



Professional Housing Rehabilitation Association of North Carolina

# PHRANC Talk

Established 1995

August – October, 2001

## PHRANC BOARD OF DIRECTORS July 1, 2001 - June 30, 2002

### Mr. Bobby Thomas, President

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## PHRANCLY SPEAKING From: Bobby Thomas, President

I would like to thank the membership for electing me PHRANC President. I could not attend the last conference, and I missed the opportunity to again associate with fellow members. Many milestones have been reached by our organization since its creation. New milestones and goals have been set and with your participation and support I am confident we can reach new heights.

At times, you may have reflected on your job and thought that our service to our cities, counties towns, and neighborhoods goes unappreciated. Since serious housing needs exist for decent, safe, sanitary and affordable housing remain in North Carolina and America, we should see our role as vital.



*Bobby Thomas  
PHRANC President*

I take pride in emphasizing the "P" in PHRANC. The "P", as you know, stands for Professional. We are housing professionals making a significant contribution by improving housing and quality of

life for citizens in our communities. It is worthy to have an organization like PHRANC to provide an avenue to further develop and enhance the skills of housing professional in North Carolina.

I extend an invitation to each member to get involved with a committee or program. You may have the input and expertise that is needed to help us advance to new heights. I look forward to working with the membership to advance PHRANC's goal of providing quality training and networking opportunities for the membership. Please email or call me with comments and/or suggestions or contact any Board member or Committee chairperson.

*Bobby Thomas, President*



*Therese Scott,  
PHRANC Past President*

Greetings PHRANC membership! I apologize for missing out on all the activities in Fayetteville. I want to offer congratulations to our new President Bobby Thomas and Vice President Bob Dunham and our returning Secretary, Joan Painter and Treasurer, Kenny Faulkner. I am sure, with your help, they will take PHRANC to new heights in the next two years.

With the new lead regulations out and in full swing, we should make use of our networking

opportunity within PHRANC. I suggest that we exchange ideas and pose questions to one another on strategies with implementation. If you would like a membership directory, just ask. This will enable you to call around the State just to ask, "How are you handling this?" I do it all the time and find it very helpful. You will find that you are not alone with dealing with these issues.

*Therese Scott  
PHRANC Past President*

# NOW HEAR THIS • MARK YOUR CALENDAR

September 27th & 28th, 2001

## PHRANC FALL CONFERENCE/WORKSHOP



*Brad Lankford,  
Program Chairman*

The Annual Fall Conference sponsored by the Professional Housing Rehabilitation Association of North Carolina will be held September 27-28, 2001 at the Hawthorne Inn, which is located at 420 High Street in Winston-Salem, North Carolina.

The Education & Training/Program Chairmen (Ron Carter/Brad Lankford) and their committees have worked hard to bring the following excellent training opportunities designed for entitlement and small cities

programs.

SEE PHRANC FALL CONFERENCE

A Registration Form and workshop cost is located within this Newsletter. For additional information, please call **Mr. Brad Lankford** at **704-783-7877** or **Mr. Ron Carter** at **704-336-5613**. If you are not a member and would like to become a member, receive a newsletter or save on future workshops and registration fees, please call Ms. Mr. Randall Barnett at: 828-259-5735.

### Hotel Accommodations

A block of rooms has been reserved at the Hawthorne Inn, 420 high Street, Winston-Salem, North Carolina and must be reserved by September 7, 2001 for the following rate: **\$75.00** for single/double occupancy plus sales tax per night. To make reservations please call **1-800-972-3774**.

Your map, workshop registration forms and agenda is included within this newsletter.

## **PHRANC FALL CONFERENCE**

**ATTENTION.....ATTENTION.....ATTENTION.....ATTENTION.....**

The Education and Training Committee has planned a very interesting line-up of training activities for PHRANC members, contractors as well as other associates in the housing industry. The Fall Conference will also introduce the first course that will be available for persons seeking to become certified. The training agenda is as follows:

September 27, 2001

### **The New International Building Code Review**

A representative from the Department of Insurance will be on hand to provide a very thorough overview of the changes and highlights of the International Code that went into effect on June 13, 2001 (implementation is not required until 2003). A full day will be spent discussing the changes and it's impact. This session would benefit anyone involved in the administration or enforcement of the current North Carolina Sate Building Code.

September 28, 2001

### **Developing Rehabilitation Specification and the use of Home Architect Software**

This training will assist agencies in developing specifications that will insure quality and workmanship. It also introduces software that is user friendly, and excellent in augmenting specifications with plans and designs that include detailed specifications.

### **Success Stories and Best Practices Roundtable**

Hear from panelist who represents some of the most innovative programs being offered throughout our state. Share in an open discussion regarding innovative ways to provide affordable housing or stabilize existing housing.



### **Rehabilitation Certification Course-Electrical**

Participate in the first course, which is one of ten modules toward certification as a "**Certified Housing Rehabilitation Specialist**". Learn from an extremely qualified individual that actually taught the course for North Carolina Building officials for many years.

Register early, space is limited. Inform your contractors and inspections department staff.

See you in Winston-Salem.

*Ron Carter  
Education and Training Chairman*

## Employment Opportunities

**Town Planner, Wilkesboro, North Carolina, Salary Range:** \$25,000.00-\$35,000.00. Recruiting until position is filled, For additional information, Please call Town Manager, Ken Noland at 1-336-838-3951.

