



# PHRANC

## Talk "II"

Fall  
2022  
Newsletter

Professional Housing Rehabilitation Association of North Carolina  
[www.phranc.us](http://www.phranc.us)

### PHRANC Officers & Chairpersons

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### From the President's Desk Record Breaking Attendance Thanks to the Board & NCCDA *By Carlis P. Sweat, PHRANC President*

Hello PHRANC Members new and seasoned. Thanks for giving me this moment. It seems it was just spring and we were at Hotel Ballast in Wilmington with our good friends NCCDA, taking in the knowledge and garnering new friendships. The 2022 Spring Conference was well attended by a record number of members from both organizations representing their many offices, cities, and towns from across North Carolina and perhaps beyond state lines. Being that it was the 1<sup>st</sup> time we had all been together in 3 years gave way to lots of emotion and smiles, and... reunion stories.



It's soon to be fall and time for PHRANC's annual Fall Conference 2022. PHRANC is dedicated to bringing you the most recent education developed for your positions. We are Stewards of Rehabilitation Specialist Certification Training. The Conference Committee is in full swing to present you with a learning experience to be remembered years from now as "The One". It's the one that had a 3-track agenda which included NCLBGC...It's the one that had a BPI accredited course dealing with...It's the one



where we learned about the true dynamics of...and every step in between. And don't forget, it's the one where we were at...As far as I'm concerned this is going to be "The One". I will leave it to the Conference Chairman to fill in all those dots. His team has done well.

PHRANC's Board of Directors consists of an all-volunteer staff. We love what we do. Can you imagine what it must take to create a conference where you can be in attendance and secure training relevant to your careers? Can you imagine what it takes to maintain a Certification Training and Testing Program approved by HUD? Do you know what it takes to create a newsletter or develop and maintain a website? We/You have an accountant, a bookkeeper, and a CPA all in our Treasurer. Our/Your Secretary jots things down so the Legacy Chairman can keep it handy in order that we may be reminded a long time into the future of what really transpired back then, which is soon to be 30 years ago. We can't do these things without members like you that lend us a hand when it's needed. It's needed. We can't do anything without you, please help, volunteer, and join a committee of your choice... or Become a Board Member. Elections are right around the block.



**Carlis P. Sweat,**  
**PHRANC President 2022**

## **PHRANC Certification and Training Update** **EXAM AVAILABLE at Fall Conference in Concord**

*By Donna Coleman, PRHANC Vice President*

Finally, a newsletter written from my office at NCHFA! Our team is full throttle in the field providing technical assistance in addition to monitoring/inspecting homes again. While we all had to keep our programs and the rehab of homes going during the pandemic, the modified practices this public health challenge caused are often now permanent additions to our palette or set aside for a new normal. With the first in-person conference under our belt from the spring, it's on to a new in-person conference in Concord at the Great Wolf Lodge next month, October 26-28, 2022.

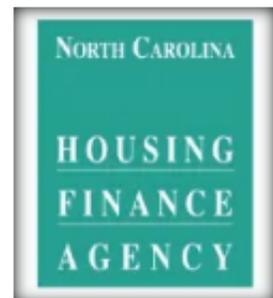
The PHRANC Board awarded 4 Certified Rehabilitation Specialist certificates at the Spring joint PHRANC/NCCDA Conference in Wilmington. Two qualified for this honor in the Fall of 2019 and two qualified in a special winter exam held in 2021. If you missed the last Conference, here are the names of PHRANC's four newest Certified Rehabilitation Specialists: [Jeremy Greer of Blue Ridge Community Action](#); [Doug Loflin of Piedmont Triad Regional Council](#); [Dan McFarland of NCHFA](#) and [Kevin Scott of Piedmont Triad Regional Council](#).

In Wilmington, we had five Rehab Specialists sit for the exam on May 25, 2022. Due to heavy workloads and other mostly pandemic related issues, those scores are not finalized as of the deadline for this newsletter. If you are interested in taking the exam at the Fall 2022 Conference, you should make sure your membership is up to date and then register online here: [www.phranc.us](http://www.phranc.us) using the conference registration form. If you have any questions about taking the exam, email me at [djcoleman@nchfa.com](mailto:djcoleman@nchfa.com). The PHRANC Certified Rehabilitation Specialist exam will begin at 8 AM sharp on the first day of the conference, October 26; four hours are allotted but most people don't use the full time although I encourage everyone to review their test and take as long as they would like.



As is the case for the last two years, the first two published Study Guides for *Module One: Codes and Standards* and *Module Two: Inspections* are available to anyone planning to take the exam by sending me an email request at [djcoleman@nchfa.com](mailto:djcoleman@nchfa.com). The study guides for other modules\* are in development. We also have a study guide full of poorly worded questions with no answers that will give you a flavor of the types of information tested on the exam. You can use these questions to look up potential answers as a way to study. I am also able to help walk you through a google search of good resources for study. Anyone signed up for the exam officially will receive an email from me with these documents around two weeks before the exam or you can email me earlier if you would like them sooner. Please add the term “**CRS EXAM**” somewhere in the subject line for a quicker response.

