



Professional Housing Rehabilitation Association of North Carolina

PHRANC Talk

Established 1995

January - March, 2001

PHRANC BOARD OF DIRECTORS

July 1, 2000 - June 30, 2001

Ms. Therese Scott President

919-856-6324
tscott@co.wake.nc.us

Mr. Bobby Thomas Vice President

910-323-6145
bthomas@co.cumb.nc.us

Ms. Joan Painter Secretary

704-866-6752
joanp@ci.tyofgastonia.com

Mr. Kenny Faulkner Treasurer

336-727-8575
kennf@ci.winston-salem.nc.us

Mr. Randall Barnett Membership

828-259-5735
randallb@mail.ci.asheville.nc.us

Mr. Ron Carter Education and Training

704-336-5613
rcarter@ci.charlotte.nc.us

Mr. Brad Lankford Programs

704-783-7877
blankford@netumlimited.net

Mr. Robert le McFall Newsletter

910-433-1595
rmcfall@ci.fay.nc.us

PHRANCLY SPEAKING From: Mrs. Therese Scott, President

Greeting PHRANC members and welcome to all our new members! It's been a while but I still must say it was great to see every one of you who attended the wonderful conference held at Atlantic Beach. I hope that you enjoyed yourselves and were able to enhance your housing rehabilitation knowledge.

I enjoyed seeing you all even though we didn't have any great fish stories. I hear we have a lot of links tales. I look forward to hearing them when we get together in Fayetteville. I hope everyone who wanted to access HUD funds for lead based paint activities got

their statement of Inadequate Capacity and Transition Implementation Plan into the Lead Office. I hope when the website is up and running that we can list contractors who do lead work for sharing.

We are an organization looking to make great strides in the field of housing rehabilitation. To achieve our lofty goals, we ask that if you are able to assist on a committee, to serve on the board or have ideas you would like to share, please feel free to call any board member and let us know. There need not be any long term or in-depth commitment-

any time you can spare is fine. For idea sharing, be it for how or where conferences are held or training topics, it only takes a phone call, e-mail or note. Remember that you are an important cog in this wheel and we can't function without you. Presently, Dick Smith-Overman is forming a nomination committee for this year's election so be sure to let him know if you are interested in serving on the board or a committee.

Thanks for your continued support of PHRANC and a happy New Year to all of you. I hope that the year 2001 brought you much peace, joy and happiness.

Therese Scott, President
tscott@co.wake.nc.us

Fayetteville Welcomes PHRANC 2001 Spring Conference March 19 and 20, 2001



Mr. Ron Carter
Education & Training Chairman

Greetings, from Education and Training Chairman, Ron Carter. I truly hope that the New Year brought with it a new renewed energy for continued growth and development. I hope that each of you is physically and spiritually healthy, and that prosperity will embrace you in many ways.

The spring 2001 PHRANC Conference is shaping up to be another exciting and informative opportunity to sharpen your skills as Rehabilitation Specialist. PHRANC plans to begin to offer "hands-on" field training in many of the technical areas of the rehabilitation process. Actual site demonstrations will become an integral facet of our forthcoming training opportunities.

Plans are underway to provide a comprehensive up-date on Lead-Based paint. In conjunction with the update, PHRANC will provide on-site demonstrations of the risk-assessor's responsibility, safe lead-abatement practices, as well as the testing and clearance processes.

Also, training will be provided in the area of Loan processing. Several companies offering customized software for Community Development loan-processing purposes will be on hand. Course participants will be able to sample and examine the various software packages.

And last, but not least, PHRANC will offer training from two of the training modules (HVAC and Plumbing) towards certification as a "Certified Professional Housing Rehabilitation Specialist".

Begin to make arrangements to attend. Space is limited.

