



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, Durham, NC

CDBG Subrecipient Management Primer CM I 6 – Pensacola

This training will be a condensed version of NCDAs 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, NCDAs 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, Arlington, TX

4:15 pm – 5:15 pm

New Member/First-Time Attendee Orientation – Omni Ballroom

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

Presenter:

Vicki Watson

NCDAs 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

NCDAs President

City of Miami, FL

Stephanie Burch, Esq.

Director

Neighborhoods Department

City of Jacksonville, FL

Alesia Scott-Ford

Field Office Director

U.S. Department of Housing and Urban Development

Jacksonville, FL

Agenda Overview

Vicki Watson
NCDAs 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 permanently 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. This session will also focus on the application of the Federal Cost Principles to Federal awards (Subpart E CFR Part 200.0 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
NCDAs 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 Innovative 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

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 permanently 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 CDBG and/or HOME program and stretching resources, including the use of other resources to support program operations, focusing

program operations on a limited number of activities, and using local and regional partners to provide program support.

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 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.

This session will examine housing challenges in three cities and the development of anti-displacement policies and strategies to mitigate, prevent, and minimize displacement.

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 communities known as “Opportunity Zones.” This session will examine Opportunity Zone basics, including discussion of 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 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.

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, AICP
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.

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 Monitoring – Omni Ballroom

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. The session will provide tools and tips for preparing for a monitoring visit, the monitoring process, post-monitoring follow-up, and lessons learned from an audit.

Moderator:
*Rudy Bentancourt, MPA, CPM
Director, Housing and Community Development
City of Corpus Christi, TX*

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 – 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

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

CDBG Public Services Best Practices – Florida AB

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

Moderator:

Vicki Watson
NCDA Executive Director

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*

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

4:15 pm – 5:15 pm

Regional Caucus Meetings

- Region 1 (New England) – *Florida B*
- Region 2 (NJ/NY) – *Tallahassee Board Room*
- Regions 3 and 4 (Mid-Atlantic/Southeast) – *Florida CD*
- Regions 5 and 7 (Midwest/Great Plains) – *Florida A*
- Region 6 (Southwest) – *Omni*
- Regions 8 and 9 (Rocky Mountain/Pacific) – *Pensacola Room*
- Region 10 (Northwest) – *Jacksonville Room*

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 (8:45am)/Welcome

8:00 am – 9:00 am

Subcommittee Meetings

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

9:00 am – 10:30 am

Plenary Session – Florida

HUD Update

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

Moderator:
*Vicki Watson
NCDAs 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*

10:30 am – 10:45 am
Break

10:45 am – 12:00 pm

Plenary Session – Florida

NCDA 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 members, including the first recipient to receive a CDBG grant. The session will also feature a special video created for NCDA's 50th anniversary.

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*

*Mark Tigan
Chair, Winchester Economic Development Corporation
Winchester, NH*

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

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 NCDCA 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

NCDCA 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 focus on the use of local and state funds to incentivize and build affordable housing, building the capacity of non-profit organizations, and creating partnerships to develop affordable housing.

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 (Mayor/City Manager/County Executive) (Moderator: David Bachrach, Community Development Coordinator, City of East Providence, RI) – *Omni A*
- The Basics of Section 108 Loans (Moderator: Wilmur Conyers, Federal Programs Administrator, City of Durham, NC) – *Florida A*
- Planning for your next 5-year Con Plan (Moderator: James Barnes, HOME Director, City of Malden, MA) – *Omni B*
- Successful Collaborations with CoCs: 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 – *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 (Mayor/City Manager/County Executive) (Moderator: David Bachrach, Community Development Coordinator, City of East Providence, RI) – *Omni A*
- The Basics of Section 108 Loans (Moderator: Wilmur Conyers, Federal Programs Administrator, City of Durham, NC) – *Florida A*
- Planning for your next 5-year Con Plan (Moderator: James Barnes, HOME Director, City of Malden, MA) – *Omni B*

- Successful Collaborations with CoCs: 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 – *Florida*
- HOME Subsidy Layering (Moderator: Judy Gillaspie, Grants Fiscal Agent Administrator, City of Tulsa, OK) – *Pensacola*

12:30 pm – 2:30 pm

John A. Sasso National Community Development Week Awards Luncheon – Florida CD

Award Winners

Pasco County, FL

Newton, MA

Quincy, MA

Greenville, NC

Columbia, SC

Dallas, TX

El Paso, TX

Plano, TX

San Antonio, TX

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

