



2026 NCDA Winter Legislative, Policy, and Professional Development Meeting

Final Agenda

Washington, DC – February 4-6, 2026
Pre-Conference Training: February 3, 2026

NCDA members are encouraged to meet with Congressional offices during the conference to educate Congress on the importance of CDBG, HOME (the difference between HOME and HOME-ARP, in particular), and HUD's Homeless Assistance Grants and how the funds are being used back home, and the need for more funding. There are several allotted times on the agenda for meeting with your Congressional member. If those times are not convenient for your member of Congress, meet with them whenever you can. Please schedule these meetings well ahead of the conference and reach out to grantees in your state to invite them to participate in the meetings with you. Bring with you materials to leave behind which shows project examples and program impact.



Note to NCDA Members who are **AICP** credentialled: NCDA has been approved as an **AICP Certification Maintenance (CM) provider**. Some of the sessions below are qualified CM events. 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. The link to APA's AICP listing for this conference is <https://www.planning.org/events/eventmulti/9190142/>

TUESDAY, FEBRUARY 3 - PRE-CONFERENCE TRAINING

TIME	ACTIVITY	LOCATION
8:00 AM – 9:00 AM	Pre-Conference Training Check-In	L'Enfant Ballroom Foyer
	Preconference Training – Concurrent Sessions	
	<u>IDIS Primer</u> - CM I 6.0 This course provides an overview of IDIS for CDBG grantees and HOME participating jurisdictions. It briefly covers the Consolidated/Annual Plans, CAPER report, and receipting/drawing funds. It will also touch on how to address problems that arise throughout the year. Most importantly, it helps communities understand how to tie the electronic environment of IDIS to program files, public meetings, and beneficiaries. This course is appropriate for anyone who works with IDIS. Trainer: Heather Johnson, Davenport, IA	L'Enfant Ballroom A
9:00 AM – 4:00 PM	<u>CDBG Basics Primer</u> - CM I 6.0 This course is a prerequisite for the comprehensive CDBG Basics Course. This training covers 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: Debra Rhinehart, Seattle, WA	L'Enfant Ballroom B
	<u>Subrecipient Management Primer</u> - CM I 6.0 This course is a prerequisite for the Subrecipient Management Course. The Primer focuses on subrecipients engaged in delivering public service activities. The management and oversight principles are applicable for all Consolidated Plan program subrecipient activities. The course follows the CDBG subrecipient management process linearly, starting with establishing priorities in the Consolidated Plan and concluding with HUD's role in overseeing the grantee's relationship with its subrecipients. Trainer: John Callow, Murfreesboro, TN	L'Enfant Ballroom C

TIME	ACTIVITY	LOCATION
1:00 PM – 4:00 PM	Hill Visits Please arrange the visits ahead of time with your Congressional offices. These visits are not mandatory.	Capitol Hill
3:30 PM – 5:30 PM	Conference Early Registration	L'Enfant Ballroom Foyer

WEDNESDAY, FEBRUARY 4

TIME	ACTIVITY	LOCATION
8:00 AM – 9:00 AM	Breakfast	L'Enfant Ballroom Foyer
	Registration/Information	L'Enfant Ballroom Foyer
9:00 AM – 9:15 AM	Conference Welcome <ul style="list-style-type: none"> Angela Rahman (Hamilton County, OH), NCDA President Vicki Watson, NCDA Executive Director NCDA Service Award <ul style="list-style-type: none"> Debra Rhinehart, Seattle, WA NCDA Leadership Institute Awards NCDA will recognize the graduates of the NCDA Leadership Institute. <ul style="list-style-type: none"> Melissa Pond, NCDA Leadership Institute Instructor Sheryl Kenny, NCDA Leadership Institute Instructor 	L'Enfant Ballroom
9:15 AM – 9:30 AM	Presentation of the NCDA Congressional Champion Award This award recognizes members of Congress who have prominently championed the Community Development Block Grant (CDBG) program. 2026 Recipient: Senator Tammy Baldwin (D), WI Vicki Watson, Executive Director, NCDA Tammy Stratz, Community Development Manager, Wausau, WI	L'Enfant Ballroom

