

Spring 97

**PHRANCLY SPEAKING:
From The President**

The Professional Housing Rehabilitation Association of North Carolina (PHRANC) was organized in March 1994 to provide training and networking opportunities to Housing Rehabilitation Professionals. Over the past three years PHRANC has conducted five (5) conferences, concentrating primarily on the technical aspects of housing rehabilitation (i.e. work write-ups, cost estimating, and rehabilitation management). The next conference will explore a few of the other facets of housing rehabilitation.

PHRANC will hold it's annual conference on August 20 & 21, 1997 in Charlotte, N.C. Also, in the next few days you will receive a letter notifying you of nominees for the Annual Election of the PHRANC association. The slate of nominees will be presented to you as selected by the nominating committee. Additional nominations will be accepted from the floor during the business meeting on Thursday 21st. The conference will provide concurrent training sessions in three (3) areas - 1) Financing Techniques, 2) Rehabilitating Housing/Strengthening Families, 3) Vinyl Siding, Drywall, and Roofing. The vinyl siding, drywall and roofing session is the first of a series of training sessions which will focus on specific trade applications.

The Department of HUD, Greensboro office, through a contract with ICF will be sponsoring the session on Financing Techniques. This session will explore areas such as;

- * Sources of Funding, *Financing for Home ownership, *Pro-forma Development,
- *Financing Multifamily Projects, *Tax Credits, *Intake and Application.

The Rehabilitating Housing/ Strengthening Families session will explore issues that are essential to successful rehabilitation efforts. This session will address areas such as:

- *Creating Support Service Networks (social services, health departments, home maintenance counseling, home purchase counseling, budget and financial counseling, etc.), *The Rehab Contract, * The Pre-construction Conference, *How and when to make referrals, etc.

The vinyl siding, drywall and roofing session is the first in a series of training sessions that will take an in-depth, hands-on approach to;

- *Learning about materials, applications, cost and proper installations, *This session will assist the Rehabilitation Specialist in recognizing proper workmanship and quality, *Update general specifications for rehabilitation, *Stay abreast of the latest technology in the various trades. Bring your calculator.

As we examine our accomplishments and shortfalls we hope to continue to grow and develop in our capacity to provide training opportunities which are comprehensive in scope, relevant in content, challenging, affordable, and fun.

Special thanks to the HUD office, particularly K. Lawrence and Ron Clapp for embracing PHRANC's vision.

After a day of intense training, join PHRANC on a tour of Ericsson Stadium - Home of the Carolina Panthers. Then later that evening, mix and mingle in the hospitality room and share information regarding the day's sessions.

I hope that you will join PHRANC in Charlotte and consider assisting the Association by participating as an officer or serving on one of the various committees. You can inspire and effect the finest delivery of housing services in our region. Looking forward to seeing you.

Respectfully,
Ron Carter
PHRANC President

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Were You There....

....at the first ever joint meeting of North Carolina and South Carolina Community Development Association at Myrtle Beach. We commend the leadership of each of these organizations for providing the opportunity to have a conference together.

The Conference was held at Myrtle Beach Hilton on May 7, 8, & 9, 1997. The program was very well planned and

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ANNUAL CONFERENCE

August 20-21, 1997

It's that time again! The PHRANC Fall Workshop will be held August 20-21, 1997 at the Charlotte Mecklenburg Government Center in Charlotte, North Carolina which is located at the Intersection of Fourth and South Davidson Streets.

Register early, space is limited! REGISTRATION IS ON A FIRST COME FIRST SERVE BASIS. PHRANC will provide a Certificate of Course Completion. To register, call the City of Burlington at (910) 222-5070 or (910) 222-5093, and ask for Edna Garrison. A confirmation number will be given to each registrant. Your call must be received by 5:00 p.m. on Friday, August 8, 1997.

The registration fees for members and non-members must be received by August 15, 1997. The registration fee is \$45.00 for members, \$75.00 for non-members. Registration fees received after August 15 will be \$55.00 for members and \$85.00 for non-members.

