



# PHRANC

## Talk "II"

Spring Newsletter  
Volume I Issue 1  
2022 May

Professional Housing Rehabilitation Association of North Carolina

[www.phranc.us](http://www.phranc.us)

### Spring Conference is Next Week

Hotel Ballast, Wilmington, NC

May 25-27, 2022

*By Carlis P. Sweat, PHRANC President*

#### PHRANC Officers & Chairpersons

**Carlis Sweat,**  
President

**Donna Coleman,**  
Vice President

**Todd Williams,**  
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**Mia Harris,**  
Treasurer

**Michael Kepley,**  
Conference Chair

**Matthew Hall,**  
Communications

**Roy Worrells,**  
Development Chair

**John Quiros,**  
Legacy Chair

**Kevin Scott,**  
Membership Chair

PHRANC Members, it has been almost three years since we joined NCCDA and each other for a training session or been able to hold a business meeting to bring you up to speed on what has been transpiring with your organization. After a year of idleness, we were undertaking what was impossible and were planning a Fall Conference 2021, we had high hopes....and then the COVID situation hit us again. Our speakers were having problems getting on board gaining their super's blessings to be able to attend and train. So, we had to cancel yet again. Conference Chairman, Michael Kepley has already started planning for Fall 2022's conference to be held at the Great Wolfe Lodge in Concord, NC. In the meantime, he is steadily working on scheduling for the Spring conference with NCCDA. We are currently in the final planning stages of the agenda. Registration packets for Spring 2022 should be available now. This spring we will be in Wilmington at the Hotel Ballast. Contact Michael Kepley, your Conference Chair with your comments for added training ideas or how you can join his committee.

Our website host, which we had been with for many years, went out of business and threw us into a search, find, and creation mode for a newer and updated website. You might have already seen the latest version. But what has been produced thus far, still leaves us in a want and need pursuit. A lot of the pages are missing and must still be fabricated. We have been in trial-and-error mode hoping to find the best fit and views for our library of material and pictures. We could use a little help. PHRANC is asking those with WordPress knowledge to volunteer to help with finishing touches. If you are interested in assisting with this project, please contact Matthew Hall our Communications Chair today and get aboard his committee.

It's time to talk elections! Because it's that time again. There is an election every year in the spring. I'm a little uneasy with the way the election process has been handled by PHRANC's members. Everyone has been emailed and snail mailed over the past couple of years asking for their votes, nominations, or opinions dealing with election processes. Most, if any responses, were never received. We will discuss this and other important items at the Spring PHRANC Conference business meeting. Your

input and help on a Board committee will be invaluable and is desired. This is the chance you've waited for, act now.

I am thankful for all the past and present Board Members. Their commitment has helped to keep PHRANC on top as the "go to" organization for Housing Rehab training and our own HUD approved Certification Testing. Without our members, nothing would be possible. I am grateful for all of you and your commitment to PHRANC.

I'll see you once again in the spring,  
Carlis Sweat, President.

## PHRANC Certification and Training Update

### EXAM AVAILABLE at Spring Conference in Wilmington

*By Donna Coleman, PRHANC Vice President*

Sun pours into my home office today. I am tired of meeting online and finally back out in the field reviewing the good work of your organizations and inspecting homes again. I bet I'm not alone although many of you had to soldier on in the field despite (or because of) the pandemic. Happily, I have some Certificates I am yearning to award in person from our last conference in the Fall of 2019 and a testing event we held in December of 2021. Has it really been that long since we had a conference??? I'm hoping to at least do an elbow bump with 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.

Despite our inability to hold a conference due to the pandemic, we had six Rehab Specialists sit for the first testing-only PHRANC event held on December 9, 2021 at the McKimmon Center in Raleigh! If you are interested in taking the exam at the Spring 2022 Conference, you should make sure your membership is up to date and then register online here: <https://nccdaonline.org/event-4441332>. 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, May 25; four hours are allotted but most people don't use the full time. Truth serum: I can tell you that I used most of the time when I took the exam!



