



2019 ANNUAL TRAINING MEETING

FLORIDA COMMUNITY DEVELOPMENT ASSOCIATION

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

PROGRAM AGENDA

“Strengthening Communities Using Creative Housing and Economic Development”

TUESDAY, APRIL 23, 2019

“FREE” Pre-Conference Training – *The Florida Housing Coalition*

1 1:00 pm - 4:00 pm *Poinciana*
PROFICIENCY IN INCOME QUALIFICATION SHIP, CDBG, HOME, AND OTHER RESOURCES

This training covers numerous critical eligibility activities, including applicant intake, calculation and verification of assets and annual income, determining household size, as well as, appropriate 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, as well as, CDBG, HOME, and other funding resources.

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

2 3:00 pm – 9:00 pm Marketplace Display Booth Set-up *Grand Foyer*

3 4:00 pm – 5:00 pm FCDA Board Logistics meeting *Bayshore 2 & 3*

4 5:00 pm – 7:00 pm Early Registration (*Submit business card upon registration*) *Grand Foyer*

5 7:00 pm – 8:30 pm **FCDA BOARD MEETING** *Shula’s Restaurant Room A & B*

WEDNESDAY, APRIL 24, 2019

7:30 am - 9:00 am --- Morning Coffee Station *Grand Foyer*

8:00 am - 3:00 pm Registration (*Submit your business card upon registration for special drawings*) *Grand Foyer*

8:00 am - 4:00 pm Marketplace Display Open *Grand Foyer*

9:00 am - 9:25 am (25 min)

6 **OPENING GENERAL SESSION** *Bayshore 2 & 3*

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

WELCOME:

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

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

BALLOTS: Emory Counts, FCDA Executive Director/Secretary-Treasurer

BREAKOUT SESSIONS

9:35 am – 10:55 am (80 min)

7 BEST PRACTICES: SUCCESSFULLY COMPLETING THE SHIP REPORT..... *Poinciana*

This training is designed for those who are new to creating the SHIP Annual Report, as well as, those with years of experience. Learn how to access and use the SHIP annual report website, and how to locate the data to record in the reports. The presenter will discuss certification procedures and the tracking of expenditures, demographics, deadlines and more.

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

Moderator: Annie Gibson, Housing Programs Supervisor, Neighborhood Services Division, Lakeland, FL

8 ANNUAL CONVERSATIONS WITH YOUR FINANCE AND ADMIN TEAMS TO HELP MEET CDBG, HOME, AND SHIP COMPLIANCE REQUIREMENTS *Westshore*

It can be pretty scary to get a new person who has little experience taking care of the information you need to meet your respective compliance requirements for each funding source. For certain, your financial accountability information is the key to connecting your expenditures to program accomplishments. However, the world of compliance is far more complicated, and requires maintaining coordination from several sectors to keep your overall system running smoothly. Remember, you are responsible for building/educating/maintaining your internal and external teams to facilitate accomplishment of goals. This can be made so much easier with some effective some up-front communication.

Presenting: Brenda Likely, Fiscal Manager, Hillsborough County, FL

Emory Counts, FCDA Executive Director/Secretary-Treasurer

Moderator: Diana Wesloski, Director of Community Services, St. Lucie County, FL

11:00 am – 12:15 pm (75 min)

9 BEST PRACTICES: PREPARING FOR HUD MONITORING *Westshore*

The workshop will provide an overview of the monitoring process for State and Federal housing and community development programs. The workshop will outline the purpose for compliance monitoring and ways community development professionals and agencies can prepare for monitoring visits including appropriate display of your policies and procedures and pragmatic practices to ensure compliance from internal and external partners. Participants will also have the opportunity to ask questions, share their experiences, and discuss best practices.