Hotel Accommodations

A block of rooms has been reserved at the Sheraton Four Points Hotel (formerly Government House Hotel), 201 S. McDowell Street, Charlotte, North Carolina (one block from the workshop location) until July 29, 1997, at a rate of \$96.27 (taxes included) per night. For reservations, please call Kelly Eggebeene at (704) 372-7550.

"Membership For 97-98 Fiscal Year"

PHRANC provides Comprehensive Training at an affordable price, network opportunities and a Gold Membership Card for all housing rehabilitation professionals.

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

Annual membership dues are \$20.00. Membership begins July 1, 1997 thru June 30, 1998.

Please make check or money order payable to PHRANC and mail to:

The City of Burlington
Attn: Ms. Edna Garrison
P.O. Box #1358
Burlington, NC 27216-1358

PROFESSIONAL HOUSING REHABILITATION ASSOCIATION OF NORTH CAROLINA ANNUAL CONFERENCE - AUGUST 20 & 21, 1997 CHARLOTTE, NORTH CAROLINA

PROGRAM AGENDA Wednesday, August 20, 1997

- 8:30-9:30 Registration
- 9:30-9:45 Opening Session
- 9:45-12:00 Track 1: Financing Techniques
Track 2: Rehabilitating Housing/Strengthening Families
Track 3: Vinyl Siding
- 12:00-1:15 Lunch (on your own)
- 1:15-3:00 Track 1: Financing Techniques
Track 2: Rehabilitating Housing/Strengthening Families
Track 3: Vinyl Siding
- 3:00-5:00 Tour of Ericsson Stadium - Home of the Carolina Panthers or Time to explore the City on your own
- 7:30-8:30 Hospitality Room (hors d'oeuvres & cold drinks)

Thursday, August 21, 1997

- 8:30-10:00 Track 1: Financing Techniques
Track 2: Rehabilitating Housing/Strengthening Families
Track 3: Drywall
- 10:00-10:15 Break
- 10:15-11:30 Track 1: Financing Techniques
Track 2: Rehabilitating Housing/Strengthening Families
Track 3: Drywall
- 11:30-1:00 Lunch and Business meeting (Elections)
- 1:00-3:00 Track 1: Financing Techniques
Track 2: Rehabilitating Housing/Strengthening Families
Track 3: Roofing
- 3:00-3:15 Conference evaluation and closing

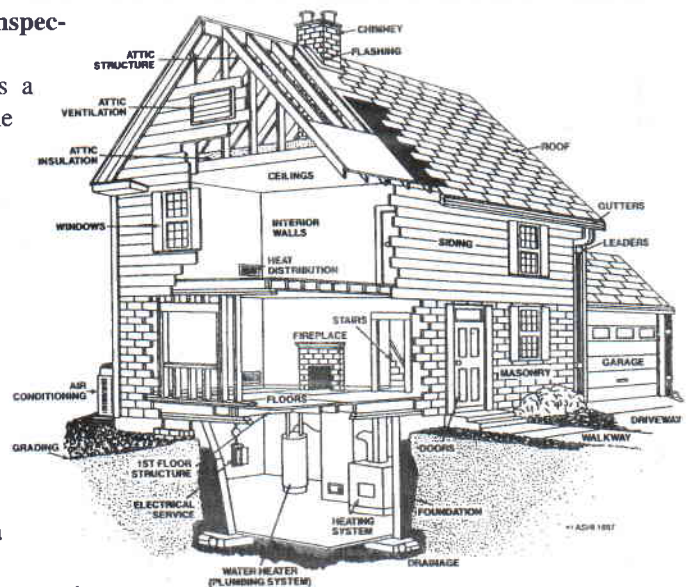
FIRST TIME HOMEBUYER'S INSPECTION TIPS

Q. What is a "Home Inspection"?

A home inspection is a visual examination of the physical structure and systems of a home. If you are thinking of buying a house, co-op, or condominium, you should have it properly inspected before the final purchase by an experienced and impartial professional home inspector.

Q. Why do I need a home inspection?

The purchase of a home is probably the largest single investment you will ever make. You should know exactly what to expect - both indoors and out - in terms of repair and maintenance and their costs. A fresh coat of paint could be hiding serious structural problems. Water marks



in the basement may indicate a chronic seepage problem or may be simply the result of a single incident. The home inspector interprets these and other clues, then presents

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SAFETY CORNER - WHEN YOU'RE HOT, YOU'RE HOT...

