

PHRANCLY SPEAKING: FROM THE NEWSLETTER CHAIRMAN WERE YOU THERE???

The Professional Housing Rehabilitation Association of North Carolina held its Annual Spring Conference/Workshop on March 16-17, 1998 at the Sheraton Grand Hilton in New Bern North Carolina.

Mrs. Therese Scott, Program Chairman, welcomed the membership. Mr. Ed Vess, President, officially opened the meeting and expressed his appreciation to all in attendance; and Mrs. Barbara Lee, an Alderwoman of New Bern, was the guest speaker welcoming the organization to The Great City of New Bern, North Carolina.

Prior to the conference two very important issues were discussed at the Board of Directors meeting that was held in Asheville, North Carolina on February 12, 1998. The issues are as follows:

(1) Incorporation of PHRANC and filing for non-profit status and

(2) Extending four of the current chairman/directors terms by one year to achieve staggered terms for PHRANC Board members, so that at all times the board would always have members with some experience and knowledge of all issues concerning the association. The aforesaid issues were presented to the membership on Monday, March 16, 1998 during the annual dinner/business meeting for the membership to vote on and both issues were approved with a unanimous "Yes" by the membership.

The conference provided three concurrent training sessions in the following areas:

(1) FUNDING SOURCES

(a) Rehabilitation Project Management taught by Mr. Phil Jones of ICF. This session explored areas such as: program design, application processing, homeowner/contractor relationship, identifying, diagnosing and addressing problems and CDBG versus HOME funds policy and procedures.

(b) Partnering with North Carolina Housing Finance Agency, taught by Mr. Bob Dunham of North Carolina Housing Finance Agency. This session gave the "HOW"

to access available fundings for Single Family Re-habilitation, Urgent Repair, Affordable Home Ownership, Lead Abatement, 203K Programs and many other funds and

(c) Partnerships with self-help Credit Unions, taught by Ms. Lanier Blum, Home Renovation Loan Program Coordinator, provided tips to invite local governments to stretch our rehabilitation dollars in partnership to assist more families by working with nonprofit community development financial institution with a mission to expand home ownership opportunities.

(2) **TRADES, ELECTRICAL SYSTEM** an in-depth hands-on session taught by Mr. Marvin Hamilton of the Cumberland County Inspection Department. This session provided an overview of residential electrical systems. While some technical aspects of the NEC code like load calculations were explained, emphasis was placed on design, installation and re-wiring of residential electrical systems. Topics included circuit design, panel boxes, cable/wire types, grounding, GFI's, aluminum and underground wiring, test equipment, trouble-shooting systems and electrical inspections.



Left: Mr. Phil Jones, ICF Consultant

Below: Mr. Rex Kime, PHRANC Vice-President



(3) BASIC TRAINING

(a) Building Materials, taught by Mr. Dave Bullen, a Rehabilitation Specialist with Cumberland County Community Development Department. This session introduced product nomenclature (proper name, trade name, references and slang), description and specification (size, composition and grading quality), of various building materials.

(b) Work Writeup and Cost Estimation, taught by Mr. Rex Kime, PHRANC Vice President and Technical Service Coordinator for the City of Burlington. This session provided effective writing for work write-ups, with some attention given to automated cost estimation and contractor bids to improve our skills in writing and to prevent potential problems from arising once a project is under construction. And last but definitely not least,

(c) Basic Insulation and Building Tightness, taught by Mr. David Harper, Weatherization Program Coordinator and Mr. Charles Young, NCETTC Training Coordinator. This session provided the latest in practical residential science, weatherization and a good understanding of the term "house as a system of interrelated parts" and learning the importance of basic areas such as insulation, moisture control and indoor air quality.

DATES TO REMEMBER

May 25, 1998 Memorial day
 July 4, 1998 Independence Day
 August 17&18, 1998 PHRANC Fall Conference/Workshop
 and
 JUNE 17-19, 1998 NCCDA BUSINESS MEETING AND SPRING CONFERENCE

The annual Business and Spring Conference sponsored by the North Carolina Community Development Association will be held June 17-19, 1998, at the Broyhill Inn and Conference Center in Boone North Carolina.

The Meeting Committee has worked hard to bring excellent training opportunities designed for entitlement and small cities programs. Concurrent sessions will be held for administration and housing rehabilitation specialists.

Advance registration for the workshop will be \$90.00 for members and an additional cost is added for non-members and on site registrations. For any additional information please call Mrs. Karen Jones, 919-775-8242

Notice: If you are not a member, please call Mrs. Karen Jones at the above number before making reservation at the hotel (Broyhill Inn and Conference Center, 1-800-951-6048)

NCCDA Spring Conference
Proposed Agenda

Tuesday, June 16

5:00 - 7:00pm Early Registration

Wednesday, June 17

9:00 - 5:00 Registration

1:00 Conference Begins
 Opening Session-Remarks
 from HUD, DCA, HFA

2:00 - 3:00 Innovative Homeownership
 Programs

3:00 - 3:45 Economic Development

3:45 Break

4:00 - 5:00 More Effective
 Public Speaking

5:00 - 7:00 Hospitality Event

Dinner on Own

Thursday, June 18, 1998

8:30 - 10:30 Rehab Sessions
 Top Ten Monitoring Concerns
 Robert Dunham
 DCA Rehab Standards
 Stanley King

Landlord/Tenant Laws
 Anita Brown-Graham,
 Institute of Govt. Comm, Dev. Law
 and easements

10:30 - 10:45 Break

10:45-12:00 ... Community Resource Project
 Utilizing Volunteers and
 Inmates for Rehab. Work
 Steve Osborne, City of Concord

12:00 - 1:00 NCCDA Business Meeting,
 (Possible Speaker)

1:15 - 2:15 Holistic Neighborhood
 Revitalization City or
 Hickory Planning Department,
 CDBG, etc.

