



**Michigan Community
Development Association**
Building the future of Michigan's communities

Michigan Community Development Association
Fall Annual Conference
Michigan Communities
Get it Done! Make a Difference!

September 18-20, 2019
Dearborn, MI



www.mcdahome.org



Wednesday, September 18

3:00-4:30 pm Fair Lane Tour - Home of Clara and Henry Ford

Location: Fair Lane Home, 1 Fair Lane Dr., Dearborn, MI (Transportation to the event is on your own.)

Fair Lane was more than just a home. It was a place where they took simple ideas and turned them into actions that opened the highway to all. More than 100 years later we are bringing back Fair Lane to be a place of discovery, exploration and inspiration. Come join us for a private tour of the estate and current restoration projects.

6:30-8:30 pm Meet and Greet

Location: Grille39, DoubleTree Hotel Lobby Restaurant

Come early and settle in for the night at the hotel while networking with fellow industry professionals. Enjoy drinks, grab a meal, and converse with fellow MCDA members. (Food/beverage not included in conference registration.)

Thursday, September 19

8:00-9:00 am Registration & Continental Breakfast

9:00-9:30 am Conference Kickoff and Welcome

Speakers: Christopher Klimchalk, City of Dearborn Heights, MCDA Chairperson; Daniel Paletko, Mayor of Dearborn Heights, and John O'Reilly, Mayor of Dearborn (Invited)

9:30-10:45 am

IDIS 101: Navigating the Integrated Disbursement and Information System

Speaker: Cynthia Vails, Financial Analyst, HUD, Detroit Field Office

As a nationwide database, the Integrated Disbursement and Information System (IDIS) provides HUD with current information regarding the program activities underway across the Nation, including funding data. HUD uses this information to report to Congress and to monitor grantees. In this session, HUD staff will address common concerns when utilizing this mandatory reporting system with a focus on basic IDIS tools and techniques.

Affordable Housing Development: Boot Camp Basics

Speaker: Luke Forrest, Executive Director, CEDAM, Kirsten Elliott, Vice President of Development, Community Housing Network, and Dorla Bonner, Community Development Manager, City of Kalamazoo

Since its inception, the Community Economic Development Association of Michigan (CEDAM) has hosted an annual Real Estate Development Boot Camp training teaching the fundamentals of the affordable housing development process from start to finish. In this session, CEDAM's trainers and Boot Camp alums will share highlights of the major lessons from the week-long training and the roles of the key players in the process. Whether you're a municipal community development practitioner or a developer, there's something to learn. There will also be an opportunity for you share ideas about making the CEDAM Boot Camp more useful for MCDA members.

Combining Common Standards During Inspections

Speaker: Steve Swan, Interim Building Safety Manager, City of Lansing, Jake Gleason, Western Regional Coordinator, ETC Group, Roxanne Case, Interim Executive Director, Ingham County Land Bank Authority

This session will feature a guided panel discussion from professionals in three different areas of consideration for professionals conducting inspections in residential rehabilitation projects. Through interactive dialogue with representatives from code compliance, lead inspection, and rehab program management, attendees will explore how common items in these areas can be most efficiently addressed.



10:45-11:00 am Break

11:00 am-12:15 pm

HUD-CPD Monitoring Overview and Summary Results

Speakers: Mark Sorbo, and Ellen Chung, Program Managers at the HUD-CPD Detroit Field Office

This session will include summary information on the HUD monitoring process, with a focus on the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. A review of common program issues identified in HUD Monitoring Reports completed throughout the State of Michigan over the past few years will be provided, along with common corrective actions provided to resolve monitoring findings and concerns. All monitoring result information presented and discussed will be based on summary-level data and not specific to any individual HUD grant recipient. An opportunity for further discussion of general monitoring activities through participant questions and answers will be included, but please refrain from discussing specific matters related to any HUD monitoring activities at your organization.

Ending Veteran's and Family Homelessness

Speakers: Vera Beech, Executive Director, Community Rebuilders and Anna Diaz, Chief Operating Officer, Community Rebuilders

Community Rebuilders is dedicated to ending homelessness in Kent County using a strengths-based, housing first model. As a leading rapid re-housing service provider, Community Rebuilders is experienced in McKinney-Vento homeless assistance programs (CoC/ESG) and HOME. Community Rebuilders spearheaded the Grand Rapids Area Continuum of Care Ending Veteran Homelessness Committee to become the first county in Michigan to reach functional zero in 2017. Now with a \$5 million grant from the Bezos Day 1 Families Fund, Community Rebuilders will partner with community agencies and institutions to end family homelessness in Kent County. This session will highlight Community Rebuilders programs using HUD funds, proven strategies, and new innovative work that seeks to ensure homelessness is rare, brief and one time.

Pros and Cons of Window Replacement

Speakers: Bryan Dryer, Housing Rehab Agent, City of Lansing

A written scope of work for housing rehab projects frequently involves old windows that are experiencing different types of deficiencies. Whether it's lead-based paint and related dust, or weatherization and moisture infiltration, or broken glass and rotting wood, there are lots of reasons to include window work in your specs. Attendees at this session will participate in a focused discussion about the various reasons that windows need attention, and what the costs and benefits are of replacing them from the perspective of lead safety, code compliance, and contractor scheduling and fees.

