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WPCOG - Newsletter

October 2018

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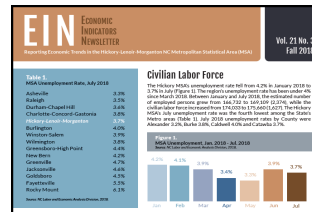
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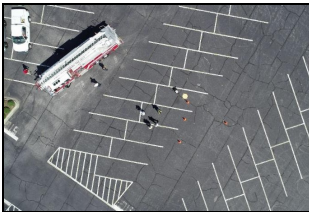
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Regional Housing Authority Annual Landlord Information Workshop

Each year, the Regional Housing Authority (RHA) asks all current and interested landlords to attend our Landlord Information Workshop. This year, the RHA will be presenting awards to some of our Most Valuable Landlords. A guest speaker from Catawba Valley Landlord Association (CVLA) will bring resources for landlords regarding how to protect property from damages. Other points of discussion will include unpaid rent, lease violation and bed bugs.

Will you join us? We look forward to meeting you! To RSVP, contact Kala Guido at 828-485-4282 or kala.guido@wpcog.org.



Western Piedmont
Council of Governments

Regional Housing Authority



Join us for our

ANNUAL LANDLORD INFORMATION WORKSHOP

November 15, 2018 | 3pm - 5pm

WPCOG offices

(1880 2nd Ave NW | Hickory, NC 28601)

- All current & interested landlords are invited to attend our Landlord Information Seminar.
- Guest Speakers will be providing information on resources for landlords.
- Landlords in attendance will be entered in a raffle for a chance to win a prize.
- Outstanding landlords will be recognized by the RHA. An award will be presented to landlords who have made a difference in our community.

Please RSVP to Kala Guido, RHA Housing Specialist, at kala.guido@wpcog.org or 828-485-4282.



The WPCOG Regional Housing Authority (RHA) is committed to Equal Housing Opportunity for all applicants and participants. We comply with Federal Fair Housing Act. We do not discriminate on the basis of race, color, religion, sex, handicap, familial status, or national origin, or intention to make such preference, limitation or discrimination. This institution is an equal opportunity provider.

Article by Kala Guido

Transportation

SPOT 5.0 Prioritization & Upcoming MPO Public Hearing

The latest round of prioritization (SPOT-5.0) for area transportation projects is nearly completed. So far this round, the four-county region has successfully prioritized five projects (\$347M), including the widening of I-40 (\$138M) in Hickory and the widening of NC 150 (\$141M) in Sherrills Ford. Looking more recently at secondary-road, multimodal, and other transportation needs, another 17 area projects (\$484M) are now recommended to also be prioritized. [Click here](#) to learn more about the draft scoring of these projects.

The Greater Hickory MPO will host a public hearing on draft local scores for NCDOT Division Needs projects. The hearing will be at the Western Piedmont Council of Governments on

Article by Brian Horton

Workforce Development Board NADO Recognizes NEXTGen Hiring Event

On October 13, the Western Piedmont Workforce Development Boards NEXTGen Hiring Event efforts were recognized at the [National Association of Development Organizations \(NADO\)](#) annual training conference held in Charlotte, NC. The NEXTGen hiring event was held in each of our four counties (Alexander, Burke, Caldwell and Catawba) on the same day and at the same time in order for youth and young adults to make connections to employment in our local area with little confusion on what jobs exist in their specific counties. NEXTGen youth and young adult services are provided out of the NCWorks Career Center. Holding a Saturday summer hiring event allowed for parents to be involved and provide transportation where necessary, as well as demonstrate to businesses that we do have a workforce worth training. Clear communication was made to our businesses and industry partners that the day of the event the customers they would engage with would be inexperienced. While this event was no cost to the employer, they did have to be open to training this new upcoming and coming workforce. The award is the Western Piedmont Workforce Development Board's third NADO award in the past four years.

Article by Wendy Johnson

Area Agency on Aging October is Resident's Rights Month!



