

The NACCED 51ST
**ANNUAL EDUCATIONAL
CONFERENCE AND TRAINING**



*Harnessing Momentum,
Driving Change*

SHERATON BALTIMORE NORTH HOTEL

Towson, Maryland | October 5-8, 2026





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October 5–8, 2026 • Baltimore County, Maryland

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to host NACCED's 52nd
Annual Conference in 2027**

Pittsburgh, Pennsylvania

Sara Innamorato
COUNTY EXECUTIVE

Lauren Connelly
DIRECTOR

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Welcome!

On behalf of Baltimore County, thank you for joining us at the 51st Annual NACCED Educational Conference and Training. We are proud to serve as the host and excited to show off the many ways the County embodies the spirit of this year's theme of "Harnessing Momentum, Driving Change."



Baltimore County is home to a core of vibrant communities, each with its own unique charm, character and history. The County also stretches north to the Pennsylvania line, encompassing thousands of acres of bountiful agricultural spaces, protected environmental landscapes, waterfront tourism activities, world-class wineries and breweries, and a rich equestrian heritage. Home to strong schools, major employment centers, and an extensive network of parks and natural resources, the County provides residents with access to both urban amenities, suburban comfort, and rural beauty. The diversity of our residents, our communities, and our surroundings is our greatest strength.

Your home for the next few days will be Towson, MD, the County seat since 1854. We encourage you to explore Towson's thriving downtown, filled with restaurants, shopping opportunities, small businesses, and cultural attractions, all within a walkable and welcoming environment.

Like many local jurisdictions around the country, Baltimore County is working to tackle the challenges of affordability, housing production, and infrastructure needs. We look forward to engaging with all of you during the conference to share best practices and solutions to the complex policy challenges. Thank you for your commitment to making local government more efficient and your hard work to build a brighter future together.



Sincerely,

Kathy Klausmeier, Baltimore County Executive

WELCOME TO BALTIMORE COUNTY

The Baltimore County Department of Housing and Community Development is dedicated to ensuring every Baltimore County resident has access to housing that is safe and affordable. Our wide variety of programs and financing tools support the creation of affordable housing, the protection of housing stability, and the development of stronger neighborhoods through community revitalization supports. We believe strong communities are built when everyone has access to opportunity, and we are dedicated to advancing equitable, sustainable solutions through collaboration and thoughtful innovation.

2026 Conference Schedule

MONDAY, OCTOBER 5

12:00 pm – 5:00 pm	Registration	Fitzgerald Foyer
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. <i>Sponsored by Los Angeles County</i>	Fitzgerald C
2:30 pm – 4:00 pm	Board Meeting (open to all attendees)	Fitzgerald B
5:30 pm – 8:30 pm	Pre-Conference Gathering: 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. <i>Sponsored by Whiting-Turner</i>	Goucher College

TUESDAY, OCTOBER 6

7:30 am – 4:00 pm	Registration	Fitzgerald Foyer
8:00 am – 8:45 am	Breakfast	Fitzgerald Foyer
8:05 am – 8:10 am	Introduction to the NACCED Conference SPEAKER: Jennifer Daniels, NACCED President	Fitzgerald C
8:10 am – 8:30 am	Welcome from Local Elected Officials	Fitzgerald C
8:30 am – 9:45 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	Fitzgerald C
10:15 am – 10:30 am	Break <i>Sponsored by Prince William County, VA</i>	Fitzgerald Foyer

TUESDAY, OCTOBER 6 *Continued*

10:30 am – 12:30 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 LLC SPEAKER: Maggie Blake, Civitas LLC & Kyle Jenkins, Civitas LLC Sponsored by Civitas LLC	Fitzgerald C
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	Fitzgerald C
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	Fitzgerald B
	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	Fitzgerald A – North
	Community Development Track: How to Stay Compliant with Federal Grants When the Landscape is Shifting 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 (current and proposed) as they relate to CDBG, HOME, and ESG programs. Attendees will leave better equipped to assess notices of funding opportunity, navigate compliance challenges, and reduce risk in day-to-day program administration. SPEAKERS: Rachel Werner, MyFedTrainer	Fitzgerald A – South
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.	Fitzgerald Foyer

TUESDAY, OCTOBER 6 *Continued*

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 LLC SPEAKERS: Maggie Blake, Civitas LLC; Kyle Jenkins, Civitas LLC	Fitzgerald B
	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. MODERATOR: Paul Herdeg, Cuyahoga County, OH SPEAKERS: Max Holdhusen, Ramsey County, MN; David Zaidain, Maryland Department of Transportation	Fitzgerald A – North
	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 SPEAKERS: Janet Hamilton, Cook County, IL; Jessie Handforth Kome, CohnReznick; Sylvia Parham, Cook County, IL	Fitzgerald A – South
5:00 pm – 6:30 pm	John C. Murphy Scholarship Fund Fundraiser Reception <i>Sponsored by Neighborly Software</i>	Warfields Ballroom
7:00 pm	Board of Directors Dinner (Invite Only)	

