

49TH ANNUAL

Training 8 Conference

April 21 - 24, 2025

Margaritaville, Kissimmee, FL

"It's a New Day and a New Time for Opportunities"

2025

MONDAY, APRIL 21, 2025

9:00AM - 1:00PM

Conference Preparation

9:00AM - 5:00PM

Pre-Registration and Marketplace Display | Ocompass Rose Foyer

9:00AM - 12:00PM

Pre-Conference Session Seagrass

SPEAKER:

This "FREE" TRAINING provides information about how to appropriately qualify households to participate in SHIP and HUD programs. Households paying more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, transportation, clothing, and medical care. An estimated 12 million households pay more than 50 percent of their annual incomes for housing. A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.

Tamara West

Training and Technical Assistance Advisor, FHC Tallahassee, FL

Announcements: Marketplace Display Open!

1:00PM - 1:30PM

Ballroom

Introduction

SPEAKER:

Felicia Crosby Rucker

Compass Rose

FCDA President; Homeless and Community Services Director, Hillsborough County, FL

Overview

SPEAKER:

Danicka Ransom

FCDA Board, Housing and Community Services Director, Osceola County

Welcome

SPEAKER:

Viviana Janer

Chairwoman, BOCC, Osceola County

Announcements: Please sign up for tour at the registration table!

Sponsor Highlight and Recognition

SPEAKER:

Miles Ballogg

FCDA Board Member; National Brownfields Practice Leader ENSAFE, Tampa, FL

FCDA 2025 Conference Sponsors

Step into the spotlight with our sponsors! Sponsors will deliver compelling 2-3 minute statements about their company and shared mission with attendees. Experience firsthand accounts of collaborative triumphs, glimpse into future endeavors, and understand the profound significance of partnership. Discover how these alliances are reshaping industries and catalyzing innovation. It's a moment of celebration, gratitude, and showcasing the invaluable connections forged. Join us to gain profound insights, cultivate new relationships, and recognize the indispensable role sponsors play in propelling the impact of our conference forward.

1:30PM - 3:00PM

MODERATOR

Kayon Henderson

CEO, Everlast Consulting

Public-Private Partnerships: Collaborating for Impact

Compass Rose Ballroom

Unlock the power of partnerships! Explore how developers can work with government agencies, banks, and community organizations to leverage resources, reduce risk, and deliver sustainable, high-quality affordable housing projects.

SPEAKERS:

Scott MacDonald

CFO, Blue Sky Communities

Tori Boyd

President, Signature Property Group

Frank Debose

Housing Finance Authority

Karen Jackson-Sims

CEO, Adonai's Second Chances. Inc.

3:30PM - 4:30PM

MODERATOR

Linda Graham

FCDA Board Member, Assistant Director, Housing and Human Services, Brevard County

Stay Audit-Ready! Compass Rose Ballroom

Learn how to properly set up projects, track spending, and meet reporting requirements for federal grants like CDBG, HOME, and Section 108 to ensure compliance and long-term funding success and compliance with the Super Circular and latest changes.

SPEAKERS:

Juanita D. Jackson

Director, Brevard County Housing and Human Resources

Jamille Clemens

Grants Supervisor, Orange County Comptroller's Office

Gift Prize Give Away: Must be present to win!



5:00PM - 6:00PM

Conference Business Associates Social Hour (BASH) Bring Business Cards | Seagrass Terrace

6:30PM - 8:30PM

FCDA Board Meeting | Seagrass





DID YOU KNOW?

We're excited to invite you to this years conference bus tour! This is a fantastic opportunity to explore Osceola County/Kissimmee area and connect with fellow attendees.

Please sign up at the registration table. We look forward to seeing you on the tour!

TUESDAY, APRIL 22, 2025

7:00AM - 8:00AM

Marketplace Display Set-Up | Ocompass Rose Foyer

8:00AM - 9:00AM

Morning Coffee Station - Breakfast on your own!
O
Compass Rose Foyer

7:30AM - 3:00PM

Registration • Compass Rose Foyer

8:45AM - 9:00AM

Compass Rose

Ballroom

Opening

R: Cheryl Howell

SPEAKER:

FCDA Executive Director, Assistant County Administrator for Equity and Community Impact, Hillsborough County, FL

Introduction

SPEAKER:

Felicia Crosby-Rucker

FCDA President; Homeless and Community Services Director, Hillsborough County, FL

Remarks

SPEAKER:

Commissioner Gwen Myers

Hillsborough County BOCC

Sponsor Highlighted and Recognition

SPEAKER:

Miles Ballogg

FCDA Board Member; National Brownfields Practice Leader ENSAFE, Tampa, FL

9:00AM - 10:00AM

MODERATOR

Inspire Compass Rose Ballroom

A session designed to ignite passion and innovation! Hear from dynamic leaders who are transforming communities through visionary leadership, bold initiatives, and groundbreaking housing strategies.