October is Residents' Rights Month! This year's theme is "Speak Up: Know Your Rights and How to Use Them." This year's theme encourages residents to be educated about their rights while they are in a long-term care facility. This education on resident's rights is essential for the resident to live the way they deserve. Residents' rights month not only serves to educate the resident of their right to make choices, but also informs residents about their right to always be treated with dignity and respect. The following are the rights established by the Residents' Bill of Rights:

- To be treated with consideration, respect, and full recognition of personal dignity and individuality.
- To receive adequate care, treatment, and services that are adequate and appropriate, and in compliance with relevant federal and state rules.
- To receive at the time of admission and during stay, a written statement of services provided by the facility and of related charges. Charges for services not covered by Medicare and Medicaid shall be specified.
- To have on file a physician's orders with a proposed schedule of medical treatment. Written, signed evidence of prior informed consent to participation in experimental research shall be in a patient's file.
- To receive respect and privacy in his medical care program. All personal and medical records are confidential.
- To be free of physical and mental abuse. To be free of chemical and physical restraint unless authorized for a specific period by a physician according to clear and indicated

- medical records.
- To receive from the administrator or staff of the facility a reasonable response to all requests.
- To receive visitors or have access to privacy in phone use at any reasonable hour. To send and receive mail promptly and unopened, with access to writing materials.
- To manage his/her financial affairs unless other legal arrangements have been so ordered.
- To have privacy in visits by the patient's spouse.
- To enjoy privacy in his/her room.
- To present grievances and recommend changes in policies and services without fear of reprisal, restraint, interference, coercion, or discrimination.
- To not be required to perform services for the facility without resident's consent and written approval of the attending physician.
- To retain, to secure storage for, and to use his/her personal clothing and possessions, where reasonable.
- To not be transferred or discharged from a facility except for medical, financial, or their own or other patient's welfare. Any such transfer shall require at least five days' notice, unless the attending physician orders immediate transfer, which shall be documented in the patient's medical record.
- To be notified when the facility's license is revoked or made provisional. The responsible party or guardian must also be notified.

This month is an opportunity for nursing homes, adult care homes, and family care homes to recognize and celebrate the rights of residents. It is a time to focus on resident-directed care. If you have questions about resident's rights, contact your regional Ombudsman at (828) 485-4280.

[Article by Amber Chapman](#)

Community & Economic Development

City of Lenoir ARC Project Closeout

Lenoir City Council has approved the closeout of an Appalachian Regional Commission (ARC) Sewer Improvement Project grant. WPCOG Community & Economic Development Administrator Rick Oxford oversaw the grant that replaced 590 linear feet of decaying sewer lines with 15-inch, high-density polyethylene - along with the installation of 295 linear feet of 12-inch PVC gravity sewer lines - in the downtown area of Lenoir. Additional work included the installation of manholes, temporary bypass pumping, and clearing/erosion control.

The project utilized just \$219,304 of the \$273,000 ARC grant, with ARC funding covering 70 percent of the cost, and the City of Lenoir paying the other 30 percent.

[Article by Paul Teague](#)

Community & Regional Planning

Fall 2018 Economic Indicators Newsletter Released

The latest issue of the Economic Indicators Newsletter (EIN) was released today by the Western Piedmont Council of Governments. The current issue addresses Hickory-Morganton-Lenoir Metropolitan Statistical Area (MSA) unemployment rates, Hickory Metro State gross tax collections, Hickory MSA rental housing affordability and Hickory MSA Gross Domestic Product (GDP).

Here are a few key highlights of the EIN:

- The Hickory MSA's unemployment rate equaled 3.7% in July 2018. The region's unemployment rate has been under 4% since March 2018.
- Between January and July 2018, the estimated number of employed persons grew 1.4% from 166,732 to 169,109 (2,374), while the civilian labor force increased 1% from