If you are working on professional development in the Housing Rehab industry and/or searching for a credential, I challenge you to take the exam. In addition to providing a worthwhile credential once you pass the exam, the results PHRANC sends you after the exam are a great way to get an inexpensive assessment of your professional development needs. I hope I will see you at our conference (maybe taking the exam?) in the Fall of 2022. PHRANC is always better when YOU are involved.



With air hugs, elbow/fist bumps and smiles not covered by a mask,

**Donna Coleman,**  
**Vice President PHRANC**

\*Modules under study guide development: [3-Work Write-ups; 4-Cost Estimating; 5-Project Management; 6-Plumbing; 7-HVAC; 8-Electrical; Environmental Hazards (labeled Lead Based Paint); Building Components and Structure (labeled Environmental and Building Science)]

## THE LIFE OF A PHRANC BOARD MEMBER

By Todd Williams, PHRANC Secretary

We're just normal folks like you! We all have our jobs and daily rolls in life.... Fathers, Mothers, Brothers Sisters and now GRANDPARENTS! Etc.... I remember the moment when I raised my hand at the first PHRANC conference I attended. We all were waiting to eat dinner, but had to elect a new Secretary for the PHRANC Board. **It happened so fast!** Five years later I am still here representing PHRANC as one of the many Board Members. As the Secretary of PHRANC the roll is not a prestigious one, but very important none the lease. The roll consists of documenting all of PHRANC's board meetings, working dinners and functions. I KNOW ALL OF PHRANC'S SECERTS! They are all listed on the PHRANC's website under the **Minutes**. It's been an honor to serve on the board and be able to network with all the members over the years. The secret to keeping PHRANC alive, is recruiting new members (folks like you) and getting sponsors. The world of Housing Rehabilitation needs organizations like PHRANC to provide training and networking for contractors to improve housing conditions in North Carolina.

**Mr. Secretary,  
Todd Williams**

## Pay Your Dues, Please September 2022

By Mia Harris, Treasurer

Hello Everyone!

It is that time of year again, PHRANC Annual Membership Dues are due October 1, 2022. PayPal invoices will begin to go out via email, this is not SPAM. If you have not received an email invoice by October 5, please feel free to reach out to me via email at [mharris@wilsonnc.org](mailto:mharris@wilsonnc.org).

Send Checks by Mail (Payable to PHRANC): PHRANC  
C/O: City of Wilson (Mia Harris)  
P.O Box 10  
Wilson, NC 27893

Invoices have been set up on a recurring basis via PayPal to our membership listing. If you are receiving this information in error, please let us know that as well. Hope to see you soon!

Click Here to Pay Online: [www.paypal.com/paypalme/phrancus](http://www.paypal.com/paypalme/phrancus)



## Financial Performance 2019-2022



### FROM THEN TO NOW

<i>Calendar Year Bank Account Details</i>	<i>Beginning Year Balance JULY 1</i>	<i>End of Year Balance JUNE 30</i>	<i>Profit/Loss for the year</i>
2019	\$19,067.10	\$24,657.24	+ \$5590.14
2020	\$24,657.24	\$21,014.87	-\$3642.37
2021	\$21,014.87	\$19,861.44	-\$1153.43
2022	\$19,861.44		

Our Account Balance is currently **\$34,478.49** as of September 27, 2022. This balance will be adjusted after all the expenses have been paid for our 2022 PHRANC Training Conference.

**Paid Sponsorships:**

- |                           |           |
|---------------------------|-----------|
| a. City of Concord        | \$2000.00 |
| b. Housing Finance Agency | \$1000.00 |
| c. Lifeway Mobility       | \$1000.00 |
| d. Benjamin Moore Paint   | \$500.00  |
| e. Best Bath              | \$300.00  |
| f. City of Wilson         | \$300.00  |

Total: \$5,100.00

**Thank you to all of our sponsors and a BIG SHOUTOUT to Michael Kepley for all of your hard work!!!**



The 2022 Joint Spring Conference with NCCDA netted us a profit of **\$4,125.35**

Mia Harris,  
PHRANC Treasurer



## The Importance of Housing Rehabilitation Specialists Fall 2022 Newsletter

*By Michael Kepley, Conference Chair*

Greetings fellow PHRANC members,

This year's fall conference is coming up soon so mark your calendars and get registered. The PHRANC fall conference will be held at the Great Wolf Lodge in Concord, NC from October 26<sup>th</sup> – 28<sup>th</sup>. The Great Wolf Lodge will be a venue like we have never had before because the room fee includes water park entrance. If you have never been to the Great Wolf Lodge it is definitely worth visiting.