1:30 Load Buses for Trips
 to Grandfather Mountain,
 Dinner & Horn in the West Play

Friday, June 19, 1998

9:00 Breakfast

9:00 - 10:00 Grant Writing 10 1
 Sherry Long & ASU Rep.

HOME & CDBG Progress
 Gary Dimmick, HUD
 Subrecipient Management

10:00 - 10:15 Break

10:15 - 11:30 Motivational Speaker
 Unconfirmed at this time

11:30 Closing Remarks

12:00 Adjournment

See Insert Updates
← Agenda &
Registration Form

**PHRANC BOARD
OF DIRECTORS**

Mr. Ed Vess
 President
 704-259-5735

Mr. Rex Kime
 Vice President
 336-222-5095

Ms. Joan Painter
 Secretary
 704-866-6752

Mrs. Susan Taylor
 Treasurer
 336-222-5095

Mrs. Wanda Boykin
 Membership
 336-727-8597

Mr. Bobby Thomas
 Education and Training
 910-323-6145

Mrs. Therese Scott
 Programs
 919-856-6324

Mr. Robert le McFall
 Newsletter
 910-433-1595



St. Patrick's Day Dinner Buffet

After the first day of intense training, the business meeting, complete with a St. Patrick's Day Dinner Buffet, was held for all members and guests to dine. Everyone mingled, traded information and gained ideas from other rehabilitation professionals from throughout the great state of North Carolina.

HAIL, FAREWELL and WELCOMES

The Phranc Board of Directors says:

Farewell and Thanks to Mrs. Denise Lucas of Winston-Salem for a job well done as treasurer.



Mrs. Susan Taylor, our new Treasurer

Welcome to Mrs. Susan Taylor, the City of Burlington Community Development Administrator as our new Treasurer.

PHRANC BOARD OF DIRECTORS AND MEMBERS gives a special thanks to:

Mr. Kay Lawrence
HUD, Greensboro Office,
Mr. Phil Jones
ICF Kaiser
Mr. Marvin Hamilton
Mr. Dave Bullen

Mr. Bob Dunham and **Mr. Brad Lankford**
North Carolina Housing
Finance Agency
Ms. Lanier Blum
Mr. David Harper
...and **Mr. Charles Young**.

We look forward to seeing you at our next (fall) training session, which will be held in August. See your next issue of PHRANC TALK, in July.

**JOIN NOW
TO RECEIVE
IN-DEPTH
TRAINING AT AN
AFFORDABLE
RATE!**



Mr. Kay Lawrence • HUD, Greensboro Office

PHRANC ANNUAL MEMBERSHIP FORM (JULY 1, 1998 – JUNE 30, 1999)

Name (Please Print) _____ Title _____
Mailing Address _____
City _____ State _____ Zip Code _____
Organization/Firm _____ Phone # _____

Membership Dues: \$20.00. Please make check or money payable to:
PHRANC
The City of Winston-Salem, Housing/Neighborhood Development
Attn: Ms. Wanda Boykins
225 W. Fifth Street
Winston-Salem, NC 27101

NOTE: Please duplicate this form if more than one form is needed.

SAFETY CORNER

Lead poisoning is one of the leading environmentally caused pediatric health problems today, even though it is entirely preventable. Lead affects virtually every organ system and is particularly harmful to the developing brain and nervous system of fetuses and young children. In North Carolina, there are approximately 500,000 children under the age of six who are potentially at risk.

In response to the hazards that lead poses for children, the General Assembly ratified Senate Bill 516 on August 28, 1998. Senate Bill 516 was enacted to establish an authorized State Program under Section 404 of the Toxic Substances Control Act for lead-based paint hazard management. The bill allows North Carolina to pursue federal approval of its state lead-based paint certification program, in lieu of having a federally administered program apply in the state.

As a result of this legislation, rules are expected to go into effect July 1, 1998. These rules require individuals doing lead-based paint abatement activities in target housing and child occupied facilities be trained and certified. A permit will be required for abatement activities. The rules also require these individuals to employ work practice standards that will ensure the material is identified and abated without causing additional hazards.

Target housing is any housing constructed prior to 1978, except housing for the elderly or persons with disabilities, unless children under the age of six reside there. Child-occupied facilities are buildings constructed prior to 1978 that are visited regularly by the same child, six years of age or younger. The visits must be at least on two different days within any week and last at least three hours,

or the combined weekly total lasts at least six hours. These facilities may include daycares, pre-schools, schools, etc.

Confused after reading this? If you have questions about lead-based paint abatement or the Lead-Based Paint Hazard Management Program, call the Health Hazards Control Branch (HHCN) at (919) 733-0820. The HHCN will be able to provide a copy of the Rules and other information on lead-based paint abatement.

Lucinda Sullivan
Industrial Hygiene Consultant
Health Hands Control Branch
(919) 733-0655

Mr. Phil Letflew
Rehabilitation Specialist
Cumberland County
P. O. Drawer 1829
Fayetteville, NC 28302

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Per [Signature]



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433 Hay Street • Room 320
ATTN: R. L. McFall, PHRANC Newsletter Chairman
Fayetteville, North Carolina 28302