

MEMBERS

Counties

Alamance
Caswell
Davidson
Davie
Forsyth
Guilford
Montgomery
Randolph
Rockingham
Stokes
Surry
Yadkin

Municipalities

Archdale
Asheboro
Bermuda Run
Bethania
Biscoe
Boonville
Burlington
Candor
Clemmons
Cooleemee
Danbury
Denton
Dobson
East Bend
Eden
Elkin
Elon
Franklinville
Gibsonville
Graham
Green Level
Greensboro
Haw River
High Point
Jamestown
Jonesville



PIEDMONT TRIAD REGIONAL COUNCIL

Executive Committee

Agenda

Wednesday, August 7, 2024

12:00 noon

1398 Carrollton Crossing Drive, Kernersville, NC 27284

Item

ZOOM

Executive Committee
Please join my meeting from your device.
<https://zoom.us/j/97334803681>
+1 646 558 8656 US (New York)
Meeting ID: 973 3480 3681

Official

Katie Mitchell
Clerk to the Board

A. Call to Order, Welcome, Moment of Silence, and Pledge of Allegiance

Mark Richardson
Chair

B. Action Items

- | | |
|---|--|
| 1) Request for approval of June 5, 2024
PTRC Executive Committee Minutes (attachment) | Mark Richardson
<i>Chair</i> |
| 2) Request to authorize receipt of \$800,000 in
grant funding from NC Dept of Information
Technology to support digital equity efforts | Wendy Walker-Fox
<i>WED Director</i> |
| 3) Request for approval of the Section 8 Plan
Amendment | Michael Blair
<i>Comm. Dev. Director</i> |
| 4) Request for approval to enter into contract with
Southwest Renewal Foundation for \$74,450 | Adam Shull
<i>Asst Planning Director</i> |
| 5) Request for authorization to apply for and accept
USDOT's CFI grant up to \$4million | Adam Shull
<i>Asst Planning Director</i> |

MEMBERS

Kernersville
King
Lewisville
Lexington
Liberty
Madison
Mayodan
Mebane
Midway
Milton
Mocksville
Mount Airy
Mt. Gilead
Oak Ridge
Pilot Mountain
Pleasant Garden
Ramseur
Randleman
Reidsville
Rural Hall
Seagrove
Sedalia
Staley
Stoneville
Summerfield
Thomasville
Tobaccoville
Trinity
Troy
Village of
Alamance
Walkertown
Wallburg
Walnut Cove
Wentworth
Whitsett
Winston-Salem
Yadkinville
Yanceyville

6) Request for approval to enter into planning services contracts with Jamestown, Mayodan and Mount Airy

Jesse Day
Reg. Planning Director

7) Request for approval to enter into contract with Hart & Hickman, PC for Alamance Brownfields

Jesse Day
Reg. Planning Director

C. New Business

Mark Richardson
Chair

D. Roll Call Vote

Katie Mitchell
Clerk to the Board

E. Executive Director's Report

Matt Reece
Assistant Director

F. Around the Region

At this time, Board members are asked to discuss any upcoming events or informational items that pertain to their local government or region.

Mark Richardson
Chair

G. Chairman's Remarks and Announcements

Mark Richardson
Chair

1) PTRC Executive Committee Meeting

Wednesday, September 4, 2024 12noon (Lunch 11: 30a.m) **Hybrid**

2) PTRC Board of Delegates Meeting

Wednesday, August 21, 2024 12noon (Lunch 11: 30a.m) **Hybrid**

3) 2024 PTRC Meeting Dates

M-E-M-O-R-A-N-D-U-M

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Wendy Walker-Fox, Workforce and Economic Development Director
DATE: August 7, 2024
RE: NCDIT Digital Champion Grant

The North Carolina Department of Information Technology (NCDIT) has awarded the Piedmont Triad Regional Council a \$800,000 grant to advance digital inclusion and empower communities across the Piedmont Triad region.