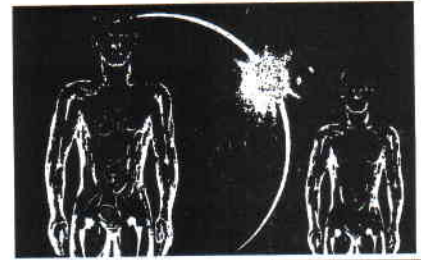
How to work safely in cold temperatures. While this is important to many of our readers, there are others who have the opposite problem. Those working in facilities like foundries, laundries, bakeries and certain construction projects are faced with hot conditions - regardless of what the weather is like outside.

In certain cases, the body simply cannot dispose of excess heat. It will store that heat. When this happens, the body's core temperature rises and the heart rate increases. As the body continues storing heat, the individual begins to lose concentration and has difficulty focusing on a task, may become irritable and sick, and often loses the desire to drink. The next stage is often fainting. Death is possible if the person is not removed from the hot environment.

Fortunately, most heat-related health problems can be prevented, or the risk of developing them reduced. The National Institute for Occupational Safety and Health

(NIOSH) recommends the following precautions to help reduce heat stress:

1. Engineering controls, including general ventilation and spot cooling by local exhaust ventilation at points of high heat production may be helpful. Shielding is required as protection from radiant heat sources. Other things to consider include evaporative cooling, mechanical refrigeration, cooling fans, eliminating steam leaks, and making equipment modifications to reduce manual labor.
2. Work practices, such as providing plenty of water (as much as a quart per hour per worker) can also help. Train first-aid workers to recognize and treat heat stress disorders and make sure everyone knows who has had the training. Also consider an individual's physical condition before assigning him or her to work in a hot environment.
3. Alternate work and rest periods and provide cooler areas to be used for rest periods whenever possible.



In Certain cases, the body simply cannot dispose of excess heat.

4. Acclimatize workers to the heat. This means exposing them to the hot conditions for short periods at first, gradually increasing the length of time they spend in the environment. This goes for new workers as well as those returning from an absence of two weeks or more.
5. Educate employees about the need for fluid replacement and the signs of heat-related disorders.

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the different sessions were enjoyed by all attendees. The agenda included such subjects as: N.C. & S.C. Bragging rights in regard to rehabilitation; Codes/Standards and property inspection; Community Development on the Internet; Work write-up and Cost Estimates; Impact of Welfare reform on Community Development; Construction scheduling/oversight and Management; First time Home buyer tips; Housing Counseling and Financial trends in Community Development.

It must also be pointed out that the Continental breakfast, breaks, lunch, beach party and the social hour were top notch and appreciated by everyone. Also I would like to thank the North Carolina Community Development Association (NCCDA) for inviting the Professional Housing Rehabilitation Association of North Carolina (PHRANC) to participate in the program. PHRANC with the help of the local HUD office in Greensboro, N.C. sponsored the sessions taught by personnel

from ICF Kaiser. These classes covered Work Write-up/Cost Estimates, Codes, Standards, Inspections, Construction scheduling and management. This is the first time that PHRANC has had the opportunity to provide training at the NCCDA Conference and looks forward to working together in future workshops and/or Conferences.



PHRANC TRAINING SESSION, AUGUST 20-21, 1997 REGISTRATION FORM

NOTE: Due to limited registration (First Come First Served), you must have a confirmation number to register. Please call Ms. Edna Garrison at: (910) 222-5070

Name (Please Print) _____ Title _____

Mailing Address _____

City _____ State _____ Zip Code _____

Organization/Firm _____ Phone # _____

Registration Fee is as follows: \$45.00 for members, \$75.00 for non-members, with a \$10.00 late fee for all fees received after 5:00 p.m., August 15, 1997 (Make check payable to: PHRANC and mail to: (See Page 2 "PHRANC Workshop")

Please Check if you plan to take a free tour of Ericsson Stadium "The Home of the Carolina Panthers", be sure to bring your walking shoes (sneakers, etc.)