There is an outstanding training schedule that covers a multitude of topics related to our industry and we are also having 8-hours Continuing Education training for General Contractors that is required by the NC General Contractor Licensing Board. The PHRANC Board of Directors has been wanting to hold this training since the Licensing Board started requiring it in 2020 and it is finally coming to fruition.



If you have never been to a PHRANC conference you will definitely want to come to this one. If you have been to PHRANC conferences before you will notice that we will be doing things a little different this time. We will hold a Networking Reception on Thursday evening after training which will entail drinks and hors d'oeuvres. The PHRANC Business meeting will be held on Friday morning and we will have a breakfast prior to the meeting. After the Business meeting there will be a 30-minute break to allow attendees to check out of their rooms and visit with Exhibitors. I am excited about this line up and it will be nice to see familiar faces and meet new members. I look forward to seeing everyone at the Great Wolf Lodge.

**Michael Kepley,**  
**PHRANC Conference Chair**

## Higher Mortgage Interest Rates

*By Matthew Hall, Communications Chair*

At the beginning of 2020 the average interest rate for 30-year fixed rate mortgages was reported to be 3.7%. As most of us know, the Federal Reserve dropped the Federal Funds Rate, due to the COVID Pandemic, to between 0% - 0.25%. By December 2020, the average interest rate for a 30-year fixed rate mortgage was reported by Freddie Mac to be 2.68%. Interest rates hovered at or near this level until the beginning of July 2022.

Since March 17, 2022, the Federal Reserve has increased the Federal Funds Rate five times. As of September 21, 2022 the FDR is at 3.25%. Average interest rates for 30-year fixed rate mortgages have increased dramatically (which was the intended result, we all know right?) from less than 3.0% at the beginning of July to around 7.0% as of October 19, 2022.

Increasing the interest rate for a 30-year fixed rate mortgage by 1.0%, for interest rates ranging from 1% to 10%, increases the required monthly mortgage payment on average by approximately \$.6177 per \$1,000.00 of principle borrowed. That does not sound so bad until you do the math.

Loan Underwriting Date:	July 1, 2022
Total Loan Amount:	\$125,000.00
30-year Fixed Rate Mortgage:	3.0%
Principle & Interest Payment:	\$527.01
Taxes & Insurance:	\$198.00
Total Monthly PITI:	\$726.01

Loan Underwriting Date:	October 19, 2022
Total Loan Amount:	\$125,000.00
30-year Fixed Rate Mortgage:	6.75%
Principle & Interest Payment:	\$810.75
Taxes & Insurance:	\$198.00
Total Monthly PITI:	\$1,008.75



The 3.75% increase in the rate of interest has caused the cost to finance the purchase of the home used in this scenario to increase by \$273.74 per month; \$3,404.88 per year. That adds up to be a total increase of \$102,147.33 for the entire 30-year life of the loan.

That's a Big Deal!!!

**Matthew Hall,**  
**Communications Chairperson**

## **PHRANC Conferences** **Spring 2022**

*By John Quiros, Legacy Chair*



Greetings to all,

A few points that I would like to share.

PHRANC conferences take an enormous effort to bring to fruition. The time, meetings and continual communication with the host facility is innumerable. This year I would like to recognize Michael Kepley, our Conference Chairperson for putting forth such an extraordinary effort and diligence in coordinating our Fall PHRANC conference. So, when you see him at the conference, let him know; ***"Thanks Michael!"***

I would also like to thank all other board members that have contributed by acquiring sponsors to increase PHRANC's effectiveness. Congratulations, way to go! As with all things it's also the teamwork that makes it all happen, from our elected board, to our PHRANC members. I'm honored to be part of an organization that consists of such truly knowledgeable professional individuals.

This is also in my opinion the perfect opportunity to invite and encourage "Any and All" PHRANC members to step-up and give back by volunteering to be a PHRANC Board member. Try it, you'll like it. It's truly a once in a life time experience.

"PHRANC membership, keep it strong!"

Regards,

**John Quiros,  
Legacy Chairperson**

**"We all hope to see President Sweat at the Spring 2023 Conference.!..!"**

### **Sponsors Some Current Some Past**





Mr. John Handley, The North Carolina Housing Finance Agency, Urban Renovation Consultants, Community Revitalization Training Center, ICF Consulting Group, TDA, Inc., The Wooten Company, Safeway Safety Step,

Boles Heating & Air Conditioning Supply, Goodman HVAC, Green R, Inc., North Carolina Department of Insurance, North Carolina State University Department of Entomology, NC DHHS-Health Hazards Control Unit, R.L Mace Universal Design Institute

**End of Newsletter**