TIME**ACTIVITY****LOCATION****Plenary Session: Senate Housing Reform Update - CM | 0.75**

Senior staff from the U.S. Senate Committee on Banking, Housing, and Urban Affairs will brief conference participants on the **ROAD to Housing Act**, bipartisan housing legislation passed by the Senate to increase the nation's housing supply and reduce regulatory barriers. The measure aims to modernize the **HOME** Investment Partnerships (HOME) program by increasing administrative caps, streamlining regulations, boosting CHDO flexibility, among other changes.

9:30 AM – 10:15 AM

Moderator: Vicki Watson, NCDA Executive Director

Speakers:

Jared Sutton

Deputy Policy Director for Housing, Insurance, and Transit
U.S. Senate Committee on Banking, Housing, and Urban Affairs

Alia Fierro

Senior Policy Advisor on Housing

U.S. Senate Committee on Banking, Housing, and Urban Affairs
(invited)

10:15 AM – 10:45 AM

Break

L'Enfant Ballroom

Solarium

Concurrent Sessions**Meeting National Objectives with CDBG - CM | 1**

Let's introduce you (community development professional) to the CDBG National Objectives. Fancy meeting you here! Whether you're new to CDBG or a veteran, learning the importance of the National Objectives is key to running a successful program. Hear how NCDA members meet LMI, Slum and Blight and Urgent Need in their Entitlement programs.

10:45 AM – 11:45 AM

Moderator: Hilary Bruno, Community Development Manager, Pasco County, FL

Speakers:

Sonia Carnavel, Division Manager, Orlando, FL
Heather Johnson, Davenport, IA

L'Enfant Ballroom

TIME**ACTIVITY****LOCATION****Down Payment Assistance for LMI Homeownership - CM I 1**

As the dream of homeownership becomes increasingly out of reach for most LMI households, using Federal funds as down payment assistance take a lead role in helping first-time homebuyers achieve their dreams! Member communities will share their successful DPA programs, so you can take these critical insights home to implement!

Moderator: Belle LeBlanc, Human Services Manager, Lafayette, LA

Speakers :

Angela Rahman, Community Development Administrator, Hamilton County, OH

Ian Alger, Associate Housing Project Coordinator, Vancouver, WA

Gallery
Ballrooms I & II

**10:45 AM –
11:45 AM**

Round Table Discussions

Large Entitlements Receiving more than \$5 Million in CDBG –

Facilitator: Darwin Wade, Past NCDA Board Member, Grand Prairie, TX

Medium Entitlements Receiving \$1 M - \$5M in CDBG –

Facilitator: Sherice Freeman, Director, Canton, OH

Small Entitlements Receiving Less Than \$1 M in CDBG –

Facilitator: Tammy Stratz, Wausau, WI

Management Roundtable: Managing Staff Turnover –

Facilitator: Nicole Wyse, Chief Operations Officer, Detroit, MI

Cross-cutting Requirement Roundtable: Section 3 Final Rule – **Facilitator,**

Dawn Cameron, Lead Financial Specialist, Davenport, IA

Gallery
Ballrooms III & IV

**11:45 AM –
1:45 PM**

Hill Visits/Lunch on Your Own

Please arrange the visits ahead of time with your Congressional offices.

Capitol Hill

**12:15 PM –
1:40 PM**

HOME 2025 Final Rule Implementation - CM I 1.25

The 2025 HOME final rule represents the most significant update to the program in more than a decade. This session will provide an overview of how the rule revises and modernizes program requirements to streamline administration, including updates to CHDO requirements, improved alignment with other affordable housing programs, and simplified rules for small rental housing projects.

