National Community Development Association

49ᵗʰ Annual Conference
June 13-16, 2018
Renaissance Hotel
Long Beach, CA

Final Agenda

Tuesday, June 12, 2018

Conference Registration
12:00 pm – 5:00 pm – *The Loft*

Pre-Conference Training Registration
8:00 am – 9:00 am – *The Loft*

Pre-Conference Training

9:00 am – 4:00 pm
CDBG Basics Primer – *Bixby 2*
This training will cover the fundamentals of CDBG including national objectives and eligible activities, eligible costs and regulations, limitations on expenditures, program administration, financial management, monitoring, crosscutting Federal requirements overview, conflict of interest, and resources.

Trainer
Shirletta Best
Community Services Administrator
City of McKinney, TX

CDBG Subrecipient Management Primer – *Bixby 3*
This training will be a condensed version of NCDA's two-day Managing CDBG Subrecipients course. While this training covers subrecipient management in the context of Public Service activities, the basic concepts covered apply broadly. Points of emphasis will be: (1) the subrecipient agreement; (2) training subrecipients; (3) setting up grantee and subrecipient files; (4) tracking subrecipients; (5) monitoring; (6) 2 CFR 200 requirements; and (7) problem solving.

Trainer
John Callow
Community Development Director
City of Murfreesboro, TN

CDBG and Disaster Recovery Primer – *Bixby 4*
Be prepared should your community be impacted by a disaster. This class will cover using CDBG to respond to a natural disaster and an introduction to CDBG-DR.

<u>Trainer</u>
Emily Nottingham
NCDA Trainer
Tucson, AZ

6:30 pm to 8:30 pm – *Meet in Lobby*
Pre-Conference Networking Event: Long Beach Harbor Cruise

Wednesday, June 13, 2018

8:00 am – 5:00 pm – *The Loft*
Conference Registration and Information

8:00 am – 9:00 am – *Prefunction - Bixby*
Breakfast

9:00 am – 9:50 am – *Bixby 1, 2 and 5*
Welcome
Monique King-Viehland
Executive Director
Community Development Commission/Housing Authority
County of Los Angeles, CA

Linda F. Tatum, FAICP
Director
Department of Development Services
City of Long Beach, CA

Jeanette Cheng
Field Representative
Office of U.S. Senator Dianne Feinstein
Los Angeles, CA

Patrick Sullivan
NCDA President
New Bedford, MA

Vicki Watson
NCDA Executive Director
Washington, DC

9:50 am – 10:00 am
Break

10:00 am -11:30 am

Concurrent Sessions

Community Land Trusts *– Bixby 1, 2 and 5*
Sponsored by Citi Community Development
This session will provide an overview of the community land trust (CLT) and other shared equity homeownership models, highlighting their potential for wealth creation and serving generations of homeowners. It will identify ways that municipalities can partner with, support, or help establish CLTs and other share equity homeownership programs within their communities, allowing them to effectively use scarce federal funding and subsidy to serve more families through homeownership with lasting affordability.

Moderator:
Hala Farid
Director, Office of Homeownership Preservation
Citi Community Development
Washington, DC

Presenter
Tony Pickett
Chief Executive Officer
Grounded Solutions Network
Denver, CO

Practitioner's Guide to the Prevailing Wage Requirements of the Davis-Bacon Act – *Bixby 3 and 4*
This session will provide a brief overview of the Davis-Bacon Act requirements, grantee responsibilities, and applicability to the CDBG and HOME programs.

Presenter and Moderator
Gayle Bloomingdale
Principal
Comprehensive Housing Services (CHS), Inc.
Long Beach, CA

Making the Most of Technical Assistance to Develop and Finance Projects – *Broadlind Ballroom*
(Sponsored by the National Development Council)
The National Development Council and local agency leaders will discuss technical assistance in community development underwriting, Section 108 lending, tax credit investment and potential for Opportunity Zone financing.

Moderator:
Vicki Watson
NCDA Executive Director

Presenter
Chuck Depew
West Team Leader
National Development Council
Seattle, WA

11:30 am – 1:00 pm
Lunch on your own

1:00 pm – 2:30 pm – *Bixby 1, 2 and 5*
Plenary Session
Smarter, Better, Faster: Maximize Resources with Streamlined Processes and Systems
(Sponsored by Gordian and Laserfiche)
There is an ever-present challenge of doing more with the same, or even less. We also face the added complexity of managing Community Development Block Grants (CDBG), supporting required document management, completing projects on time and on budget, providing transparency and auditability and ensuring all stakeholders are involved and aligned. Discover how your peers are overcoming these challenges and benefitting from new processes and systems that help save time and money.