Cheryl Howell

FCDA Executive Director, Assistant County Administrator for Equity and Community Impact, Hillsborough County, FL **SPEAKERS:** Leroy Moore

VP COO, Tampa Housing

Ryan Von Weller

COO, Wendover Housing Partners, LLC

10:00AM - 11:00AM

"Beyond Recovery: Maximizing \$4B+ in Federal Disaster Funding for Long-Term Resilience" | © Compass Rose Ballroom

MODERATOR

Cheryl Martin

FCDA Board Member, Director of Community Services, Marion County Disaster recovery is more than rebuilding—it's about creating stronger, more resilient communities. With over \$4 billion in federal disaster funding available, learn how to work with programs and communities receiving CDBG-DR and other disaster funds. This session will explore best practices for navigating the application process, working with local and federal agencies, and structuring projects that ensure long-term sustainability. Discover how proactive planning, strategic partnerships, and innovative infrastructure investments can transform disaster-affected areas into thriving, future-ready communities.

SPEAKERS:

Cheryl Howell

FCDA Executive Director, Assistant County Administrator for Equity and Community Impact, Hillsborough County, FL

Sherry Julien

Project Manager, CDBG-DR, Orange County

Avery Slyker

Housing and Community Development Director, City of St. Petersburg

Mike White

Indelible Solutios (Elevate Florida)

Tim Lagudi

Director of Citizen Services, IEM

11:00AM - 12:00PM

MODERATOR

Nancy Sharifi

FCDA Board Member, Assistant Manager, Housing and Community Development Division, Orange County

BREAKOUT A: How to Get a Project Funded | Nautical Wheeler

From grants to tax credits, this session breaks down the step-by-step process of securing funding for your next project—whether you're a nonprofit, developer, or local government.

SPEAKERS:

Gilene Janvier

Suncoast Credit Union

Monclaude Nestor

Senior Vice President, Market Manager, PNC Bank

Dwayne Rankin

Florida Community Loan Fund

MODERATOR

Lolitha Stone

Housing Manager, Pinellas County HFA

BREAKOUT B: AI (Artificial Intelligence) Seagrass

How is Al reshaping housing and development? From predictive analytics to automated compliance, explore the role of Al in streamlining operations and improving project outcomes.

SPEAKER:

Carlton Robinson

Jacksonville Chamber

Terrance Brisbane

Beaver Street Enterprise Center

Gift Prize Give Away: Must be present to win!



Announcements: Marketplace Display Open!

12:15PM - 1:45PM

MODERATOR

Felicia Crosby-Rucker

FCDA President; Homeless and Community Services Director, Hillsborough County, FL

FCDA Luncheon Compass Rose Ballroom

"It's a New Day and a New Time for Opportunities!"

Introduction

SPEAKER:

Frances DeJesus

FCDA Board Member, Housing and Community Development Manager, Kissimmee, FL

Welcome

SPEAKER:

Mayor Jackie Espinosa

City of Kissimmee

Invocation

SPEAKER:

Bishop Hillery

FCDA Board Member, Housing and Community Development Manager, Kissimmee, FL

Sponsor Highlight and Recognition

SPEAKER:

Miles Ballogg

FCDA Board Member; National Brownfields Practice Leader ENSAFE, Tampa, FL

Michael Smith-Timex Award

SPEAKER:

R.T. Hillery

FCDA Board Member; Executive Director of Florida S.P.E.C.S., Inc., Sanford, FL

Aileen Pruitt Award

SPEAKER:

Antoinette Hayes-Triplett

FCDA Board Member, CEO, Tampa Hillsborough Homeless Initiative

Lunchtime Entertainment

Remarks

SPEAKER:

Tracey-Ann Anthony

FCDA Board Member, Neighborhood and Housing Manager, Coral Springs

Gift Prize Give Away: Must be present to win!



