



2018 ANNUAL TRAINING MEETING
FOR COMMUNITY AND ECONOMIC DEVELOPMENT PROFESSIONALS
 Westshore Grand Hotel, 4860 W. Kennedy Boulevard, Tampa Florida, 33609 (813) 286-4400
AGENDA

“Developing Decent, Safe, Sustainable Communities”

TUESDAY, APRIL 24, 2018

“FREE” Pre-Conference Training

1:00 pm - 4:00 pm –

1 - PROFICIENCY IN INCOME QUALIFICATION: SHIP, CDBG, HOME, AND OTHER RESOURCES ... Salons A-B
Presenting: Michael Chaney, Technical Advisor, Florida Housing Coalition, Tallahassee, FL. *This training course introduces numerous critical eligibility activities, including income verification, determining household size, and calculation of annual income. The training covers applicant intake, income and asset verification, and file documentation. Hands on exercises will challenge participants to apply qualification methods to case studies and to reflect on how lessons learned may be applied to each participant’s daily SHIP work.*

2 *5:00 pm – 5:30 pm* **Early Registration**

3 *6:30 pm – 7:30 pm* **FCDA BOARD MEETING** *Ballroom C*

4 *3:00 pm – 9:00 pm* Marketplace Display Booth Set-up ---- *ABCD Foyer*

WEDNESDAY, APRIL 25, 2018

7:30 am – 8:45 am Board pictures.....*at Registration*

8:30 am - 9:00 am --- MORNING COFFEE STATION---..... *ABCD Foyer*

8:00 am - 3:00 pm Registration and Marketplace Display Open *ABCD Foyer*

5 - *9:00 am - 9:25 am* --- **OPENING GENERAL SESSION** *Salons D-E*

OPENING: Emory Counts, FCDA Executive Director/Secretary-Treasurer, Daytona Beach, FL

WELCOME:

Cheryl Howell, FCDA PRESIDENT, and Affordable Housing Services Director, Hillsborough County, FL

GREETINGS: Alesia Scott-Ford, Field Office Director, HUD, Jacksonville, FL

SPONSOR RECOGNITIONS: Miles Ballogg, Co-Practice Leader, Cardno, Clearwater, FL

BOARD OPENINGS; BALLOT DISTRIBUTION: Emory Counts, FCDA Executive Director/Secretary-Treasurer

BREAKOUT SESSIONS

9:35 am – 10:50 am

6 –TRANSIT ORIENTED DEVELOPMENT (TOD) ... WHERE HOUSING, GOVERNMENT, BUSINESS, AND OTHERS WORK TOGETHER TO DEVELOP SUSTAINABLE COMMUNITIES *Suburban Room*

TOD, is a type of community development to ensure an appropriate mixture of housing, office, retail, quality public transportation with connections to employment opportunities, and other amenities. Explore TOD versus traditional site design and its value to a community plan for existing and future growth, as well as, attracting development around transit stops/stations all while integrating technical information and challenges about existing conditions, needs analyses, traffic and land use, community assets, transit modal capabilities, and opportunities. Explore how your community can be thoroughly enhanced through the planned coordination of transportation resources and also be better positioned take advantage of Federal and state funding opportunities.

Presenting: Bruce Guyton, President, Conference of Minority Transportation Officials (COMTO), Palm Beach County, FL

Margaret A. Kubilins, PE.,ENV,SP, Traffic Engineering Manager-Pedestrian/Bicycle Lead, Tampa, FL

Michael English, President Board of Directors, Tampa Historic Streetcar, Tampa, FL

Karen Kress, AICP, LCI, Dir. of Transportation & Planning., Tampa Downtown Partnership, Tampa, FL

Moderator: Laura Everitt, Esq., AICP, LEED GA, Transit & Rail Planning Manager, Tampa, FL

7 PRE AND POST DISASTER ASSISTANCE PROGRAMS *Sanibel*

Hurricane Mathew delivered the message that we could do more to prepare for storms and other catastrophes. Explore what ongoing and “seasonal” programs you might employ in your locales to help vulnerable households to prepare better. The presenter will address the Pre-Disaster funding resources of SHIP and RCMP, along with post Disaster Response resources provided by the Division of Emergency Management, SHIP, and more.