Moderator:

Scott Stevenson
Director, Community Development Division
Community Development Commission/Housing Authority
County of Los Angeles, CA

Presenters - Laserfiche
Thomas Phelps IV
Vice President of Corporate Strategy & CIO
Laserfiche

Douglas Van Gelder
IT Manager
Community Development Commission/Housing Authority
County of Los Angeles, CA

Presenters – Gordian
Tom DiGangi, Jr.
Vice President, Government Affairs
Gordian

Geoffrey Siebens
Assistant Director
Community Development Commission/Housing Authority
County of Los Angeles, CA

2:30 pm – 3:45 pm
Concurrent Sessions
Utilizing New Technology to "Do More with Less" - *Bixby 1, 2 and 5*
(Sponsored by Neighborly Software)
In an era of tight budgets, learn how two entitlement communities are leveraging new technology to maximize their community investments while ensuring their programs adhere to compliance and reporting requirements.

Moderator:
Chris Behm
Chief Technology Officer
Neighborly Software
Atlanta, GA

Presenters
Randy Cole
Housing Programs Director
City of Columbia, MO

Jennifer Ferriol
Housing & Community Development Program Manager
City of West Palm Beach, FL

Opportunity Zones – *Bixby 3 and 4*
The Tax Cuts and Jobs Act created Opportunity Zones, a new community investment tool designated to drive capital to rural and low-income urban areas. This session will provide an overview of the Opportunity Zones Program and discuss ideas for local policies and programs that could maximize the benefit of investments created through Opportunity Zones.

Moderator:
Vicki Watson
NCDA Executive Director

Presenter
Lori Chatman
President, Enterprise Community Loan Fund
Enterprise Community Partners
Washington, DC

Delegation and Empowerment - Developing the Next Generation of Leaders – *Broadlind Ballroom*
(Sponsored by Laserfiche)
The public-sector workforce is facing disruptive change – whether it's the "silver tsunami" effect of new retirees or millennials now comprising 35% of the workforce. To attract, retain and grow talent, organizations need to focus on developing the next generation of leaders. For managers, this session will cover the five steps involved in delegation, and practical technical techniques to create an empowered workforce. For millennials, we will cover the difference between delegation and empowerment, and how to ask for increased responsibilities to make an impact.

Moderator:
Scott Stevenson
Director, Community Development Division
Community Development Commission/Housing Authority
County of Los Angeles, CA

Presenters
Thomas Phelps IV
Vice President of Corporate Strategy & CIO
Laserfiche

Lisa Miyake
Program Manager
Laserfiche

3:45 pm – 4:00 pm
Break

4:00 pm – 5:00 pm
<center>**Concurrent Sessions**</center>
Preparing for a HUD Monitoring Visit – *Bixby 1, 2 and 5*
HUD monitors grantees to evaluate overall program performance and determine if compliance problems exist. Preparing for HUD monitoring is not like cramming for a final; there are no Cliff's Notes. You need a long-term strategy. This session will offer guidance on making sure your projects, program documents, files, and staff are ready to take on a HUD monitoring visit.

Moderator:
Sue Fink, Manager of Financial and Administrative Services
Office of Planning and Development
Community Development Department
City of Lawrence, MA

Presenters
Heather Johnson, AICP

Community Development Resources Manager
City of Davenport, IA

Priti Vakharia
General Counsel
City of Jersey City, NJ

Wayne Itoga
Program Manager
Office of Community Planning and Development
HUD Los Angeles Field Office

Developing, Tracking and Measuring Program Outcomes – *Bixby 3 and 4*
This session will examine the development of goals, outcomes and indicators to measure local program effectiveness and improve program operations and results. The City of Long Beach will discuss the evaluation of a place-based Neighborhood Improvement Strategy - assessment of progress, effectiveness and impact.

Moderator:
Vicki Watson
NCDA Executive Director

Presenters
Elizabeth Weithers, MSW
Administrative Analyst
Development Services, Housing and Neighborhood Services Bureau
City of Long Beach, CA

Carmen Gandulla
Director of Community Development
City of Jersey City, NJ

Rehab Loan Program Models – *Broadlind Ballroom*
Two communities will provide an overview of their single-family housing repair loan programs including loan types, terms, eligibility, use of funds and application process. The City of Plano, TX will discuss a home reconstruct project undertaken with an MOU with their housing authority.

