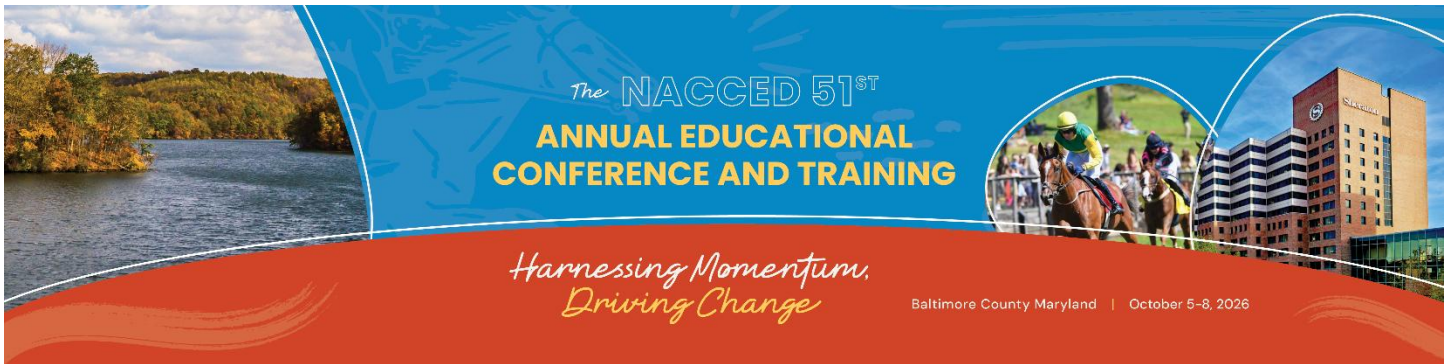




Draft Conference Program
51st NACCED Annual Educational Conference and Training
Harnessing Momentum, Driving Change

Hosted by Baltimore County, MD
Sheraton Baltimore North Hotel
October 5-8, 2026

Monday, October 5

12:00 pm – 5:00 pm

Registration

1:30 pm – 2:30 pm

Coffee for First Time Attendees & Overview of NACCED Conference

First-time and seasoned attendees both are welcome 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 Los Angeles County

2:30 pm – 4:00 pm

Board Meeting (*open to all attendees*)

5:30 pm – 8:30 pm

Pre-Conference Gathering | **Location:** Goucher College

The Connected Campus: Where Colleges and Communities Grow Together

Institutions of higher learning can serve as powerful anchors for community connection, economic opportunity and innovation across generations. Hosted by Goucher College, this opening gathering will explore how educational institutions, local governments, community partners and the private sector can work together to create partnerships that strengthen both campuses and the communities around them.

Through engaging conversations, attendees will hear perspectives on innovative public-private collaboration, workforce development and the value of intergenerational learning and engagement. The evening will also offer opportunities to connect with Goucher students, faculty, community leaders and fellow conference attendees while experiencing firsthand how a connected campus can help prepare the next generation, support aging populations and build stronger, more inclusive communities.

Tuesday, October 6

7:30 am – 4:00 pm	Registration
8:00 am – 8:45 am	Breakfast
8:05 am – 8:10 am	Introduction to NACCED Conference: Jennifer Daniels , NACCED President
8:10 am – 8:30 am	Welcome from Elected Officials
8:30 am – 10:15 am	Opening General Session: HOME Final Rule 101 Our opening General Session offers a deep dive into the latest HOME Investment Partnerships (HOME) Program Final Rule updates and what they mean for local administrators, program managers and development partners. This session will walk attendees through key regulatory changes, implementation timelines and compliance expectations. Whether you are new to HOME or looking to refresh your knowledge, participants will leave with actionable guidance to strengthen program administration, avoid common pitfalls and ensure successful project delivery in an evolving federal landscape. Speaker: ○ Ginny Sardone, ICF, Former Director, Office of Affordable Housing Programs, HUD
10:15 am – 10:30 am	Break
	<i>Sponsored by Prince William County, VA</i>
10:30 am – 12:00 pm	General Session: Strategies for Effective Continuum of Care Management Strong Continuum of Care (CoC) coordination is essential to addressing homelessness and building effective local partnerships. This session will explore proven strategies for managing CoC systems, strengthening collaboration among stakeholders, improving grant administration and aligning housing and supportive services to maximize outcomes. Attendees will hear practical approaches to governance, performance measurement, funding coordination and community engagement that can help

communities improve service delivery and better respond to local housing and homelessness challenges.