The Digital Champion Grant is part of NCDIT's initiative to bridge the digital divide and ensure equitable access to digital resources and opportunities for all North Carolinians. This award will significantly bolster PTRC's efforts to enhance digital literacy, expand broadband access, and provide essential digital tools and training to underserved populations. The Workforce and Economic Development Department will administer this grant and work closely with our NCWorks Career Centers to identify participants.

The three-year grant will provide devices to eligible WIOA participants who are engaged in a credentialed program that leads to a measurable skills gain. In addition, digital literacy training sessions for participants on device usage will be developed.

ACTION REQUESTED:

Authorize receipt of \$800,000 in grant funding from the NC Department of Information Technology to support the digital equity efforts.

M-E-M-O-R-A-N-D-U-M

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Mr. Michael Blair, Community Development Director
DATE: August 7, 2024
RE: Section 8 Administrative Plan Amendment

Community Development staff has proposed amendments to the PTRC Section 8 Administrative Plan. Recognizing the importance of maintaining a safe and secure housing environment, the proposed amendments aim to refine the criteria and procedures for managing the program. The objective is to strengthen processes while ensuring compliance with applicable regulations.

The amended and added language are for the following areas:

- Rent Reasonableness
- Informal Hearing Procedures for Participants
- Mandatory Denial of Assistance
- Other Permitted Reasons for Denial of Assistance
- Notice of Eligibility

ACTION REQUESTED:

The PTRC Community Development Department is requesting approval from the board to approve the Section 8 Administrative Plan Amendments.

ACTION ITEM #3 CONTINUED

Community Development staff has proposed an amendment to the PTRC Section 8 Administrative Plan, specifically focusing on enhancing the following:

Rent Reasonableness

The amended and added language on page 275 section

8-III.B. WHEN RENT REASONABLENESS DETERMINATIONS ARE REQUIRED Owner-Initiated Rent Determinations

PHA Policy

After the initial occupancy period, the owner may request a rent adjustment in accordance with the owner's lease. For rent increase requests after initial lease-up, the PHA ~~may~~ shall request owners to provide information about the rents charged for other similar units. ~~on the premises if the premises include more than 4 units.~~ In evaluating the proposed rents in comparison to other units on the premises the PHA will consider unit size and length of tenancy in the other units in their determination. Rental increases shall not exceed 25% and/or Fair Market Rent (FMR), PHA will determine whether the rental increase request is reasonable.

The PHA will determine whether the requested increase is reasonable within ~~10 business days~~ 30 days of receiving the request from the owner. The owner will be notified of the determination in writing. Request must be received at least 60 days prior to tenant's annual recertification.

All rents adjustments will be effective the first of the month following ~~60 days after the PHA's receipt of the owner's request or on the date specified by the owner, whichever is later.~~ Upon approval rental increases will be effective at tenant's annual recertification.

ACTION REQUESTED: The PTRC Community Development Department is requesting approval from the board to approve the page 275 section 8-III.B. WHEN RENT REASONABLENESS DETERMINATIONS ARE REQUIRED Administrative Plan Amendment.

Informal Hearing Procedures for Participants

The amended and added language on page 438 section

16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555]

Informal Hearing Procedures

Notice to the Family [24 CFR 982.555(c)]

PHA Policy

In cases where the PHA makes a decision for which an informal hearing must be offered, the notice to the family will include all of the following:

The proposed action or decision of the PHA.

A brief statement of the reasons for the decision, including the regulatory reference.

ACTION ITEM #3 CONTINUED

The date the proposed action will take place.

A statement of the family's right to an explanation of the basis for the PHA's decision.

A statement that if the family does not agree with the decision the family may request an informal hearing of the decision.

A deadline for the family to request the informal hearing, **within 10 days of date on denial of assistance.**

To whom the hearing request should be addressed.

A copy of the PHA's hearing procedures.

ACTION REQUESTED: The PTRC Community Development Department is requesting approval from the board to approve the page 438 section 8-III.B. 16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555] Administrative Plan Amendment.

