



FOR IMMEDIATE RELEASE

**Town of Long View and Western Piedmont Council of Governments
Take Action to Address Severe Minimum Housing Violations at Hilltop Apartments**

Long View, NC, March 3, 2026 - The Town of Long View has taken extensive enforcement actions to address serious sanitation, safety, and structural concerns at Hilltop Apartments, a privately owned, income-based housing complex held by Hilltop NC, LLC and professionally managed by Millennia Housing Management. WPCOG serves as the Town's code enforcement staff and has acted in full accordance with Long View's minimum housing ordinances while making numerous attempts to contact the property owner regarding- ongoing violations.

Initial Complaint and Emergency Response

On September 23, 2025, WPCOG Code Enforcement responded to a complaint regarding large piles of trash accumulating at Hilltop Apartments. A televised news report days later intensified public concern and prompted calls for immediate action.

The Long View Town Council convened an emergency meeting on September 30, 2025, to address the situation that posed significant health concerns.

On October 2, 2025, the Town executed a summary abatement, contracting cleanup services to remove the trash and restore safe conditions on the property.

Resident Outreach and Early Inspections

Following the cleanup, WPCOG received reports that some residents were living in substandard conditions. Staff conducted onsite outreach, distributing contact information, and offering minimum housing inspections. Initial tenant participation was limited.

On October 7, 2025, the first tenant requested inspection was completed at Unit 153F, revealing minor issues. The tenants later declined to proceed- after learning that unresolved violations could require temporary relocation.

Between October 7 and October 13, a walk-in- complaint was filed by a resident for Unit 188A, requesting an inspection for a plumbing leak. Her unit was inspected on October 14, again revealing minor issues that she ultimately chose- not to pursue.

Coordination With New Property Management

On October 14, 2025, a WPCOG Code Enforcement Officer and the Long View Police Department met with the newly hired on-site manager to outline concerns and discuss next steps. The property manager reported they would begin inspecting all units to assess conditions across the property.

On that same day, WPCOG was granted permission to accompany management to inspect vacant units. Evidence collected during these inspections resulted in the initiation of the first wave of minimum housing cases, including structural issues affecting the entire 153 building.

Administrative Warrant and Expanded Violations

On October 16, 2025, WPCOG obtained an administrative inspection warrant for Unit 171D after multiple family members reported that the upstairs bathtub was falling through the floor. The inspection confirmed a significant structural hazard.

Throughout this period, WPCOG Code Enforcement made repeated attempts to contact the property owner and management company regarding the growing list of violations. These attempts went unanswered.

Documented Violations and Affected Units

To date, 28 units across 8 buildings have been found to contain serious minimum housing code violations. Documented issues include:

- Inoperable heating systems
- Plumbing and sewer failures
- Mold and moisture damage
- Electrical hazards
- Insect infestations
- Non-functioning smoke detectors

Under North Carolina State Housing Law (N.C. Gen. Stat. § 160D, Article 12), when a dwelling is determined to be unfit for human habitation, municipalities are required to act. The Town of Long View has initiated Vacate and Close Ordinances in accordance with state law to protect resident safety.

Minimum Housing Hearings and Ongoing Enforcement

The first wave of Minimum Housing hearings was held on November 12, 2025, with repair deadlines set for February 10, 2026. On the deadline date, the on-site manager confirmed that no repairs had been completed, and additional issues were reported, prompting a second wave of violations.

On February 11, 2026, WPCOG issued notices for the second wave of hearings, held on March 3, 2026. These notices included structural violations affecting the entire 188 building and additional units: 184C, 180C, 188B, and 185D—a total of 13 more units. Orders with 90-day- deadlines will be issued.

Next Steps

At the Town of Long View's March 9, 2026, council meeting, officials will consider ordinances to vacate and close the first group of unsafe dwelling units at Hilltop Apartments. If the ordinance is approved, the next steps in the enforcement process will be as follows.

1. Posting of Placards (March 10, 2026)

The morning after the ordinances are adopted, placards will be posted on all affected dwelling units. These placards will state that the dwelling has been officially determined unfit for human

habitation and that continued occupancy is unlawful under North Carolina State Housing Law and the Town of Long View's Minimum Housing Ordinance.

This step formally notifies residents, property management, and law enforcement that the units are now under a Vacate & Close order.

2. Fourteen-Day Grace Period (Through March 23, 2026)

Each ordinance includes a **14-day- grace period** during which current occupants may remain temporarily while making arrangements to relocate. During this period:

- Residents may legally remain in their units until **March 23, 2026**.
- Outreach teams, school services, and homelessness response partners can continue relocation support.
- Property management retains responsibility for assisting tenants with moves or transfers, if they choose to do so.

This period is designed to avoid immediate displacement while still enforcing minimum housing standards.

