal Services registering people at the library. We serviced 160 people during the 8-hour event, including new registrations and application troubleshooting.
- Jurisdictional nuances between county and City of Brevard