Presenting: Michael Chaney, Technical Advisor, Florida Housing Coalition, Tallahassee, FL

Moderator: Felicia Crosby-Rucker, FCDA Board, Director of Homelessness Initiatives, Hillsborough County, FL

11:00 am – 12:10 pm

8 NEW CONSTRUCTION AND HOUSING REHABILITATION STRATEGIES *Orchid*

New and better home building products and strategies are constantly being developed and high-performance, green, sustainable — all are terms that are often used interchangeably. While these terms may conjure visions of solar roof panels, geothermal heating, and other expensive technologies, and most home builders agree that the most important components of a high-performance home are the windows, insulation, and HVAC system. Still there are several “tricks of trade” you could use to get the most out of the dollars you’re spending. In many cases, spending a little more in the beginning can mean tremendous savings over time.

Presenting: Jose Garcia, Executive Director, Rebuilding Together Tampa Bay, Tampa, FL

Tina Swain, CEO Habitat of Hillsborough County, FL

Moderator: Diana Wesloski, FCDA Board Member, Housing Manager, Community Services, Ft. Pierce, FL

9 ENGAGING YOUR FINANCE TEAM: ENSURE COMPLIANCE WITH FEDERAL, STATE AND LOCAL FUNDING REQUIREMENTS, E.G. CDBG, HOME, SHIP *Salon C-D*

Maintaining effective communications with your Finance team is essential to meeting compliance requirements...just ask anyone who has poor communications! It is an ongoing activity since compliance information changes, as may the person(s) who process your data. Compliance activities involve documenting everything from the proper usage of funds, eligibility and demographics, required separation of authority, as well as, indicators of program accomplishments and numerical agreement. Engaging your team leads to a well-informed finance team that can ensure the evidence you need is well documented and at your “fingertips” when needed.

Presenting: Tamara West, Finance and Grants Manager, Hillsborough, FL

Moderator: Annie Gibson, FCDA Board, and Housing Programs Coordinator, Lakeland, FL

10 - 12:20 pm - 2:15 pm FCDA OPENING LUNCHEON *Salons D-E*

MODERATOR:

Cheryl Howell, FCDA PRESIDENT, and Director, Affordable Housing Services, Hillsborough County, FL

INVOCATION LED BY THE MODERATOR:

GREETINGS: Bob Buckhorn, Mayor, City of Tampa, FL

**- BANKING BEST PRACTICES, PRODUCTS, SERVICES, PARTNERSHIPS, AND PROJECTS
- CREDIT UNDERWRITING FOR AFFORDABLE HOUSING?**

PNC Bank, Florida Community Development Banking, FT. Pierce, FL

Wells Fargo Bank

BB&T Bank

Blue Sky Communities Development Company, Tampa, FL

LUNCH IS SERVED

SHIRLEY TAYLOR-PRAKELT: OUTSTANDING SERVICE AWARD:

Giovanni Moss, FCDA Board, CRA Director, Towne of Davie, FL

CHDO/NON-PROFIT DIAMOND AWARD:

Felicia Crosby-Rucker, FCDA Board, Director of Homelessness Initiatives, Hillsborough County, FL

FRIEND OF CD AWARD: Hillsborough County

Cheryl Howell, FCDA PRESIDENT, and Director, Affordable Housing Services, Hillsborough County, FL

FLORIDA LEGISLATIVE SESSION UPDATE:

A wrap-up of the Florida Legislative session focusing on commonly shared housing and community development issues. The presentation will address the initiative to prevent a sweep of the State Housing Trust Fund, the level of SHIP and other Sadowski funding, and other affordable housing legislation. Time permitting, the presentation may provide a brief review of the history of the national affordable housing crisis and the current effects of early housing policies.

INTRODUCTION OF SPEAKER BY THE MODERATOR:

SPEAKER: JAIMIE ROSS, PRESIDENT/CEO, FLORIDA HOUSING COALITION

DESSERT IN THE MARKETPLACE DISPLAY BOOTH AREA... *products, services, and special drawings.*

BREAKOUT SESSIONS

2:30 pm - 3:45 pm

11 IT'S THE POLITICS BABY! POLITICAL PERSPECTIVE AND THE EFFECT ON CDBG, HOME, AND OTHER FUNDING *Salons A-B*

A lot of political activity can be traced to what elected officials believe are problems and which strategies they believe will resolve them. It's rumored that elected officials many times may trade their support on one item to gain support for another of their own priorities... or for a portion of their priorities. Additionally, newly elected officials bring new priorities and the old "promised" priorities may go by the wayside. If this is true, we could be left with a "hodge-podge" of incomplete legislation that we simply have to abide-with until it might be fixed later. A look into the political perspective can be helpful when trying to understand and garner sustained support for community and economic development programs.

