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# MEMORANDUM

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Date: September 25, 2013

To: The Honorable Chairman and Members  
Pima County Board of Supervisors

From: C.H. Huckelberry  
County Administrator

A handwritten signature in black ink, appearing to read "C.H. Huckelberry", is written over the printed name of the County Administrator.

Re: **National Association for County Community and Economic Development (NACCED)  
October 2013 Conference**

This memorandum is to invite you to attend and participate in a National Association of Counties (NACO) Conference being held in Pima County on Saturday, October 19 to Wednesday, October 23, 2013.

The National Association of County Community and Economic Development (NACCED) is one of several specialized NACO affiliates.

Pima County has been chosen for the second time in six years as host for the NACCED Annual Conference. This year's conference is scheduled October 19<sup>th</sup> through the 23<sup>rd</sup> at the University Marriott. More than 100 attendees will represent municipalities, counties, state and federal government offices from across the country, as well as non-profits, consultants and business leaders. The theme of the conference is, "Honoring the Past, Building the Future". The conference will focus on how to preserve our unique environment and history, while working to insure viable and prosperous communities in the future. The agenda includes a field trip to Ajo to see the Curley School and Plaza redevelopment, a reception at the Arizona Historical Society and an evening event at the Pima Air and Space Museum. There will be a tour of some of our innovative affordable housing developments and workshops featuring innovative County programs.

Participation of local elected officials is encouraged at NACCED events. This is an opportunity for our elected officials to welcome our guests to our community and offer insight into the programs and activities that Pima County funds. There are several conference wide events that may be of interest to you, as well as workshops that will focus on topics in community development, affordable housing and economic development.

In order that the Community Development and Neighborhood Conservation staff can facilitate your participation in any of the conference events, a program is being provided for your review. If you are interested in attending the conference or any of the individual events, please contact Gary Bachman at 243-6673; Gary.Bachman@pima.gov or Margaret Kish at 243-6745; Margaret.Kish@pima.gov and they will assure your registration.

The Honorable Chairman and Members, Pima County Board of Supervisors  
Re: National Association for County Community and Economic Development (NACCED)  
October 2013 Conference  
September 25, 2013  
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Please make special note of the following events, times and locations. Note that some of these are still tentative, and we will send a final schedule in early October:

<u>Date</u>	<u>Time</u>	<u>Event &amp; Location</u>
Saturday, October 19	6:00 P.M.	NACCED Board of Directors Dinner Brasserie San Augustine
Sunday, October 20	9:30 A.M.	Welcoming Brunch, Legislative Update University Marriott
	6:00 P.M.	Welcome Reception for Participants Arizona Historical Society
Monday, October 21	9:00 A.M.	Opening General Session University Marriott "The Future of Community Development"
	12:00 P.M.	Awards Luncheon University Marriott Keynote by National Institute for Civil Discourse
Tuesday, October 22	5:30 P.M.	Conference Wide Event Pima Air and Space Museum

CHH/HA/cbc

cc: Hank Atha, Deputy County Administrator for Community & Economic Development  
Margaret Kish, Community Development & Neighborhood Conservation Director  
Gary Bachman, Program Manager and NACCED Past President

Attachment

## Registration Brochure

The 38th Annual National Association  
for County Community and Economic Development (NACCED)