Presenting: Erich Chatham, Owner, Civitas LLC, Mount Pleasant, SC

Moderator: Miles Ballogg, Brownfield Programs Director, Cardno, Clearwater, FL

10 PREPARING FOR SHIP PROGRAM MONITORING *Poinciana*

Don't get nervous about your next monitoring visit—get prepared. This workshop will report results from an analysis of recent monitoring reports to help you prepare. Learn about the program details that SHIP and federal program monitors focus their attention on during their review. The training will outline SHIP rule compliance, as well as options for addressing non-compliance. Beyond discussing mere compliance, this training will help you perform a health and effectiveness "checkup" on your local housing program using diagnostic exercises and group activities.

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

Moderator: Bridget Engelman, CDBG Program Spvsr., Hsng & Neighborhood Dev., HHS, Polk County, FL

12:25 pm - 2:05 pm (100 min)

11 FCDA OPENING LUNCHEON *Bayshore 2 & 3*

MODERATOR:

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

BLESSING OF THE MEAL:

Roszell White, Youth Pastor, First Baptist Church of Progress Village, Tampa, FL

GREETINGS:

George Mensah, NCDA President, and Director of Community Development, City of Miami, FL

FIRST TIER SPONSORS - PRODUCTS AND SERVICES THAT BUILD COMMUNITIES:

Aileen Pruitt, SVP, Community Development Banking, PNC Bank, Tampa, FL

Machelle Maner, Community Development Officer, Wells Fargo Bank

Louis Freeman, V.P. Community Development, BB&T Bank, Orlando, FL

Shawn Wilson, President, Blue Sky Communities Development Company, Tampa, FL

Melvin Philpot, V.P., Duke Energy, Orlando, FL

SHIRLEY TAYLOR-PRAKELT OUTSTANDING SERVICE AWARD:

Lunch is Served

CHDO/NON-PROFIT DIAMOND AWARD:

Felicia Crosby-Rucker, FCDA Board, Dir. Homelessness Services, Hillsborough County, FL

FRIEND OF HOUSING AND COMMUNITY DEVELOPMENT AWARD - HILLSBOROUGH COUNTY:

Chloe Coney, Founder, CDC of Tampa

DESSERT - MARKETPLACE TABLE AREA: ... products, services, and special drawings.

BREAKOUT SESSIONS

2:15 pm - 3:30 pm (75 min)

12 BEST PRACTICES: SUCCESSFULLY COMPLETING THE CAPER *Westshore*

The Consolidated Annual Performance and Evaluation Report (CAPER) is one of the most important publications produced by Federal HUD grantees. It is required to report on progress toward the goals and accomplishments included in the Consolidated Plan. The Report is designed to help states and jurisdictions assess affordable housing and community development needs and market conditions, and make data-driven place-based decisions. Moreover, these data are used by Congress to document the need for programs, funding increases or to rationalize decreases in funding. Learn more about how the data is being used to better understand how critically important it is to complete this report accurately!

Presenting: Erich Chatham, Owner, Civitas LLC, Mount Pleasant, SC

Moderator: Bridget Engelman, CDBG Program Spvrs., Hsng. & Neighborhood Dev., HHS, Polk County, FL

13 PRE- AND POST-DISASTER RECOVERY ASSISTANCE PROGRAMS *Poinciana*

Florida must be prepared for hurricanes, fires, floods, tornados and more. Every hurricane season has the potential to be a destructive one - this is incentive enough to plan for disaster. This workshop will include presenters who will detail new construction and rehabilitation features that strengthen a home against damage from futures disasters. Presenters will address the valuable contributions of the SHIP program in responding to past disasters, how to identify community partners, preparing and organizing for disasters, and responding to disasters when the time comes. Learn how to ‘tune up’ your disaster response strategy. Key topics include SHIP frequently asked disaster questions, volunteer organizations in disaster management, and the housing administrator’s role in the preparedness, response and recovery phases.