Mandatory Denial of Assistance

The amended and added language on page 96 section

3-III.B. MANDATORY DENIAL OF ASSISTANCE [24 CFR 982.553(a)]

HUD requires the PHA to deny assistance in the following cases:

- Any member of the household has been evicted from federally-assisted housing in the last ~~3~~ **5** years for drug-related criminal activity. HUD permits, but does not require, the PHA to admit an otherwise-eligible family if the household member has completed a PHA-approved drug rehabilitation program or the circumstances which led to eviction no longer exist (e.g., the person involved in the criminal activity no longer lives in the household).

PHA Policy

The PHA will admit an otherwise-eligible family who was evicted from federally- assisted housing within the past 3 years for drug-related criminal activity, if the PHA is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program approved by the PHA, or the person who committed the crime, is no longer living in the household.

ACTION REQUESTED: The PTRC Community Development Department is requesting approval from the board to approve the page 96 section 3-III.B. MANDATORY DENIAL OF ASSISTANCE [24 CFR 982.553(a)] Administrative Plan Amendment

Other Permitted Reasons for Denial of Assistance

The amended and added language on page 98 section

3-III.C. OTHER PERMITTED REASONS FOR DENIAL OF ASSISTANCE

HUD permits, but does not require, the PHA to deny assistance for the reasons discussed in this section.

Previous Behavior in Assisted Housing [24 CFR 982.552(c)]

ACTION ITEM #3 CONTINUED

HUD authorizes the PHA to deny assistance based on the family's previous behavior in assisted housing:

PHA Policy

The PHA **will not** deny assistance to an otherwise eligible family because the family previously failed to meet its obligations under the Family Self-Sufficiency (FSS) program.

The PHA **will** deny assistance to an applicant family if:

Upon denial of assistance, applicant is eligible to reapply for assistance upon:

- 1 year: Failure to complete the lease up process
- 3 years: ANY program violations

In making its decision to deny assistance, the PHA will consider the factors discussed in Section 3-III.E. Upon consideration of such factors, the PHA may, on a case-by-case basis, decide not to deny assistance.

The amended and added language on page 101 section

Consideration of Circumstances [24 CFR 982.552(c)(2)]

The PHA will require the applicant to submit evidence of the household member's current participation in or successful completion of a supervised drug or alcohol rehabilitation program, or evidence of otherwise having been rehabilitated successfully.

Upon denial of assistance, applicant is eligible to reapply for assistance upon:

- 1 year: Failure to complete the lease up process
- 3 years: ANY program violations

ACTION REQUESTED: The PTRC Community Development Department is requesting approval from the board to approve the page 98 section 3-III.C. OTHER PERMITTED REASONS FOR DENIAL OF ASSISTANCE Previous Behavior in Assisted Housing [24 CFR 982.552(c)] and Consideration of Circumstances [24 CFR 982.552(c)(2)] Administrative Plan Amendment

Notice of Eligibility

The amended and added language on page 103 section

3-III.F. NOTICE OF ELIGIBILITY OR DENIAL

PHA Policy

If based on a criminal record or sex offender registration information, an applicant family appears to be ineligible the PHA will notify the family in writing of the proposed denial and provide a copy of the record to the applicant and to the subject of the record. The family will be given 10 business days to dispute the accuracy and relevance of the information. **If the family does not contact the PHA to dispute the information within that 10-day period, the PHA will**

ACTION ITEM #3 CONTINUED

~~proceed with issuing the notice of denial of admission.~~ A family that does not exercise their right to dispute the accuracy of the information prior to issuance of the official denial letter will still be given the opportunity to do so as part of the informal review process.

ACTION REQUESTED: The PTRC Community Development Department is requesting approval from the board to approve the page 103 section 3-III.F. NOTICE OF ELIGIBILITY OR DENIAL Administrative Plan Amendment.