Ron Carter,
Education & Training Chairman
rcarter@ci.charlotte.nc.us

NOW HEAR THIS • MARK YOUR CALENDAR

March 19 – 20, 2001

PHRANC SPRING CONFERENCE/WORKSHOP

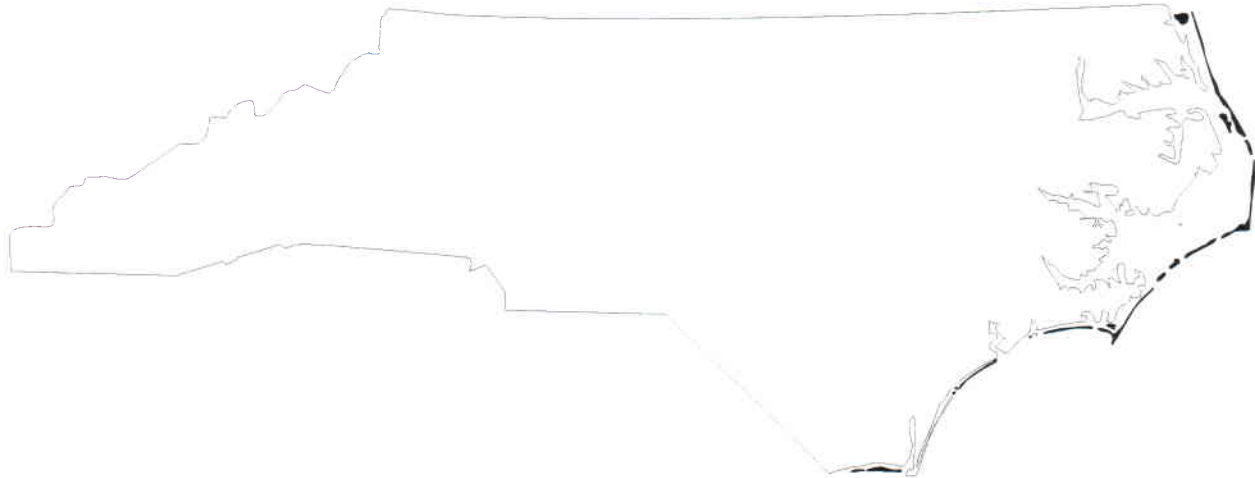
The Annual Spring Conference sponsored by the Professional Housing Rehabilitation Association of North Carolina will be held in Fayetteville on Monday and Tuesday, March 19-20, 2001 at the Bordeaux Holiday Inn Hotel. The Holiday Inn Bordeaux has 298 guestrooms that include large oval tubs, coffee makers, irons, ironing boards, hair dryers and in room movies.

They are one of the largest convention hotels in North Carolina and the site of the 2000 League of Municipalities Convention. Among the many features of the hotel are café,

Bordeaux, Sports Cue & Spirits, Bowties Nightclub, an exercise room and an outdoor swimming pool. The hotel is located at 1701 Owen Drive in Fayetteville North Carolina.

The Education & Training/Program Chairmen and their committees are working hard to bring excellent training opportunities designed for entitlement and small cities programs. Concurrent sessions will be held for administrators, planners, and housing rehabilitation program specialists.

A Registration Form and workshop cost will be published in your next Newsletter, which will be the second week of February. 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 Holiday Inn Bordeaux for the PHRANC conference at a rate of \$53.00 plus tax (9%) per night. Rooms may be reserved at this rate for Sunday, Monday and Tuesday March 18th, 19th and 20th, 2001. Please make your reservations prior to March 5, 2001, the cutoff date: be sure to mention that you are with the PHRANC group to receive your special

conference rate. To make reservations please call Toll Free 1-800-325-0211, locally 323-0111 or Fax, 1-910-323-5341 please ask the hotel for directions and a map when making your reservation.

If you have any problems with your reservations, please ask for Ms. Sherry Homes, Sales Manager. Ms. Jones helped book this event.

Thanks in advance for your cooperation. We look forward to seeing you in Fayetteville in March.

