



Professional Housing Rehabilitation Association of North Carolina

# PHRANC Talk

Established 1995

February, 1999

## PHRANCLY SPEAKING: FROM THE PRESIDENT *IT'S TIME TO STEP UP TO THE PLATE!*

Last year the membership approved staggered terms for the Board of Directors. At the spring conference, which will be held in Burlington, you will have the opportunity to elect several officers to a two-year term. The Nominating Committee chaired by Dick Smith-Overman is preparing a slate of officers to be presented to the membership and, of course, there will be the opportunity for nominations from the floor at the time of election. If you are interested in serving, put your name in the pot now! If you have energy and talent (Don't we all?), think about how you could best serve. If you have a truckload of enthusiasm, pick up the phone and call Dick right now.

This is a critical time in the life of PHRANC. Much has been accomplished during the past 5 years. The current and past Directors, with your support and encouragement, rose to the challenge and guided PHRANC from a fledgling association to a prominent role in the education and development of rehabilitation specialists in North Carolina. There are other opportunities yet to be engaged and there are undertakings in progress which remain to be finished. After five years as an officer, I have removed myself from consideration for any office in order to allow others to serve. It is time for a new team to take field. There may be some familiar faces in new positions and there will be some new

faces. Because of the staggered terms, there will be *continuity*. I am confident that the new officers you elect will be as capable and dedicated as their predecessors.

As we transition from one team to another, we must have leadership who will step up to the plate and say:

***"SHOW ME WHAT YOU GOT!"***



Ed Vess, PHRANC President

### **Gastonia Revitalization Project wins 1998 Urban Enrichment Award from the National League of Cities**

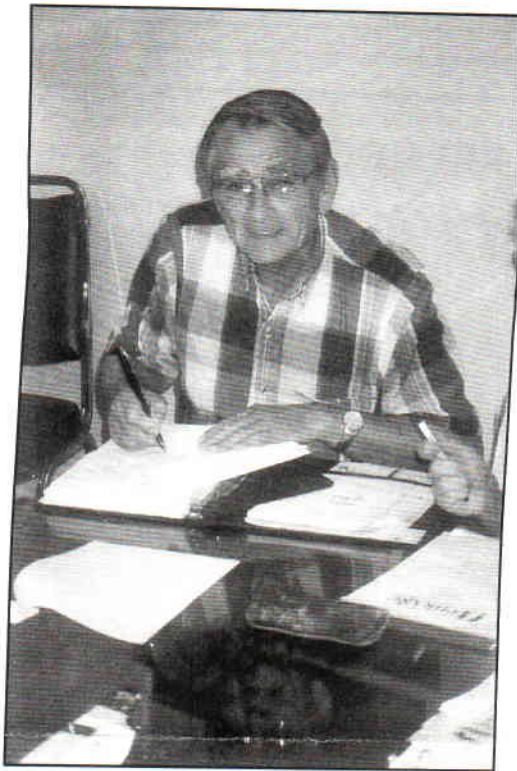
A Gastonia redevelopment effort known as the Vance Street Project won top honors in the 1998 James C. Howard awards for Urban Enrichment conducted by the NLC.

The project involves part of an older, established neighborhood in West Gastonia, where most residents earn low to moderate incomes. Once stigmatized by violence, high crime rates and low standard of living, the community has taken on a new personality. Past years, the city purchased 52 multi-family and 30 single family rental units and began revitalization effort that included housing rehabilitation, new construction, relocation and blocking off the entrance of a main thoroughfare to deter drug traffic.

The competition attracted 123 entries with awards presented according to four populous categories: 50,000 and under, 50,000-150,000, 150,001-500,000 and more than 500,000 with the winning cities receiving awards at the 1998 NLC in Kansas city and a cash award of \$2,000.00 for donation to a community non-profit organization of their choice.

SOUTHERN CITY 11/98

**HATS OFF!** To the North Carolina Community Development Association, (NCCDA) Ms. Loryn Barnes and her committee (Education & Training for a fine conference that was held in Raleigh, NC November 16-18, 1998. The attendance was great as well as the program and activities.



*Rex Kime, Vice-President*

A special thanks to the program moderators and presenters for doing a great job on the different topics covered.

We all enjoyed the conference, fine food and fellowship with our Rehabilitation families. Thanks again to NCCDA for providing us this opportunity.

*Rex Kime,  
Vice President*

**HATS OFF!** To James Kennedy (Winston-Salem electrical inspector) a 26 year employee with the city of Winston-Salem, received the Richard B. Boyd Jr. award – the highest award an electrical inspector can achieve in the state. The North Carolina Ellis Cannady Chapter, IAEEI of the N.C. Council of Code Officials gave the award.

Kennedy was nominated for the award along with other electrical inspectors from across the state. One individual receives the award each year. In addition to his work with the city, Kennedy serves on the N.C. Code Officials Board and is the state representative to the International Association of Electrical Board of Directors for the Southern Section. In 1979, he received the N.C. Inspector of the Year award.