WEDNESDAY, OCTOBER 7

7:30 am – 1:30 pm	Registration	Fitzgerald Foyer
8:00 am – 9:00 am	Breakfast	Fitzgerald C
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	Fitzgerald C

WEDNESDAY, OCTOBER 7 *Continued*

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	Fitzgerald C
10:30 am – 10:45 am	Break Sponsored by Osmium Data	Fitzgerald Foyer
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 SPEAKERS: Mansur Abdul-Malik, NHP Foundation; Ned Howe, Enterprise Community Partners; Charlie Sims, True Ground Housing Partners	Fitzgerald B
	Economic Development Track: CDBG, Special Economic Development, and Job Creation/Retention Of all the CDBG activities, Economic Development may appear challenging. This panel seeks to break down the components of this activity to make it accessible to more grantees. 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: Vanessa Estella, Los Angeles County, CA; Jessie Handforth Kome, CohnReznick	Fitzgerald A – North
	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 SPEAKERS: Lauren Buckler, Baltimore County, MD; Julie Hamlin, DuPage County, IL; Mike Stewart, Baltimore County	Fitzgerald A – South
12:00 pm – 12:15 pm	Break	Fitzgerald Foyer

WEDNESDAY, OCTOBER 7 *Continued*

12:15 pm – 2:30 pm	Awards Luncheon & NACCED Annual Business Meeting KEYNOTE SPEAKER: Lawrence Lanahan Join NACCED for a thought-provoking keynote from award-winning journalist and author Lawrence Lanahan, whose work explores the complex issues of inequality, racial division, and community. Drawing on more than two decades of experience in radio and print journalism, including his acclaimed <i>The Lines Between Us</i> project and book, Lanahan will offer a compelling perspective on the forces that shape communities and the challenges of building more equitable and inclusive places. His engaging storytelling and deep understanding of the intersection between policy, history, and lived experience will make this a keynote session attendees will not want to miss. • 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	Fitzgerald C
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	Fitzgerald C
5:00 pm	Meet in the Sheraton lobby to bus to closing Conference-Wide Event	Hotel Lobby
5:30 pm – 7:30 pm	Conference-Wide Closing Event: Fire Museum of Maryland Join NACCED colleagues for a memorable conference-wide closing event at the Fire Museum of Maryland. Attendees will have the opportunity to explore the museum's fascinating collection and learn about Maryland's rich history while connecting with fellow NACCED members in a unique and engaging setting. It's the perfect way to wrap up this year's Annual Conference and celebrate the experiences shared throughout the week!	1301-R York Rd. Lutherville, MD 21093

THURSDAY, OCTOBER 8

8:30 am – 12:30 pm

Tour of Local Community Development and Affordable Housing Projects

Join us for a guided tour of Tradepoint Atlantic, one of the nation's leading multi-modal logistics centers. Spanning 3,300 acres, this global hub offers unmatched access to deepwater berths, rail, and highways, positioning it as a powerful engine for regional growth.

Experience firsthand how strategic infrastructure investments, including a newly announced \$1.2 billion privately funded Sparrows Point Container Terminal project, are transforming the site and strengthening its role in global trade. These investments have already translated into more than 14,000 jobs to date, expanded workforce opportunities, and meaningful, long-term community impact.

See how collaboration between the public and private sectors is helping to shape a more connected and prosperous future on the east side of Baltimore County.



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- Affordable Rental Rehabilitation
- Transitional Housing for Homeless
- Affordable Dwelling Unit Program
- Affordable Housing Fund
- Housing Choice Voucher Rental Assistance & Special Voucher Programs
- State Rental Assistance Certificates
- Homeless Shelters and Rapid Re-housing 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 51 st 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

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- CDBG & CDBG-DR
- HOME & HOME-ARP
- CoC
- ESG
- HOPWA
- Other federal and state funding streams

Our collaborative approach helps transform operational strategies, streamline grant compliance, and equip your community with the tools needed for lasting success.



We offer:

- Customized training
- Technical assistance
- Consulting services



Our expertise spans:

- Housing, community, and economic development programs
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- 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

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

Reach out to us at info@cloudburstgroup.com with questions or to engage with us!



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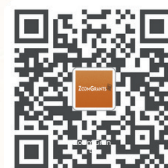
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OUR BACKGROUND

Civitas is a nationally recognized community development consulting firm specializing in HUD grant program technical assistance. For more than 17 years, we have partnered with states, counties, and municipalities to strengthen compliance, streamline program administration, and design programs that expand affordable housing opportunities.