Moderator:
Judy Gillaspie
Senior Grants Compliance Monitor
City of Tulsa, OK

Presenters
Shanette Eaden
Housing and Community Services Manager
City of Plano, TX

Grisenia Matos
Housing Rehabilitation Supervisor
City of Plano, TX

Sergio Garcia
Rehabilitation Program Manager
Community and Economic Development

City of Miami, FL

4:30 pm – 5:15 pm
Subcommittee Meetings
- Membership – *Bixby 1, 2 and 5*
- Planning and Professional Development – *Bixby 3 and 4*

5:30 pm
Leave for Queen Mary Reception *(Meet in Lobby)*

6:00 pm – 10:00 pm
Evening Networking Activity: Queen Mary Reception
(Sponsored by Laserfische)

Thursday, June 14, 2018

8:00 am – 5:00 pm – *The Loft*
Conference Registration and Information

8:00 am – 9:00 am – *Prefunction - Bixby*
Breakfast/General Announcements

9:00 am – 10:30 am – *Bixby 1, 2 and 5*

Plenary Session

Welcome and HUD Update
The U.S. Conference of Mayors will welcome conference participants and HUD Headquarters will provide an update on the latest policy and program changes affecting CDBG, HOME, and HUD's homeless assistance programs to include the following topics:

- Assessment of Fair Housing Update
- Consolidated Plan
- HUD Monitoring Focus
- Program Updates
- New Initiatives

Moderator:
Vicki Watson
NCDA Executive Director

Welcome
Eugene Lowe
Assistant Executive Director
U.S. Conference of Mayors
Washington, DC

Presenter
Stan Gimont
Deputy Assistant Secretary for Grant Programs
U.S. Department of Housing and Urban Development
Washington, DC

10:30 am – 10:40 am
Break

10:40 am – 12:00 noon

Concurrent Sessions

HOME Underwriting and Subsidy Layering – *Bixby 1, 2 and 5*

Participating jurisdictions are required to undertake an underwriting and subsidy layering analysis of all development projects, rental and homeownership, of HOME-funded projects. This session will cover the underwriting and subsidy layering requirements of the HOME program and provide in-class examples.

Presenter and Moderator
Julie Romey, Senior Principal
Keyser Marston Associates, Inc.
Los Angeles, CA

Attracting and Retaining Contractors – *Bixby 3 and 4*

Managing a local housing rehabilitation program using CDBG and/or HOME funds can be complex and demanding, particularly in attracting and keeping good contractors. Waning program budgets, lack of steady rehab projects, and program regulations deter contractors from participating in local rehab programs. This session will offer insight and tips for attracting and retaining good contractors.

Moderator:
Scott Stevenson
Director, Community Development Division
Community Development Commission/Housing Authority
County of Los Angeles, CA

Presenters
LaToya Ricketts
Community Development Coordinator
City of Missouri City, TX

Gabrielle Williams
Supervisor
Home Improvement Programs
Economic and Housing Development Division
Community Development Commission
County of Los Angeles, CA

Solutions to Blighted Properties – *Broadlind Ballroom*
(Sponsored by Community Blight Solutions/SecureView)

This session will look at innovative solutions for addressing blighted properties and how these solutions have improved and revitalized neighborhoods.

Moderator:
Vicki Watson
NCDA Executive Director

Presenter
Aaron Marcovy
Vice President and Director of Communications
Community Blight Solutions/SecureView
Cleveland, OH

12:00 noon to 1:30 pm

Lunch on your own

12 noon – 1:30 pm **–** *Pike 3*
Board of Directors Luncheon Meeting

1:30 pm to 1:45 pm *(Meet in Lobby)*
Board the Buses for the Projects Tour

1:45 pm – 4:45 pm
Local Projects Tour
Narrated bus tour of affordable housing developments throughout the City of Long Beach and façade improvement projects funded by CDBG. The tour will include a guided walking experience at the unique 27-acre Century Village at Cabrillo (CVC) campus, which provides housing to over 1,500 people including at-risk individuals, veterans, families and children. Participants will also visit Immanuel Place, a new affordable housing development for lower-income seniors, which adaptively reused the former Immanuel Church and preserved the historic and culturally significant building.

