

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, September 3, 2025

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 August 6, 2025
PTRC Executive Committee Minutes (attachment) | Mark Richardson
<i>Chair</i> |
| 2) Request for authorization to amend Section 8
Administrative Plan | Michael Blair
<i>CD Director</i> |
| 3) Request for approval to administer \$18,100
sole source contract with SAFLA Partners | Wendy Walker-Fox
<i>WED Director</i> |
| 4) Request for approval to accept the Piedmont
Greenway planning and design grant in the
amount of \$500,000 | Jesse Day
<i>Reg. Planning Director</i> |
| 5) Request for approval to enter into contract for
professional planning services with Caswell
Lexington and High Point | Jesse Day
<i>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
Stokesdale
Stoneville
Summerfield
Swepsonville
Thomasville
Tobaccoville
Trinity
Troy
Village of
Alamance
Walkertown
Wallburg
Walnut Cove
Wentworth
Whitsett
Winston-Salem
Yadkinville
Yanceyville

- 6) Request for authorization to apply to the NCDEQ for up to \$170,000 in 205j funds** **Jesse Day**
Reg. Planning Director

C. New Business

D. Informational Items

E. Executive Director's Report

Matthew Dolge
Executive 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, October 1, 2025 12noon (Lunch 11: 30a.m)
- 2) PTRC Board of Delegates Meeting & Awards Presentation**
Wednesday, October 15, 2025 12noon (Lunch 11: 30a.m)
The Blue Heron Event Venue
4130 Mendenhall Oaks Parkway
High Point, North Carolina, 27265
- 3) 2025/2026 PTRC Meeting Dates**
- 4) Award Nominations**

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

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Michael Blair, Housing Director
DATE: September 3, 2025
RE: Request for authorization amend Surry Stokes Yadkin and Davie Section 8 Administrative Plan

Staff is requesting the following Administrative Plan Items to be approved and amended into the plan. The primary purpose of the amendments is to amend the language for determining rent reasonableness, informal hearing procedures, mandatory denial of assistance, notice of eligibility or denial of assistance, determining family unit (voucher size), termination of assistance, HAP contract payment discrepancies, moving with continued assistance and portability, and interim reexaminations.

Amended Item #1 – 8-III.B. WHEN RENT REASONABLENESS DETERMINATIONS ARE REQUIRED

Staff is requesting to amend and add language to the following:

Owner-Initiated Rent Determinations

If the Owner has initiated a request for rent adjustment, the PHA shall request the owner provide information about the rents charged for other similar units. In the 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 30 days of receiving the request from the owner. Request must be received at least 60 days prior to tenant's annual recertification. The owner will be notified of the determination in writing.

All approved rent adjustments will be effective at the tenant's annual recertification.

Amended Item #2 - Informal Hearing Procedures *Notice to the Family* [24 CFR 982.555(c)]

Currently our Administrative Plan does not include a timeframe/deadline to request an informal hearing when assistance is denied.

Staff is requesting a deadline for the family to request the informal hearing to be within 10 business days of date on the denial of assistance notification.

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

Staff is requesting a change in the mandatory denial terms for evictions due to drug-related criminal activity in the last 3 years to be increased to 5 years.

ACTION ITEM #2 CONTINUED

Amended Item #4 - Other Permitted Reasons for Denial of Assistance

Staff is requesting amended and added language under section **3-III.C. OTHER PERMITTED REASONS FOR DENIAL OF ASSISTANCE**

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

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

Amended Item #5 – Notice of Eligibility

Staff is requesting amended and added language under 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. *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.*

Amended Item #6 – PART II: SUBSIDY STANDARDS AND VOUCHER ISSUANCE

ACTION ITEM #2 CONTINUED

Staff is requesting amended and added language under section **5-II.B. DETERMINING FAMILY UNIT (VOUCHER) SIZE [24 CFR 982.402]** for the determination of shared bedrooms. The age limit shall be decreased from age 5 to under age 3.

Amended Item #7 – 12-I.B. FAMILY NO LONGER REQUIRES ASSISTANCE [24 CFR 982.455]

Staff is requesting amended and added language for notification of zero assistance.

Notification by the PHA shall be made to the family within 90 days of the interim reexamination advising the family of the decrease in housing payment assistance the zero assistance. The notice will include the date of the 180- day expiration of assistance.

Amended Item #8 – 13-II.C. HAP CONTRACT PAYMENTS

Staff is requesting amended and added language to include expiration dates for disputes to HAP payments.

Inquiries to payment discrepancy must be submitted in writing to the PHA within 365 days of the original payment.

Amended Item #9 – MOVING WITH CONTINUED ASSISTANCE AND PORTABILITY

Staff is requesting amended and added language to include restrictions porting vouchers.

Porting vouchers

A voucher may be ported if applicant is leased up or is an existing tenant in county of assistance for at least 12 months prior to receiving a voucher.

Non-Resident Families are not permitted to port their voucher. Families must be leased up in PHA's jurisdiction for 12 months to be eligible for portability.

