



## Congratulations to Maricopa County, AZ for hosting NACCED's 50<sup>th</sup>

Annual Conference and Training!

The Mayors' Council of Tarrant County was formed in 1975 to provide education on diverse topics and a public policy forum for mayors and elected officials representing communities in Tarrant County, TX. Additionally, the Mayors' Council serves as an advisory board and makes funding recommendations for community development initiatives.



# Melcome to MARICOPA COUNTY MARICOPA COUNTY

#### Welcome!

I am honored to welcome you to the 50th Annual NACCED Educational Conference and Training on behalf of Maricopa County. We are proud to host this milestone gathering under the theme, "Growing Stronger Together."

In the heart of the Sonoran Desert, where resilience is not just a trait but a way of life, our work has demanded extraordinary perseverance. Amid shifting political landscapes and countless unknowns, we've continued to push forward—building partnerships, adapting to change, and staying committed to the communities we serve.

This year's theme reflects not only our collective strength but also our shared journey. As we come together to learn, collaborate, and inspire one another, may this conference be a reminder of how far we've come and how much more we can achieve—together.

We hope your time in Maricopa County is both enriching and memorable. Thank you for your unwavering dedication to creating healthier, more vibrant communities across the country.



Sincerely,

## Tamara Bridwell

Director of Human Services Department Maricopa County

#### **ABOUT MARICOPA COUNTY**

We are committed to helping individuals and families build resilience and achieve self-sufficiency. The Maricopa County Human Services Department works closely with community partners to deliver responsive, data-driven services that meet the evolving needs of our residents.

We believe every person deserves the opportunity to thrive, and we're dedicated to making that vision a reality through collaboration, innovation, and sustainable solutions.

Maricopa County Human Services Department



## **CONFERENCE PROGRAM**

#### **50TH ANNUAL NACCED EDUCATIONAL CONFERENCE AND TRAINING**

MONDAY, SI	EPTEMBER 8	
12:00 pm - 5:00 pm	Registration	Canyon Prefunction
1:30 pm - 2:30 pm	Coffee for First Time Attendees & Overview of NACCED Conference First-time and seasoned attendees are invited to participate in this get-to-know you session. Meet NACCED's leadership and staff, learn more about the week's program and events, and enjoy a coffee with new and future colleagues.  Sponsored by Allegheny County	Canyon C
2:30 pm - 4:00 pm	Board Meeting (open to all attendees)	Canyon C
5:30 pm - 8:00 pm	Pre-Conference Gathering: Private Showing of Fault Lines Movie  It's movie night at the NACCED conference! Join this networking event to see a new film that dives headfirst into the epicenter of the housing crisis, to explain how we got here and predict where we might be headed. Fault Lines takes a street-level approach to the intersecting issues of housing affordability, homelessness, and local laws, using human stories to illuminate the impact of decades of policies that are now choking the Bay Area – and threatening to become a national emergency. Meet in the hotel lobby at 4:45 pm for provided transportation from the hotel to the venue.  SPEAKERS: David Crummey, PNC Bank, Christian Solorio, Welcoming Neighbors Network Sponsored by PNC Bank	MIX (Media and Immersive Experience) Center 50 N Centennial Way Mesa, AZ 85201
TUESDAY, S	EPTEMBER 9	
7:30 am - 4:00 pm	Registration	Canyon Prefunction
8:00 am - 8:45 am	Breakfast	Canyon ABD
8:05 am - 8:10 am	Introduction to the NACCED Conference SPEAKER: David Sacks, NACCED President	Canyon ABD
8:10 am - 8:30 am	Welcome from Local Elected Official SPEAKER: Corey Woods, Mayor, City of Tempe	Canyon ABD
8:30 am - 9:45 am	Opening General Session: Leadership in Times of Disaster  This session will explore how local government leaders can effectively navigate the challenges of disaster preparedness, response, and recovery. Drawing on real-world examples, Stan and Marion will share insights into crisis leadership, cross-sector coordination, and community resilience. Attendees will gain practical strategies for managing uncertainty, maintaining public trust, and ensuring continuity of essential services for local community strength.  MODERATOR: Marty Greenlee, Neighborly Software  SPEAKERS: Stan Gimont, Hagerty Consulting, Marion McFadden, IEM Sponsored by Neighborly Software	Canyon ABD
9:45 am - 10:15 am	Welcome from Jamie Macfarlane, Maricopa County, AZ and Video Welcome from United States Senator Ruben Gallego	Canyon ABD
10:15 am - 10:30 am	Break Sponsored by Hagerty Consulting	Canyon Prefunction