Announcements: Marketplace Display Open!

2:00PM - 3:00PM

MODERATOR

Cheryl Martin

FCDA Board Member, Director of Community Services, Marion County

BREAKOUT A: Brownfields Nautical Wheeler

Turn abandoned, contaminated sites into thriving developments! Learn about brownfield redevelopment strategies, funding opportunities, and environmental remediation processes to revitalize communities.

SPEAKERS:

Miles Ballogg

FCDA Board Member; National Brownfields Practice Leader, ENSAFE, Tampa, FL

Ed Johnson

President/CEO, EJCS, Inc.

MODERATOR

Emory Counts

FCDA Emeritus; Past Executive Director FCDA; Past President of NCDA, Daytona Beach, FL

BREAKOUT B: Environmental Seagrass

Explore cutting-edge sustainable development practices, green building innovations, and climate-conscious housing strategies. Learn how to integrate environmental resilience into affordable housing and community planning for a greener future.

SPEAKERS:

Jean Amison

Housing Manager, City of Tallahassee

Ginger Williams

Special Projects Coordinator, City of Tallahassee



3:00PM - 4:00PM

MODERATOR

Antoinette Hayes-Triplett

FCDA Board Member, CEO at Tampa Hillsborough Homeless Initiative

BREAKOUT A: Homelessness & Continuum of Care Solutions: Housing the Most Vulnerable | Nautical Wheeler

Join fellow County, City and Continuum of Care (CoC) leaders for an interactive discussion on best and next practices on Master Leasing, Shared Housing, Risk Mitigation, Speed Leasing, and Housing Development.

SPEAKER:

Ramey Nuckles

Visionary Leader at Treasure Coast Homeless Services Council, (CoC: FL-509)

Wendy Tippett

Director at Palm Beach County, Division of Human, (CoC: FL-605)

Martha Are

Director at Palm Beach County, Division of Human, (CoC: FL-605)

Taryn DeCoteau

HMIS CE Manager at Tampa Hillsborough Homeless Initiative, Division of Human, (CoC: FL-501)

Tramaine Whittey

Projects and Contracts Manager at Hillsborough County, Affordable Housing

Antonio Byrd

COO at Tampa Hillsborough Homeless Initiative, (CoC: FL-501)

MODERATOR

Frances DeJesus

FCDA Board Member, Housing and Community Development Manager, Kissimmee, FL

BREAKOUT B: Building Trust Through Transparency: Activating Communities Through Effective Communication | Seagrass

Learn how transparency fosters trust, enhances community engagement, and strengthens partnerships. Discover strategies for clear messaging, overcoming communication barriers, leveraging digital tools, and measuring impact to drive meaningful, community-driven change.

SPEAKERS:

Shani Bryant

Vice President of Public Sector Programs, Vistra Communications

Kelsy Long

Vice President of Marketing and Communications, Vistra Communications

Gift Prize Give Away: Must be present to win!



4:00PM - 5:00PM

MODERATOR

Tracey-Ann Anthony

FCDA Board Member, Neighborhood and Housing Manager, Coral Springs

HOME Program | OCOMPASS Rose Ballroom

Explore innovative strategies and best practices in using HOME funds for rental and homeownership projects. Learn how developers navigate compliance, leverage additional funding, and improve administrative efficiency. Discover insights from successful projects, long-term affordability solutions, and upcoming policy changes shaping the future of the HOME program.

SPEAKERS:

Kayon Henderson

Everlast Consulting

Cheryl Martin

FCDA Board Member, Director of Community Services, Marion County

Gift Prize Give Away: Must be present to win!



Announcements: Marketplace Display Open!

5:00PM - 6:00PM

Ask it Basket Session | Seagrass Terrace

First Time Attendees Speed Networking Forum: How many contacts can you make in an hour? Join us for an engaging Speed Networking Event tailored for affordable housing and community development professionals. Expand your network, share best practices, and explore innovative solutions to pressing challenges in the field. Don't miss this opportunity to forge valuable connections and accelerate the progress of affordable housing and community development initiatives. Your next partnership or breakthrough idea could be just a conversation away. First Time Attendees can enter into a SPECIAL prize drawing!