An update to our ongoing efforts to develop study guides for exam-takers: the first two published Study Guides for Modules One-Code and Two-Inspections were located on the [www.phranc.us](http://www.phranc.us) website in 2019; we are trying to get them available to you on the new website but you can also send me an email request for them at [djcoleman@nchfa.com](mailto:djcoleman@nchfa.com). The Study Guide for Module Three-Work Write-Ups is under development and we hope it will be ready in the fall of 2022. 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. Anyone signed up for the exam officially will receive an email from me with these documents around May 19th or you can email me earlier if you would like them sooner.

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 whether or not you pass. I hope I will see you at our conference (maybe taking the exam?) in the Spring of 2022 as it is likely to feel similar to a family get together. **PHRANC is always better when YOU are involved.**

Hoping you and your family are healthy and safe,  
Donna Coleman, Vice President

## Treasurer's Report March 2022

By Mia Harris, Treasurer



Hello Everyone!

Membership dues are paid annually every OCTOBER. We are almost 6 months into the current year (2021-2022). Invoices were sent out via PayPal, we currently have 98 unpaid invoices. We are asking that you please pay your invoices via PayPal or send your check as soon as possible. If you are unsure as to whether or not your dues were paid, please feel free to reach out to me via email at [mharris@wilsonnc.org](mailto:mharris@wilsonnc.org).

Please send your checks by mail (**payable to: PHRANC**):

PHRANC  
C/O The City of Wilson (Mia Harris)  
P.O Box 10  
Wilson, NC 27893



[www.paypal.com/paypalme/phrancus](http://www.paypal.com/paypalme/phrancus)

Invoices have been set up on a recurring basis via PayPal to our membership. This invoice will come to your email address. If you have not received one, please ensure that we have your correct information. If you are receiving this information in error, please let us know that as well.

Hope to see you soon!

Mia Harris, Treasurer

## The Importance of Housing Rehabilitation Specialists Spring 2022 Newsletter

By Michael Kepley, Conference Chair

The Housing Rehab Specialist plays a truly important role with government funded housing repair projects which targets elderly and disabled homeowners. I started this position with a non-profit in my home town of Lexington, NC after leaving the Lexington Police Department way back in 2001. I read an ad in the local newspaper that the non-profit was hiring a Housing Rehab Specialist and the job description it entailed and I thought "This is right up my alley". I had worked in construction for several years and was fortunate to work under a General Contractor who performed a variety of services to his clients which gave me a wide range of experience. Although the law enforcement career was exciting it did not satisfy my urge to help people nor did I see much of the results from my work. Two things that I need for my work to be satisfying and fulfilling to me is (1) Make a difference in someone's life and (2) See results in my work, with the first being the most important to me. The Housing Rehab Specialist job description listed in the newspaper was a paragraph or two about some of the things that are expected. As I reflect back on it now, the Housing Rehab Specialist job description could have taken up a whole page in the newspaper. There are so many things we do and I think that the most important part of the job is being a liaison for the homeowner. We are tasked with doing inspections, writing the scope of work, project management, soliciting Contractors, etc., but the relationship we form with homeowners is such an important part of the project. My favorite part of a project is the initial interview with the homeowner because that's when I learn about them and their home. The initial interview is a fact-finding conversation where we can learn a lot about the home, what's

been done to it, what issues they have, and what living conditions may be affecting their health. I have been fortunate to attend several conferences through PHRANC and I credit that training for the knowledge that I have in this field today. Without training we become stagnant and may not be able to provide the best service to our clients. So, I encourage you to use PHRANC as a training tool so that you can be the best Housing Rehab Specialist for your clients. They are counting on you. My advice to everyone is to enjoy your work and learn from project shortcomings. Identify what you could have done better, even if the project was a success and implement strategies to be successful. Please know that you are making a difference in peoples' lives and the community that they live in.