**Planning & Development Director, Monroe NC.** Salary dependent on qualification and experience. Please submit resume to The City Of Monroe, Human Resources Department, PO Box 69, Monroe NC 28111. Resume accepted until position is filled.

**Planner, Kinston, NC, Salary Range \$34,028.00-\$40,372.00.** Position open until filled. Apply at or send resume to Human Resources, City of Kinston, PO Box 339, Kinston NC 28502

**Director of Planning, Inspection and Code Enforcement, Kinston NC, Salary Range: \$51,230.00-\$72,092.00,** Position open until filled, Apply or send resume to Human Resources, City Of Kinston, PO Box 339, Kinston NC 28502.

**Environmental Planner, Carrboro NC, Salary Range: 37,778.00-\$57,471.00.** Position is open until filled, For an application and more information, please call the Town of Carrboro at (919-919-7320).

**Zoning/Code Enforcement Officer, Oak Island Beach, NC,** for more information and an application, Please contact Jason Walker, Director of Planning & Inspections, 3 West Third Street, Ocean Isle Beach, North Carolina, 28469 or call 910-579-3469. Position is open until filled.

## PHRANC Annual Spring Conference



This year's Conference was held in Fayetteville on March 19<sup>th</sup> & 20<sup>th</sup> at the Holiday Inn Bordeaux. Seventy-five housing rehabilitation professionals from across North Carolina attended the event (a record attendance).

Topics covered at this conference included: (1) Lead Based Paint, (2) Loan Origination and Accounting Systems, and (3) Community Development Manager computer software. A session on The Electrical System was scheduled but was cancelled due to an emergency with the proposed speaker and will be rescheduled at a future conference.

The Conference began with a welcoming from Fayetteville City Councilman Bobby Hurst and Chief Development Officer and Assistant City Manager John B. (Ben) Brown.

This opening session was followed by two tracks. Track one was a Lead Based Paint update from HUD and DCA. This was

followed by a session on Lead Based work write-up and risk assessments presented by Environmental Investigations, Inc. (E.I. Inc.) from Durham, N. C and Track two was on Financing Techniques and was presented by Mr. Jim Douglas.

One of the highlights of the conference occurred after lunch when conference attendees participated in a field exercise on lead-based paint risk assessment conducted by E.I. Inc. on an actual house located in South Fayetteville.

Also after lunch F. P. Solutions presented a session on loan origination and the accounting systems. The day ended with a welcoming reception at the Sportz Cue and spirits in the hotel.

The following day's activities included a wrap-up session on lead-based paint work write-up and risk assessments by E.I. Inc. And a presentation of Community Development Manager software by Cursor Control Inc.

During lunch, a business meeting was held to include an election for a new slate of officers: President, Vice

President, Secretary and Treasurer to serve on the Board of Directors for the next two years.

The newly elected officers are: President, Bobby Thomas from Cumberland County, Vice President, Bob Dunham from North Carolina Housing Finance Agency, Secretary re-elected, Joan Painter from the city of Gastonia; and Treasurer re-elected Kenny Faulkner from the city of Winston-Salem. Congratulations! We look forward to working with these newly or re-elected officers the upcoming year.

Thanks to all of the conference attendees. Without you, none of this would be possible. As always your input is welcomed, We also urge you to become more involved in PHRANC by serving on the board of Directors or on a committee. We look forward to seeing you all at our next conference that will be held in Winston-Salem.

**Brad Lankford**  
Program Chairman



## DATES TO REMEMBER

September 27 & 28, 2001 PHRANC Fall Workshop – We hope to see everyone there  
September 3, 2001, Labor Day  
November 6, 2001, Election 2001 – Please VOTE!

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# SAFETY CORNER

## POWER-WASHING HOUSE LEADS TO ASBESTOS AND LEAD PAINT CONTAMINATION

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Recently, a property owner hired a local contractor to paint the exterior of their home. As part of the preparation before painting, the contractor was to power-wash the dirt and loose paint from the exterior asbestos siding.

In an effort to speed up the process the contractor used a power-wash machine that put out several thousand PSI (pounds per square inch) of water. The process resulted in removing lead paint and scattering lead paint chips ten yards on either side of the house. The process also washed out asbestos fibers from behind the asbestos siding and asbestos had settled wherever the water had run-off and dried, including the inside of the house. The

owner was left facing two environmental problems: Lead-based paint and asbestos.

To properly address the contamination problem the owner had to hire a professional contractor who had the necessary training and experience to safely remove the lead paint chips and asbestos fibers from their yard and the asbestos fibers from inside of their home. This process took several weeks and thousands of dollars to correct.

When using power-wash machines to remove dirt from homes, be sure to follow the manufacturer direction and be careful not to damage existing substrates. It is important to

remember that all lead-based paint chips should be collected and properly disposed of after they are removed from the exterior of a home. Keeping lead paint chips out of reach of children could help prevent a child from possibly being lead poisoned.

For more information on lead-based paint or asbestos containing materials, contact the North Carolina Health Hazards Control Unit (HHCU) at (919) 733-0820

***Mr. Jeffery W. Dellinger***  
***Industrial Hygiene Consultant***  
***Health Hazards Control Unit***

**Fayetteville Community Development Department**  
**433 Hay Street, Room 320**  
**Attn: R.L. McFall, Newsletter Chair**  
**Fayetteville, North Carolina 28302**

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Cumberland County Community Dev. Dept.  
Attn: Mr. Bobby Thomas, Hsg, Svcs. Mgr.  
Post Office Drawer 1829 **PHRANC President**  
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