3. Boarding and Securing of Units (Beginning March 23, 2026)

On or after March 23, once the grace period expires, the Town (via WPCOG Code Enforcement) will begin boarding and securing vacant units. The approach will be phased:

- **Phase 1:** Board units confirmed to be vacant.
- **Phase 2:** Address any remaining occupied units once they are vacated or once enforcement action is taken.
- **Law Enforcement Role:** Individuals remaining in vacated units after March 23 may be subject to arrest and/or eviction. The most likely charges will be misdemeanor breaking & entering and/or trespassing, enforced by the Long View Police Department.

This step prevents reentry, squatting, and further deterioration of unsafe structures.

4. Units Affected in This First Wave

Entire Buildings

- **Building 153:** Units 153A, B, C, D, E, F, G, H, J, K
(Note: There is no Unit I)
- **Building 172:** Units 172A, B, C, D, E, F, G, H

Additional Units Across the Complex

- **155A** – Vacant
- **155C** – Currently occupied
- **155J** – Vacant
- **155K** – Vacant

- **168D** – Currently occupied
- **171D** – Currently occupied
- **172A** – Vacant
- **180B** – Vacant
- **180D** – Vacant
- **185E** – Vacant
- **183D** – Currently occupied

Current Known Status (Selected Units)

- **153C** – Vacant
- **153D** – Vacant
- **153E** – Occupied
- **153F** – Occupied

Across the complex, these units span 8–9 buildings, with Buildings 153 and 172 being the only structures fully affected in this wave.

5. Additional Upcoming Enforcement (90-Day Horizon)

One additional building—Building 188—plus three more scattered units recently underwent hearings, and orders were issued. If conditions remain unchanged, this will result in 13 more units entering the Vacate & Close process approximately 90 days from now.

Long View's Responsibilities

Hilltop Apartments is a privately owned property held by Hilltop NC, LLC and professionally managed by Millennia Housing Management. As a private, income-based housing complex, the responsibility for maintaining safe, habitable living conditions rests with the property owner and management—not the Town of Long View.

Under North Carolina law, the Town cannot legally seize or take control of private property except under very limited statutory circumstances. Likewise, the Town cannot use public funds, including the recently awarded Rural Downtown Economic Development Grant from the NC Department of Commerce, to repair privately owned apartment units. State law prohibits municipalities from using taxpayer dollars to make improvements to private residential property.

HUD Funding for Hilltop

It recently came to the attention of the town and WPCOG that Hilltop receives funding from HUD to subsidize rent for the tenants. The WPCOG Regional Housing Authority has not allowed its clients to rent units at this property since 2024 due to concerns about living conditions. The NC Housing Finance Agency provides oversight for the HUD funding for Hilltop. HUD's website lists Millennia Housing Management as being barred from receiving new funding. The WPCOG and Town notified HUD and the NC Housing Finance Agency about the issues with the Hilltop property for their consideration and potential action to benefit the residents. Residents may file complaints via email to residentcall@ncquadel.com.

Housing Assistance for Hilltop Residents

The Western Piedmont Council of Governments (WPCOG) Homelessness Response Team is continuing its coordinated efforts to support residents of Hilltop Apartments through direct outreach, interagency collaboration, and expanded access to regional resources.

The WPCOG Homelessness Response Team has met with Code Enforcement several times to address identified barriers and ensure residents are receiving accurate, up to date information. The team's contact information has been shared directly with multiple tenants and with the Property Manager to facilitate timely follow-up. To date, the team has assisted multiple Hilltop residents who have reached out for assistance.

As part of its outreach, the WPCOG Homelessness Response Team developed and distributed a Hilltop specific resource guide. This guide outlines available services across Alexander, Burke, Caldwell, and Catawba counties and includes key contact information for Legal Aid, Catawba County DSS, and Partners Health Management. The team is also working closely with Student Services Support through Hickory City Schools to address barriers affecting households with children, ensuring families have access to the support they need.

The WPCOG Homelessness Response Team maintains a dedicated housing support line (828.485.4201), returning calls promptly and connecting residents to appropriate resources based on their individual circumstances. The team is actively tracking all Hilltop related- contacts and continues to provide guidance, referrals, and follow-up support to residents seeking assistance.

WPCOG remains committed to supporting Hilltop residents and strengthening partnerships that promote housing stability across the region.

Commitment to Resident Safety

The Town of Long View remains committed to ensuring safe, sanitary, and structurally sound housing for all residents. Enforcement actions at Hilltop Apartments will continue until all identified violations are corrected, and the property meets the Town's minimum housing standards. WPCOG Code Enforcement will continue efforts to engage the property owner and ensure compliance with all applicable ordinances and state law.

For questions regarding this enforcement process, please contact us.