M-E-M-O-R-A-N-D-U-M

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Adam Shull, Regional Planning Assistant Director
DATE: August 7, 2024
RE: Entering into contract with the Southwest Renewal Foundation of High Point, Inc. to provide grant administration services for the Foundation’s \$1 million Federal award from the U.S. Department of Housing and Urban Development (US HUD) for the Lighthouse Project in High Point.

The Regional Planning Department requests to enter into contract with the Southwest Renewal Foundation of High Point, Inc. to provide technical assistance for grant administration services related to the Foundation’s Community Project Fund grant award. SWRF was awarded \$1 million to go toward rehabilitating a vacant industrial building into a multi-purpose community center. The 4,524-square-foot building is on a 2.15-acre site at Tomlinson Street and W. Grimes Avenue. It is intended to complement ongoing projects with green stormwater infrastructure elements and connect to a new segment of greenway under development.

The U.S. Department of Housing and Urban Development (US HUD) administers Community Project Fund awards, and requires environmental review, federal funds administration through the Disaster Recovery Grants Reporting System (DRGR), federal procurement procedures, and broad compliance with 2 CFR 200. Under this contract, PTRC will oversee these compliance activities, regular required reporting, and project management activities.

This work can be achieved for \$74,450. The contract takes effect immediately and runs through December 31, 2027.

ACTION REQUESTED:

The Regional Planning Department requests approval to enter into a contract providing grant administration services with the Southwest Renewal Foundation of High Point, Inc. for \$74,450.

M-E-M-O-R-A-N-D-U-M

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Adam Shull, Regional Planning Assistant Director
DATE: August 7, 2024
RE: Request Authorization to Submit, and If Awarded Receive, a grant application to the U.S. Department of Transportation's Charging and Fueling Infrastructure (CFI) Discretionary Grant Program.

PTRC's Regional Planning Department is seeking approval to apply for, and if awarded receive, a U.S. Department of Transportation (USDOT) Charging and Fueling Infrastructure (CFI) grant that aims to reduce greenhouse gas emissions and expand access to charging or alternative fueling infrastructure in the Piedmont Triad. As lead applicant, PTRC would lead a joint application process representing a group of applicant partners, including the City of Winston-Salem and the City of Greensboro, as well as jurisdictions in rural areas.

Each partner will use grant funds to provide electric vehicle charging stations on public roads or other publicly accessible locations. This project could provide 25+ sites with electric vehicle charging stations with a priority on rural areas and low- and moderate-income neighborhoods, and include an educational component about the benefits of zero-emission vehicles. The grant program seeks to fund projects that help achieve the Justice40 Initiative goal of having 40 percent of the overall benefits of climate and other Federal investments flow to disadvantaged communities.

The exact grant request is pending an open call to our region's local governments and relevant stakeholders to participate in the program, but will range between \$1 million to \$3 million with a required 20 percent local funds match. Participating jurisdictions are asked to contribute 20 percent of its share of the grant request to fulfill the match requirement.

Eligible grant costs include:

- Acquisition and installation of electric vehicle infrastructure (the charging stations);

ACTION ITEM #5 CONTINUED

- Any related construction or reconstruction and the acquisition of real property directly related to the project;
- Development phase activities, including planning, feasibility analysis, revenue forecasting, preliminary engineering and design work, etc.;
- Contracting with a private entity for the project, including operation of EV stations; and
- Educational and community engagement activities to develop and implement education programs to support the use of zero-emission vehicles and associated infrastructure.

The application deadline is August 28, 2024. The grant category under which our project falls (called Community Grants) will have a total of \$350 million to award nationally. The anticipated minimum award size is \$500,000 and the statutory maximum award amount is \$15 million.

ACTION REQUESTED:

The PTRC Regional Planning Department requests authorization to apply for, and if awarded receive, USDOT's CFI grant for \$1-3 million for electric vehicle charging stations throughout the Piedmont Triad.