Michael Kepley, PHRANC Conference Chair

## Out of Control Inflation & the Cost for Energy

By Matthew Hall, Communications Chair

We are very fortunate to be able to attend another PHRANC and NCCDA Spring Conference. I certainly hope we all enjoy ourselves, see some old time friends, make some new friends, and also learn something beneficial while attending. That being said, please read on.

I am certain everyone has noticed that the price of almost everything has increased dramatically recently. I took the time to do some research to see just how much. I reviewed a few online news reports. I also visited the websites for the Producer Price Index as well as the Consumer Price Index. The figures are staggering.

The Producer Price Index released by the Bureau of Labor Statistics for the first quarter of 2022 indicated a total increase of 7.7% in the prices for goods used in residential building materials. Prices were up by 4.1% in January, 2.2% in February, and 1.4% in March. These figures exclude energy and were not seasonally adjusted.

Services inputs for residential construction have increased even more. The price index for services indicated an increase of 6.2% in January, 5.1% in February, and a jump of 3.2% in March. Transportation and warehousing add another 0.7% increase for a total increase of 15.2% for the first quarter of this year.

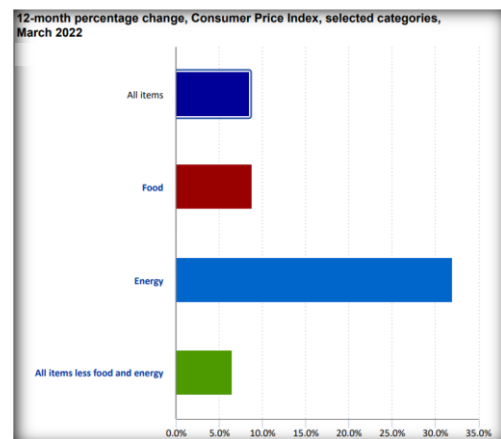
Since January 2020, the beginning of the disastrous COVID pandemic, building materials prices have risen by more than 33% and the prices for services have increased by 39% or more.

The Consumer Price Index, at the end of March 2022 indicated the following increases during the previous 12-months. The cost for fuel oil increased by 70.1%, gasoline by 48.0%, natural gas has increased 21.6%, and the cost for electricity is up 11.1%. Overall, consumer prices for energy increased by 32.0%.

Prices for all items less food and energy have risen by 6.5%, while prices for shelter have increased by 5.0% for the year ended March 2022. That represents the largest increase in shelter prices in a 12-month period since May 1991.

The CPI indicated that prices for food at home rose by 10.0%, while prices for food away from home rose by 6.9%. Overall, the CPI shows that food prices increased 8.8% for the year ending in March. It was the largest 12-month increase since 1981.

The Consumer Price Index indicated an average gain in prices of 8.5% at the end of March 2022 for the previous year. That represents the largest 12-month advance since December 1981.



This out of control inflation hurts the very people we are trying to help the most!

I am not an expert economist by any means, but I do realize what is “Fueling”, pun is intended, this crisis. I do not see the situation improving unless the cost for “Energy”, which is primarily generated by the use of refined “Crude Oil”, is lower than it is today.

The following sources were used to gather information for this article:

<https://www.bls.gov/news.release/ppi.nr0.htm>

<https://www.bls.gov/opub/ted/2022/consumer-prices-up-8-5-percent-for-year-ended-march-2022.htm#:~:text=The%20Consumer%20Price%20Index%20increased,month%20advance%20since%20December%201981>

[https://www.bls.gov/regions/west/factsheet/consumerpriceindex\\_explanatorynote.pdf](https://www.bls.gov/regions/west/factsheet/consumerpriceindex_explanatorynote.pdf)

You can check them out for yourself.

Best regards,

Matthew Hall, PHRANC Communications Chair

## Rehabilitation & Weatherization Combined Spring 2022

By John Quiros, Legacy Chair



Greetings to all,

Is this true; can it be? Yes, it is! We are headed to Conference! After a long and argues wait, its finally happening. And we are doing it in grand fashion and style!

As Joseph Pilates once quoted: “Patience and persistence are vital qualities in the ultimate successful accomplishment of any worthwhile endeavor”.