# Conference and Training

October 18-23

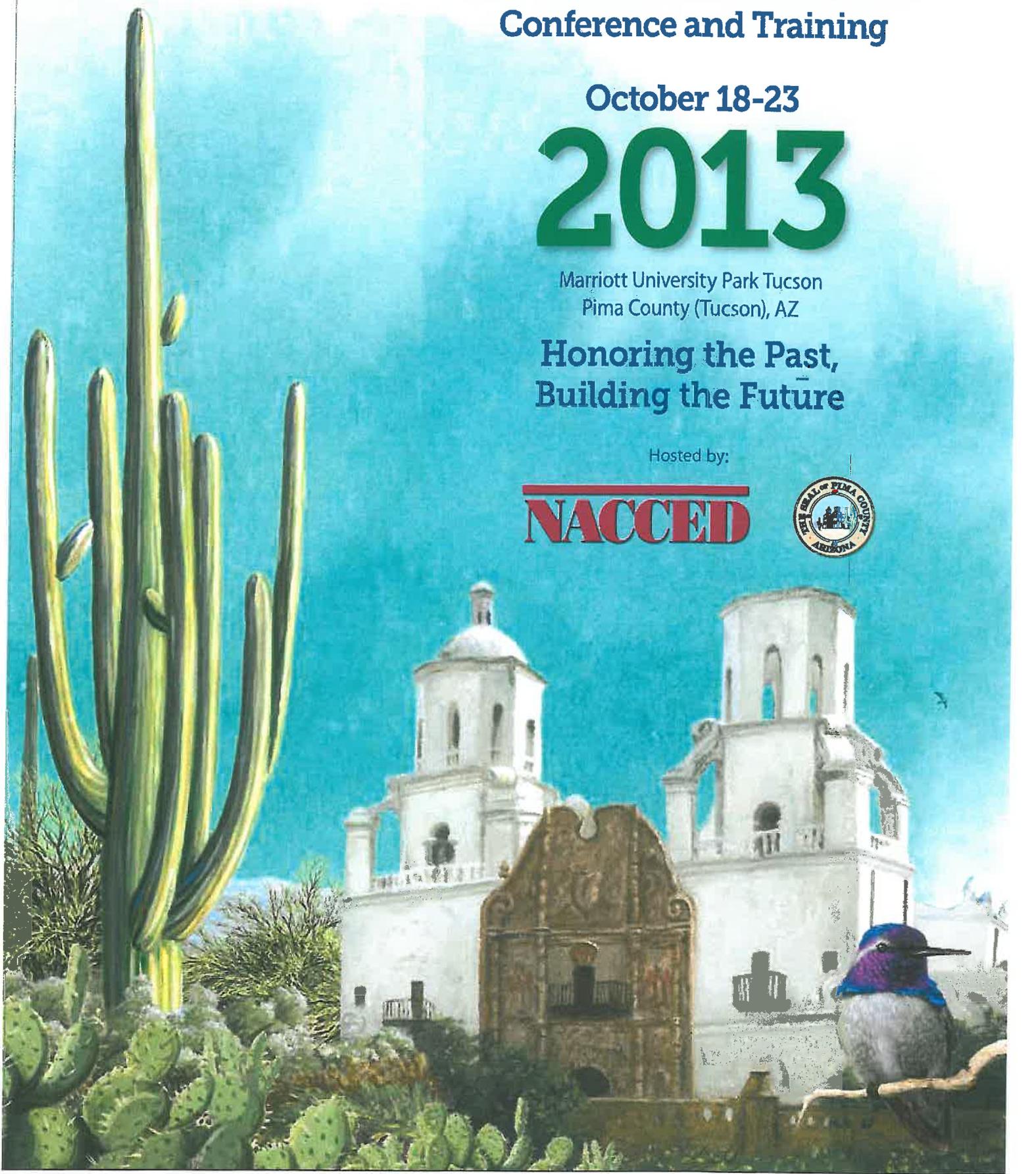
# 2013

Marriott University Park Tucson  
Pima County (Tucson), AZ

## Honoring the Past, Building the Future

Hosted by:

**NACCED**



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# Highlights

## Locations:

- University of Arizona: Revitalized Main Gate/4th Avenue/West University/Warehouse District/Downtown areas
- Pima Air and Space Museum – Davis-Monthan AFB Bone Yard
- Arizona Historical Society Museum
- Town of Ajo Historic District/Tohono O’odham Nation
- Tour of Local Housing and Community Development Projects

## Speakers:

- National Institute for Civil Discourse

## Workshops:

- Community Land Trusts
- Management Tools for Housing and Community Development
- Multifamily Development
- Targeting Neighborhood Redevelopment
- Working with Nonprofit Developers
- Economic Development as Community Development
- Brownfields Redevelopment
- Fair Housing



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**NACCED's 38th Annual Community and Economic Development Conference and Training in Pima County, Ariz.,** provides valuable educational and networking opportunities to a diverse range of affordable housing, community and economic development professionals from both the public and private sectors.