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: September 3, 2025
RE: North Carolina Association of Workforce Development Boards (NCAWDB)
Technical Assistance Training - Sole Source Agreement

The North Carolina Association of Workforce Development Boards (NCAWDB) acts as the voice and primary advocate on behalf of the 20 local workforce development boards across the state. With a core mission centered around advancing workforce development initiatives, NCAWDB plays a key role in shaping public policy and enhancing the capacity of boards and partner organizations to address workforce challenges.

In light of Governor Stein's Executive Order No. 11, NCAWDB recognized the significant need for training on the integration of various apprenticeship models into the NC workforce system. NCAWDB is looking to engage with SAFAL Partners, a national consulting firm specializing in providing technical assistance in the areas of workforce and education. SAFAL is proposing to provide a 2-part training event for Workforce Directors, statewide partners and stakeholders.

Funding for the training, in the amount of \$18,100 will be provided by the NC Commerce, Division of Workforce Solutions and PTRC's role will be one of administration.

ACTION REQUESTED:

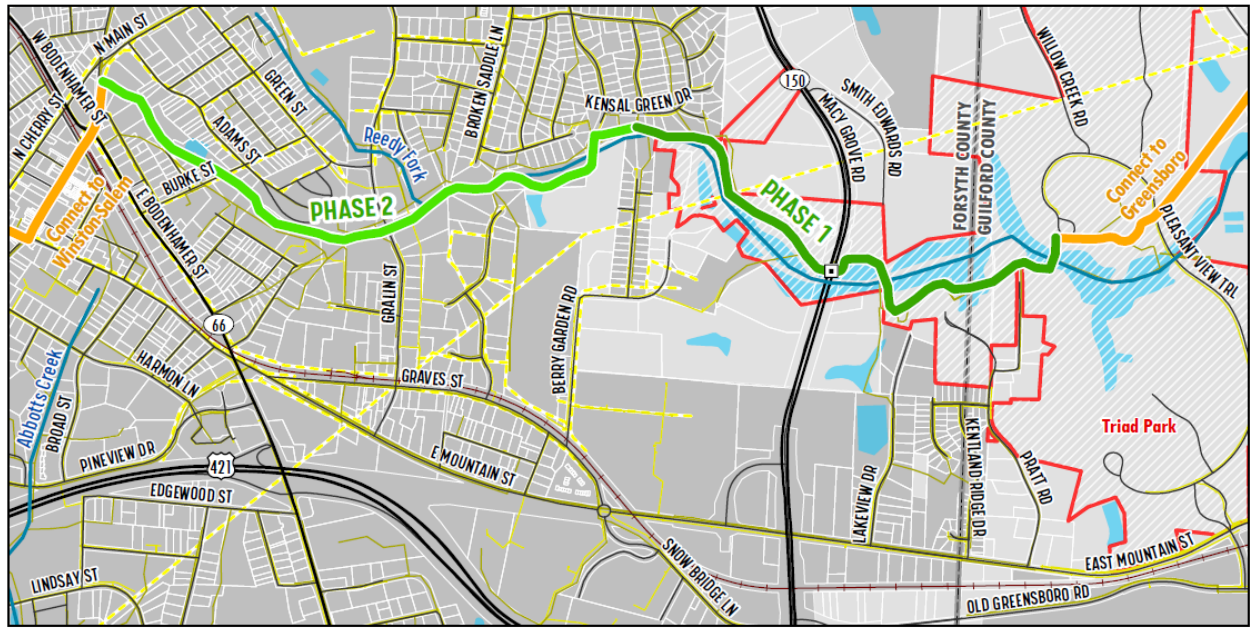
Request approval for PTRC to administer a \$18,100 sole source contract with SAFAL Partners to deliver technical assistance training for workforce development board directors, statewide partners, and stakeholders.

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

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Jesse Day, Regional Planning Director
DATE: September 3, 2025
RE: Piedmont Greenway Design and Engineering Grant Award from the Great Trails State Grant Program for \$500,000

The Piedmont Triad Regional Council has received a grant from the Great Trails State Coalition for \$500,000, with \$285,000 of matching funds from the Guilford, Forsyth and the Town of Kernersville. The funding is intended to complete 80% design and engineering of the 2.3 miles connecting downtown Kernersville with Triad Park.

What is the Piedmont Greenway? A planned 19-mile paved greenway connecting the cities of Greensboro and Winston-Salem and the towns of Kernersville, Oak Ridge and Summerfield. The trail also connects to several popular trail systems including the Mountains to Sea Trail, Salem Lake Trails, A & Y Greenway, Triad Park and the Greensboro Watershed trails.