Presenting: Michael Chaney, Technical Advisor, Florida Housing Coalition, Tallahassee, FL
Gary Causey, Community Development Partnership Director, Florida SPECS, Sanford, FL

Moderator: Frances DeJesus, Housing and Community Dev. Coordinator, City of Kissimmee, FL

3:40 pm - 4:55 pm (75 min)

14 BEST PRACTICES: ECONOMIC DEVELOPMENT *Poinciana*

The focus of economic development under HUD is to strengthen communities through increasing the overall number of jobs, expanding of higher paying jobs, adding to the local tax base, diversifying the local economy, and improving the wealth and self-sufficiency for local residents. Of particular interest to practitioners are successful models that have worked in other places, practical strategies and safeguards, monitoring progress, making real-time adjustments, and etcetera. Palm Beach County’s successful economic development program will be one of the models featured in this session.

Presenting: Alis Drumgo, Interim CRA Director, Lakeland, FL

Meri Weymer, Bus. Investments Manager., Housing and Econ. Sustainability, Palm Beach County, FL

Moderator: Annetta Jenkins, Director of Neighborhood Services, Riviera Beach CRA, Riviera Beach, FL

15 MIXED-INCOME AND MIXED-USE HOUSING DEVELOPMENT *Westshore*

At its best, *mixed-income housing* development combats residential segregation, improves communication, and breaks up concentrations of low-income households. Other social and cultural advantages include fostering opportunities for more diverse social networks, and providing observable positive models of how successful persons “*made it*”, and ultimately increased upward mobility. The housing units can encompass a variety of types from apartments to town homes, or even single-family homes for persons with a wide-range of income levels. *Mixed-use housing* development can aid in creating even greater opportunities for communication as it blends residential, commercial, cultural, entertainment, and other uses. However, living in close proximity doesn’t always result in the social and cultural interactions hoped for, rather, it is necessary to have designed spaces and activities aimed at creating these opportunities. Hear more about how this type housing and programming is improving neighborhoods and communities.

Presenting: Leroy Moore, Sr. Vice President, & COO, Housing Authority of Tampa, FL

Moderator: Annie Gibson, Housing Programs Supervisor, Neighborhood Services Division, Lakeland, FL

5:30 pm - 6:45 pm (75 min)

16 NEW MEMBERS & FIRST-TIME ATTENDEES FORUM *Hospitality Suite*

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

THURSDAY, APRIL 25, 2019

6:30 am - 7:30 am - *Yoga ...Paul Robinson...* (Participate both days for special Drawing)..... *Bayshore 2 & 3*

7:30 am - 9:00 am --- Morning Coffee Station *Grand Foyer*

8:30 am - 2:00 pm Registration (Submit your business card upon registration) *Grand Foyer*

8:30 am - 4:00 pm Marketplace Display Open *Grand Foyer*

9:00 am - 10:15 pm (75 min)

17 GENERAL SESSION: OPPORTUNITY ZONES - OUR CRITICAL MOMENT ... *Bayshore 2 & 3*

The Opportunity Zone (OZ) program, created in the December 2017 Tax Cuts and Jobs Act, offers flexible and generous tax benefits for private investment in designated census tracts across the country. In Florida, 427 low-income tracts are now primed to enjoy the benefits of desperately needed capital for new housing, businesses, and even infrastructure. As OZ program guidelines are finalized in 2019, every community development advocate must ask: will this investment be deployed to the benefit of residents living in those communities, or will it benefit wealthy investors pursuing tax benefits? The community development system, including local governments, nonprofits, private individuals, philanthropy, and neighborhood leaders, must play a paramount role in the deployment of Opportunity Zone capital in the years ahead. Fortunately, there are concrete methods for attracting capital with a social purpose. Time is short and the stakes are high to make the OZ program work for residents, not against them.

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

Moderator: Jeannette Smith, Director, Community Development Department, Miami Gardens, FL

BREAKOUT SESSIONS

10:25 pm - 11:40 am (75 min)

18 WRITING WINNING GRANT APPLICATIONS *Poinciana*

This workshop will provide an overview of the grant proposal process for public funding. The workshop will teach participants practical skills, tips and tricks to successfully apply for grants. Participants will learn:

- How to identify the most appropriate grant for your program
- The basic components of a grant application
- How to develop a strong problem or needs statement
- How to develop measurable goals and objectives
- Top 5 reasons grant applications are rejected

