



**50<sup>th</sup> Annual Conference**  
**June 19-22, 2019**  
**Omni Hotel**  
**Jacksonville, FL**

## **Draft Agenda\***

\*This agenda is subject to change until becoming final



Note to NCDAN Members who are AICP credentialed: NCDAN has been approved as an **AICP Certification Maintenance (CM) provider**. Some of the sessions below are qualified CM events. We will be adding sessions to the list as the agenda is finalized. These events will be marked with the following symbol (where the number equals the number of CM credits): **CM | 6**. *To receive CM credit, you must sign in and remain for the entire session.*

### **Tuesday, June 18, 2019**

#### **Conference Registration**

2:00 pm – 5:00 pm

#### **Pre-Conference Training Registration**

8:00 am – 9:00 am

#### **Pre-Conference Training**

9:00 am – 4:00 pm

#### **CDBG Basics Primer CM | 6**

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: Wilmur Conyers, Durham, NC

**CDBG Subrecipient Management Primer CM I 6**

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, Murfreesboro, TN

**HOME Program Primer CM I 6**

This training will cover the fundamentals of the HOME program to include eligible and prohibited activities, eligible costs, CHDOs, program and project requirements, rental projects, homeownership projects, housing rehabilitation, tenant-based rental assistance, HOME match, and quality program administration.

Trainer: Sheryl Kenny, Arlington, TX

4:15 pm – 5:15 pm

**New Member/First-Time Attendee Orientation**

Are you new to NCDA? Want to learn more about the Association? This orientation will provide an introduction to NCDA for new members and first-time conference participants.

Presenters:

Vicki Watson  
Executive Director  
NCDA

**Pre-Conference Networking Event: River and Post Restaurant**

6:30 pm to 8:30 pm

**Wednesday, June 19, 2019**

8:00 am – 5:00 pm

Conference Registration and Information

8:00 am – 9:00 am

Breakfast

9:00 am – 9:30 am

**Welcome and Agenda Overview**

9:30 am -11:00 am

**Concurrent Sessions**

**Community Land Trusts**

This session will focus on leveraging publicly owned land and properties, anchor institution and faith-based assets to create permanently affordable housing.

**Financial Management of Federal Programs**

This session will focus on the importance of sound financial management practices, principally program timeliness and costs principles, to ensure federal funds are properly spent and program goals are achieved. The following areas will be emphasized: developing written policies and procedures, program timeliness (budget management and tracking, commitment and expenditure deadlines, efficient and regular drawdown and disbursement of program funds), and cost principles (allowable costs, unallowable costs).

Presenters:

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

Steve Johnson  
Director, Entitlement Communities Division  
Office of Block Grant Assistance  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Washington, DC (invited)

Paul Webster  
Director, Financial Management Division  
Office of Block Grant Assistance  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Washington, DC (invited)

**Rehab Program Best Practices**

Communities will share their best practices for attracting and retaining good contractors, effective code enforcement models, and energy efficiency standards.

Moderator:

David Bachrach  
Community Development Coordinator  
City of East Providence, RI

Presenters:

Robert Jenkins  
Executive Director  
Brockton Redevelopment Authority  
City of Brockton, MA

Vanassa Flucas  
Neighborhood Development/Community Protection Manager  
City of Valdosta, GA

Kevin Howard  
Community Development Manager  
Department of Housing and Neighborhood Programs  
City of Little Rock, AR

11:00 am – 12:15 pm

**Concurrent Sessions**

**Neighborhood Revitalization Strategies**

**Small Grantee Session**

This session is designed for small entitlement communities that receive less than \$1 million in annual CDBG and/or HOME funds. The session will provide program design ideas and tips for streamlining operations, tackling cross-cutting federal requirements with a small staff, and meeting federal timeliness requirements.

Presenters:

Dale E. Cook, Jr.  
Community Development Administrator  
City of Palm Springs, CA

Tara Fitzgerald  
Program Coordinator  
City of La Crosse, WI

Oneata Bailey  
Director, Community and Neighborhood Services  
City of Muskegon, MI

**Evolving Approaches to the Housing Affordability Crisis: Rent Control and Anti-Displacement Strategies**

This discussion will explore the newly passed State of Oregon legislation establishing a statewide rent control program, other jurisdiction rent control/or stabilization approaches and outcomes from recent rent control evaluation studies. We will also look at attempts to slow displacement of LMI households from areas with rapidly increasing housing costs such as community preference for rights of return to neighborhoods.

Presenters:

Debra Rhinehart  
Strategic Advisor, Federal Grants Management Unit  
Human Services Department  
City of Seattle, WA

Veronica Soto  
Director, Neighborhood and Housing Services Department  
City of San Antonio, TX

Erica Leak  
Acting Assistant Director  
Neighborhood Housing and Community Development Department  
City of Austin, TX

12:15 pm – 1:30 pm

**Lunch on your own**

1:30 pm – 2:45 pm

**Concurrent Sessions**

**Opportunity Zones**

This session will provide an overview of Opportunity Zones, how they work, how local governments are tracking, leading and participating in Opportunity Zones, and how they can be used with CDBG and HOME.

