



50th Annual Conference
June 19-22, 2019
Omni Hotel
Jacksonville, FL

Agenda



Note to NCDNA Members who are AICP credentialed: NCDNA 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 I 6**. *To receive CM credit, you must sign in and remain for the entire session.*

Tuesday, June 18, 2019

Early Conference Registration - Prefunction

2:00 pm – 5:00 pm

Pre-Conference Training Registration – Prefunction

8:00 am – 9:00 am

Continental Breakfast

8:00 am – 9:00 am – *Prefunction Corridor/Florida CD*

Pre-Conference Training

9:00 am – 4:00 pm

CDBG Basics Primer CM I 6 – *Florida A*

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, Federal Programs Coordinator, City of Durham, NC

CDBG Subrecipient Management Primer CM I 6 – Pensacola

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, NCDA Trainer, Murfreesboro, TN

HOME Program Primer CM I 6 – Omni Ballroom B

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, Grants Manager, City of Arlington, TX

4:15 pm – 5:15 pm

New Member/First-Time Attendee Orientation – Omni Ballroom

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.

Presenter:

Vicki Watson

NCDA Executive Director

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 – *Prefunction*

Conference Registration and Information

8:00 am – 9:00 am – *Prefunction Corridor/Florida CD*

Breakfast

9:00 am – 9:30 am

Welcome and Agenda Overview – Florida

George Mensah

NCDA President

Director, Housing & Community Development Department

City of Miami, FL

Stephanie Burch, Esq.

Director, Neighborhoods Department

City of Jacksonville, FL

Dr. Charles E. Moreland

Director of Community Affairs

Office of Mayor Lenny Curry

City of Jacksonville, FL

*Alesia Scott-Ford
Field Office Director
U.S. Department of Housing and Urban Development
Jacksonville, FL*

Agenda Overview
*Vicki Watson
NCDCA Executive Director
Washington, DC*

9:30 am -9:40 am
Break

9:40 am – 11:00 am

Concurrent Sessions

Land Banks and Community Land Trusts: Leveraging Publicly Owned Land and Properties for Lasting Housing Affordability CM I 1.5 – Florida B

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

Moderators and Presenters:

*Tarik Abdelazim
Associate Director of National Technical Assistance
Center for Community Progress
Washington, DC*

*Jenee Gaynor
Capacity Building Senior Specialist
Grounded Solutions Network
Washington, DC*

Financial Management of Federal Programs CM I 1.5 – Florida CD

This session will focus on the importance of financial management practices to ensure federal funds are properly spent and program goals are achieved. The session will examine the use of a work-out plan as a financial management tool to establish sound internal controls and procedures to ensure good management of federal funds. The session will further focus on the importance of timely spending as part of overall effective management. Further, the session will also focus on the application of the Federal Cost Principles to Federal awards (Subpart E CFR Part 200 - Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards). In particular, the session will highlight procedures for recovery of indirect costs by grantees and subrecipients.

Moderator:

*Vicki Watson
NCDCA Executive Director*

Presenters:

*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

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

*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*

Rehab Program Best Practices CM I 1.5 – Florida A

Communities will share their rehab program innovative practices including the use of software and automation to streamline program operations, collaboration with faith-based organizations, and other information.

Moderator:

*David Bachrach
Community Development Director
City of East Providence, RI*

Presenters:

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

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

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

*Richard Joyner
Substandard Housing Inspector
Neighborhood Development Division
City of Valdosta, GA*

*James Dean
Senior City Marshal
Neighborhood Development Division
City of Valdosta, GA*

11:00 am – 12:15 pm

Concurrent Sessions

Land Banks and Community Land Trusts: Leveraging Publicly Owned Land and Properties for Lasting Housing Affordability (repeated) CM I 1.5 – Florida B

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

Moderators and Presenters:

Tarik Abdelazim
Associate Director of National Technical Assistance
Center for Community Progress
Washington, DC

Jenee Gaynor
Capacity Building Senior Specialist
Grounded Solutions Network
Washington, DC

Small Grantee Session – Florida A

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 operating a small program and stretching resources, including the use of alternate resources to support program operations, focusing program operations on a limited number of activities, using various city departments for service delivery, and partnering with other municipalities through regional planning.