M-E-M-O-R-A-N-D-U-M

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Jesse Day, Regional Planning Director
DATE: August 7, 2024
RE: LTA Planning Services for Jamestown, Mayodan and Mount Airy

The Regional Planning Department requests to contract with the Towns of Jamestown, Mayodan and Mount Airy for current planning and minimum housing assistance. The requested assistance would be to assist the Towns with permit inquiries, sub-divisions and ordinance changes and to provide direct customer service to the communities.

The Jamestown and Mount Airy services include filling a gap in staffing while each community looks for a full-time planning director position. The Mayodan services include the creation of a new minimum housing and non-residential ordinance for maintenance of distressed buildings, while also establishing a process for inventorying and dealing with the dilapidated structures and improving safety and property values in the community.

ACTION REQUESTED:

The Planning Department requests approval to enter into contract for professional planning services for the current fiscal year in the **Town of Jamestown for \$19,200 (3 months)** for subdivision, zoning and planning services, the **Town of Mayodan for \$44,400 (12 months)** for minimum housing and non-residential enforcement services and the **City of Mount Airy for \$27,000 (3 months)** for current planning services. Sub-contractors will be utilized in Jamestown and Mayodan.

M-E-M-O-R-A-N-D-U-M

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Jesse Day, Regional Planning Director
DATE: August 7, 2024
RE: Brownfield Grant Administration and Planning Services

The Regional Planning Department requests to contract with Hart & Hickman, PC a private environmental consulting firm on behalf of work in Alamance County for a \$1,000,000 EPA Brownfield Assessment grant the County was awarded in 2023. Utilizing our years of experience and planning services, we hope to provide the following scope of work and have responded successfully to an RFQ from Alamance County in partnership with H & H as the lead entity.

Outreach:

PTRC to provide a Community Involvement Plan, create a Brownfield Website on the PTRC web page or County site, example outreach brochures and handouts. Provide an initial schedule of Community Education Meetings and provide staff for the meetings.

Site Inventory:

PTRC & H & H to set up evaluation ranking tool based upon available environmental justice data (e.g. equity, low income, community benefit, prospective developer, etc.). PTRC will create the ArcGIS Storymap to house and display the inventory for use by Alamance County and regional/State partners.

Remediation/Reuse Planning:

PTRC to provide facilitation of vision sessions and charrettes, site reuse plans and other information.

Programmatic Support:

PTRC to provide ACRES reporting, collect information on activities from

ACTION ITEM #7 CONTINUED

Terracon and H & H for quarterly reports, MBE and WBE reporting and other required documents for compliance with grant requirements over the 4-year grant period.

ACTION REQUESTED:

The Planning Department requests approval to enter into contract for professional planning services over a 3-year period with **Hart & Hickman, PC** for **\$117,500** to provide the above scope of work on behalf of Alamance County communities.

**JOIN US AT
CAMP DO GOOD.**

Give Blood.



**American
Red Cross**

WELCOME



Blood Drive
**Piedmont Triad Regional
Council**

American Red Cross Bus
1398 Carrollton Crossing Dr
Kernersville, NC 27284

Thursday, September 5, 2024
11:00 a.m. to 3:00 p.m.

To schedule an appointment, please call 1-800-RED CROSS (1-800-733-2767)
or visit RedCrossBlood.org and enter Sponsor Code: PTRC.



Come to give blood Sept. 1 to Sept. 15 for an
EXCLUSIVE Red Cross raglan shirt, while supplies last

Be part of something big. Make an appointment.

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2024 Meeting Dates

1398 Carrollton Crossing Drive

Kernersville, NC 27284

12noon

PTRC Executive Committee 1st Wednesday	PTRC Board of Delegates 3rd Wednesday
January – none	January – none
February 7, 2024	February 21, 2024
March 6, 2024	March – none
April 3, 2024	April 17, 2024 – cancelled
May 1, 2024	May – none
June 5, 2024	June 19, 2024
July – none	July – none
August 7, 2024	August 21, 2024
September 4, 2024	September – none
October 2, 2024	October 16, 2024
November 6, 2024	November – none
December 4, 2024	December 18, 2024