10:30 am - 12:00 pm	General Session: Build America, Buy America 2.0  This session will provide an overview of the Build America, Buy America (BABA) provisions under the Infrastructure Investment and Jobs Act (IIJA) as they apply to HUD grant-funded infrastructure projects. Attendees will gain an understanding of BABA's domestic sourcing requirements for iron, steel, manufactured products, and construction materials; HUD's phased implementation and current enforcement policies; and how grantees can determine applicability, request waivers, and meet compliance through documentation and reporting. The session will also highlight recent HUD guidance and practical steps for integrating BABA into procurement and project oversight.  SPEAKERS: Maggie Blake, Civitas LLC, Erich Chatham, Civitas LLC, Grace Orr, Civitas LLC Sponsored by Civitas LLC	Canyon ABD
12:00 pm - 1:30 pm	Lunch on Your Own: Food Trucks!  For lunch on the first day of the conference, you've got options: attendees can visit two local food trucks, Habaneros Street Tacos and Bonzai Boyz, which are coming to the Sheraton especially for the NACCED conference. The trucks will be outside the hotel on Paseo Lago Vista. See map in your conference tote bag for details.	
CONCURREN	NT SESSIONS	
1:30 pm - 2:45 pm	HOUSING TRACK Turning Public Assets into Affordable Housing This session will explore how counties can creatively leverage publicly owned land and buildings to address the growing demand for affordable housing. Panelists will share innovative strategies, case studies, and tools that unlock the potential of underutilized assets to deliver positive housing outcomes. Attendees will gain insights into successful collaborations between local governments and private partners to learn best practices for implementation in their own communities.  MODERATOR: Jennifer Daniels, Arlington County, VA SPEAKERS: Tory Gunsolley, Harris County, TX, Terry Hickey, Baltimore County, MD, Colby Sledge, Grounded Solutions Network  LEADERSHIP AND MANAGEMENT TRACK Playing by the Rules: Developing High-Capacity Subrecipients and Effective Partnerships  While grantees are primarily responsible for compliance with their programs, subrecipients play a very important role in your success. This session will focus on the role that grantees play in creating and sustaining partnerships with subrecipients. The first portion of the session will focus on subrecipient best practices. The remainder of the session will be breakout groups that deal with	Canyon FG Canyon C
	SPEAKERS: Geleene Goffena, Henrico County, VA, Julie Hamlin, DuPage County, IL  COMMUNITY AND ECONOMIC DEVELOPMENT TRACK Next-Level Workforce: Innovation, Inclusion, and Impact  The Maricopa County Workforce Development Division is a nationally recognized team of workforce development experts. This workshop offers a deep dive into effective data-driven strategies that have transformed communities and catalyzed career pathways in one of the nation's most unique counties. Attendees will gain practical insights into high-impact programming, employer engagement, and innovative solutions for skills development. Whether you're aiming to improve outcomes for youth, adults, or dislocated workers, this session equips you with the tools and inspiration to lead with vision and deliver lasting impact.  SPEAKERS: Jared Beard, Maricopa County, AZ	Canyon EH