- Villages at Cabrillo
- Santa Fe Avenue Façade Project
- Long Beach and Burnett Apartments
- Coronado Townhomes
- Olive Court Apartments
- Habitat for Humanity Scattered Site
- Long Beach Senior Arts Colony
- Immanuel Place

7:00 pm – 11:00 pm
Evening Networking Event: NCDA Conference Reception *– Pike Ballroom (at the Hotel – 1st Floor)*

Friday, June 15, 2018

8:00 am – 5:00 pm *– The Loft*
Conference Registration and Information

8:00 am – 9:00 am *– Prefunction - Bixby*
Breakfast/General Announcements

Plenary Session

9:00 am – 10:00 am *– Bixby 1, 2 and 5*
Legislative Update and Regional Approaches to Program Advocacy for CDBG and HOME
This session will provide an update on the status of FY19 CDBG and HOME funding. This session will also provide an overview of a regional advocacy effort undertaken by CDBG and HOME Entitlement Cities and Urban County participating jurisdictions to spread awareness to U.S. Congressional Members and other elected officials, various local communities, and governmental agencies about the importance of CDBG and HOME funded projects and programs throughout Los Angeles. The annual Congressional Recognition of Excellence Awards (CREA) showcase exemplary community and economic development and affordable housing projects and programs to support our advocacy for continued funding of these vital federal programs. They provide participating members of Congress with a better understanding of the valuable work CDBG and HOME is doing in their respective districts and positively influences their support through the annual federal budget allocations.

Moderator:
Scott Stevenson
Director, Community Development Division
Community Development Commission/Housing Authority

County of Los Angeles, CA

Presenters:
Vicki Watson
NCDA Executive Director

William Huang
Director, Department of Housing and Career Services
City of Pasadena, CA

Diann Vox
Manager, Community Development Division
Community Development Commission/Housing Authority
County of Los Angeles, CA

10:00 am – 11:30 am
Concurrent Sessions
Innovative Mission Driven Mortgage Lending Solutions – *Bixby 3 and 4*
(Sponsored by Citi Community Development)
This session will provide information on creative mortgage loan origination platforms that deliver responsible mortgage credit access for low- and moderate-income first-time homebuyers. Learn about cost effective ways to better leverage and deploy HOME, CDBG and other down payment assistance funds with Nationwide Mortgage Collaborative (NMC) and partner agencies.

Moderator:
Hala Farid
Director, Office of Homeownership Preservation
Citi Community Development
Washington, DC

Presenter
Gabe del Rio, AMP
President
Springboard CDFI
Riverside, CA

Yes, in My Backyard – How to Overcome Neighborhood Opposition to Supportive Housing – *Pike 1 and 2*
This session will provide information on how to overcome neighborhood opposition to homeless, affordable housing or any other projects that might encounter neighborhood opposition. A case study of a supportive housing project will be presented.

Moderator:
Linda Jenkins, Manager
Community Development Commission/Housing Authority
County of Los Angeles, CA

Presenters
William Huang
Director, Department of Housing and Career Services
City of Pasadena, CA

Shawn Morrissey, CADCHII
Associate Director of

Permanent Supportive Housing
Union Station Homeless Services
Pasadena, CA

Implementation of HUD's Housing Counseling Certification Rule - *Broadlind Ballroom*
This session will review the HUD Housing Counseling Certification Rule and examine the HUD programs covered by the rule, including HOME, CDBG, and special needs housing programs. This session will discuss how HUD grantees can meet the Certification Rule as a participant in the program or through a partner, including the requirements, in brief, for becoming a HUD-Approved housing counseling agency and the process to become a HUD-certified housing counselor. Finally, this session will review resources on tools and guidance on the HUD Exchange.