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

MUNICIPALITY PROFILE - REHAB OF THE YEAR

The City of Asheville's Rehabilitation Program annually recognize the participating contractors of the program by awarding a Rehab of the Year Award.

Each year in January a group of people independent of the rehab program are selected to view and evaluate each project to select the best rehabs for several categories. The judges have been volunteers from the community such as local architects and appraisers or city planners and historians.

The awards for Best Rehab of the Year, first and second overall, along with Best Multifamily, Best Investors, Best Historic, and even Best Addition are presented to the contractors or owners of the rehab project.

The Awards Banquet is held at City Hall

with a lunch provided by the Rehab Office Staff. The banquet includes a presentation of the new contractor's handbook with an overview of changes to the program and slide show.

The 1996 Rehab of the year was selected among sixteen projects. After several hours of viewing projects the judges picked 30 Rock Hill Road immediately upon rounding the corner and realizing it was a rehab project.

This project was remarkable in that none of the judges could tell that the house was previously a mobile home. The rehab project had revitalized the facade walls around the structure so well that it appeared to be a regular house. The walls could not support the new roof structure being placed

on the house so eight by eight post were lined around the house to brace the roof over the house. The owner was extremely excited that her project was selected for the Rehab of the Year and proud that her contractor would be recognized for such an award.

The City Rehab Staff feel that this recognition of quality rehab work by the contractors instills pride in their achievements plus some publicity in the community through newspaper announcements. All six winners this year were featured on the front page of the business section and in the City of Asheville's special announcement section of the newspaper.

Isaac Coleman

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his professional opinion as to the condition of the property before you buy, so you can avoid unpleasant surprises afterwards.

Of course, a home inspection will also point out the positive aspects of a home, as well as the type of maintenance that will be necessary to keep it in good shape. After the inspection, you will have a much clearer understanding of what it is you are about to purchase, and you will be able to make your decision confidently.

If you have owned your home for some period of time, a home inspection can identify problems in the making and recommend preventive measures which might avoid future repairs.

Q. What does a home inspection include?

A complete home inspection includes a visual examination of the house from top to bottom. The inspector examines the heating system, the central air conditioning system*, the interior plumbing and electrical systems, the roof and visible insulation, walls, ceilings, floors, windows and doors, the foundation, basement, and visible structure. (*When temperature permits.)

Q. When do I call in the home inspector?

The best time to call in the home inspector is after you've made an offer on the house, and before you sign the contract. Or you can ask your Realtor to include an inspection clause in the contract, making your purchase obligation contingent upon the findings of a professional home

inspection.

Q. Do I have to be there?

It's not necessary for you to be present for the inspection, but it is a good idea. By following the home inspector around the house, by observing and asking questions, you will learn about your new home and get some tips on maintenance in general - information that will be of great help to you after you've moved in.

Q. What if the report reveals problems?

If the inspector finds defect in a home it doesn't necessarily mean you shouldn't buy it, only that you will know in advance what type of repairs to anticipate. A seller may be willing to renegotiate the purchase price because of significant problems discovered in an inspection. If your budget is very tight, or if you don't wish to become involved in future repair work, you may decide that this is not the house for you. The choice is yours.

Q. If the report is good, did I really need an inspection?

Definitely. Now you can complete your home purchase with peace of mind about the condition of the property and all its equipment and systems. You may also have learned a few things about your new home from the inspector's report, and will want to keep that information for future reference. Above all, you can feel assured that you are making a well-informed purchase decision and that you will be able to enjoy your new home the way you want to.

MEMBERSHIP FORM

Name (Please Print) **Mr. Phil Leffew** _____
Mailing Address **Cumberland County Comm. D** _____
PO Drawer 1829 _____
City **Fayetteville, NC 283021829** _____
Organization/Firm _____ Phone # _____

Membership Dues: \$20.00 make check or money order payable to: PHRANC and mail to: The City of Burlington, Planning and Community Development ATTN: Ms. Edna Garrison, P.O. Box 1358, Burlington, NC.

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