Moderator:

Mark Haga
Community Development Manager
City of Kingsport, TN

Presenters:

Mark Haga
Community Development Manager
City of Kingsport, TN

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 CM I

1.25 – Florida CD

This session will examine the impact of the lack of housing affordability and displacement. Various approaches to preventing or minimizing the displacement of low and moderate-income people from neighborhoods experiencing gentrification and communities with rapidly increasing housing costs will be presented.

Moderator:

George Mensah
Director
Department of Community and Economic Development
City of Miami, FL

Presenters:

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

Patricia Santa Cruz
Grants Manager
Neighborhood and Housing Services Department
Division of Grants Monitoring and Administration
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 – 2:50 pm

Concurrent Sessions

Opportunity Zones CM I 1.25 – Florida AB

The Tax Cuts and Jobs Act included provisions designed to encourage investment and economic growth in certain low-income areas known as Opportunity Zones. This session will examine Opportunity Zone basics, including how to position your municipality to promote and attract new investment of Qualified Opportunity Funds (QOF) for targeted development and business creation/improvement within your Opportunity Zone, building a prospectus and reaching out to potential interests, and using federal subsidies and local mechanisms as incentives for investment in key projects and neighborhoods that meet your community's needs. The session will also examine how communities can take advantage of Section 108 and CDBG funding to leverage equity investments by Opportunity Funds in community and economic development projects that create jobs and develop affordable housing.

Moderator:
Vicki Watson
NCDA Executive Director

Presenters:
David Bachrach
Community Development Director
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

Joseph Baietti
Section 108 Loan Financing Officer
Financial Management Division
Office of Block Grant Assistance

*Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Washington, DC*

Best Practices for CAPER Reporting – Florida CD

This session will address the importance of the connection between planning (Con Plan, Annual Action Plan) and reporting accomplishments in the CAPER. Three communities will provide tips and ideas for CAPER reporting.

Moderator:

*Anne Marie Belrose
Assistant Director
Department of Neighborhood Development
City of Boston, MA*

Presenters:

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

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

*Shanette Eaden
Housing and Community Services Manager
Neighborhood Services Department
City of Plano, TX*

Citizen Participation Best Practices – Omni Ballroom

This session will provide ideas and new strategies for engaging the community in your strategic and community planning processes. It will provide information on the importance of community engagement, innovative models for engaging beneficiaries, and ideas for engaging hard to reach populations including how to engage millennials in local government planning and implementation activities.

Moderator:

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

Presenters:

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

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

*Melissa Horr Pond
Principal Planner I
City of Quincy, MA*

2:50 pm – 3:00 pm
Break

3:00 pm – 4:15 pm

Concurrent Sessions

Surviving a HUD and OIG Monitoring – Omni Ballroom

This session will offer guidance on making sure your programs and staff are ready to take on a HUD monitoring and survive the rigors of an OIG audit. The session will provide tools and tips for preparing for a monitoring visit, the monitoring process, post-monitoring follow-up and what happens if you don't agree with HUD's findings. The session will also provide lessons learned and tips and advice of what to do if you are audited by HUD's Office of Inspector General (OIG).

Moderator:

*Rudy Bentancourt
Director, Housing and Community Development
City of Corpus Christi, TX*

Presenters:

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

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

*Joy M. Pierson
Community Development Administrator
Planning and Development Department
County of Hamilton, OH*

HOME Best Practices – Florida CD

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

Moderator:

*Robert Gehret, Jr.
Director, Policy Development and Research Division
Department of Neighborhood Development
City of Boston, MA*

Presenters:

*Anne Marie Belrose
Assistant Director
Department of Neighborhood Development
City of Boston, MA*

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

*Kayon Henderson
Community Development Specialist
Housing and Community Development Division
City of Tampa, FL*

CDBG Public Services Best Practices – Florida AB

This session will focus on strategies to match public services to the needs of the community including the implementation of place-based, performance-driven strategies, implementing policies to detect and avoid fraud and ensure program compliance, and tips for marketing and monitoring your public services programs.