Moderator:
Vicki Watson
NCDA Executive Director

Presenters
Jerrold H. Mayer
Office Director
Office of Outreach and Capacity Building
U.S. Department of Housing and Urban Development
Washington, DC

Shawna LaRue Moraille
Senior Technical Specialist
ICF International
Columbus, OH

11:30 am – 1:30 pm – *Bixby 1, 2 and 5*
John A. Sasso National Community Development Week Awards Luncheon
(Sponsored by Citi Community Development and IEM)

Emcees:
Vicki Watson, NCDA Executive Director
Patrick Sullivan, NCDA President

Luncheon Speaker
Bob Annibale
Global Director
Citi Community Development and Inclusive Finance

2018 John A. Sasso National Community Development Week Award Winners

- Jacksonville, FL
- Shreveport, LA
- Quincy, MA
- St. Louis, MO
- Columbia, SC
- Richland County, SC
- San Antonio, TX
- Burlington, VT

1:30 pm – 1:40 pm
Break

1:40 pm – 3:00 pm
Roundtable Discussions
These informal discussions provide the opportunity for participants to gain insight on the subject matter and query other participants on the topic.

- Section 3 Compliance (Moderator: Nancy Mikeska, Community Development Director, City of Conroe, TX) – *Bixby 3*
- Environmental Reviews (Moderator: Anastacia Wyatt, Planning Manager, City of Salinas, CA) - *Broadlind Ballroom*
- CDBG Timeliness (Moderator: Dale Cook, Jr., City of Palm Springs, CA) – *Bixby 4*
- Lead Hazard Control Grants (Moderator: Becky Wade, Community Development Director, City of Knoxville, TN) – *Bixby 1, 2 and 5*
- HOME Site and Neighborhood Standards (Moderator: George Mensah, Director of Community & Economic Development, City of Miami, FL) – *Wilmore*
- Recruiting Good Nonprofit Partners (Moderator: Rollin Seward, City of Canton, OH and Alana Green, St. Louis, MO) – *Bixby 1, 2 and 5*
- Working with PHAs (Moderator: Marcy Esbjerg, City of Burlington, VT) – *Bixby 1, 2 and 5*
- Creating a CBDO Program (Moderator: Sheryl Kenny, Grants Manager, City of Arlington, TX) – *Bixby 1, 2 and 5*

3:00 pm – 4:00 pm
Regional Caucus Meetings
- Region 1 (New England) - *Wilmore*
- Region 2 (NJ/NY) - *Wilmore*
- Region 3 and 4 (Mid-Atlantic/Southeast) – *Broadlind Ballroom*
- Region 5/7/8 (Midwest/Great Plains) -- *Bixby 4*
- Region 6 (Southwest) -- *Bixby 3*
- Region 9 (West) – *Bixby 1, 2 and 5*
- Region 10 (Northwest) – *Bixby 1, 2 and 5*
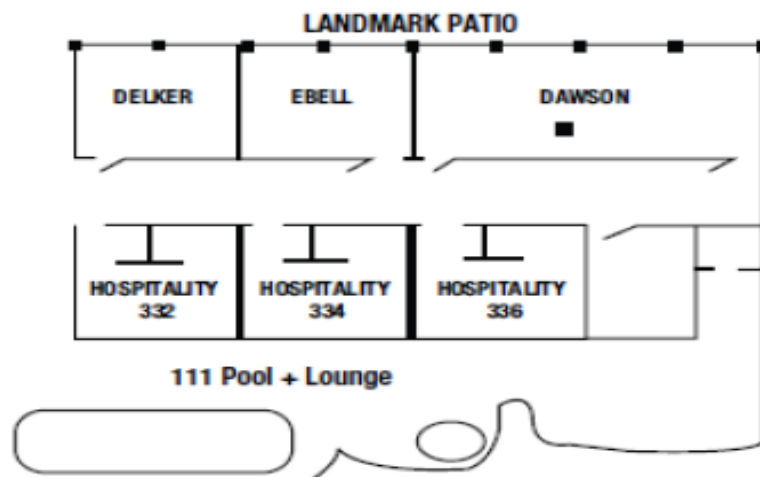
Evening on your own

Saturday, June 16, 2018

9:00 am – 10:00 am   – *Bixby 1, 2 and 5*
NCDA Annual Business Meeting/Closing Breakfast

HOTEL MEETING ROOM MAP

3RD FLOOR — MEETING ROOMS AND HOSPITALITY SUITES

LANDMARK PATIO

DELKER

EBELL

DAWSON

HOSPITALITY 332

HOSPITALITY 334

HOSPITALITY 336

111 Pool + Lounge

2ND FLOOR — BIXBY

5

4

1

2

3

FARELL'S LOUNGE

PREFUNCTION

ALFORD

TICHENOR

BROADLIND 1

THE COUNTER

WOMENS

NIETO

WILLMORE

BROADLIND 2

MENS

ELEVATOR

LOFT