So, because of the patience and persistence of our board this is actually a time of reflection, appreciation and joy. Even though our conferences were on hold, we still achieved in providing the platform for the PHRANC Certification Testing with Donna’s persistence and donation of her time for the betterment of PHRANC. And with much appreciation through the generosity of North Carolina Housing Finance Agency and their gracious donation on the cost of the testing event. We have kept PHRANC alive.

This year we will be having, what I hope will be a reoccurring performance of the Piedmont Triad Regional Council’s Weatherization Program instructors providing educational WAP related training. For too long both the Rehabilitation and Weatherization programs have been looked at as oh two very separate programs each doing their bit. But in reality, they both should be viewed as a collaboration to produce the sum of one. Ultimately the homeowners reap the true benefits of the collaboration.

As with all things, it’s also the team work 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 knowledgeable, professional and giving individuals.

Let’s always focus on our committed and continual support of PHRANC, and all it gives and stands for in this incredible profession that we are all a part of.

“PHRANC membership, keep it strong!”

Regards,

John Quiros, Legacy Chairperson

## Sharing Knowledge is Important for a Strong Network Spring 2022

*By Kevin Scott, Membership Chair*

I hate to use the cliché “We’re all in this together.”. In light of the pandemic, we’ve all gotten slightly sick of hearing it. However, like most clichés, it became one because people said it a lot. In its purest form, nothing is more correct. No one got to where they are completely alone. Most definitely, individual persistence is the principle ingredient, but everyone had to have someone who believed in them to give them a chance, and others who helped them on their way once they got there. It’s definitely true for me, and it made me believe now more than ever, how important comparing opinions and sharing knowledge is for the growth of any professional field or organization. Any success I’ve ever enjoyed has never been completely because of me. It was always because I was part of a good network.

I first became involved in the North Carolina Weatherization Assistance Program in November of 2002. I was still wandering pretty aimlessly through my career path and it sounded interesting. The guy who was considering hiring me even offered to let me ride along with him and see what it was like. The very first home we went to was a mill house in Randolph County. It had seen better days, but it was clean and still a respectable place to live. I definitely didn’t grow up wealthy, but I had never seen a house that needed so much. Well, I did take the job, and a couple of years later, I had seen a couple hundred houses like that.

It just so happened to be really a good time for someone who didn’t know anything to be in Weatherization. The program had new and really progressive leadership at the state level, and we had access to some of the best classes and trainers in the building science fields from the Midwest and up and down the East Coast. I was also working daily with a veteran Weatherization guy that taught me everything from how to politely tell a client to clean up their house so we could work on it, to how old school experience and new school innovation could peacefully coexist. We had a good group of people and we all tried to help each other with whatever we knew at the time. Everyone was patient in sharing what experience had taught them, and dedicated to learning new things as a collaborative group to provide better services.

That environment of learning and improvement made some of us unintentional trainers. Some of the best advice I ever got was “If you really want to learn something, try showing someone else how to do it.” Another piece of good advice is to never be ashamed to admit that you don’t know something. At some point, no one knew it, and it seemed like the most complicated thing in the world. It becomes common knowledge because it was shared prolifically. The best scenario is having someone there to explain it with a patience tempered from their own frustration of trying to grasp it and finally getting it. It’s good for all involved. The speaker gets tested on the thoroughness of their understanding and the listener gets enlightened.

It really does take all kinds. The person with the doctorate and the person who swings a hammer every day have an equal amount of brilliance to share. It may be in different areas and it may be presented in a different way, but both may complement each other perfectly. From optimum sequencing of the flow of work that gets done to a house to inspecting and testing it once work is complete. There’s a lot to learn and we should learn it together. I’m honored to assume the duties of Membership Chairman for PHRANC. I’ve worked closely with some very accomplished colleagues who are already PHRANC members and I look forward to helping others have the incredible opportunities that I did for both personal and professional development.

Kevin Scott, Membership Chairperson

***LOOKING FORWARD TO THE CONFERENCE!!!***

End of Newsletter