Moderator:

*Vicki Watson
NCDCA Executive Director*

Presenters:

*Abigail R. Marquez
Assistant General Manager
Community Services and Development Bureau
Housing and Community Investment Department
City of Los Angeles, CA*

*Veronica McDonnell
FamilySource Center Program Manager
Housing and Community Investment Department
City of Los Angeles, CA*

*Yvette Balderas
Director, Community Development
City of McAllen, TX*

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

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

4:15 pm – 5:15 pm

Regional Caucus Meetings (open to all conference participants)

These informal meetings provide the opportunity for NCDCA members to gather regionally to discuss issues, form deeper collaborations (regional NCDCA conference, training, monthly calls) and to conduct regional business.

- Region 1 (New England) – *Florida B*
Caucus Leader: Alicia Zoeller (Holyoke, MA) – NCDCA Region 1 President
- Region 2 (NJ/NY) – *Tallahassee Board Room*
Caucus Leader: Carmen Gandulla (Jersey City, NJ)
- Regions 3 and 4 (Mid-Atlantic/Southeast) – *Florida CD*
Caucus Leader: Charles Garren (Lexington County, SC) – NCDCA Region 4 President
- Regions 5 and 7 (Midwest/Great Plains) – *Florida A*
Caucus Leader: Heather Johnson (Davenport, IA)

- Region 6 (Southwest) – *Omni*
Caucus Leader: Shanette Eaden (Plano, TX) – NCDCA Region 6 President
- Regions 8 and 9 (Rocky Mountain/Pacific) – *Pensacola Room*
Caucus Leaders: Dale E. Cook, Jr. (Palm Springs, CA) and Anastacia Wyatt (Monterey County, CA)
- Region 10 (Northwest) – *Jacksonville Room*
Caucus Leader: Debra Rhinehart (Seattle, WA)

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 - *Prefunction*

Conference Registration and Information

8:00 am – 9:00 am – *Prefunction Corridor/Florida*

Breakfast/General Announcements

8:00 am – 9:00 am

Subcommittee Meetings (open to all conference participants)

- Membership – *Jacksonville*
- Planning and Professional Development – *Omni*

9:00 am – 10:15 am

Plenary Session – Florida

HUD Update

HUD staff will provide an update on the latest CDBG and HOME program news.

Moderator:

Vicki Watson

NCDCA Executive Director

Presenters:

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

Caitlin Ott Renner

Assistant Director, Program Policy Division

Director, Office of Affordable Housing Programs

Office of Community Planning and Development

U.S. Department of Housing and Urban Development

Washington, DC

10:15 am – 10:30 am

Break

10:30 am – 12:00 pm

Plenary Session – Florida

NCDCA 50th Anniversary: A Look Back

To recognize NCDA's 50th anniversary, this informal session will provide insight on the organization's founding and early work surrounding CDBG and other initiatives from former partners and members, including the first recipient to receive a CDBG grant. The session will also feature a special video created for NCDA's 50th anniversary celebration.

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
Former Director of Housing and Community Development
City of Newton, MA*

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

*Dr. Mark Tigan
Associate Professor of Practice (Ret.)*

*Tom Utter
Former Community Development Director
City of Corpus Christi, TX*

Introduction of the 50th Anniversary Video

*Vicki Watson
NCDA Executive Director*

12:00 pm to 1:30 pm

Lunch on your own

12:00 – 1:30 pm

Board of Directors Luncheon Meeting – Omni

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: 50th NCDA Annual Conference Reception (at the Hotel) – Florida

Friday, June 21, 2019

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

8:00 am – 9:00 am – *Prefunction Corridor/Florida CD*
Breakfast

9:00 am – 10:30 am
Concurrent Sessions

Section 3 – *Omni*

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

Moderator:

Vicki Watson
NCDA Executive Director

Presenters:

Christopher Taylor
Office of Field Policy and Management
U.S. Department of Housing and Urban Development
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 – *Florida*

This session will examine strategies to address the need for affordable housing. The session will examine policies, incentives, and partnerships to create sustainable affordable housing for low-income people.