Presenting: Chester A. Wheeler, III, Director of Sponsored Programs/Title III, Payne College, Augusta, GA

Cardell Cooper, Past-Assistant HUD Secretary, Washington, DC

Willie J. Day, Jr., Past-President NCDCA and President of Day to Day Associates, Anderson, SC

Moderator: Anneetta Jenkins, FCDA Board, Director of Neighborhood Services, Riviera Beach, FL

12 USING SECTION 108 LOANS; AND SETTING UP YOUR CDBG-DR RECOVERY SYSTEM ...*Bruno*

-The presenter will speak about HUD's Section 108 Loan Guarantee program and how communities can multiply all or a portion of their CDBG funds in the form of federally guaranteed loans to stimulate economic development, renew neighborhoods and preserve housing. Learn about the application process and how to design your program to make the most out of this powerful funding source.

-Setting up for Community Development Block Grant-Disaster Recovery funds. This portion of the session will address how to prepare for CDBG-DR coming to Florida. Discussion topics include the Action Plan, eligible activities and leveraging disaster recovery resources to better meet unmet needs.

Presenting: Gladys Cook, Technical Advisor, Florida Housing Coalition, Tampa, FL

Moderator: Vicki Placide-Pickard, Community Development Director, Deerfield Beach, FL

13 OBTAINING AND MAINTAINING THE HOME "CHDO" DESIGNATION ...

Working with Community Housing Development Organizations (CHDOs) is one of the best ways increase to increase the supply of affordable housing. This training is designed for nonprofits interested in the CHDO designation and local government staff interested in growing more and/or working with CHDOs in their areas. It will help both entities to navigate their way to success in a changing environment that is placing increasing pressure to perform under the HOME program.

Presenting: Ashon Nesbitt, Technical Advisor, Florida Housing Coalition, Tallahassee, FL

Moderator: Cheryl Martin, Director, Marion County Community Services Department, Ocala, FL

3:55 pm - 5:10 pm

14 MOVING HOUSEHOLDS OUT OF HOMELESSNES *Sycamore Room*

Local governments, nonprofits, and the philanthropic sector have many resources that can be used to help households move out of homelessness and remain stably housed. This session will provide an overview of SHIP, ESG, SSVF, HUD-CoC, HOME, and other funding that can reduce homelessness. We will explore approaches to weave the funding together for reduced duplication and greatest impact. The discussion will include the topics of effective coordinated entry, shelter, rapid rehousing, and permanent supportive housing.

Presenting: Susan Pourciau, PhD, Dir. Homeless Trng. and Tech. Assist., Florida Housing Coalition, Tallahassee, FL

Moderator: Cheryl Martin, Director, Marion County Community Services Department, Ocala, FL

15 ASSESSMENT OF FAIR HOUSING: FINDINGS AND NEXT STEPS? *Salons A-B*

HUD funding recipients are obligated by the 1968 Fair Housing Act to affirmatively further the goals of promoting fair housing and equal opportunity, and reducing barriers to fair housing. Around the country practitioners used various approaches to comply with the Act and results were difficult to compare. The HUD AFH tool was to be used by practitioners to ensure a uniform approach to the assessment and planning to overcome illegal discrimination and housing segregation, and promote fair housing choice and inclusive communities. However, now the AFH Tool is being refined and the Analysis of Impediments (AI) is to be used. The presenters will discuss what's happening in the field, how to measure progress toward goals, and enhance you plan to meet requirements.

Presenting: Ben Toro-Spears, Technical Advisor, Florida Housing Coalition, Tallahassee, FL

Moderator: Vanessa McCleary, FCDA Board, Housing & Comm. Development Manager, Tampa, FL

6:30 pm - 7:30 pm

16 - NEW MEMBERS & FIRST-TIME ATTENDEES FORUM *Cobalt's Area*

Bring business cards to participate in the "Business Card Exchange and Special Prize Drawings"!