TUESDAY, SEPTEM	IBER 9 CONTINUED	
2:45 pm - 3:15 pm	Break: Meet the Exhibitors!  Take the "Passport to Win" found in your conference tote bag to each exhibitor for their signature in order to have a chance at winning a free registration to next year's conference.  Sponsored by Copa Health	Canyon Prefunction
CONCURREN	NT SESSIONS	
3:15 pm - 4:30 pm	HOUSING TRACK Best Practices of Housing Rehab From property management and cost estimation to ensuring code compliance and preserving housing quality, this session will provide attendees with the tools and insights needed to navigate the complexities of rehab work. Practitioners will share real-world examples and lessons learned, offering guidance on how to streamline operations, maintain strong homeowner relationships, and achieve lasting impact in communities.  MODERATOR: Marcos Ysmael, Pima County, AZ SPEAKERS: Paisley Pogue, Shelby County, TN, Tony Reis, Pima County, AZ, Victoria Snelling, Shelby County, TN, Joel Viers, Pima County, AZ	Canyon FG
	LEADERSHIP AND MANAGEMENT TRACK From Crisis to Care: A Trauma-Informed Approach to Encampments As homelessness continues to rise and public encampments become more visible across communities, crisis response systems are called upon to play a central role in how we address unsheltered homelessness. This session explores a compassionate, coordinated approach to encampment response that emphasizes housing, health, and human dignity.  Participants will examine trauma-informed strategies for engaging individuals living in encampments, learn how to integrate mobile crisis teams and harm reduction services, and explore system-level partnerships that bridge the gap between crisis response and long-term housing stability. Through real-world scenarios, and cross-sector dialogue, attendees will gain practical tools to develop non-punitive, service-driven responses that promote both community well-being and the rights of unhoused individuals.  SPEAKERS: Matthew Moody, Advocates for Human Potential, Nicky Stevens, Advocates for Human Potential	Canyon C
	COMMUNITY AND ECONOMIC DEVELOPMENT TRACK NEPA 101  This breakout session will focus on the basic environmental compliance requirements for federally funded projects. The session will cover the basics of determining the level of review, project set up, methods of showing compliance, and utilizing the HUD Environmental Review Online System (HEROS). Additional attention will be given to the regulatory changes that occurred in 2024, including the new mandatory Federal Flood Risk Management Standard, changes in publication requirements, and radon detection.  SPEAKERS: Spencer Christian, Civitas LLC, Kyle Jenkins, Civitas LLC, Peter Neiger, Civitas LLC	Canyon EH
5:00 pm - 6:30 pm	John C. Murphy Scholarship Fund Silent Auction and HOME Program 35th Anniversary Celebration  The annual John C. Murphy Scholarship Fund Silent Auction gets a special twist this year as we celebrate the 35th anniversary of the HOME program with 1990s-themed networking bingo, food, drink, and great auction items available for bidding. When it comes to HOME, we're telling Congress: you can't touch this! Attendees are welcome to wear their best circa-1990 clothing.  Sponsored by ZoomGrants	La Plancha
7:30 pm	Board of Directors Dinner (invite only)	