Trainers:

Monte Franke, Principal, Franke Consulting Group

Stephen Lathom, Senior Consultant, TDA Consulting

**L'Enfant
Ballroom**

TIME**ACTIVITY****LOCATION****Concurrent Sessions****Telling Your Story with Data - CM I 1**

Our local, state and elected officials want assurance our grant dollars are being used effectively in our communities. Learn how you can tell your story using a dashboard and other materials to track spending and outcomes in a transparent manner. Join this session to discover how NCDA communities are telling their stories and being heard!

Moderator: LaParry Howell, Executive Director, Tuscaloosa, AL

Speakers:

Tyler Durfee, Policy & Program Manager, Salt Lake City, UT
Darwin Wade, Past NCDA Board Member, Grand Prairie, TX

L'Enfant Ballroom**Actual Homeless Initiatives - CM I 1**

Individuals and families experiencing homelessness are not limited to large cities. Communities across our country are grappling with this issue and our NCDA members are responding. Come learn about actual projects that are making a difference.

Moderator: Sherice Freeman, Director, Canton, OH

Speakers:

Kevin Howard, Director, Little Rock, AR
Adam Lane, Housing & Community Services Manager, Surprise, AZ
Vanessa Matheny, Community Services Administrator, Oak Park, IL

Gallery Ballrooms I & II**Round Table Discussions**

CDBG Timeliness Work Out Plans – **Facilitator:** Denise Carter, Housing Administrator, City of Palm Bay, FL

Working with your CoC - **Facilitator:** Sean Glennon, Community Development Director, Quincy, MA

CDBG and Code Enforcement – **Facilitator:** Judith Mezey, Deputy Commissioner, White Plains, NY

Management Round Table: Evaluations and Self Appraisals – **Facilitator:** Heather Royall, Deputy Director, Salt Lake City, UT

Cross-Cutting Requirement Round Table: Certifying Officials for Environmental Reviews – **Facilitator:** Randy Mabson, Program Coordinator, Pasadena, CA

Gallery Ballrooms III & IV

TIME**ACTIVITY****LOCATION**

2:45 PM –
3:00 PM

Break**Concurrent Sessions****The How To Behind Your CDBG Project Selection - CM I 1**

There are a variety of ways Entitlement communities go about their selection process for CDBG projects. Some cities call it the Mayor's Program, and others use citizen advisory groups to review applications. Our NCDA members will share the how to behind their project selection process – what works, what doesn't and why!

Moderator: Judith Mezey, Deputy Commissioner of Planning, White Plains, NY

Speakers:

Tammy Stratz, Community Development Manager, Wausau, WI

Tracey Smith, Grants Coordinator II, Collier County, FL

Robert Scott, Director, Columbus, GA

**L'Enfant
Ballroom**

3:00 PM –
4:00 PM

Environmental Reviews – Basics - CM I 1

You have thousands (or millions) of federal dollars to spend on impactful projects for your community. Yet one thing must be done BEFORE you spend a dime! This session will cover the basics of Environmental Reviews – how to get started, what resources to use, and issues to consider.

Moderator: Mari Thieryung, Director, Pasco County, FL

Speakers:

Kim Cadena, Housing Analyst, Alexandra, VA

John Quade, Assistant Director, Miami, FL

**Gallery
Ballrooms I & II**

Round Table Discussions

Handling Program Income – **Facilitator**, Beth Ulrich, St. Paul, MN

HOME-ARP – **Facilitator**, Vicki Watson, Executive Director, NCDA

How to Work with Consultants – **Facilitator**, Jane Berry, Lead Program Manager, Quincy, MA

Management Roundtable: Team Building Activities – **Facilitator**, Sean Glennon, Community Development Director, Quincy, MA

Cross-cutting Requirement Roundtable: Keys to Financial Management – – **Facilitator**, Robert Tetrault, Finance Manager, New Bedford, MA