THURSDAY, APRIL 26, 2018

8:00 am - 9:00 am --- MORNING COFFEE STATION---..... *ABCD Foyer*

7:30 am - 3:00 pm Registration and Marketplace Display Open *ABCD Foyer*

9:00 am - 11:40 am

17 - TAMPA/HILLSBOROUGH COUNTY JOINT PROJECTS BUS TOUR ... *Assemble in front of hotel*

9:00 am - 10:15 am

18 OFFERING HOUSING EDUCATION AND COUNSELING WITH SHIP FUNDS ... *Orchid Ballroom*

Providing education and one-on-one assistance to the low-income households we assist has a big impact. The presenter will offer an overview of available housing counseling resources, including an introduction to SHIP housing counseling funds. The Presenter will discuss services that may help households find a home to buy, locate an affordable rental, or maintain the homes they own. Several services will be presented, including Homebuyer Classes, Post-Purchase Education Methods, Foreclosure Prevention classes and one on one counseling, and Counseling Clients Seeking Rental Housing.

Presenting: Michael Chaney, Technical Advisor, Florida Housing Coalition, Tallahassee, FL

Moderator: Anneetta Jenkins, FCDA Board, Director of Neighborhood Services, Riviera Beach, FL

10:25 am - 11:50 am

19 FAIR HOUSING LAW, COMPLAINT PROCESS, AND SECTION 3 UPDATE *Orchid*

Persons or entities that file fair housing complaints with HUD, or equivalent state or local agency are known as *complainants* and those against whom complaints are filed are called *respondents*. In Florida, that agency is the Florida Commission on Human Relations. Panelists will discuss elements of the complaint process, your obligations under the law and how to attain goals. A portion of this session will address the new HUD emphasis on Section 3.

Presenting: Stephanie Waller, Acting Director, HUD Economic Development Division, Washington DC

Patricia A. Newton, Human Rights Investigation Supervisor, HCD Division, City of Tampa, FL

David Baade, President/CEO Fair Housing Continuum, Rockledge, FL

Charles President, Director, Programs & Compliance FHEO, HUD Region IV, Jacksonville, FL

Moderator: Celestia McCloud, Human Services Director, Osceola County, FL

12:30 pm - 2:00 pm

20

LUNCHEON

*“Developing Decent, Safe, Sustainable Communities” ... *Ballroom D-E**

MODERATOR: Vanessa McCleary, FCDA Board Member, Housing & Comm. Development Manager, Tampa, FL

INVOCATION: Karen Jackson-Simms, Minister, Tampa, FL

GREETINGS: Mike Merrill, County Administrator, Hillsborough County, FL

-BEST PRACTICES, PRODUCTS, SERVICES, PARTNERSHIPS, AND PROJECTS ... *Ballroom G-H*

Presenting: TD Bank, Daytona Beach, FL

ZoomGrants, Denver, CO

Seacoast Bank, Stuart, FL

Florida Community Loan Fund, Orlando, FL

Cardno, Clearwater, FL

S.P.E.C.S., Sanford, FL

FRIEND OF CD AWARD: City of Tampa

Vanessa McCleary, FCDA Board Member, Housing & Comm. Development Manager, Tampa, FL

LUNCH IS SERVED

HUD “HOT TOPIC” NEW EMPHASIS SECTION 3 REPORTING

Get a “heads up” on what HUD is likely to be emphasizing this year! This brief presentation will bring you greater insight into when, how, and what you need to do to prepare for increased emphasis in this area...!