Presenting: Olivette Carter, Director, Community Services Department, Seminole County, FL

Melody Frederick, Compliance Officer, Community Services Department, Seminole County, FL

Moderator:

Miles Ballogg, Practice Group Leader-Brownfield & Econ. Development, Cardno Inc., Clearwater, FL

19 EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM *Westshore*

Hear about how to get the most out of this important program. The federal Emergency Solutions Grant (ESG) program provides funding for a variety of activities to address homelessness as authorized under the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 and State program requirements. Activities include to (1) engage homeless individuals and families living on the street, (2) rapidly re-house homeless individuals and families, (3) help operate and provide essential services in emergency shelters for homeless individuals and families, and (4) prevent individuals and families from becoming homeless.

Presenting: Kayon Henderson, Community Development Specialist II, City of Tampa, FL

Moderator: Frances DeJesus, Hsng and Community Dev. Coordinator, City of Kissimmee, FL

12:00 pm - 2:00 pm (120 min)

20 LUNCHEON *"Maintaining the Momentum Going Forward"Bayshore 2 & 3*

MODERATOR:

Vanessa McCleary, Housing & Community Development Manager, City of Tampa, FL

BLESSING OF THE MEAL:

GREETINGS: Kimberly Overman, Commissioner, Hillsborough County, FL

Nancy Jewell, FCDA 1st VICE PRESIDENT, Community Development Administrator, Palm Bay, FL

RECOGNITION OF SPONSORS:

PNC BANK, TAMPA, FL

WELLS FARGO BANK

BB&T BANK, ORLANDO, FL

BLUE SKY COMMUNITIES DEVELOPMENT COMPANY,
TAMPA, FL

DUKE ENERGY, ORLANDO, FL

CARDNO

NEIGHBORLY SOFTWARE, ATLANTA, GA

ZOOMGRANTS, DENVER, CO

HANCOCK & WHITNEY BANK, TAMPA, FL

NEIGHBORHOOD LENDING PARTNERSHIP, TAMPA, FL

ALLEGANY FRANCISCAN MINISTRIES, PALM HARBOR, FL

FEDERAL HOME LOAN BANK

SEACOAST BANK, STUART, FL

FLORIDA COMMUNITY LOAN FUND, ORLANDO, FL

FRIEND OF HOUSING AND COMMUNITY DEVELOPMENT AWARD - CITY OF TAMPA:

Community Real Estate Development Certificate Program – University of South Florida –
Florida Institute of Government

DESSERT IN THE MARKETPLACE DISPLAY BOOTH AREA *Grand Foyer*
BREAKOUT SESSIONS

2:10 pm - 3:25 pm (75 min)

21 MARKETING AND COMMUNICATION *Poinciana*

A. NEIGHBORHOOD/COMMUNITY MARKETING WORKSHOP Marketing is the planned process through which information, goods, and services move from concept to understanding by the consumer. Come learn about some of the more creative ways to market your programs and activities that have really been successful. Move through the marketing concept, marketing strategy, effective delivery and understanding of the intended message, and maintenance of the message. You'll hear about practical strategies that not only excite client interest, but also stimulates public interest, responses, and importantly satisfies the community participation requirement.

Presenting: Robin Williams, President RKW Media, Riviera Beach, FL
Ann Marie Sorrell, The Mosaic Group, Riviera Beach, FL
Allen/CRA Media, Riviera Beach, FL

B. EFFECTIVE COMMUNICATION STYLES FOR A PRODUCTIVE WORKFORCE

Explore what kind of communicator you are and how to be more effective at using your strengths. Effective communication is crucial to building your "Team" and getting the very best productivity out of your team-members. Communication style refers to the way people communicate verbally, nonverbally, in writing, and also subtle cues with the expectation that the other person will figure out what you "really" mean. On the other hand, you don't want to inadvertently communicate something that you didn't mean! The challenge is to use it all optimally to communicate the message and effectively dictate how listeners receive, interpret, and respond to your message.