12:15-2:00 pm Lunch Keynote

The Lennon Center

Speakers: Katherine Quintana Lennon, Director of Development & Outreach and Christina Hall, former Lennon Center client

2:00-3:15 pm

Uniform Guidance

Speakers: Bill Tucker IV, CPA, Principal, Maner-Costerisan

The Office of Management and Budget's (OMB) Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (commonly called "Uniform Guidance") was officially implemented in December 2014 by the Council on Financial Assistance Reform. This session will guide grantees in aligning your procurement procedures with the Uniform Guidance.

Foundation for Excellence Grant

Speaker: Bobby Hopewell, Mayor of Kalamazoo

Mayor Hopewell of Kalamazoo, MI will share his experience of working with local philanthropists to bring funds to the City to impact residents and government sustainability.

Technical Assistance for Roofing Projects

Speaker: TBD

Damaged roofing components can mean significant hazards and major costs for a housing rehab project, so it's important to know exactly what to look for when conducting your inspection. Attendees at this session will hear about the most common deficiencies that might be encountered during an inspection, related problems to look for once these issues are identified, and what the regulatory requirements are for repairing, replacing, or rebuilding a dwelling's roof.



3:15-3:30pm Break

3:30-4:45 pm

MSHDA Neighborhood Enhancement Program Grants

Speaker: Tonya Young, Portfolio Management Manager, MSHDA

The NEP program can financially assist high-impact, innovative, neighborhood housing-oriented activities that benefit low and moderate income areas and residents. There are three eligible neighborhood components: 1) Neighborhood Beautification; 2) Neighborhood Public Amenity Enhancements; and 3) Housing Enhancements to owner-occupied single-family homes. All three components are designed to fund tangible housing-oriented activities that are: implementation ready; highly visible; impactful to the neighborhood and resident's quality of life; holistically/community focused; and where there is buy-in and demonstrated support within the neighborhood and community.

The NEP program's primary goals are to identify and fund innovative activities to address a neighborhood's specific needs; assist and then showcase Michigan neighborhood(s) where people are engaged and facilitating change; and to provide funding to facilitate and implement activities.

Social Media Strategies: Good Communication for a Better Government

Speaker: John Zadikian, CEO, Zadikian Multimedia

This session, hosted by the Dearborn Area Chamber of Commerce 2019 Small Business of the Year, will detail strategies to use social media platforms to promote federally funded and grant funded programs to your residents, educate the public and promote policies and processes for better government

Technical Assistance for Electrical Concerns

Speaker: William Runge, Master Electrician, Bayview Electric

What are the requirements for two prong outlets? Do you need to upgrade a home's 60 amp service? Where and when are GFCI outlets required to be installed, and do they have to be grounded? This session will discuss common electrical issues when rehabilitating existing structures, including frequently encountered hazards, the most common upgrades that are needed to meet code, and some of the myths about costly upgrades that might not be necessary. Bring all your electrical questions and issues to this session and you will leave with answers!

5:00-6:00 pm West Dearborn Walking Tour *(Transportation to the event is on your own.)*

Meet in the Hotel Lobby; tour leaves promptly at 5:00pm

This guided walking tour of downtown West Dearborn will be led by East/West DDA.

6:00-8:00 pm Reception at Ford's Garage *(Transportation to the event is on your own.)*

Friday, September 20

8:00-9:00 am

2019 MCDA Annual Membership Meeting & Breakfast & Keynote

Speaker: Keith Hernandez, CPD Director, HUD Detroit Field Office

Everyone is invited to enjoy breakfast and the general membership meeting. The business meeting for MCDA members will start at 8:15am and will include annual board elections.

9:00-10:30 am

Welcome to the Land of "OZ"

Speaker: Keith Hernandez, CPD Director, HUD Detroit Field Office

The Opportunity Zones incentive is a community investment tool established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide and to spur investment in undercapitalized communities. Mr. Keith Hernandez, AICP, Director, Community Planning and Development, HUD Detroit Field Office, will provide an update on Opportunity Zones and the program's relationship with HUD programs.



CDBG Roundtable Discussion

Moderator: Christopher Klimchak, MCDA Board Chair

Everything you always wanted to know about CDBG but were afraid to ask. By request from our membership, please join fellow colleagues and a seasoned panel of community development professionals as we tackle hot topics and open up with questions, comments and concerns that affect our day-to-day relationship with the Community Development Block Grant program.

Housing Rehabilitation and the SHPO

Speaker: Robbert McKay, Historical Architect, Michigan State Historic Preservation Office

This session will feature a guided discussion of the HUD Section 106 historic preservation review process, and gaining familiarity with the Secretary of the Interior's Standards for Rehabilitation that guide it. Attendees will learn about what expectations for housing rehab projects, both from an inspection perspective and when including historic components in developing scope of work for projects.