Alesia Scott-Ford, Field Office Director, HUD, Jacksonville, FL

INTRODUCTION Willie J. Day, Jr., Past-President National Community Development Association and

OF SPEAKER: President, Day to Day Associates, Anderson, SC

REALIZING THE “GRAND” VISION OF COMMUNITY AND ECONOMIC DEVELOPMENT**SPEAKER:** CARDELL COOPER, PAST-ASSISTANT HUD SECRETARY, WASHINGTON, DCDESSERT IN THE MARKETPLACE DISPLAY BOOTH AREA--- *Grand Foyer*BREAKOUT SESSIONS

2:00 pm - 3:10 pm

21 - APPLICATION MANAGEMENT SYSTEM FOR FEDERAL, STATE, AND LOCAL RESOURCES**E.G. CDBG, HOME, SHIP** *Salons A-B*

How are you managing your Grant, Housing Rehabilitation, SHIP, and Disaster Recovery programs? Are you creating and organizing multiple excel spreadsheets and countless paper forms that can get lost, soiled on site or even destroyed? This informative session shares how to streamline administration using smart technology and how easy it is to implement. ZoomGrants is excited to share that they recently integrated with Rehab Pro Direct from Happy Software. The integration allows you to use ZoomGrants to accept and review Housing Rehabilitation funding applications and send that data directly to Rehab Pro Direct where your rehab inspector can manage the inspections, complete work-write ups, submit photos, and other all from an iPad or mobile device. Finally, City of Tampa staff will share about their experience using the system for their CDBG and SHIP programs.

Presenting: Martin Greenlee, Customer Relations Manager, ZoomGrants, Portland, OR**Moderator:** Quina Daughtry, Community Development Coordinator, City of Tampa, FL**22 HOUSING COUSELING: CERTIFICATION EXAM PREPARATION** ...*Orchid*

Housing counseling in connection with HUD programs must be provided by certified housing counselors approved to participate in HUD’s Housing Counseling Program. An individual must **both** pass a standardized written examination covering six major topic areas, and work for an agency approved to participate in HUD’s housing counseling program. This training is designed to help prepare housing counselors for the upcoming, mandatory HUD certified counselor examination.

Presenting: Judith Ayers, HUD Representative, Jacksonville, FL**Moderator:** Belix Parks, Housing Counseling Coordinator, Tampa, FLGENERAL SESSION

3:30 pm - 4:30 pm

23 “REAL TALK” WITH FCDA BOARD MEMBERS... CRAs, NON-PROFITS, INNOVATIVE FINANCING TECHNIQUES, LANDBANKING, BROWNFIELDS...HOW CAN WE HELP? ... *Suburban*

One of the best things about having a network of “seasoned” practitioners is that you can call upon the group to get the benefit of their experience. The FCDA Membership and Board have many years of running CDBG, HOME, SHIP, HOPWA, and other funding resources where we have faced just about everything. Take advantage of this great compendium of knowledge and gain insight on how some of the very problems you’re facing have been addressed around the state. Ask your questions and help answer questions posed by others.

Presenters: Octavia Sherrod, FCDA Board Member, Community Development Manager, Boynton Beach, FL

Dorina Jenkins-Gaskin, Mortgage and Housing Investments Manager, Hsng. and Econ. Sustainability, W. Palm Beach, FL

Cheryl Howell, FCDA PRESIDENT, Community Development Director, Hillsborough County, FL

Diana Wesloski, FCDA Board Member, Housing Manager, Community Services, Ft. Pierce, FL

Nancy Jewell, FCDA 1st VICE PRESIDENT, CDBG Coordinator, Palm Bay FL

Giovanni Moss, FCDA Board, CRA Director, Towne of Davie, FL

Vicki Placide-Pickard, Community Development Director, Deerfield Beach, FL

Miles Ballogg, Co-Practice Leader, Cardno, Clearwater, FL

Moderator: Willie J. Day, Jr., Past-President NCDA and President of Day to Day Associates, Anderson, SC

7:00 pm - 10:00 pm

24 - “DENIM & WHITE...DIAMONDS & BLING” ... *Ballroom F-G-H**Wear your Denim, Diamonds, and white...and if you have your bling...Don’t be afraid to show it off...!!!*

FRIDAY, APRIL 27, 2018

8:00 am - 8:30 am ---**MORNING COFFEE STATION**--- *Grand Foyer*

SESSION - A

9:00 am - 11:45 am

25 BEST PRACTICES IDIS UPDATE; E-CON PLANNING SUITE STATUS *Van Dorn Ballroom*

The Integrated Disbursement and Information System (**IDIS**) is a nationwide database providing HUD with current information regarding funding and draw down data and program activities underway across the Nation. HUD uses the information to report to Congress and monitor grantees. It is the reporting system for the five CPD formula grant programs: [Community Development Block Grant \(CDBG\)](#), [HOME Investment Partnerships \(HOME\)](#), [Housing Trust Fund \(HTF\)](#), [Emergency Solutions Grants \(ESG\)](#), and [Housing Opportunities for Persons With AIDS \(HOPWA\)](#); [HOPWA Competitive](#), and Grantees also use IDIS for [Consolidated Planning](#). This session will help grantees better understand and use the eCon Planning Suite to complete the Consolidated and Annual Action Plan, provides guidance on how CPD Maps can be used as a tool in the needs assessment and market analysis, CPD Maps analysis to analyze, assess and compare levels of needs in your community.