With a population close to 1 million Pima County is a major metropolitan area. Tucson is the urban center and the largest city in the county. Pima County is unique, sharing a 131-mile international border with Mexico, and contains two sovereign nations, the Tohono O'odham and Pasqua Yaqui. The influence of many cultures is apparent in the architecture, media, dining and entertainment. Unique Native American, Mexican and modern arts and crafts are featured throughout the region, as well as in the border town Nogales, Mexico, which is 60 miles away.

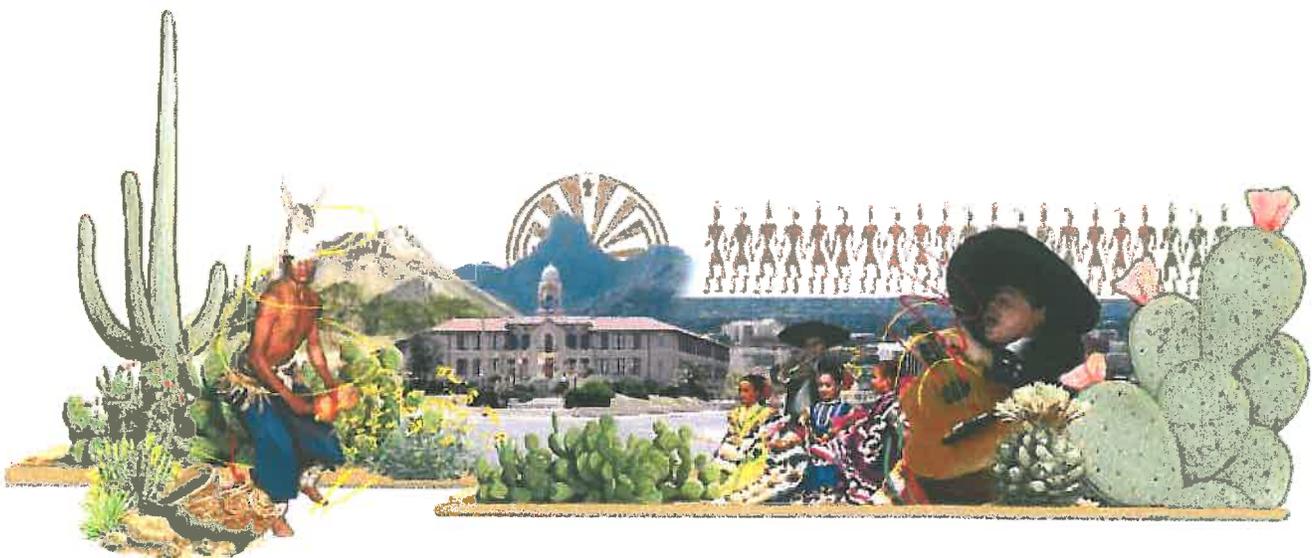
Located in the Sonoran Desert, Tucson is surrounded by five mountain ranges that offer many opportunities for recreation in national forests and local parks and preserves. October is a perfect time to visit Arizona. Temperatures in the Tucson area will be in the mid-80s with blue skies and vibrant sunsets. Pima County is proud to be this year's host.

Like many regions across the United States, southern Arizona is rebounding from a deep recession, which has impacted the housing, job market and business community. The conference speakers and workshops will focus on the effective tools that jurisdictions have implemented in their affordable housing and community and economic development programs that led to the revitalization of neighborhoods and creation of job opportunities.

Please visit the NACCED website at <http://www.nacced.org/?page=2013conf>.