10:30-10:45am Coffee Break

10:45 am-12:00 pm

Analysis of Impediments to Fair Housing Choice

Speakers:TBD

HUD suggests that jurisdictions conduct or update their Analysis of Impediments (AI) at least once every 3 to 5 years (consistent with the Consolidated Plan cycle). This session will discuss the requirements and policy for the AI in your community.

How to Read Your Lead Inspection/Risk Assessment Report

Speaker: Matt Duncan, Lead Regional Field Consultant, MDHHS - Detroit

A better understanding of what a lead inspection/risk assessment report says will help you write better and more accurate project specifications. This session will help attendees understand the ins and outs of a risk assessment report including what is and is not lead-based paint, what do you do with painted surfaces that are not tested, finding the location of lead-based paint hazards, what a positive reading represents, and the pros and cons of methods used to address lead-based paint and lead-based paint hazards.

Artspace, City Hall Lofts Tour (Transportation to the event is on your own.)

Tour Guide: Freddie Houston, Artspace.org

City Hall Artspace Lofts is a mixed-use, community arts campus, featuring 53 affordable live/work units for low-income artists and their families located in two historic buildings – the former Dearborn City Hall and the West Annex located at 13615 Michigan Avenue in east downtown Dearborn.

The campus also will feature nearly 20,000 square feet of commercial space in the Concourse Building that connects the residential spaces. This unique, expansive space will become a center for creative entrepreneurship, artistic and cultural collaboration. It will feature an artist-in-residence unit, a business incubator, work studios, corridor galleries, and office space for creative businesses. In partnership with the City of Dearborn, the East Dearborn Downtown Development Authority (EDDDA), Wayne County, ACCESS Growth Center, Arab American National Museum and other local and regional organizations, City Hall Artspace Lofts will open creative and economic opportunities for the entire metro-Detroit region.

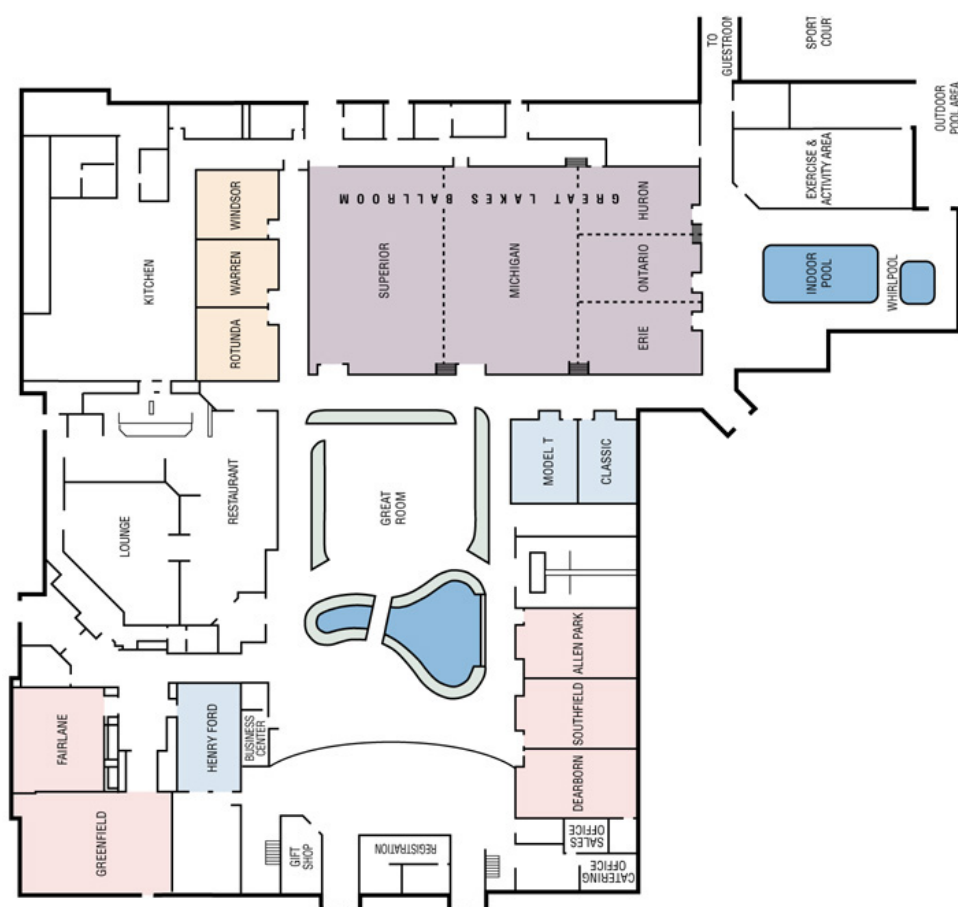
12:00-1:30 pm Lunch Keynote

Speaker: Lt. Governor Garlin Gilchrist II (Invited)



Notes:

Doubletree Hotel Map



**SAVE
THE
DATES**

MCDA Winter Technical Assistance Conference
December 4, 2019 | Lansing | www.mcdahome.org

MCDA Spring Technical Assistance Conference
March 19, 2020 | Lansing | www.mcdahome.org

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