**Gallery
Ballrooms III &
IV**

TIME	ACTIVITY	LOCATION
4:15 PM – 5:30 PM	<p><u>Regional Caucus Meetings</u> (Open to All Conference Participants)</p> <p><u>Region I</u> - CT, MA, ME, NH, RI, VT</p> <p><u>Region II</u> - NY, NJ</p> <p><u>Region III</u> - DC, DE, MD, PA, VA, WV</p> <p><u>Region IV</u> - AL, FL, GA, KY, MS, NC, SC, TN</p> <p><u>Region V</u> - IL, IN, MI, MN, OH, WI</p> <p><u>Region VI</u> - AR, LA, NM, OK, TX</p> <p><u>Regions VII/VIII</u> - KS, IA, MO, NE / CO, MT, ND, SD, UT, WY</p> <p><u>Region IX</u> - AZ, CA, NV</p> <p><u>Region X</u> - AK, ID, OR, WA</p>	<p>Regions V, VI, VII/VIII, X - L'Enfant Ballroom</p> <p>Regions IV, IX - Gallery Ballrooms I & II</p> <p>Regions I, II, III - Gallery Ballrooms III & IV</p>

THURSDAY, FEBRUARY 5

TIME	ACTIVITY	LOCATION
8:00 AM – 9:00 AM	Breakfast	L'Enfant Ballroom Foyer
8:00 AM – 5:00 AM	Registration/Information	L'Enfant Ballroom Foyer
9:00 AM – 9:15 AM	<p>Presentation of the NCDA Congressional Champion Award This award recognizes members of Congress who have prominently championed the Community Development Block Grant (CDBG) program.</p> <p>2026 Recipient: Representative Mike Flood (R), NE-01</p> <p>Vicki Watson, Executive Director, NCDA Angela Rahman, (Hamilton County, OH) President, NCDA</p>	L'Enfant Ballroom

TIME	ACTIVITY	LOCATION
9:15 AM – 9:45 AM	<p>Plenary Session: House Housing Reform Update - CM I 0.75 Staff from the House Subcommittee on Housing and Insurance will brief conference participants on the Housing for the 21st Century Act, bipartisan legislation aimed at tackling the housing shortage and housing affordability crisis. The measure streamlines federal crosscutting requirements in the HOME program and adds new construction as an eligible activity within the CDBG program.</p> <p>Moderator: Vicki Watson, NCDA Executive Director Speaker: Curt Bliamptis, Senior Policy Advisor, Rep. Mike Flood (R) NE-01</p>	L'Enfant Ballroom
9:45 AM – 10:00 AM	Break	Solarium
10:00 AM – 11:00 AM	<p>Concurrent Sessions</p> <p>Creating a Compliant and Audit Friendly CDBG Program - CM I 1 Do you start your CDBG program with compliance in mind? Learn more about creating a compliant program with policies and procedures, subrecipient selection, eligible projects and excellent recordkeeping. NCDA members reveal what's on their mind when planning a compliant and audit friendly CDBG Program.</p> <p>Moderator: Nicole Wyse, Chief Operations Officer, Detroit, MI Speakers: Angela Rahman, Community Development Administrator, Hamilton County, OH Alyssa McDermott, Housing and Community Development Director, Providence, RI</p>	L'Enfant Ballroom
	<p>Local/State/Federal Policies to Increase Affordable Housing - CM I 1 Construction and land costs are not the only factors that increase the cost of housing in our communities. Zoning, land use policies, and code compliance are examples of policies that can help or hinder the development of affordable housing. This session will explore local, state, and federal policies that can help increase affordable housing in your community.</p> <p>Moderator: Judith Mezey, Deputy Commissioner of Planning, White Plains, NY Speakers: Jean Amison, HCR Manager, Tallahassee, FL Robyn Stanicki, Community Development Officer, Bangor, ME Anne Marie Belrose, Past President NCDA, Boston, MA Tyler Durfee, Policy & Program Manager, Salt Lake City, UT</p>	Gallery Ballrooms I & II