Moderator:

- **Erich Chatham**, Civitas

Speakers:

- **Maggie Blake**, Civitas
- **Kyle Jenkins**, Civitas
- **Grace Orr**, Civitas

Sponsored by Civitas LLC

12:00 pm – 1:30 pm

Lunch and Learn with The Mortgage Office (TMO)

Join fellow conference attendees for an engaging Lunch and Learn session with The Mortgage Office focused on innovative tools and strategies for managing housing and community development. This interactive session offers an opportunity to learn directly from industry experts while networking with peers facing similar successes and challenges.

Sponsored by The Mortgage Office

1:30 pm – 2:45 pm

Concurrent Sessions

- **Housing Track**

Housing Finance 101

Designed for both emerging professionals and seasoned practitioners seeking a refresher, this session provides a foundational overview of affordable housing finance and tools used to make community development projects possible. Attendees will explore common funding sources, financing structures and the roles of public and private partners in project development. Participants will leave with a stronger understanding of how affordable housing deals are assembled and financed in today's challenging market environment.

Moderator:

- **Josh Beck**, Anoka County, MN

Speakers:

- **Mitchell Glasser**, Orange County, FL
- **Ruth Moreira**, New York City Housing Development Corporation
- **Marcos Ysmael**, Pima County, AZ

- **Economic Development Track**

Small Business Development Strategies

Local governments play a critical role in supporting entrepreneurship and expanding economic opportunity. This session will highlight effective small business development strategies that communities can implement using federal and local partnership resources. Attendees will learn about innovative approaches to fostering resilient local economies while advancing broader community development goals.

Moderator:

- **JT Darling**, Tulsa County, OK

Speakers:

- **Geleene Goffena**, Henrico County, VA
- **Tara Palacios**, Arlington County, VA
- **Jonathan Sachs**, Baltimore County, MD

- **Community Development Track**

2 CFR Part 200: Key Compliance Issues for CDBG, HOME, and ESG Programs

Federal grant compliance continues to evolve, making it essential for grantees and subrecipients to stay informed and prepared. This session will provide a practical overview of key compliance requirements under 2 CFR Part 200 as they relate to CDBG, HOME, and ESG programs. Attendees will leave better equipped to navigate compliance challenges and reduce risk in day-to-day program administration.

Speaker:

- **Rachel Werner**, MyFedTrainer

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 to have a chance at winning a prize.

3:15 pm – 4:30 pm

Concurrent sessions

- **Housing Track**

Fundamentals of Underwriting and Program Integration

Successful housing and community development projects require thoughtful underwriting and strong coordination across funding sources

and programs. This session will introduce attendees to the fundamentals of underwriting including financial feasibility analysis, risk assessment and project evaluation. Speakers will also explore how agencies can better integrate housing, economic development, infrastructure and supportive service programs to maximize community impact and improve long-term project success.

Moderator:

- **Erich Chatham**, Civitas

Speakers:

- **Maggie Blake**, Civitas
- **Grace Orr**, Civitas

- **Economic Development Track**

Leveraging Transit-Oriented Development for County Impact

Transit-oriented development (TOD) presents a powerful opportunity for counties to expand housing access, encourage economic growth and create more connected communities. This session will examine how local governments can leverage TOD strategies to support affordable housing, mixed-use development, infrastructure investment and equitable community revitalization. Attendees will hear examples of successful county-led initiatives, partnership models and policy approaches that align transportation and development goals to drive sustainable community impact.

Speakers:

- **Paul Herdeg**, Cuyahoga County, OH
- **Max Holdhusen**, Ramsey County, MN
- **David Zaidain**, Maryland Department of Transportation

- **Community Development Track**

Tips and Tricks for Meeting Drawdowns

Timely drawdowns are critical to maintaining compliance, managing cash flow and ensuring the successful delivery of federally funded programs. This practical session will provide attendees with proven tips and strategies for improving drawdown processes across CDBG, HOME, and ESG programs. Speakers will discuss common challenges, documentation best practices, internal coordination techniques and ways to strengthen financial management systems to avoid delays and improve expenditure performance.