NOTICE: A map, workshop registration form and agenda will be included within your newsletter update.

HATS OFF! To The Professional Housing Rehabilitation Association of North Carolina, (PHRANC) Mr. Ron Carter and his committee (Education & Training) and Mr. Brad Lankford and his committee (Programs) for gathering all those great prizes that was given away during the fine conference that was held in Atlantic Beach, North Carolina at the Sheraton

Atlantic Beach Oceanfront Hotel on August 14 and 15, 2000. The attendance was great as well as the program and activities. It was worth wait.

A special thanks to the attending members, prize donators, program moderators and presenters for doing a great job.

We hope that everyone enjoyed the conference, fine foods, great prizes and fellowshiping with our Rehabilitation families. Thanks again for providing us this opportunity.

JOIN NOW!

“Membership for 2000-2001 Fiscal Year”

PHRANC is incorporated and provides comprehensive Training at an affordable price and networking opportunities to all active members.

As a professional, if you want to be part of a growing, well-versed, affordable and resourceful organization, then PHRANC is for you.

Annual membership dues are \$20.00, and Membership begins the first day of July each year and expires the last day of June the Following year. If you would like to become a member, please see application with instructions within this newsletter.

PHRANC BOARD OF DIRECTORS

“ELECTION 2001”

(March 19, 2001)

**President
Vice-President
Secretary
Treasurer**

Please call Mr. Dick Smith-Overman at 1-919-877-5628 with your nominee.

PHRANC ANNUAL MEMBERSHIP FORM

July 1, 2000 – June 30, 2001

Name: _____ Title: _____

Mailing Address: _____ State: _____ Zip Code: _____

Organization/Firm: _____ Phone #: _____

Fax #: _____ E-Mail Address: _____

Membership Dues: \$20.00, Please make check or money order payable to:

PHRANC and mail to:

The City of Asheville, Planning & Community Development Department

Attn: Mr. Randall Barnett

P.O. Box 7148

Asheville, North Carolina 28053-7148

REHAB CERTIFICATION UPDATE!

The Rehab Certification Program's implementation is scheduled for this spring. During 2000, the Rehab Certification Task Force worked to complete its task of bringing the certification program to housing rehabilitation professionals across North Carolina. Although ICF developed the model for the program, some details still had to be worked out by the task force.

From the very beginning, HUD, DCA, and NCHFA have all been very supportive of this initiative. PHRANC would like to express its appreciation for their support and encouragement in bring this noteworthy certification program into existence.

The primary objective of the Rehab Certification Program is bring a level of recognized proficiency and skills to housing rehabilitation professional across North

Carolina. Expectations are that the full weight and value of being a Certified Rehab Specialist will be realized in time.

Now is the time to begin compiling verification or certificates of completion for any rehab specialist training courses or workshop presentations that you have received in the near and distant past. Individuals submitting applications for certification must be able to show that they have received training in each of the 10 training modules of the Rehab Certification Program. Those 10 training modules are as follows:

1. Codes and Standards
2. Property Inspections
3. Work Write-ups
4. Cost Estimating
5. Project Management
6. Plumbing

7. Heating and Air Conditioning
8. Electrical
9. Lead Based Paint
10. Residential Structural/Environment

The passing on an examination covering these 10 areas will be the objective of individuals who pursue certification.

Information will soon be sent to all PHRANC members detailing the application package and what additional information is required by the applicant review board. Since PHRANC will serve as the certifying agency, the Certification Task Force's expectation is that PHRANC's membership will lead the way in seeking the status of becoming a Certified Housing Rehabilitation Specialist.

Bobby Thomas, Vice President

SAFETY CORNER

NORTH CAROLINA WINTERS ARE TRICKY

Check out these 8 Energy Safety Tips

A mild, sunny day can be followed quickly by blizzards and ice storms, with temperatures falling below freezing into what is called the "Blue Zone" From December to April, North Carolinians must be ready for whatever Mother Nature brings. Snow and ice can create havoc for electric power distributors and consumers. The increased demand on power lines combined with the weight of snow and ice can cause power outages at the worst possible times.