Presenters:

David Bachrach  
Community Development Coordinator  
City of East Providence, RI

Paul Webster  
Director, Financial Management Division  
Office of Block Grant Assistance  
Office of Community Planning and Development

U.S. Department of Housing and Urban Development  
Washington, DC (invited)

**Best Practices for CAPER Reporting**

This session will provide recommendations and tips to ensure proper population of data in your CAPER, completing the CAPER set-up and submission in IDIS, troubleshooting common problems, and developing a CAPER that is easily conveyed to the general public.

Presenters:

Debra Rhinehart  
Strategic Advisor, Federal Grants Management Unit  
Human Services Department  
City of Seattle, WA

Heather Johnson, AICP  
Community Development Resources Manager  
Community Planning and Economic Development Department  
City of Davenport, IA

**Citizen Participation Best Practices**

This session will provide ideas and new strategies for engaging the community in your strategic and community planning processes, including hard to reach populations. It will provide ideas on addressing barriers to community engagement and developing long-term approaches to foster community engagement.

Moderator:

Keith Lampkin  
Housing & Community Development Director  
City of Clarksville, TN

Presenters:

Stephanie Burch, Esq.  
Director, Neighborhoods Department  
City of Jacksonville, FL

Marcy Esbjerg  
Director, Community Development Department  
County of Pasco, FL

Melissa (Horr) Pond  
Principal Planner I  
City of Quincy, MA

2:45 pm – 4:00 pm

**Concurrent Sessions**

**Surviving a HUD Monitoring**

This session will offer guidance on making sure your programs and staff are ready to take on a HUD monitoring and pass with flying colors.

Presenters:

Joy M. Pierson  
Community Development Administrator  
Planning and Development Department

County of Hamilton, OH

Debbie Eller  
Director of Community Services  
City of College Station, TX

Shirletta Best  
Community Services Administrator  
Housing and Community Development Department  
City of McKinney, TX

**HOME Best Practices**

This session will focus on best practices for developing CHDOs, designing a HOME TBRA program, and creating a HOME Community of Practice (HOME program peer network to discuss HOME issues).

**Presenters:**

Qiana Daughtry  
Community Development Coordinator, Planning and Development  
Housing and Community Development Division  
City of Tampa, FL

James Barnes  
HOME Director  
Malden Redevelopment Authority  
City of Malden, MA

**CDBG Public Services Best Practices**

This session will focus on strategies to increase the diversity of applicants and funded services, evaluate projects for effectiveness and ensure the public services match the needs of the community, and implementing policies to detect and avoid fraud and ensure program compliance.

**Presenters:**

Kelly Mierkowski  
Affordable Housing and Community Development Administrator  
Housing and Community Development Division  
City of Jacksonville, FL

Yvette Balderas  
Director, Community Development  
City of McAllen, TX

Melissa (Horr) Pond  
Principal Planner I  
City of Quincy, MA

4:00 pm – 5:00 pm

**Regional Caucus Meetings**

- Region 1 (New England)
- Region 2 (NJ/NY)
- Regions 3 and 4 (Mid-Atlantic/Southeast)
- Regions 5 and 7 (Midwest/Great Plains)
- Region 6 (Southwest)

- Regions 8 and 9 (Rocky Mountain/Pacific)
- Region 10 (Northwest)

6:00 pm – 10:00 pm

**Evening Networking Activity: TIAA Field (Jacksonville Jaguars Stadium) Reception**

**Thursday, June 20, 2019**

8:00 am – 5:00 pm

Conference Registration and Information

8:00 am – 9:00 am

Breakfast/General Announcements/Welcome

8:00 am – 9:00 am

**Subcommittee Meetings**

- Membership
- Planning and Professional Development

9:00 am – 10:30 am

**Plenary Session**

**HUD Update**

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:

- Section 3 Rule
- Environmental Review Rule
- Consolidated Plan Update
- Fair Housing Update
- HUD Monitoring Focus
- Program Updates

**Moderator:**

Vicki Watson  
NCDCA Executive Director

**Presenters:**

Stanley Gimont  
Deputy Assistant Secretary for Grant Programs  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Washington, DC (invited)

Claudette Fernandez  
Director, Office of Block Grant Assistance  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Washington, DC (invited)

Steve Johnson  
Director, Entitlement Communities Division  
Office of Block Grant Assistance  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development

Washington, DC (invited)

Virginia Sardone  
Director, Office of Affordable Housing Programs  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Washington, DC (invited)

10:30 am – 10:40 am  
Break

10:40 am – 12:00 pm

**Plenary Session**

**NCDA 50<sup>th</sup> Anniversary: A Look Back at the Organization's Founding, History and Accomplishments**

To recognize NCDA's 50<sup>th</sup> anniversary – our Jubilee year – this informal session will recognize NCDA's founding, history, accomplishments, and importance to the community development field.