### Who should attend?

- Affordable housing, community and economic development professionals with all levels of experience;
- Local elected officials;
- State, federal and non-governmental staff;
- Nonprofit organization board members and staff, including community development corporations, and HOME Community Housing Development Organization representatives; and
- Consultants, planners and other individuals and firms.



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## Schedule at a Glance\*

\*Subject to change without notice

### Friday, October 18, 2013, and Saturday, October 19, 2013

Pre- Conference Overnight Field Trip to Ajo, Ariz., hosted by the International Sonoran Desert Alliance—more information TBA

10:00 a.m. - Van leaves for Ajo

### Saturday, October 19, 2013

Noon – 5:00 p.m. Registration  
1:00 p.m. – 4:00 p.m. Pre- Conference Workshop – Tools for Managing Federal Grants in the Current Environment  
3:00 p.m. - Van returns from Ajo

### Sunday, October 20, 2013

8:00 a.m. – 4:00 p.m. Registration  
8:00 a.m. – 8:30 a.m. Membership Committee Meeting  
8:30 a.m. – 9:00 a.m. Coffee Reception and Orientation for First-Time Attendees  
9:20 a.m. – 11:30 a.m. Welcome Brunch, Legislative Update and HUD Briefings  
11:45 a.m. – 2:45 p.m. Community Development, Economic Development and Housing Committee Meetings  
3:00 p.m. – 5:00 p.m. Board of Directors Meeting  
6:00 p.m. – 8:00 p.m. Welcome Reception and Silent Auction to Benefit the Scholarship Fund – Arizona Historical Museum

### Monday, October 21, 2013

8:00 a.m. – 3:00 p.m. Registration  
9:00 a.m. – 10:30 a.m. Opening General Session – Presentation and Discussion – National Institute for Civil Discourse

10:45 a.m. – Noon Concurrent Sessions

- Community Development Financial Institutions/New Markets Tax Credits – New Tools for Counties
- Case Study – What Would You Do? Dealing with Failed/Delayed Projects
- Case Study on Brownfields Redevelopment

Noon – 1:30 p.m. NACCED Awards Luncheon and Annual Business Meeting  
1:30 p.m. – 2:45 p.m. Concurrent Sessions

- Demystifying Green Certification
- Targeting as a Community Development Strategy – Lessons from NSP
- Economic Development as Community Development

3:00 p.m. – 4:15 p.m. Concurrent Sessions

- Supporting CHDOs and Nonprofit Housing Developers
- Strategically Combining Resources
- Public Engagement in the Planning Process

### Evening Free



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## Tuesday, October 22

8:00 a.m. – Noon

Registration

9:00 a.m. – 10:30 a.m.

Concurrent Sessions

- Designing and Building a Multifamily Green Project: A Case Study
- The Latest in Fair Housing
- Community Land Trusts and Equity Sharing Arrangements

10:45 a.m. – Noon

Concurrent Sessions

- Coordinated Assessment and Intake for Homeless Prevention
- Green and Healthy Homes
- Working with Local Housing Finance Agencies

Noon – 1:30 p.m.

Lunch on Your Own

1:30 p.m. – 2:00 p.m.

NACCED Board Organizational Meeting

2:00 pm

Bus leaves for Tour of AMARG – Boneyard

1:30 p.m. – 3:30 p.m.

Facilitated Roundtable Discussions

- Using CHAS Data
- eCon Planning Suite
- Analysis of Impediments to Fair Housing
- Economic Development Strategies