WEDNESDAY, SEPTEMBER 10		
7:30 am - 1:30 pm	Registration	
8:00 am - 9:00 am	Breakfast	Canyon ABD
8:30 am - 9:30 am	General Session: The Future of Affordable Housing  As communities have continued to experience high housing costs and everincreasing construction costs, the future of affordable housing development has become murky. This session explores potential solutions to address the affordable housing crisis. The session will begin with an overview of the state of affordable housing in the US and then highlight some creative solutions. The session will then open up for a panel discussion on affordable housing successes from NACCED member organizations, and include discussion on potential creative solutions to alleviate high housing construction costs, such as model construction methods, manufactured housing, and other innovative solutions.  MODERATOR: Harrison Martin O'Brien, The Cloudburst Group  SPEAKERS: Dan Klocke, Gorman & Company, Angela Maclin, Cook County, IL, Tonja West-Hafner, Anoka County, MN, Patricia Wilson Cook County, IL  Sponsored by The Cloudburst Group	Canyon ABD
9:30 am - 10:30 am	Washington Update Our annual Washington Update will highlight the latest from the 119th Congress, what is top of mind to look out for from the Trump Administration, and regulatory decision-making impacting NACCED members. Join us for a fireside chat to hear about recent happenings in Washington, D.C.  SPEAKER: Josh Brandwein, National Association for County Community and Economic Development, Jared Grigas, National Association of Counties	Canyon ABD
10:30 am - 10:45 am	Break Sponsored by M&L Associates	Canyon Prefunction
CONCURREN	NT SESSIONS	
	HOUSING TRACK Options for the Development of Homeownership Properties Attendees will have the opportunity in this session to delve into effective models and strategies for creating sustainable homeownership opportunities in today's challenging housing market. Panelists will share case studies and practical tools for navigating financing and partnership development to expand homeownership pathways for low- and moderate-income families.  MODERATOR: Josh Beck, Anoka County, MN SPEAKERS: Stephanie Brewer, Newtown Community Development Corporation, Lane Davis, Clayton Homes, Ashley Miller, Clayton Homes Eric Wolverton, Habitat for Humanity of Northern Arizona	Canyon FG
10:45 am - 12:00 pm	LEADERSHIP AND MANAGEMENT TRACK Hiring, Building and Retaining a Team  Assembling and retaining a strong, mission-driven team is more important than ever. Attendees will learn from our panel guidance on what to look for in hiring talent, how to integrate technology into day-to-day duties, building a positive workplace environment, managing staff departures, and succession planning best practices. Session attendees will have the opportunity to hear from experienced NACCED professionals about how to lead county offices to excellent results from members who have seen it all!  MODERATOR: Jim Johnston, Allegheny County, PA  SPEAKERS: Mitchell Glasser, Orange County, FL, Linda Jenkins, Los Angeles County, CA, Jamie Macfarlane, Maricopa County, AZ	Canyon C

## **CONCURRENT SESSIONS**

	11 3L3310113	
10:45 am - 12:00 pm	COMMUNITY AND ECONOMIC DEVELOPMENT TRACK Fair Housing Best Practices  Ensuring access to housing is a cornerstone of community development. This session will highlight effective strategies for promoting compliance with fair housing laws. Panelists will share examples of outreach, education and enforcement efforts that have made a measurable impact. Attendees will gain practical insights into incorporating fair housing practices into county program design, community engagement and organizational culture.  SPEAKERS: Heidi Aggeler, Root Policy Research, James Whiteside, Balanced Housing Solutions	Canyon EH
12:00 pm - 12:15 pm	Break	
12:15 pm – 2:30 pm	AWARDS LUNCHEON & NACCED ANNUAL BUSINESS MEETING Reclaiming Land, Rebuilding Trust: Who Owns the Land and Housing in America's Counties? Should We Care?  Across the United States, the very foundation of land and housing ownership is shifting. With investors now owning a quarter of the single-family housing stock and institutional buyers claiming 30% of mobile home park sites, communities are grappling with displacement, affordability crises, and diminished local control. Meanwhile, policymakers at all levels are urgently seeking ways to reclaim land for public use and build housing that serves people—not just profit. In this transformative session, Dr. George "Mac" McCarthy of the Lincoln Institute of Land Policy will introduce "Who Owns America," a powerful platform that tracks land and housing ownership at the parcel level. Learn how this innovative tool enables counties to make informed, data-driven decisions to shape equitable land and housing policies.  SPEAKER: George McCarthy, President and CEO, the Lincoln Institute of Land Policy  Presentation of NACCED Awards of Excellence & John C. Murphy Scholarship  Election of Officers and Directors  Preview of 2026 Conference  Winners of Exhibitor Passport to Win announced  Sponsored by Dominium	Canyon ABD
2:45 pm - 4:45 pm	Special Session: Davis-Bacon Fundamentals  Join us for an engaging and informative session on the Davis-Bacon and Related Acts (DBRA), where we'll explore the history, key regulations, and recent updates to one of the most impactful labor laws in federal contracting. This session will guide attendees through prevailing wage requirements, wage determinations, compliance responsibilities, various procedures, and the consequences of non-compliance for awarding agencies and contractors. We'll also lightly touch on practical strategies for maintaining compliance using LCPtracker tools and resources.  SPEAKER: Aurora Escott, LCPtracker	Canyon FG
5:30 pm - 7:30 pm	Conference-Wide Closing Event: Snakes & Lattes Board Game Bar & Restaurant  Game on! At the conference-wide closing event, we're heading to Snakes and Lattes, the largest board game bar and cafe in the state of Arizona. With over 1,000 games to choose from, attendees can grab a drink, a bite, and a game while winding down from the week's educational programming. This event is perfect for introverts and extroverts alike, and a great opportunity to meet your peers from across the country. Attendees provide their own for transportation to and from the closing event and from the closing event, which is a quick Uber ride away.  Sponsored by Maricopa County	Snakes & Lattes 20 W 6th St Tempe, AZ 85281