Piedmont Greenway: Triad Park/Reedy Fork Segment - Phases 1 and 2
Applicant: Piedmont Triad Regional Council

0 0.25 0.5 Miles

Map prepared by:
Piedmont Triad Regional Council
Date: 11/12/2024

Proposed Trail Phase 1 (-1.15 mi)	Existing Path under Bridge	Road	Railroad
Proposed Trail Phase 2 (-1.29 mi)	Existing Triad Park	Utility Power Line	Stream
Future Trail Connection	Town of Kernersville Limits	Utility Water Main	Wetland
		Utility Sewer Main	Tax Parcel

ACTION ITEM #4 CONTINUED

The grant opportunity is the Great Trails State Fund, which distributed \$25 million for trail acquisition, planning/design, maintenance and construction of paved and unpaved trails across North Carolina. Nearly \$3.5 million was awarded to projects in the region from this funding source. Other active projects in this Piedmont Greenway corridor include a STIP project to connect Salem Lake to East Forsyth High School and construction of multi-purpose trails at Bandera Farms in Summerfield.

ACTION REQUESTED:

Accept the Piedmont Greenway planning and design grant of **\$500,000** and enter into both agreements with State Parks, Forsyth and Guilford County and the Town of Kernersville who will be assisting in supporting the match for the project up to \$285,000.

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

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Jesse Day, Regional Planning Director
DATE: September 3, 2025
RE: LTA Planning Services for Caswell County, City of Lexington and High Point

The Regional Planning Department requests to contract with Caswell County, the City of Lexington and the City of High Point for long range planning, stakeholder coordination and mapping assistance. The following projects will be led by PTRC planning staff:

- Caswell County would like to update the 2014 Land Development Plan into a Comprehensive Plan.
- The City of Lexington would like to create a Comprehensive Plan, bringing together different planning products and community input over a 2-year period.
- The City of High Point has requested assistance facilitating a Greenbelt committee to identify strategies to preserve open space and undeveloped land for water quality and environmental benefits.

ACTION REQUESTED:

The Planning Department requests approval to enter into contract for professional planning services for the current fiscal year in Caswell County **for \$48,000 (12 months)** for long-range planning **City of Lexington for \$103,450 (24 months)** for long-range planning and the **City of High Point for \$22,025 (12 months)** for collaboration and mapping services. Sub-contractors may be utilized as needed for these projects.

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

TO: Executive Committee, Piedmont Triad Regional Council
FROM: Jesse Day, Regional Planning Director
DATE: September 3, 2025
RE: Authorization to Apply and Receive up to \$170,000 in 205j funds from NCDEQ

The Regional Planning Department would like to submit two grants to NC DEQ for planning and outreach support in two of the region's watersheds. The grant funds would be requested to support the following projects:

1. Upper Cape Fear Watershed Planning and Collaboration \$95,000
 - a. The scope would include a 9-element watershed plan in the quickly developing Horsepen Creek watershed in Guilford County and water quality research and education in the Deep River in collaboration with the Piedmont Conservation Council and the Deep River Riverkeeper respectively.
2. High Rock Lake One Water Outreach and Education \$75,000
 - a. Building upon existing water quality testing and One Water collaboration efforts from prior 205j grants, the request would create a public awareness campaign about water quality in the High Rock Lake watershed using social media, videos and reels. In addition an interactive map would be created to catalogue regulatory and testing data for use by local government managers and planners and embedded into the existed One Water High Rock Lake Toolkit.

About 205 (j) Funding:

The following types of applications are encouraged as part the application process

- Development of 9-Element watershed restoration plans for 12-digit HUC or smaller watersheds or updates of existing plans (please see more information on 9-Element Plans below and refer to resources for developing watershed plans on the 319 grant program website).
- Source identification studies, including water quality monitoring, field assessments, modeling, and GIS analyses to support watershed plan development.
- Site-specific design plans for structural water quality practices identified in a 9-Element Plan.
- Water quality planning projects with concrete outputs such as (green and/or gray) stormwater infrastructure mapping, prioritization or design.
- Projects that benefit water quality regionally or statewide.
- Projects to share water quality management planning knowledge between COGs and their member governments.

ACTION REQUESTED:

The PTRC Planning Department requests authorization to apply to the NC Division of Environmental Quality- Division of Water Resources for up to \$170,000 from the 205 (j) Clean Water Act funds to for the two projects listed above and enter into agreements with partners and contractors to implement the projects if awarded.



2025 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 5, 2025	February 19, 2025
March 5, 2025	March – none
April 2, 2025	April 16, 2025
May 7, 2025	May – none
June 4, 2025	June 18, 2025
July – none	July – none
August 6, 2025	August 20, 2025
September 3, 2025	September – none
October 1, 2025	October 15, 2025
November 5, 2025	November – none
December 3, 2025	December 17, 2025



2026 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 4, 2026	February 18, 2026
March 4, 2026	March - none
April 1, 2026	April 15, 2026
May 6, 2026	May - none
June 3, 2026	June 17, 2026
July - none	July - none
August 5, 2026	August 19, 2026
September 2, 2026	September - none
October 7, 2026	October 21, 2026
November 4, 2026	November - none
December 2, 2026	December 16, 2026