Presenting: Pam Buchenauer, President, The Buchanauer Group, Woodbridge, VA

Moderator: Nancy Jewell, FCDA 1st VICE PRESIDENT, CDBG Coordinator, Palm Bay FL

GENERAL SESSIONS

9:00 am - 10:10 am

26 CDBG AND HOME ...FAIR HOUSING COMPLIANCE DESIGN AND CONSTRUCTION REQUIREMENTS*Orchid*

Each CDBG and HOME grantee must comply with the fair housing and civil rights laws and requirements contained in the contract for financial assistance and local assurances. The grantee certifies its responsibility to affirmatively further fair housing including accessible design including multi-family housing units, by administering projects in a non-discriminatory manner; documenting project beneficiaries demonstrating compliance with fair housing and civil rights objectives; analyzing any impediments to fair housing in applicable policies and procedures; implementing action steps to eliminate any identified impediment(s); and finally, by maintaining records that document progress toward eliminating impediments. This session will start with the basics to ensure you can respond appropriately when asked about your efforts to comply.

Presenting: David Baade, President/CEO Fair Housing Continuum, Rockledge, FL

Albert Coleman, Manager Fair Housing, Hillsborough County, FL

Moderator: Celestia McCloud, Human Services Director, Osceola County, FL

10:20 am - 11:30 am

27 JOINT VENTURE PROJECTS.... *Salons A-B*

Sometimes, it takes" a "village" to raise a project and many times these partners can get you needed funding, community and political support. Many times, a legally executed project development agreement is used to: set out definitive responsibilities of each party; identify funding obligations; define ownership and other rights; and risks and obligations of each during and upon termination of the development activities/project. That said, many projects would not be possible without such joint venture partnerships.

Presenting: Kevin Robles, COO Domain Homes, Tampa, FL

Ernest Coney, President & CEO, CDC of Tampa, FL

Miles Ballogg, Co-Practice Leader, Cardno, Clearwater, FL

Moderator: Vanessa McCleary, FCDA Board Member, Housing & Comm. Development Manager, Tampa, FL

12:15 - 1:45 pm

28 FCDA LUNCHEON AND BUSINESS MEETING *Salons D-E*

MODERATOR: Nancy Jewell, FCDA 1st VICE PRESIDENT, CDBG Coordinator, Palm Bay, FL

INVOCATION:

GREETINGS:**BOARD INSTALLATION:** Emory Counts, FCDA Executive Director/Secretary-Treasurer**PRESENTATION OF BOARD MEMBERS:****MICHAEL D. SMITH** Aileen Pruitt, FCDA Board, VP and Florida Market Manager, PNC Bank, Ft. Pierce, FL
“TIMEX” AWARD:**INTRODUCTION OF SPEAKER BY THE MODERATOR:****SPEAKER:** CURTIS JOHNSON,**JAMES E. HUGER AWARD:** Marilyn Drayton, Wells Fargo Bank**RECOGNITION OF SPONSORS:****CLOSING:**

Cheryl Howell, FCDA PRESIDENT, Community Development Director, Hillsborough County, FL

DOOR PRIZES:

Diana Wesloski, FCDA Board Member, Housing Manager, Community Services, Ft. Pierce, FL

Janet Hamer, FCDA PAST-PRESIDENT, TD Bank, Daytona Beach, FL

Octavia Sherrod, FCDA Board Member, Community Development Manager, Boynton Beach, FL

Vicki Placide-Pickard, Community Development Director, Deerfield Beach, FL

29 - ADJOURN:

2:45 pm – 5:00 pm

30 - BOARD CLOSEOUT MEETING: *Cobalt's Area*