Moderator:

Patrick Sullivan, Sr.  
Director  
Planning, Housing and Community Development Department  
City of New Bedford, MA

Participants:

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

Steve Gartrell  
NCDA Past President

Robert C. Gehret, Jr.  
Deputy Director, Policy Development & Research Division  
Department of Neighborhood Development  
City of Boston, MA

James Vaughn (invited)  
Director of Special Projects  
Congressman Emanuel Cleaver (D-MO)

Mark Tigan (invited)  
Chair, Winchester Economic Development Corporation  
Winchester, NH

12:00 pm to 1:30 pm  
**Lunch on your own**

12:00 – 1:30 pm  
**Board of Directors Luncheon Meeting**

1:30 pm to 1:45 pm



**Board the Buses for the Projects Tour**

1:45 pm – 4:45 pm

**Local Projects Tour**

Narrated bus tour of affordable housing and community development projects throughout the City of Jacksonville.

7:00 pm – 11:00 pm

**Evening Networking Event: 50<sup>th</sup> NCDA Annual Conference Reception (at the Hotel)**

**Friday, June 21, 2019**

8:00 am – 5:00 pm

Conference Registration and Information

8:00 am – 9:00 am

Breakfast/General Announcements

9:00 am – 10:30 am

**Concurrent Sessions**

**Section 3**

This session will provide information on the newly released Section 3 proposed rule.

**Moderator:**

Vicki Watson

NCDA Executive Director

**Presenters:**

Timothy M. Smith

Associate Assistant Deputy Secretary

Office of Field Policy and Management

Washington, DC

Holly A. Kelly

Office of Field Policy and Management

U.S. Department of Housing and Urban Development

Washington, DC

**Affordable Housing Development Best Practices**

This session will focus on best practices in the following areas: using non-profit providers/developers to construct and manage affordable housing projects, using CDBG and HOME in partnership with other resources to create affordable housing, and developing mixed-income housing

**Presenters:**

Eric Keeler

Deputy Director, Office of Housing

City of Alexandria, VA

Gladys Cook

Technical Advisor/Disaster Recovery Director

Florida Housing Coalition

Tallahassee, FL

10:30 am – 11:30 am

### **Roundtable Discussions**

These informal discussions provide the opportunity for participants to gain insight on the subject matter and query other participants on the topic.

- Managing Millennials (Moderator: Nancy Mikeska, Community Development Director, City of Conroe, TX)
- Breaking Down Community Silos – Creating Community Partnerships (Moderator: Dawn Lockhart, Director of Strategic Partnerships, Office of Mayor Lenny Curry, City of Jacksonville, FL)
- How to Survive a Change in Administration (Mayor/City Manager/County Executive) (Moderator: David Bachrach, Community Development Coordinator, City of East Providence, RI)
- The Basics of Section 108 Loans (Moderator: Wilmur Conyers, Federal Programs Administrator, City of Durham, NC)
- Planning for your next 5-year Con Plan (Moderator: James Barnes, HOME Director, City of Malden, MA)
- Successful Collaborations with CoCs: Erich Chatham, Chairman, Governing Council for Lowcountry CoC
- Capacity building in ESG (growing homelessness prevention and rapid re-housing programs) (Moderator: Kayon Henderson, Community Development Specialist, City of Tampa, FL)
- Developing and implementing a corrective action plan for poor performing subrecipients
- HOME Subsidy Layering (Moderator: Judy Gillaspie, Grants Fiscal Agent Administrator, City of Tulsa, OK)

11:30 am – 12:30 pm

### **Roundtable Discussions (Repeated)**

These informal discussions provide the opportunity for participants to gain insight on the subject matter and query other participants on the topic.

- Managing Millennials (Moderator: Nancy Mikeska, Community Development Director, City of Conroe, TX)
- Breaking Down Community Silos – Creating Community Partnerships (Moderator: Dawn Lockhart, Director of Strategic Partnerships, Office of Mayor Lenny Curry, City of Jacksonville, FL)
- How to Survive a Change in Administration (Mayor/City Manager/County Executive) (Moderator: David Bachrach, Community Development Coordinator, City of East Providence, RI)
- The Basics of Section 108 Loans (Moderator: Wilmur Conyers, Federal Programs Administrator, City of Durham, NC)
- Planning for your next 5-year Con Plan (Moderator: James Barnes, HOME Director, City of Malden, MA)
- Successful Collaborations with CoCs (Moderator: Erich Chatham, Chairman, Governing Council for Lowcountry CoC)
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- Developing and implementing a corrective action plan for poor performing subrecipients
- HOME Subsidy Layering (Moderator: Judy Gillaspie, Grants Fiscal Agent Administrator, City of Tulsa, OK)

12:30 pm – 2:30 pm

### **John A. Sasso National Community Development Week Awards Luncheon**

2:30 pm - 5:30 pm

### **On Your Own in Jacksonville**

6:00 pm

### **Evening Networking Event: Jacksonville Jumbo Shrimp Minor League Baseball Game**

## **Saturday, June 22, 2019**

9:00 am – 10:00 am

### **NCD A Annual Business Meeting/Closing Breakfast**

- Remarks from George Mensah (Miami, FL), outgoing President

- Approval of the 2019/2020 slate of officers
- Remarks from Dale E. Cook, Jr. (Palm Springs, CA), incoming President