Moderator:

- **Teresa Palacio**, The Cloudburst Group

Speaker:

- **Janet Hamilton**, Cook County, IL
- **Jessie Handforth Kome**, CohnReznick
- **Sylvia Parham**, Cook County, IL

5:00 pm – 6:30 pm

John C. Murphy Scholarship Fund Fundraiser Reception

Sponsored by Neighborly Software

7:00 pm

Board of Directors Dinner (invite only)

Wednesday, October 7

7:30 am – 1:30 pm

Registration

8:00 am – 9:00 am

Breakfast

8:00 am – 9:30 am

General Session: **Policies and Procedures: Where Planning Meets Implementation**

Strong policies and procedures (P&Ps) create the pathway from a community's plans and goals to achieving their housing and community development outcomes. The choices communities make as they develop their P&Ps must balance many factors to create viable programs and projects. During this session, presenters and panelists will share their strategies for creating sound P&Ps and changing them to meet evolving community conditions, costs, and requirements.

Moderators:

- **Marybrook Cox**, The Cloudburst Group
- **Stephanie Jennings**, The Cloudburst Group

Speakers:

- **Tory Gunsolley**, Harris County, TX
- **Caitlin Jones**, Arlington County, VA
- **James A. McClinton**, Tarrant County, TX
- **Tonja West-Hafner**, Anoka County, MN

Sponsored by The Cloudburst Group

9:30 am – 10:30 am

General Session: **Washington Update**

Our annual Washington Update will highlight the latest from the 119th Congress, federal regulatory decision-making impacting NACCED members and a lookahead to the 2026 midterm elections. Join us for a fireside chat to hear about recent happenings in Washington, D.C.

Speakers:

- **Josh Brandwein**, NACCED
- **Jared Grigas**, National Association of Counties

10:30 am – 10:45 am

Break

Sponsored by Osmium Data

10:45 am – 12:00 pm

Concurrent Sessions

- **Housing Track**

Developer Perspectives on Building and Financing Community Projects

Hear directly from experienced developers as they discuss the realities of building and financing housing and community development projects in today's economic and regulatory environment. This session will provide valuable insight into the challenges developers face related to financing gaps, rising construction costs, regulatory requirements, community engagement and project timelines. Attendees will gain a better understanding of how local partners and developers can work collaboratively to advance impactful projects that meet local housing and community needs.

Moderator:

- **Joe Riddle**, Pinellas County, FL

Speaker:

- **Mansur Abdul-Malik**, NHP Foundation
- **Ned Howe**, Enterprise Community Partners
- **Charlie Sims**, True Ground Housing Partners

- **Economic Development Track**

CDBG and Job Creation

Economic development activities funded through CDBG can serve as a catalyst for job creation and long-term community revitalization. This session will examine how communities are using CDBG resources to

support business expansion, workforce development and economic opportunity initiatives. Participants will learn about successful strategies for structuring projects that generate measurable community and economic benefits.

Moderator:

- **Simone McMeans**, Allegheny County, PA

Speakers:

- **Jessie Handforth Kome**, CohnReznick
- **Linda Jenkins**, Los Angeles County, CA

- **Community Development Track**

Community Management in Areas of Environmental Hazards Risk

Communities across the country are increasingly facing environmental hazards that threaten housing stability, infrastructure and economic resilience. This session will explore strategies for managing community development activities in areas impacted by flooding and other hazard risks. Attendees will learn about mitigation planning, resilience-focused development approaches, federal compliance considerations and tools for protecting vulnerable populations while advancing sustainable community development goals.

Moderator:

- **Lauren Nichols**, ICF

Speaker:

- **Lauren Buckler**, Baltimore County, MD
- **Julie Hamlin**, DuPage County, IL
- **Mike Stewart**, Baltimore County

12:00 pm – 12:15 pm

Break

12:15 pm – 2:30 pm

Awards Luncheon & NACCED Annual Business Meeting

- Presentation of NACCED Awards of Excellence & Scholarship
- Election of Officers and Directors
- Preview of Conference 2027: Welcome to Allegheny County!
- Winners of Exhibitor Passport to Prizes announced

Sponsored by The Mortgage Office

2:45 - 4:45 pm

Special Session: **Davis Bacon Essentials**

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, key reporting and documentation processes, 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

5:00 pm

Meet in the Sheraton lobby to bus to closing Conference-Wide Event

5:30 pm – 7:30 pm

Conference-Wide Closing Event: Fire Museum of Maryland

Thursday, October 8

8:30 am – 12:30 pm

Tour of Local Community Development and Affordable Housing Projects