#### THURSDAY, SEPTEMBER 11

9:00 am - 12:00 pm

#### **Clayton Buckeye Home Building Facility Tour**

Meet in the Sheraton lobby at 8:15 am to take the bus to the Clayton Homes manufacturing facility. The tour will return to the hotel no later than noon.

Make sure to stay until Thursday for the final tour, a tour of Clayton Homes's manufactured housing factory. The Buckeye plant employs approximately 315 team members, and in 2024 alone, built roughly 1,200 homes. The tour will guide you through the 16-station production line where you'll observe the use of high-grade materials that meet or exceed site-built construction standards, component building practices and efficiency measures that maximize precision and minimize waste, and the production floor.

All attendees must wear close-toed shoes on this tour.

Sponsored by Clayton Homes

231 N Apache Road, Buckeye, AZ 85326



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## **WHAT CAN**



# DO FOR YOU?

Our staff are experts in training and supporting U.S. Department of Housing and Urban Development grantees with Community Development Block Grant Programs (CDBG), CDBG Disaster Recovery, HOME Investment Partnerships Program (HOME), HOME American Rescue Plan, Emergency Solutions Grants, Housing Opportunities for Persons with AIDS, and other funding sources. Through an open and collaborative process, our work transforms business strategies and equips communities with the necessary tools for success.

See more of our work at cloudburstgroup.com/services/state-and-local-consulting/

Reach out to us at <a href="mailto:info@cloud-burstgroup.com">info@cloud-burstgroup.com</a> with questions or to engage with us!

Given the current unpredictability of the federal funding landscape, we understand the difficulties many state and local governments are facing in balancing the unknowns.

Cloudburst is here to help!



#### We offer:

- · Customized training
- Technical assistance
- Consulting services



## **Our expertise spans:**

- Housing, community, and economic development programs
- Federal requirements
- Cross-cutting regulations
- HUD reporting systems (Integrated Disbursement and Information System, HUD Environmental Review Online System)



## We can help you:

- Analyze data trends
- Engage residents and stakeholders through community outreach
- Develop strategic plans
- Conduct environmental reviews
- Evaluate interventions
- Design and implement programs
- Develop policies and procedures
- Comply with cross-cutting federal requirements and regulations

# Congratulations on another successful Community and Economic Development Conference and Training!

The Los Angeles County Development Authority (LACDA) is proud to partner with NACCED to support sustainable communities and improve the lives of persons with limited means.



Los Angeles County Development Authority

700 W. Main Street

Alhambra, CA 91801

www.lacda.org

The LACDA is dedicated to serving Los Angeles County residents through:

SUBSIDIZED HOUSING
HOUSING DEVELOPMENT & PRESERVATION
COMMUNITY & ECONOMIC DEVELOPMENT



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- Owner Occupied Neighborhood Housing Rehabilitation
- Affordable Rental Rehabilitation
- Transitional Housing for Homeless
- Housing Choice Voucher Rental Assistance & Special Voucher Programs
- Homeless Shelters and Rapid Rehousing Assistance
- Competitive Funding to meet
   5-Year Consolidated Plan Goals

The Prince William Board of County Supervisors and the Office of Housing & Community Development are proud to participate in NACCED's 50th Annual Community and Economic Development Conference and Training