**NOW HEAR THIS**  
**MARK YOUR CALENDAR**

**APRIL 12 & 13 1999 PHRANC**  
**SPRING CONFERENCE/**  
**WORKSHOP**

The annual SPRING Conference and Workshop sponsored by the Professional Housing Rehabilitation Association of North Carolina will be held April 12 & 13, 1999 at the Ramada Inn in Burlington North Carolina, which is located between Holly Hill Mall and the Burlington Outlet center. The proposed workshop agenda will be a three-track program covering the following subjects: Plumbing, Relocation, Lead Base Paint, Building Code Issues, Overall rehabilitation Management, Inner-Office Rehabilitation Management, Using Reinvestment Act (CRA) Funds, etc. Most of the classes will be repeated on the second day allowing each participant an opportunity to take all of the subjects if desired.

The Burlington area offers some great shopping and this would be a good opportunity to bring the family along. The family would enjoy eating and shopping while you attended the workshop.

Additional information about the workshop complete with agenda and maps will be arriving within the next two weeks.

The Education and Training Chairman (Bobby Thomas) and his committee and the Program Chairwoman (Therese Scott) and her committee is working hard to bring you excellent training opportunities to this great location designed for entitlement and small cities programs.

Register Early, space is limited! **REGISTRATION IS ON A FIRST COME, FIRST SERVE BASIS.** Plumbing will be the main topic for our housing program specialists. PHRANC will provide a certificate of completion for this subject matter. To register, Please see the registration form your confirmation number automatically provides you the opportunity to win one of several prizes that will be awarded at the end of the workshop.

**The registration fee for members and non-members must be received by 5:00 P.M. April 2, 1999. The registration fee is: \$50.00 for members and \$75.00 for non-members with a \$10.00 late fee if not received on or before 5:00 P.M. April 2, 1999.**

**Hotel Accommodations**

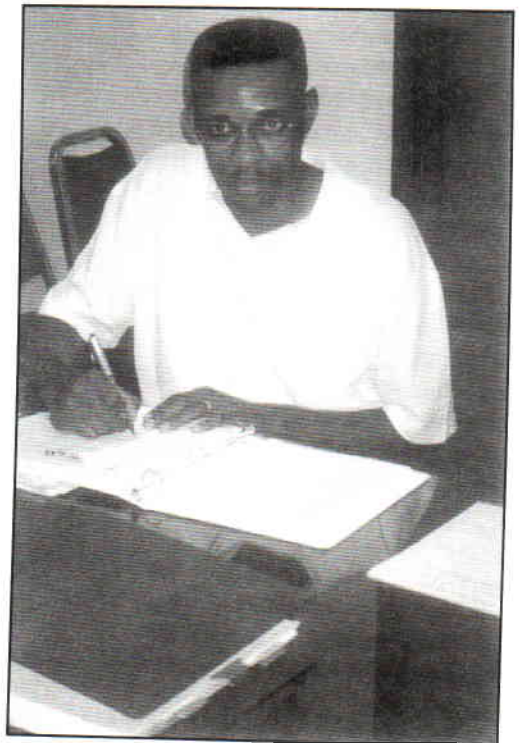
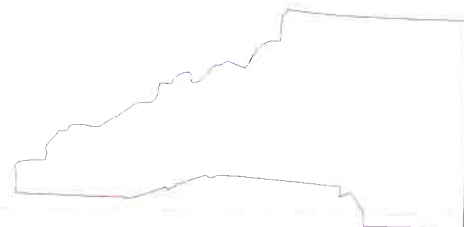
A block of rooms will be reserved at the Ramada Inn in Burlington, NC, look for your map, agenda and newsletter update within the next two weeks.

**"Membership for 1999-2000**  
**Fiscal Year"**

PHRANC is incorporated and provides comprehensive Training at an affordable price, networking opportunities and a gold membership card 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.



*Bobby Thomas, Education & Training Chairman*

**CONGRATULATIONS:**

**Burnsville, Durham, Raleigh and Rocky Mount** Neighborhood revitalization of a deteriorated historic district and an innovative support services system for the elderly was among the 1998 Housing awards was announced by the North Carolina Housing Finance Agency.

Housing developments in the above cities won awards for excellence in affordable housing, other awards went to a housing rehabilitation in Wilmington, an a Tennessee based rental management company and a supportive services program for the elderly in Asheville.

Raleigh and Rocky Mount were recognized for homeownership developments. Raleigh's Irving Park helped revitalize a downtown neighborhood and Rocky Mount's westry Crossing provided affordable homes for first time homebuyers and retirees

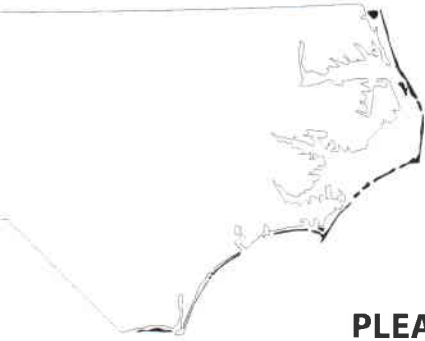
In the rental housing category, Burnsville won for Woodland Hills, which provides housing for elderly and disabled residents.