TIME	ACTIVITY	LOCATION
10:00 AM – 11:00 AM	<p>Roundtable Discussions Handling the new radon guidance – Facilitator: Jane Berry, Lead Program Manager, Quincy, MA</p> <p>Management Roundtable: Boosting Morale During a Heavy Workload – Facilitator: Anastasia Wyatt, Housing Manager, Monterey, CA</p> <p>Management Round table – Keep Your Chin Up – in difficult times – Facilitator: Shirletta Best, Community Services Administrator, McKinney, TX</p> <p>Miscellaneous Questions and Issues – Facilitator: Dawn Cameron, Lead Financial Specialist, Davenport, IA</p>	Gallery Ballrooms III & IV
11:00 AM – 11:15 AM	Break	Solarium
11:15 AM – 12:45 PM	<p>Plenary Session: HUD CPD Program Update - CM 1.25 Receive an update on FY26 funding and program updates for HUD CPD programs from Congressional staff and national leaders.</p> <p>Moderator: Angela Rahman, Community Development Administrator, Hamilton County, OH</p> <p>Speakers: Avery Pierson, Professional Staff Member, House Appropriations Committee, Subcommittee on Transportation, Housing and Urban Development, and Related Agencies, Washington, DC</p> <p>Jennifer Schwartz, Director of Tax and Housing Advocacy, National Council of State Housing Agencies</p> <p>Steve Berg, Chief Policy Officer, National Alliance to End Homelessness Vicki Watson, Executive Director, NCDA</p>	L'Enfant Ballroom
12:45 PM – 2:30 PM	Hill Visits/Lunch on Your Own Please arrange the visits ahead of time with your Congressional offices. These visits are not mandatory.	Capitol Hill
12:45 PM – 2:30 PM	Board of Directors Luncheon Meeting	Archives

TIME**ACTIVITY****LOCATION****Concurrent Sessions****Social Media Outreach and Engagement Policies - CM I 1**

Does your city or county operate with strict policies regarding the use of social media? Do you have successful techniques for reaching vulnerable populations and engaging with your community? NCDA members will share effective social media, outreach, and engagement strategies.

Moderator: Belle LeBlanc, Human Services Manager, Lafayette, LA

Speakers:

Robert Scott, Director, Columbus, GA

Kate Tenney, Outreach Specialist, Quincy, MA

**L'Enfant
Ballroom**

Executive Orders and Agreement Addendums - CM I 1

As the Trump Administration rolled out Executive Orders, Entitlement communities wondered what the impact would be on their grant programs. Once HUD Agreements were released, with addendums to reflect the Executive Orders, the impact was clear. Join us as some of our member communities discuss the impact on their communities and their implementation strategies.

Moderator: LaParry Howell, Executive Director, Tuscaloosa, AL

Speakers:

Alex Pratt, Director, Malden, MA

Anastasia Wyatt, Housing Manager, Monterey, CA

**Gallery
Ballrooms I & II**

Roundtable Discussions

Creating and Executing CDBG Subrecipient Agreements – **Facilitator**, Hilary Bruno, Community Development Manager, Pasco County, FL

Single Family Rehab Programs –

Facilitator: Lori Moring, Deputy Director, New Bedford, MA

Using CDBG for Emergency Payments – **Facilitator:** Tracey Shine, Community Development Manager, Little Rock, AR