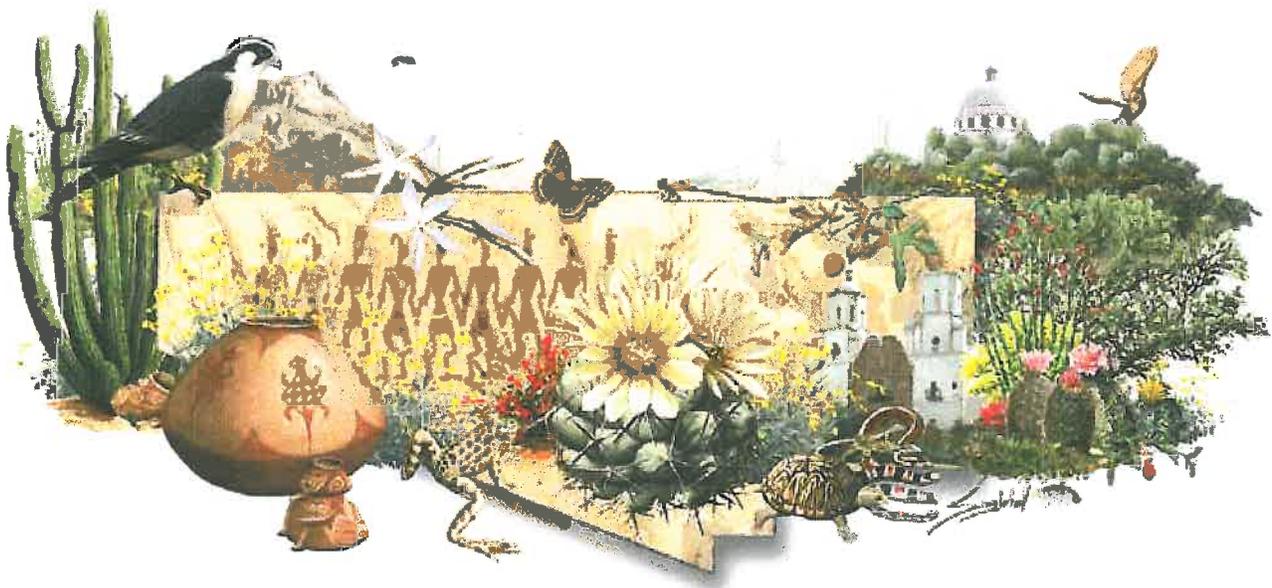
5:00 p.m. – 9:00 p.m.

Conference-Wide Event – Pima Air and Space Museum

## Wednesday, October 23

9:00 a.m. – Noon

Bus Tour of Local Affordable Housing, Community and Economic Development Projects



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## Session Descriptions

### **Pre-Conference Field Trip – Ajo, Arizona**

This will be a NACCED first; an overnight excursion to revisit one of Pima County's Target Areas – Historic Ajo. The International Sonoran Desert Alliance (ISDA) will host NACCED members for a revisit to the artist workspace at the Curley School and recently renovated Railroad Depot and South Plaza improvements as well as discuss the creative place-making initiatives funded by the National Endowment for the Arts. Food, lodging and transportation will be arranged by ISDA, NACCED and Pima County. A separate fee of \$150 to cover expenses applies.

### **Pre-Conference Workshop – Tools for Managing Federal Grants in the Current Environment**

Presented by seasoned practitioners, this session will discuss such issues as managing multiple grant years, managing draws and expenditures, handling program income and, loan servicing. Vendors will also demonstrate proprietary software products that are now available to manage programs.

### **Community Development Financial Institutions/ New Markets Tax Credits**

Established by Congress in 2000, the New Markets Tax Credit Program is intended to stimulate new or increased investment in business and real estate projects in distressed low-income communities. Since its inception the program has allocated \$33 billion. In the "Fiscal Cliff" avoidance law, Congress authorized two additional rounds of the program at \$3.5 billion for each. This session will cover the basics of the program and the opportunity it may hold for counties to collaborate with Community Development Finance Institutions (CDFI's) and attract investments.

### **What Would You Do? Dealing with Failed/Delayed Projects: A Case Study (Tentative)**

During the boom, it did not seem like development projects could fail. However, as demand dropped projects lagged. This session will examine a single-family development, including various decision points by local funders. This project is now succeeding under a new team and development strategy.