Winter preparation can save your life and your pocketbook too!

#1 A programmable thermostat for your heating system can save 5-30% of your heating and cooling bill by automatically adjusting the thermostat setting at night or times when your home is unoccupied. And remember to clean/replace filters on furnaces monthly.

#2 Putting an insulating wrap on your water heater can reduce your water heating cost—the typical cost of insulating is about \$20.00.

#3 You can save 10% or more on your energy bill by reducing the air leaks in your home—caulk, seal, and weather-strip all seams, cracks, and opening to the outside air.

#4 Make sure insulation levels are adequate for your home. You can increase your comfort and reduce your heating and cooling needs up to 30% with a small investment in additional insulation and winterization measures.

#5 Dishwashers uses 37% less water than washing by hand—if you wash full loads and use the short cycle.

#6 Use a microwave if you are cooking or heating a small amount of food

#7 Use fluorescent light. Compact fluorescents use 75% less energy and last 10 times longer.

#8 When doing laundry always use the cold water rinse cycle. Rinsing in warm water won't make clothes cleaner. Check and clean dryer's lint filter often. Lint restricts air circulation and is fire hazard.

North Carolina Division of Energy

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



Cumberland County Community Dev. Dept.
Attn: Mr. William Taylor, Rehab. Specialist
Post Office Box 1829
Fayetteville, North Carolina 28302-1829

North Carolina Professional Housing Rehabilitation Association
Spring Workshop, Business Meeting and Election 2000

PROPOSED AGENDA

Monday March 19, and Tuesday, March 20, 2001
Holiday Inn Bordeaux, Fayetteville, North Carolina

**NOTE: All sessions (Track I and Track II) are
concurrent during the entire workshop.**

Monday, March 19, 2001

0900-09:30am Open Registration

09:30-10:00am Opening Session/Welcome
Ms. Therese Scott, PHRANC President.
Guest Speakers: To be announced
House Rules/Schedule of Events
Mr. Brad Lankford, Program Chairperson

10:00-11:00am. Track I. Lead-Based Paint Update
Presenters: To be announced

10:00-11:45am Track II. Financing Techniques:
Presenter: To be announced

11:00-11:45am Track I. Lead-Based Paint Risk Assessment
(Incorporate risk assessment into work write-up)
Presenters: Environment Investigator Company

11:45-1:00pm LUNCH (On your own)

1:00-5:00pm Track I. Loan Origination and Accounting Systems
Presenters: F.P Solutions

Track II. Lead-Based Paint Field Exercise
Presenters: Environment Investigator Company

5:00pm Classes adjourned for the day

Tuesday, March 20, 2001

08:00-10:00am Track I. Lead-Based Paint Field Exercise (cont'd)
Presenters: Environment investigator Company

08:00-12:00pm Track II. Community Development Manager
Software (Loans)
Presenters: Cursor Control Inc,

10:00-12:00 Track I: ELECCTRICAL
Presenter: Mr. John Philigan
Fayetteville Tech. Community College

12:00-01:30pm LUNCH, Business Meeting and Election 2000
(Lunch is provided by PHRANC)

1:30-4:00pm Track I. ELECTRICAL
Presenter: Mr. John Philigan
Fayetteville Tech. Community College

1:30-3:30pm Track II. Community Development Manager
Software
Presenters: Cursor Control Inc,

3:30pm Closing Session

HAVE A SAFE TRIP HOME

REHABILITATION CERTIFICATION UPDATE!

The Rehabilitation Certification Program's implementation is scheduled for the near future. During the year 2000, the Rehab Certification Task Force worked to complete its task of bringing the certification program to housing rehabilitation professionals across North Carolina. Although ICF developed the model for the program, some details still need to be worked out by the task force.

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- | | |
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