Homeless Roundtable: Strategies for Unsheltered Homelessness –

Facilitator: Eric Keeler, Director, Loudon County, VA

Management Roundtable: Managing a Multi-Generational Workforce –

Facilitator: Starr Webb-Allen, Senior Operations Manager, Charlotte, NC

**Gallery
Ballrooms III &
IV**

TIME	ACTIVITY	LOCATION
3:30 PM – 3:45 PM	Break	Solarium
	Concurrent Sessions	
	<p>Using CDBG for Economic Development - CM I 0.75 Your Entitlement funds can be used for more than housing, public services and infrastructure. Many NCDA member communities use CDBG to help start microenterprises, business facade improvements, or job training programs. This session will highlight some of the successful economic development projects undertaken by NCDA members.</p> <p>Moderator: Beth Ulrich, Grant Program Administrator, St. Paul, MN Speakers: Jessica Deegan, Grants Compliance Manager, St. Paul, MN Heather Royall, Deputy Director, Salt Lake City, UT</p>	L'Enfant Ballroom
3:45 PM – 4:30 PM	<p>Using HOME for Single Family Home Ownership - CM I 0.75 Is the American dream of homeownership out of reach for too many in your city or county? That's why so many HOME grantees use their HOME funds to assist LMI households in achieving homeownership. Learn how this can make a difference in your community!</p> <p>Moderator: Philip Keeve, Grant Coordinator, West Valley City, UT Speakers: Kevin Howard, Director, Little Rock, AR Darwin Wade, Past NCDA Board Member, Grand Prairie, TX</p>	Gallery Ballrooms I & II
	<p>Roundtable Discussions Making a Substantial Amendment to Your Action Plan – Facilitator: Tracey Smith, Grants Coordinator II, Collier County, FL</p> <p>Are you a new Director? What to expect – Facilitator: Peggy Calda, Community Grants Administrator, West Valley City, UT</p> <p>Working with Elected Officials – Facilitator: LaParry Howell, Executive Director, Tuscaloosa, AL</p> <p>Management Roundtable: Hiring Best Practices – Facilitator: Beverly Reed, Deputy Senior Director, Mobile, AL</p> <p>Crosscutting Requirement Roundtable: BABA Status – Facilitator: Frances DeJesus, Kissimmee, FL</p>	Gallery Ballrooms III & IV
7:00 PM – 10:00 PM	Conference Reception	L'Enfant Ballroom

FRIDAY, FEBRUARY 6

TIME	ACTIVITY	LOCATION
8:00 AM – 12:00 PM	Registration/Information	L'Enfant Ballroom
8:00 AM – 8:30 AM	Coffee/Snacks	L'Enfant Ballroom Foyer
8:30 AM – 10:00 AM	<p>Plenary Session: Community Development Best Practices Winners of the 2026 Audrey Nelson Community Development Achievement Award will present their outstanding community development projects.</p> <p><u>City of Florence, AL - Literacy Gardens (CDBG)</u> Speaker: Melissa Bailey, Director of Planning and Community Development, Florence, AL</p> <p><u>City of Los Angeles, CA - Mayfair Hotel Interim Housing (CDBG)</u> Speaker: Rebecca Ronquillo, Chief Management Analyst, Los Angeles, CA</p> <p><u>City of Modesto, CA - Jenny's Place (HOME)</u> Speaker: Edgar Garcia, Community Development Manager, Modesto, CA</p> <p><u>City of Longmont, CO - Wesley Townhomes (HOME and HOME-ARP)</u> Speaker: Alexis McCowan, Housing and Community Investment Specialist, Longmont, CO</p> <p><u>Pasco County, FL - Behavioral Health Urgent Care Center (CDBG)</u> Speaker: Hilary Bruno, Community Development Manager, Pasco County, FL</p> <p><u>Toledo, OH - Wayman Palmer YMCA (CDBG)</u> Speaker: Ronald Wells Jr., Revitalization Fellow, Toledo, OH</p> <p><u>City of Laredo, TX - Lafayette Tiny Home Project (HOME)</u> Speaker: Tina Martinez, Community Development Director, Laredo, TX</p> <p>Moderator: Vicki Watson, Executive Director, NCDA</p>	Gallery Ballrooms

TIME

ACTIVITY

LOCATION

10:00 AM –
12:00 PM

Awards Brunch

Keynote Speaker - Kristin Bateman, Senior Counsel, Democracy Forward (invited)

2026 Audrey Nelson Community Development Award Winners:

City of Florence, AL
City of Los Angeles, CA
City of Modesto, CA
City of Longmont, CO
Pasco County, FL
City of Toledo, OH
City of Laredo, TX

L'Enfant
Ballroom

Emcees:

Vicki Watson, Executive Director, NCDA
Angela Rahman, Community Development Administrator, Hamilton County, OH

CONFERENCE MAP

FLOOR MAP KEY

- Meeting/Conference Rooms
- Amenities
- Public Space
- Private