Presenting: Curtis Johnson, Founder & CEO, The Cuvey Group, LLC, Ft. Pierce, FL (*Dorina*)
Annetta Jenkins, Director of Neighborhood Services, Riviera Beach CRA, Riviera Beach, FL

22 BEST PRACTICES: LOCAL GOVERNMENT ROLE IN PROMOTING FAIR HOUSING *Westshore*

This workshop discusses the role and responsibility of local governments in affirmatively furthering fair housing using federal, state, and private resources. Participants will review the tools available to local governments in 2019 to guard against, receive, manage, and discharge complaints, along with the latest update on HUD fair housing requirements and how to support local businesses. Participants will gain an understanding of the distinction between place-based and mobility-based strategies for increasing access to opportunity for Fair Housing Act protected classes.

Presenting: Ben Toro-Spears, Technical Advisor, Florida Housing Coalition, Tallahassee, FL
Patricia A. Newton, Human Rights Investigations Supervisor, HCD Division, City of Tampa, FL
Moderator: Octavia Sherrod, Community Development Manager, Boynton Beach, FL

GENERAL SESSION

3:35 pm - 4:50 pm (75 min)

23 “REAL TALK” ROUNDTABLE -- FCDA BOARD MEMBERS AND FIELD EXPERTS... HOUSING, NON-PROFITS, FINANCING, ECONOMIC DEVELOPMENT, BROWNFIELDS, ... HOW CAN WE HELP? *Bayshore 2 & 3*

Ask your own questions and help answer questions posed by others. This session created significant interest from last year’s participants. Coming together is very practical since many of us are facing the same kinds of challenges at home. FCDA presents this session as an example of what we can accomplish together... given our huge treasure trove of valuable experiences ...and this sort of “*collective-focus*” is just *one* way to access it.

SEE LISTING BELOW OF ALL FCDA BOARD MEMBERS:

Miles Ballogg, Practice Group Leader-Brownfield & Econ. Development, Cardno Inc., Clearwater, FL
 Seletha Bradley-Morris, Community Development Dir., Habitat for Humanity GVC, Daytona Beach, FL
 Olivette Carter, Director, Community Services Department, Seminole County, FL
 Felicia Crosby-Rucker, Director, Homelessness Services, Hillsborough County, FL
 Frances DeJesus, Housing and Community Development Coordinator, City of Kissimmee, FL
 Bridget Engelman, CDBG Program Supervisor, Housing & Neighborhood Dev., HHS, Polk County, FL
 Annie Gibson, Housing Programs Supervisor, Neighborhood Services Division, Lakeland, FL
 Linda Graham, Assistant Director, Housing and Community Services, Brevard County, FL
 R.T. Hillery, Executive Director, Florida SPECS, Sanford, FL
 Cheryl Howell, FCDA PRESIDENT, Director, Affordable Housing Services, Hillsborough County, FL
 Annetta Jenkins, Director of Neighborhood Services, Riviera Beach CRA, Riviera Beach, FL
 Nancy Jewell, FCDA 1st VICE PRESIDENT, Community Development Administrator, Palm Bay, FL
 Dorina Jenkins-Gaskin, FCDA Past-President, Mortgage and Housing Investments Mgr., W. Palm Beach, FL
 Cheryl Martin, Director, Marion County Community Services Department, Ocala, FL
 Vanessa McCleary, Housing & Community Development Manager, City of Tampa, FL
 Vicki Placide-Pickard, Director Community Development, Deerfield Beach, FL
 Aileen Pruitt, V.P. & Florida Market Manager, PNC Bank Community Dev. Banking, Tampa, FL
 Nancy Sharifi, Program Manager, Orange County, FL
 Octavia Sherrod, Community Development Manager, Boynton Beach, FL
 Jeannette Smith, Director, Community Development Department, Miami Gardens, FL
 Diana Wesloski, Director of Community Services, St. Lucie County, FL

SAMPLE OF PARTICIPATING FIELD EXPERTS:

Alicia Scott-Ford, Field Office Director, HUD, Jacksonville, FL
 Gary Causey, Community Development Partnership Director, Florida SPECS, Sanford, FL
 Geoff Hamilton, President, ZoomGrants, Denver, CO
 Cardell Cooper, Past-Assistant HUD Secretary, Washington, DC
 Willie J. Day, Jr., Past-President NCDA, Pres., Day to Day Associates, Anderson, SC
 Jason Rusnak, President, Neighborly Software, Atlanta, GA
 Martin Greenlee, Senior Vice President of Sales, Neighborly Software, Atlanta, GA
 Paul Robinson, National Director of HUD- RAD, The Vecino Group, Atlanta, GA
 Erich Chatham, Owner, Civitas LLC, Mount Pleasant, SC
 LaCree Carswell, FCDA Past-President, All Things Grants, LLC, Jacksonville, FL
 Curtis Johnson, Founder/CEO The Cuvey Group, W. Palm Beach, FL

Moderator:

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

6:00 pm - 9:30 pm (210 min)

24 SPONSORS & PRACTITIONERS NETWORKING RECEPTION..... *Bayshore 1 & Grand Foyer*
Be Cool and Comfortable at this FUN activity.....!!!

FRIDAY, APRIL 26, 2019

6:30 am - 7:30 am Yoga ...*Denise Papajorgji* ...*(Participate both days to enter Special Drawing)*.....*Bayshore 2 & 3*
 8:00 am - 8:30 am Morning Coffee Station *Grand Foyer*
 8:30 am - 10:30 pm Marketplace Display Open *Grand Foyer*

BREAKOUT SESSIONS

8:30 am - 9:45 pm (75 min)

25 GOING PAPERLESS IN THE NEW DIGITAL WORLD..... *Westshore*

Few would have predicted we would be here, yet paperless information and reporting is being required at more and more ... it is the standard whether you applying for a job or a credit card! Going “paperless” brings up all kinds of questions per each funding resource from how monitoring is to be handled-to-financial required recordkeeping. Would there a need for onsite monitoring visits? What special instructions do you need to give your administrative, legal, and finance teams? Are there systems available that could help?

Presenting: Jason Rusnak, President, Neighborly Software, Atlanta, GA
 Geoff Hamilton, President, ZoomGrants, Denver, CO

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

26 PARTNERING, COLLABORATING AND OTHER COST-EFFECTIVE STRATEGIES TO DEVELOP AFFORDABLE HOUSING *Poinciana*

In this session, hear about some practical ways to develop affordable housing in your community by taking on new partners, looking at other programs, and creatively applying your resources. Over the years, communities have grown, economies have diversified and expanded bringing new jobs, people and prosperity. Places that the impoverished called home are now sought-after properties, where values have skyrocketed making those same housing units unaffordable for persons with low incomes. Past and current efforts to expand affordable housing for this income group whether through homeownership or rental that can be sustained have been uneven in their effectiveness but we have to keep looking for opportunities. The challenge to create affordable housing is occurring at a time of great change and we have to be ever more resourceful to overcome the obstacles.

Presenting: Paul Robinson, National Director of HUD-RAD, Vecino Group, Atlanta, GA
 Catherine McManus, President & CEO, Habitat for Humanity Greater Orlando/Osceola Counties, FL

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

10:00 am - 11:15 am (75 min)

27 ADA COMPLIANCE “OR ELSE” FACE THE CONSEQUENCES..... *Westshore*

Millions of dollars could be in jeopardy for grantees found not to be in compliance with the Americans with Disabilities Act (ADA) and all the different areas it touches. In addition to the physical access we often think about there is also a renewed emphasis on electronic and information technology (EIT). Section 508 of the Rehabilitation Act of 1973, as amended, requires

HUD to ensure when developing, procuring, maintaining, or using EIT, that persons with disabilities have access and can use the information and data presented by affected jurisdictions comparably to those without disabilities unless an undue burden would result in the opinion of the Federal agency. You need to document that your advice your community to get into “compliance”! I would rather do that ...than have to answer the question, “*Why didn’t you say something?*”