- 174,033 to 175,660 (1,627).
- Hickory MSA State Gross tax collections increased 28.9% from \$140.3 million in 2013 to \$180.8 million in 2017.
- FY 2018 Fair Market Rents (FMRs) in the Hickory-Lenoir-Morganton MSA ranged from \$553 for a zero bedroom unit to \$1,009 for a four bedroom unit.
- An analysis of wages and rental costs of HUD Metro Fair Market Rent Areas (HMFAs) revealed that the Hickory-Lenoir-Morganton MSA has some of the lowest Fair Market Rents (FMRs) of all North Carolina metro areas. Using the National Low Income Housing coalition definitions for Fair Market Rents to be affordable (the cost of rent and utilities not to exceed 30% of household income), the amount of annual household income needed to afford rental housing at FMR in the Hickory-Lenoir-Morganton MSA ranged from \$22,120 for a zero bedroom unit to \$40,360 for a four bedroom unit.
- The Charlotte-Gastonia-Concord (NC Portion), Durham-Chapel Hill, Raleigh, Virginia Beach-Norfolk-Newport News (NC Portion) and Wilmington Metros consistently had much higher Fair Market Rents than other areas in North Carolina.
- Data from US Bureau of Economic Analysis (BEA) reveals that Hickory MSA GDP grew 16.1% from \$11.7 billion in 2012 to \$13.5 billion in 2016.
- More than one-third (33.8%) of Hickory MSA GDP comes from the region's manufacturing sector, followed by government at 11.7% and education and health care at 8.4%.
- Percentage Hickory GDP growth between 2012 and 2016 was greater than the US average (15.4%) and the majority of North Carolina Metro areas.

See the selected figures below for additional information. The EIN is produced quarterly and is a publication of the Western Piedmont Workforce Development Board. To subscribe to the EIN, please visit www.wpcog.org or contact [Taylor Dellinger](#), Data Analyst at 828-485-4233.

Figure 4. Hickory-Lenoir-Morganton MSA HMFA and NC Fair Market Rents, FY 2018
Source: HUD, 2018

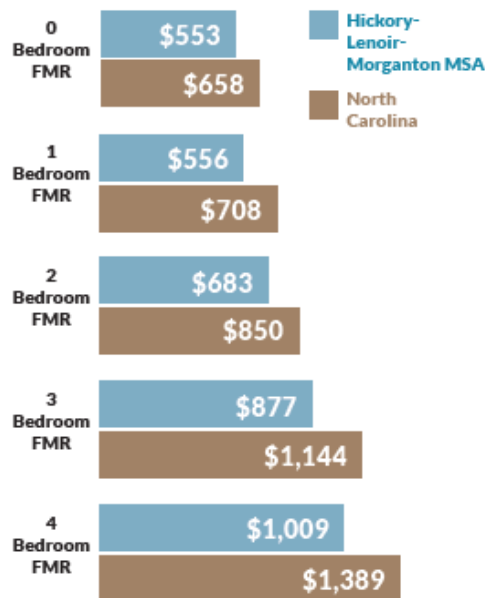
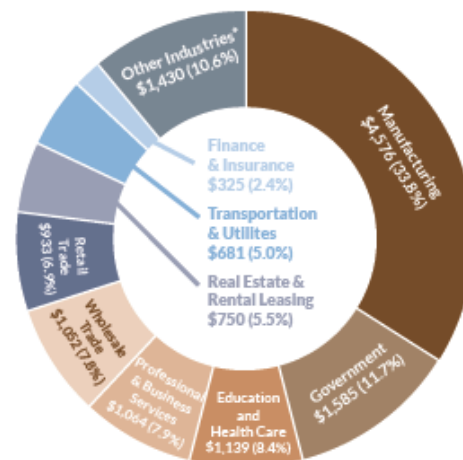


Figure 9. Hickory MSA Percentage of GDP by Industry (\$Millions), 2016
Source: US Bureau of Economic Analysis (BEA), 2018
*Other Industries includes natural resources and mining, construction, leisure and hospitality and information, and "other services."