### **Brownfields Redevelopment Case Studies**

As a result of the recession, interest in Brownfields projects for commercial redevelopment has lagged. This session will examine projects and strategies that are being adopted by local jurisdictions.

### **Demystifying Green Certification**

National organizations and local governments have developed and implemented "green and sustainable" rehabilitation and building certification programs for single, multifamily and commercial development. There are many similarities and some differences. We will hear from a builder and designers who have implemented certification programs.

### **Targeting as a Community Development Strategy: Lessons from NSP**

Targeted investments through the Neighborhood Stabilization Program have helped in the revitalization of neighborhoods. This session will feature a grantee from a major city, Phoenix, and a sub-grantee who have achieved successes in targeting the "areas of greatest need" using NSP and other funding sources.

### **Economic Development as Community Development**

Athens-Clarke County, Ga., has combined investment in infrastructure with economic development to revitalize disadvantaged communities while creating employment for local residents. See how they've done and how it might work for your county.

### **Supporting CHDOs and Local Nonprofit Developers**

The HOME program requires that 15% of the allocation be spent on projects developed or owned by Community Development Housing Organizations (CHDOs). The new HOME regulations will require that CHDOs now have development capacity on staff and that project underwriting be improved. In this session HOME grantees will discuss how they work with nonprofit developers to increase capacity, improve production and develop projects that are timely.

### **Strategically Combining Resources**

As grant resources diminish it is becoming apparent that successful projects will need to be leveraged. In this session examples of how agencies can effectively combine resources to implement projects and programs will be discussed.

### **Public Engagement in the Planning Process**

This session will provide an example of how one jurisdiction used its public participation process to determine local priorities for their community development program. There will also be a presentation of various tools and strategies that can be used to increase and enhance public participation.

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## **Designing and Building a Green Multifamily Project: Las Abuelitas**

A project developed under the auspices of the Primavera Foundation and located in South Tucson, Las Abuelitas is a multifamily housing project that was developed with Neighborhood Stabilization 2 and HOME funds to provide housing for grandparents raising grandchildren. Consisting of two- and three-bedroom units, the project will house households at 50% to 60% of median income and was built to meet the LEED Gold. The community room was built to meet Pima County's Net Zero program.

## **The Latest in Fair Housing**

HUD is expected to promulgate a new rule containing additional requirements for grantees to affirmatively further fair housing. It is expected to provide better guidance on how to conduct an analysis of impediments to fair housing and how those impediments can be overcome. Presenters will cover the content of the rule and give examples of how it is to be implemented.

## **Community Land Trusts and Equity Sharing Arrangements**

Presenters will discuss the basics of Community Land Trusts and Equity Sharing Arrangements between local governments and prospective homeowners through model structures being used in communities, and identify any barriers that need to be overcome including mortgage financing, management and organizational sustainability.

## **Coordinated Assessment and Intake for the Homeless**

The HEARTH ACT mandates that Continuums of Care establish a coordinated intake and assessment system for applicants requesting assistance from local service providers. This session will provide a demonstration of systems that are being developed incorporating HMIS for intake and coordination of care.

## **Green and Healthy Homes**

Salt Lake County has recently signed a Green and Healthy Homes Initiative (GHHI) Compact to become the 16th site nationwide to implement this new and exciting program. Presenters will share information about how the program

will redefine the way the County does business when it comes to housing programs and working with its partners in program delivery. It delivers integrated and collaborative health and housing services to low-income families that more efficiently and cost-effectively implements federally funded programs. The result is that children are healthier, families have safer and more energy-efficient homes with lower utility bills, and health insurance costs decline due to fewer housing-related health issues.

## **Working with Local Housing Finance Agencies**

Local Housing Finance Agencies have important resources – tax-exempt and taxable bonds and Low-Income Housing Tax Credits – that can be useful to counties in carrying out their affordable housing mission. Learn how these agencies function and how they potentially could be created if one does not exist in your county.