OUR SERVICES

We provide tailored program technical assistance, planning, and training to help jurisdictions manage HUD-funded programs, navigate complex regulations, and build long-term capacity to advance affordable housing and community development strategies.

HUD CONSOLIDATED PLANNING

Consolidated Planning, IDIS Support, CDBG, HOME, and ESG program administration

HOUSING NEEDS & STRATEGIC PLANNING

Data-driven analyses and planning tools that guide policy, funding, and housing investments

PROGRAM DESIGN ENHANCEMENTS

Customized program SOPs, process improvements, & compliance frameworks to support efficient program delivery and improved HUD compliance

FEDERAL REGULATORY COMPLIANCE

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Sheraton Baltimore North Hotel

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EXPLORE

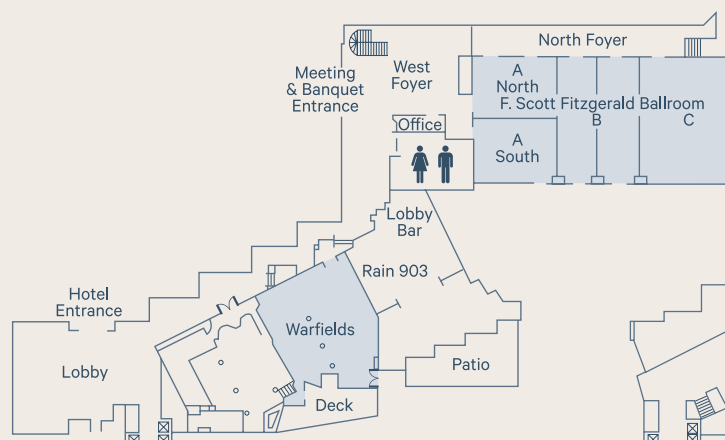
Sheraton Baltimore North Hotel is conveniently located near all of the greatest things to do in Towson, MD. Take advantage of the best our “Charm City” has to offer. Whether you want to take a trip to the National Aquarium, catch a game at Oriole Park at Camden Yards, or visit the revitalized Baltimore Inner Harbor, our Towson hotel is in the center of it all. Spend a day at the races at Pimlico Race Track or visit family and friends at nearby universities including Towson University, Loyola University and Johns Hopkins University. Interested in exploring your cultural side? Pay a visit to the Baltimore Museum of Art, Maryland Science Center/IMAX Theatre, Lyric Opera House, or one of the many other things to do in Towson.

EXPERIENCE

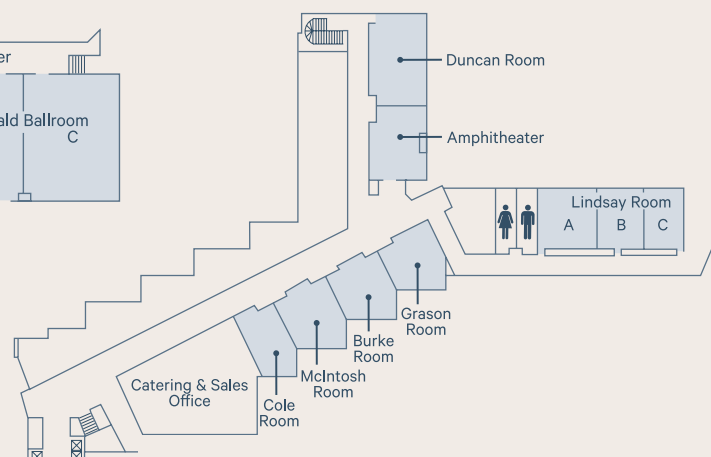
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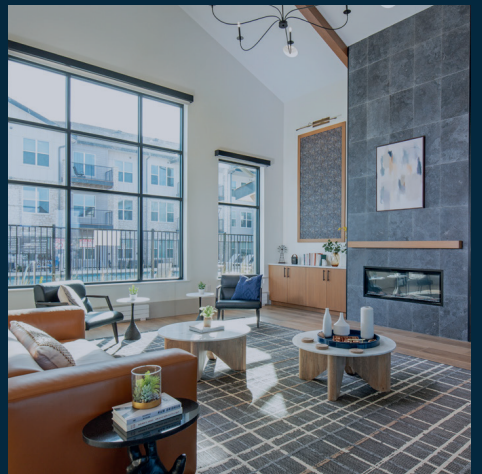
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2026 *Schedule-at-a-Glance*

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2:45 pm – 3:15 pm	Break: Meet the Exhibitors!	Fitzgerald Foyer
3:15 pm – 4:30 pm	Concurrent Sessions	
5:00 pm – 6:30 pm	John C. Murphy Scholarship Fund Fundraiser Reception	Warfields Ballroom
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9:30 am – 10:30 am	General Session: Washington Update	Fitzgerald C
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