Article by Taylor Dellinger

IT/GIS Services Incorporating Drones Into Municipal Uses

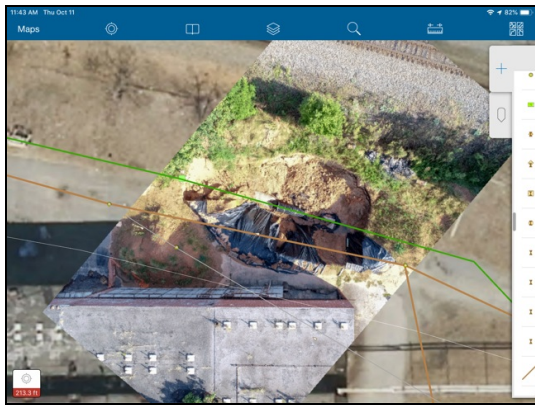
Over the past few months, The Western Piedmont Council of Government's IT/GIS Services Department has been using sUAS (Small Unmanned Aerial Systems) or "drones" combined with GIS/GPS applications to assist in various mapping and inspection projects throughout the region. Drones, or more technically, the instruments (payloads) they carry, are data receptors that will collect information from an airborne perspective. These reliable and cost-effective tools are seeing a dramatic increase in data collection capabilities and uses in GIS applications. Following are three of WPCOG's recent GIS/Drone projects.

City of Hickory Fire Department (Sinkhole):

During the month of August, the City of Hickory Fire Department contacted the WPCOG IT/GIS Services Department to collaborate on a project to determine the curb-to-curb turning radius of one of their ladder-trucks. IT/GIS staff collected aerial video footage and photos of the truck turning in an empty parking lot. Intermittently, turn radius reference points of the tire locations on the pavement were marked with tape. IT/GIS staff mapped the locations with GPS and then used the data to georeference the photos for reference. From there, the Hickory Fire and Engineering Departments performed further analysis.



Town of Valdese Public Works Department (Sinkhole): In September, the Town of Valdese Public Works Department approached WPCOG to assist in the documentation of a sinkhole that recently developed in an area between an industry and a railroad right-of-way. A section of the town's sewer and stormwater systems were also at risk of compromise by the sinkhole.



The IT/GIS staff flew the drone over the sinkhole at an altitude that allowed capture the entirety of the study area as well as some surrounding landmarks. IT/GIS staff leveraged GPS technology to collect X, Y locations of landmarks to assist with georectification of the still images onto existing orthophotography. In other words, the staff was able to create an up-to-date view of the area in context with the current sinkhole conditions in a matter of minutes. The photos were then loaded into the Town's online GIS application where Town staff could view their infrastructure in relation to the sinkhole, as well as to conduct measurements and perform further analysis. WPCOG and the

Town will be able to track and document further progression of the sinkhole for as long as it remains.

Also during September, the Valdese Public Works Department requested that WPCOG staff assist with inspections of three of the Town's public water tanks. The application simply required IT/GIS staff to capture clear images of the tops of the water tanks. Town staff then reviewed the images to inspect for rust, missing bolts, as well as vent and hatch condition. The collected drone footage saved Public Works staff from the need to climb to the top of each tank and inspect the features manually. Drones can conduct this type of data-capture mission in a matter of minutes and eliminate the various human safety risks that are involved. The water tank images are now a part of the town's online GIS application.



For more information regarding these projects or GIS services in general, please contact IT/GIS Services Director, [Scott Miller](#) or GIS Technician, [Trey Schweitzer](#).

Article by [Trey Schweitzer](#) and [Scott Miller](#)



Calendar of Events

October

17 - Water Resources Committee Meeting (11am)

22 - Regional Aging Provider Meeting (2pm)

23 - WPCOG Executive Committee Meeting (6pm)

24 - Greater Hickory MPO TAC/TCC (2pm/3:30pm)

25 - Mayor/Chairman/Manager Meeting (6pm)

November

12 - Regional Aging Advisory Committee/STHL Meeting (12pm)

14 - Regional Managers' Meeting (12pm)

15 - RHA Annual Landlord Meeting

27 - WPCOG Policy Board Meeting (6pm)

28 - Greater Hickory MPO TAC/TCC (2pm/3:30pm)

December

4 - WPAQC Meeting (10am)

19 - Greater Hickory MPO TAC/TCC (2pm/3:30pm)

21 - WPCOG Executive Committee Meeting (TBD)

Stay Connected



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www.wpcog.org