Durham was recognized in the special needs development category for financing Sherwood Park Apartments, developed by a partnership between local developers and non-

profit agencies. The apartment community offers housing and extensive services for people, who were homeless, are recovering from substance abuse or have developmental disabilities. Families with no special needs can also live in the apartment complex.



*PHRANC Board of Directors (from left to right): Rex Kime - Vice-President • Joan Painter - Secretary  
Therese Scott - Programs • Bobby Thomas, Education & Training • Susan Taylor - Treasurer  
Martha Chaney - Membership • Robert McFall - Newsletter • Ed Vess - President • Bill Slawter - Attorney*



**PLEASE ENROLL NOW!**

**PHRANC ANNUAL MEMBERSHIP FORM  
JULY 1, 1999 – June 30, 2000**

Name \_\_\_\_\_ Title \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Organization/Firm \_\_\_\_\_ Phone # \_\_\_\_\_

Membership Dues: \$20.00. Please make check or money order payable to: PHRANC and mail to:  
 The City of Winston-Salem, Housing and Neighborhood Development  
 Attn: Mrs. Martha Chaney  
 225 W. Fifth Street  
 Winston-Salem North Carolina 27101

**PHRANC SPRING TRAINING SESSION, APRIL 12-13 1999  
REGISTRATION FORM**

NOTE: Due to limited registration (first come, first served), a confirmation number will be given after receiving your registration fee.

Name \_\_\_\_\_ Title \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Organization/Firm \_\_\_\_\_ Phone # \_\_\_\_\_

Registration Fee is as follows: \$50.00 for members, \$75.00 for non-members, and a \$10.00 late fee for all registration fees received after 5:00 p.m. Friday, April 2, 1999.  
 (Please make check payable to: PHRANC and mail to: The City Of Burlington, Planning and Community Development Attn: Ms. Susan Taylor, P.O. Box 1358, Burlington, North Carolina 27216-1358

**PHRANC BOARD  
OF DIRECTORS**

- Mr. Ed Vess, President  
838-259-5735
- Mr. Rex Kime, Vice President  
336-222-5095
- Ms. Joan Painter, Secretary  
838-866-6752
- Ms. Susan Taylor, Treasurer  
336-222-5095
- Ms. Martha Chaney, Membership  
336-727-8597
- Mr. Bobby Thomas, Education and Training  
910-323-6145
- Ms. Therese Scott, Programs  
919-856-6324
- Mr. Robert le McFall, Newsletter  
910-433-1595

# CAREER VACANCIES/OPPORTUNITIES

**City Manager** - Kinston, NC. Population - 26,000. An All-American City and site of North Carolina Global Trans-Park. Mayor and 5-member council elected at large for 4 years with staggered terms. \$67.7 million annual budget. 435 employees. requires strong organizational, intergovernmental and interpersonal skills; demonstrated finance budget, economic development and municipal management experience. MPA/equivalent and 5 to 7 years progressively responsible experience as CM or ACM in comparable communities. Prefer background in NC local government and managing municipally owned electric system. Desire proactive professional with proven leadership ability. Salary DOQ/E + benefits. Send resume, salary history and references to Mayor Johnnie Mosley, P.O. Box 698, Kinston, NC 28502-0698 by 3/5/99 EOE **City residency of family required.**

**City Administrator** - Trinity NC. Population - 7,250. The newly incorporated (1997) City of Trinity is seeking applicants for the position of city administrator to become the city's first administrator under mayor/council form of government and the administrator will administer the policies set by the mayor and council. The administrator will have duties which include planning/zoning enforcement responsibilities, grant writing, helping establish a sewer system, police department, developing a thoroughfare plan and most other work associated with building a city. Trinity is located in the center of North Carolina on Interstate-85 adjacent to Archdale, High Point and Thomasville. Preference given to candidates with 4-year college degree, experience in local government, and /or planning background. Salary range \$32,000-\$37,000 negotiable, depending on background and experience. Send a request for application to Mrs. Deborah Hanes, City Clerk, City of Trinity, P.O. Box 50, Trinity, NC 27370. **Applications will accepted until 5:00pm Friday 2/26/99.**

**Planner** - Kernerville, NC. Population - 16,277(est). This position will be primarily responsible for long range planning activities, extensive use of GIS and other computer applications in long and short range planning. Minimum qualifications: graduation from a 4-year college or university with a major in planning, public administration, geography, or related field and considerable experience in planning. GIS or related occupation; or an equivalent combination of education and experience. Pay: starting Salary \$29,461. Pay range: \$30,198 - \$43,600. Application deadline: 2/22/99 or until filled. Resume, college transcript and Town of Kernerville application is required. **Call human resources @ 336-992-0306.**

Cumberland County Community Dev. Dept.  
Attn: Mr. Phil Lefrew, Rehab. Specialist  
P.O. Box 1829  
Fayetteville, North Carolina 28302-1829

RECEIVED  
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Per.....

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



USA  
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First-Class Rate