SPEAKERS:

Jeanette Smith

FCDA Past President; FCDA Board Member, Hollywood, FL

Octavia Sherrod

FCDA Board Member, Port St. Lucie, FL

Dorina Jenkins-Gaskin

FCDA Past President; FCDA Board Member, Department of Housing and Economic Development Division Director, Palm Beach County, FL

WEDNESDAY, APRIL 23, 2025

8:00AM - 9:00AM

9:00AM - 10:00AM

MODERATOR

Annetta Jenkins

FCDA Board Member, Director of Neighborhood Services for the Riviera Beach CRA and Executive Director of the Riviera Beach CDC Morning Coffee Station - Breakfast on your own!

○ Compass Rose Foyer

Housing Finance Authorities, Housing Bonds & Private Banks: Building Affordable Housing Together | • Compass Rose Ballroom

An essential guide to maximizing the impact of LIHTC funds! Explore innovative uses, compliance best practices, and strategies to expand affordable housing opportunities in your community.

SPEAKERS:

Jonathon Brown

Housing & Economic Development Director, Palm Beach County

Mark Hendrickson

Hendrickson and Company

Scott MacDonald

CFO, Blue Sky Communities

10:00AM - 11:00AM

MODERATOR

Cheryl Martin

FCDA Board Member, Director of Community Services, Marion County

COUNTY AND CITY LEADERSHIP PANEL | OCCUPATE COMPANY CO

Prepare for an enlightening session led by city and county leaders and administrators, focusing on urban leadership, affordable housing, economic opportunities, and community vitality. Discover innovative strategies to unite communities through affordable housing initiatives and empower residents with new economic avenues. Engage in discussions on implementing policies that prioritize neighborhood wellbeing. Join visionary leaders to analyze real-life examples and gain a comprehensive perspective. This is your chance to connect with experts, exchange ideas, and leave equipped to shape a prosperous future for your city and county. Your leadership has the potential to redefine what's possible!

SPEAKERS:

Tanya Wilson

AICP, Director, PEDS, Orange County Government

Dave Tomek

Deputy County Manager, Osceola County

Jonathon Brown

Housing & Economic Development Director, Palm Beach County

Desiree Matthews

Deputy City Manager, City of Kissimmee

Gift Prize Give Away: Must be present to win!



11:00AM - 12:00PM

MODERATOR

Lolitha Stone

Housing Manager, Pinellas County HFA

BREAKOUT A: Riviera Beach & Lake Worth: Leveraging HUD's Pro Housing Grant for Sustainable Growth | Nautical Wheeler

Lake Worth's recent Pro Housing HUD Grant award is a game-changer for advancing affordable housing and community resilience. This session explores how Lake Worth and Riviera Beach are utilizing federal funding to streamline housing development, remove regulatory barriers, and foster equitable growth. Learn how to access and maximize HUD Pro Housing Grant funds, engage stakeholders, and implement strategies that accelerate housing production while ensuring long-term affordability.

SPEAKERS:

Annetta Jenkins

FCDA Board Member, Director of Neighborhood Services for the Riviera Beach CRA and Executive Director of the Riviera Beach CDC **Heather Pullen**

Senior Public Affairs Associate, Langton Associates

MODERATOR

Jean Amison

Housing Manager, City of Tallahassee

BREAKOUT B: Resiliency On Vacation

How do communities bounce back from economic downturns and natural disasters? This session explores proactive planning, infrastructure reinforcement, housing design, and financial preparedness to ensure long-term resilience for housing and economic development.

SPEAKER:

CJ Reynolds FHC Giovanni Moss

Teresa Tucker

ICF

Gift Prize Give Away: Must be present to win!



12:15PM - 1:45PM

MODERATOR

Danicka Ransom

FCDA Board, Housing and Community Services Director, Osceola County

FCDA Luncheon Compass Rose Ballroom

"It's a New Day and a New Time for Opportunities!"

Invocation

SPEAKER:

Jonathon Brown

Housing & Economic Development Director, Palm Beach County

Sponsor Highlighted and Recognition

SPEAKER:

Miles Ballogg

FCDA Board Member; National Brownfields Practice Leader ENSAFE, Tampa, FL

Friend of CD Award | James E. Huger Award

SPEAKER:

Emory Counts

FCDA Emeritus; Past Executive Director FCDA; Past President of NCDA, Daytona Beach, FL

Lunchtime Entertainment

Gift Prize Give Away: Must be present to win!



Announcements: Marketplace Display Open!