PANELISTS: Jack Humburg, Community Legal Services, Tampa, FL

LaCree Carswell, FCDA Past-President, All Things Grants, LLC, Jacksonville, FL

Moderator: Octavia Sherrod, Community Development Manager, Boynton Beach, FL

Dorina Jenkins-Gaskin, FCDA Past-President, Mortgage/Hsng. Investments Mgr., W. Palm Beach, FL

28 PLANNING FOR SUCCESS: PRESERVING HOUSING AFFORDABILITY IN REDEVELOPMENT AREAS *Poinciana*

Community redevelopment in low-income communities can often result in housing unaffordability as once undesirable neighborhoods become neighborhoods of choice due to their location close to the city centers, access to transit, and historic housing stock. Communities can utilize several tools to achieve redevelopment without displacement and this session features Florida Housing Coalition instruction on two models: *Community Land Trusts* and how they work to create permanent housing affordability and *Surplus Lands* and how they can be used to support redevelopment without displacement.

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

Moderator: Linda Graham, Assistant Director, Housing and Community Services, Brevard County, FL

12:15 - 2:15 pm (120 min)

29 FCDA LUNCHEON AND BUSINESS MEETING *Bayshore 2 & 3*

MODERATOR: Emory Counts, FCDA Executive Director/Secretary-Treasurer

BLESSING OF THE MEAL:

VOTING RESULTS, INSTALLATION AND PRESENTATION OF BOARD MEMBERS:

Emory Counts, FCDA Executive Director/Secretary-Treasurer

COMMENTS FROM THE INCOMING FCDA PRESIDENT:

Nancy Jewell, FCDA PRESIDENT, Community Development Administrator, Palm Bay, FL

RECOGNITION OF SPONSORS:

THE HUD RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM has been around about 6-years and one of its most positive aspects is the capacity to make needed repairs to deteriorated public housing units. It accomplishes this through securing 4% or 9% Affordable Housing Tax Credit funds and in some cases is very much needed when you consider that across the nation some 1.1 million public housing units need \$49 billion in repairs and approximately 10,000 units are lost each year. Some Housing Authorities are transitioning to the HUD – Rental Assistance Demonstration (RAD) program, a tool that a tool that facilitates the privatization of

public housing to preserve and repair aging infrastructure. Where needed it can be a valuable resource!

SPEAKER: Paul Robinson, National Director of HUD- RAD, Regional Dir. Affordable Housing, Vecino Group, Atlanta, GA

MICHAEL D. SMITH “TIMEX” AWARD:

Felicia Crosby-Rucker, Director, Homelessness Services, Hillsborough County, FL

JAMES E. HUGER AWARD: Octavia Sherrod, Community Development Manager, Boynton Beach, FL

COMMENTS FROM THE IMMEDIATE PAST-PRESIDENT:

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

DOOR PRIZES:

Diana Wesloski, Director of Community Services, St. Lucie County, FL

Willette Hollinger, Special Projects Coord., Affordable Housing Services, Hillsborough County, FL

Linda Graham, Assistant Director, Housing and Community Services, Brevard County, FL

LaCree Carswell, FCDA Past-President, All Things Grants, LLC, Jacksonville, FL

Frances DeJesus, Housing and Community Dev. Coordinator, City of Kissimmee, FL

Felicia Crosby-Rucker, FCDA Board, Dir. Homelessness Services, Hillsborough County, FL

29 ADJOURN:

2:20 pm – 5:00 pm

30 FCDA BOARD CLOSEOUT MEETING: *Bayshore 2 & 3*

SPONSORS LISTING

PNC BANK, TAMPA, FL
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DUKE ENERGY, ORLANDO, FL
CARDNO
NEIGHBORLY SOFTWARE, ATLANTA, GA
ZOOMGRANTS, DENVER, CO
HANCOCK & WHITNEY BANK, TAMPA, FL
NEIGHBORHOOD LENDING PARTNERSHIP, TAMPA, FL
ALLEGANY FRANCISCAN MINISTRIES, PALM HARBOR, FL
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