Moderator:

Bonnie Moore
Community Development Director
City of Shreveport, LA

Presenters:

Eric Keeler
Deputy Director, Office of Housing
City of Alexandria, VA

Rebecca Wade
Community Development Director
City of Knoxville, TN

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) – *Jacksonville*
- Breaking Down Community Silos – Creating Community Partnerships (Moderator: Dawn Lockhart, Director of Strategic Partnerships, Office of Mayor Lenny Curry, City of Jacksonville, FL) – *St. Augustine*
- How to Survive a Change in Administration (Moderator: David Bachrach, Community Development Director, City of East Providence, RI) – *Omni A*
- The Basics of Section 108 Loans (Moderator: Wilmur Conyers, Federal Programs Coordinator, City of Durham, NC) – *Florida A*
- Planning for Your Next 5-year Consolidated Plan (Moderator: James Barnes, HOME Director, Malden Redevelopment Authority, Malden, MA) – *Omni B*
- Successful Collaborations with CoCs (Moderator: Erich Chatham, Chairman, Governing Council for Lowcountry CoC – *Miami*
- Capacity Building in ESG (growing homelessness prevention and rapid re-housing programs) (Moderator: Kayon Henderson, Community Development Specialist, City of Tampa, FL) – *Naples*
- Developing and Implementing a Corrective Action Plan for Poor Performing Subrecipients (Moderator: Alan Trunnell, CDBG Coordinator, City of Beaverton, OR) – *Florida*
- HOME Subsidy Layering (Moderator: Judy Gillaspie, Grants Fiscal Agent Administrator, City of Tulsa, OK) – *Pensacola*

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) – *Jacksonville*
- Breaking Down Community Silos – Creating Community Partnerships (Moderator: Dawn Lockhart, Director of Strategic Partnerships, Office of Mayor Lenny Curry, City of Jacksonville, FL) – *St. Augustine*
- How to Survive a Change in Administration (Moderator: David Bachrach, Community Development Director, City of East Providence, RI) – *Omni A*
- The Basics of Section 108 Loans (Moderator: Wilmur Conyers, Federal Programs Coordinator, City of Durham, NC) – *Florida A*
- Planning for Your next 5-year Consolidated Plan (Moderator: James Barnes, HOME Director, Malden Redevelopment Authority, Malden, MA) – *Omni B*
- Successful Collaborations with CoCs (Moderator: Erich Chatham, Chairman, Governing Council for Lowcountry CoC – *Miami*
- Capacity Building in ESG (growing homelessness prevention and rapid re-housing programs) (Moderator: Kayon Henderson, Community Development Specialist, City of Tampa, FL) – *Naples*
- Developing and Implementing a Corrective Action Plan for Poor Performing Subrecipients (Moderator: Alan Trunnell, CDBG Coordinator, City of Beaverton, OR) – *Florida*
- HOME Subsidy Layering (Moderator: Judy Gillaspie, Grants Fiscal Agent Administrator, City of Tulsa, OK) – *Pensacola*

12:30 pm – 2:30 pm

Awards Luncheon – Florida CD

The winners of the 2019 John A. Sasso National Community Development Week Award will be recognized for their efforts. The Congressional Champion Award and the National Partnership Award will be bestowed to national partners.

John A. Sasso National Community Development Award Winners

Pasco County, FL

Newton, MA

Quincy, MA

Greenville, NC

Columbia, SC

Dallas, TX

El Paso, TX

Plano, TX

San Antonio, TX

Congressional Champion Award Winner

The Honorable Rep. Mario Diaz-Balart (R-FL)

National Partnership Award Winner

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

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

NCDCA Annual Business Meeting/Closing Breakfast – Florida D

- 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

OMNI JACKSONVILLE HOTEL

CONFERENCE SPECIFICATIONS