2:00PM - 3:00PM

MODERATOR

Cheryl Martin

FCDA Board Member, Director of Community Services, Marion County

LENDING PANEL | O Compass Rose Ballroom

Industry experts discuss lending trends, underwriting challenges, and creative financing solutions for housing projects. A must-attend session for developers, government officials, and private lenders.

SPEAKERS:

Esther Marshall

Fifth Third Bank

Dwayne Rankin

FCLF

Gilene Janvier

Suncoast Credit Union

Marilyn Drayton

Community Financial Advocate, Previously Wells Fargo

Iris Jones

Self Help

Montclaude Nestor

Senior Vice President, Market Manager, PNC Bank

Gift Prize Give Away: Must be present to win!



3:00PM - 4:00PM

MODERATOR

Emory Counts

Past-Executive Director FCDA; Past President of NCDA Daytona Beach, FL

Mastering Digital Efficiency: Leveraging Web-Based Tools in Community Development | Compass Rose Ballroom

Join us for an insightful exploration into the strategic utilization of web-based project management tools by high-performing public sector organizations. Learn essential techniques to streamline planning, grant administration, and project/activity management, ultimately enhancing project outcomes. Through real-world case studies and best practices, discover how to optimize resource allocation and effectively track milestones. Uncover the transformative potential of technology in fostering team cohesion and catalyzing positive community change. Don't miss this opportunity to harness the power of digital tools and elevate your organization's project management capabilities to new heights.

SPEAKERS:

Jennifer Yost

Customer Relationship Specialist, ZoomGrants

Qiana Daughtry

Sr. Director, Client Services, Neighborly

4:15PM - 5:00PM

MODERATOR

Linda Graham

FCDA Board Member, Assistant Director, Housing and Human Services, Brevard County

The Future of Housing: Special Needs, Manufactured, and 3D Innovation | Nautical Wheeler

Explore how modular and manufactured housing revolutionize affordability, sustainability, and customization. Learn cost-effective building solutions addressing housing shortages, environmental concerns, and evolving lifestyle needs.

SPEAKERS:

Sandra Newson

Vice President of Resident Services, Carrfour Supportive Living

Brett Hiltbrand

CEO, Cornerstone Development

7:30PM - 9:00PM

FCDA Business Reception Seagrass & Seagrass Terrace

Fun and Networking - Let's kick it in gear and have some fun at the FCDA Reception. Wear your best Key West Tropical Attire

THURSDAY, APRIL 24, 2025

8:00AM - 9:00AM

Announcements: "Jersey/T-Shirt Day" Represent your organization

Announcements: Marketplace Display Open!

8:45AM - 9:00AM

Don't miss out on our "Sponsorship Highlights" | Seagrass

SPEAKERS: 2025 FCDA Conference Sponsors

9:00AM - 9:30AM

MODERATOR

Cheryl Howell

FCDA Executive Director, **Assistant County** Administrator, Hillsborough County

Real Talk-"Politics and Affordable Housing: Unveiling Realities and Myths" Seagrass

Join us for an eye-opening discussion on the intersection of politics, affordability, and community development. Explore how policy decisions impact housing, challenge common misconceptions, and uncover the real opportunities for creating inclusive, sustainable communities. Through candid conversations and real-world examples, gain a deeper understanding of the political forces shaping affordable housing and whether proposed solutions are truly attainable. Let's separate fact from fiction, identify opportunities, and work toward meaningful, lasting change.

SPEAKERS: FCDA Board Members

9:30AM - 9:45AM

Seagrass

Ex-Officio Board Installation

SPEAKERS:

Cheryl Howell

FCDA Executive Director, Assistant County Administrator, Hillsborough County

Presentation of Board Members

SPEAKERS:

Emory Counts

Past-Executive Director FCDA; Past President of NCDA Daytona Beach, FL

Door Prizes

SPEAKERS:

Octavia Sherrod

FCDA Board Member, Port St. Lucie, FL

Jeanette Smith

FCDA Board Member, Hollywood, FL

RT Hillery

FCDA Board Member, Florida SPECS

Tracey-Ann Anthony

FCDA Board Member, Neighborhood and Housing Manager, Coral **Springs**

Cheryl Martin

FCDA Board Member, Director of Community Services, Marion County

10:00AM - 2:00PM

Osceola County/Kissimmee Bus Tour

2:00PM - 4:00PM

FCDA Board Review and Debrief Seagrass



Thank you to our 2025 Sponsors!





















