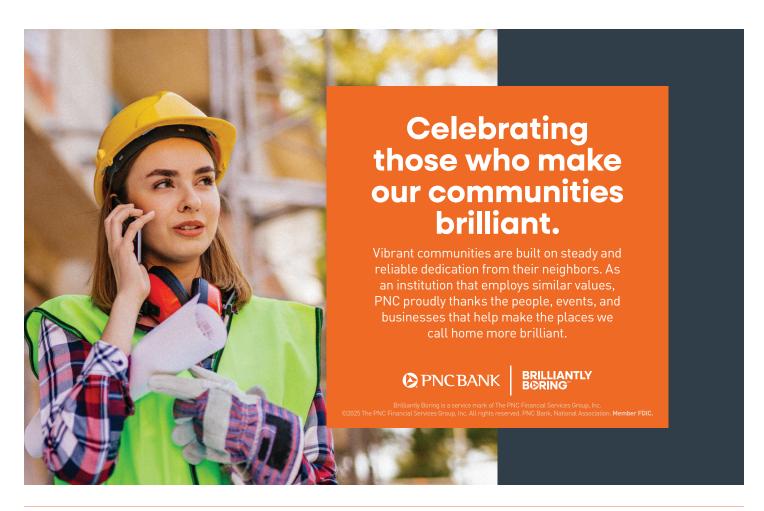
OHCD is responsible for administering County housing programs and initiatives. This includes administration of the Area's annual federal (HUD) allocations, a portion of which goes to the independent Cities of Manassas and Manassas Park.

#### **Office of Housing and Community Development**

Joan S. Duckett, Director Dr. A. J. Ferlazzo Building 15941 Donald Curtis Drive, Suite 112 Woodbridge, Virginia 22191-4217

(703) 792-7530









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## Improve the Health of Communities Through Systems Change

Addressing the root causes that influence our communities' well-being will make Arizonans healthier.

As part of our mission to improve health in Arizona, Vitalyst Health Foundation is dedicated to supporting systems change efforts across the state through our grants. Whether you are just starting your collaborative, planning how to change a system, or ready to fully implement your systems change intervention, Vitalyst may have an opportunity for you.

Discover partnership opportunities at vitalysthealth.org







#### Shaping Futures. Changing Lives.

"We started Wendover to empower individuals through housing communities. To us, that is the definition of meaningful work. It's what drives us to innovate, strategize, collaborate in new ways and develop unique and groundbreaking partnerships to create places that are truly special."

Jonathan L. Wolf Founder & CEO

Since the company's inception, Wendover's principals have financed and developed thousands of multifamily homes, creating a variety of economically and socially diverse neighborhoods. Across every housing community, we strive to help neighbors, students, seniors and families thrive by maintaining the highest possible standards; meticulously crafting designs; ensuring quality in our construction, in our amenities, in the distinction of our partners, and in the level at which our communities operate. Because we owe it to our associates, to our clients, and to our communities.











Hagerty helps communities leverage federal funding to reduce long-term risks from natural hazards.



To learn more, visit: hagertyconsulting.com



## Thank You to County Leaders Nationwide.

We want to extend our heartfelt thanks to county leaders across the country for your unwavering vision, tireless efforts, and passionate advocacy to address the affordable housing crisis. You are breaking barriers and creating a lasting impact.



A very special thank you to our partners in Colorado, Arizona, Florida, and Nevada for your collaboration with UDG. You are creating pathways to stability for so many families and individuals.





## Lauren Connelly Director



## **ALLEGHENY COUNTY**

## Proud To Support NACCED's 50th Annual Conference

Allegheny County Economic Development 436 Seventh Ave Suite 500 Pittsburgh, PA 15219 412-350-1000 www.alleghenycounty.us/econdev



## **FLOOR PLANS**



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## 2025 NACCED Annual Conference













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## 2025 SCHEDULEt a glance

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7:30 pm	Board of Directors Dinner (invite only)	
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9:30 am - 10:30 am	Washington Update	Canyon ABD
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