## **General Session: State of the Housing Market**

The current trends in housing will be discussed in this session. This will include a discussion on the ongoing impact of foreclosures, availability of financing; the potential roles that can be played by local government and potentially how this impacts the GSEs and the populations we serve.

## **Conference – Wide Event: Pima Air and Space Museum**

Our Conference-Wide Event will be held at the Pima Air & Space Museum, one of the largest air and space museums in the world, and the largest non-government funded aviation museum. The 80 acre site holds more than 300 aircraft and spacecraft including many of the most historically significant and technically advanced craft ever produced, both from the United States and throughout the world. For more information: [www.Pimaair.org](http://www.Pimaair.org)

## **Tour of the Aerospace Maintenance and Regeneration Group (AMARG) or Boneyard**

Often referred to as 'The Boneyard', AMARG is an aerospace storage and maintenance facility adjoining Davis-Monthan Air Force Base in Tucson which provides a service to all branches of the US military (Air Force, Navy, Marines, Coast Guard and Army), as well as other national agencies. It is an opportunity to see a variety of aircraft in various stages of reclamation. The tour is arranged to occur prior to the Conference Wide Event at the adjacent Pima Air and Space Museum

## **NACCED Awards Program**

At each conference NACCED presents Awards of Excellence to county agencies with exemplary projects and practices in affordable housing, community development, economic development, homeless issues, and innovation. This is an excellent way to promote your agency and showcase successful programs. To download the application, visit the conference website:

<http://www.nacced.org/?page=2013conf>

*The deadline to submit applications is Friday, September 6, 2013*

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## NACCED'S 38th Annual Community and Economic Development Conference and Training

October 18 – 23, 2013  
Marriott University Park Tucson  
Tucson, AZ

NAME \_\_\_\_\_ SPOUSE/GUEST \_\_\_\_\_

TITLE \_\_\_\_\_ ORGANIZATION \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_ E-MAIL\* \_\_\_\_\_

*\*Must include e-mail to receive registration confirmation.*

I do **NOT** wish to be included in the attendee list.

Special Assistance Accommodations: \_\_\_\_\_

- This is my first time at a NACCED Annual Conference
- I plan to attend the **Coffee Reception & Orientation to NACCED** for First-Time Attendees and New Members
- I plan to attend the **Bone Yard Tour**
- I plan to attend the **Conference Wide Event**
- I plan to attend the **Bus Tour** of Community Development and Affordable Housing Projects

### Hotel Accommodations

The Marriott University Park Tucson is the official hotel and headquarters for the conference. The hotel is located at 880 East Second Street, Tucson, AZ 85719. The room rate for the NACCED conference is \$139 single/double (exclusive of taxes). To book online at: [http://www.marriott.com/hotels/travel/tusup-tucson-marriott-university-park/?toDate=10/24/13&groupCode=nacnaca&stop\\_mobi=yes&fromDate=10/18/13&app=resvlink](http://www.marriott.com/hotels/travel/tusup-tucson-marriott-university-park/?toDate=10/24/13&groupCode=nacnaca&stop_mobi=yes&fromDate=10/18/13&app=resvlink) The group codes is nacnaca. You may also call 1-888-236-2427 or 520-793-4100 to book a reservation and mention NACCED or the group code nacnaca. Reservations must be made by Thursday, September 26, 2013 to obtain the group rate. You must guarantee the reservation with a credit card. Please make your reservation as early as possible to guarantee a room.

If you have any questions about accommodations, please contact NACCED, at **(202)-367-1149**



REGISTRATION FEES	DISCOUNTED*	REGULAR	FEE
<b>Members</b>	\$475	\$500	\$ _____
Additional Attendees <i>(from same county/firm)</i>	\$450	\$475	\$ _____
<b>Non-Members</b>	\$500	\$525	\$ _____
Additional Attendees <i>(from same county/firm)</i>	\$475	\$500	\$ _____
<b>Nonprofits/CHDOs</b>	\$450	\$470	\$ _____
<b>Spouse/Guest Fee</b>	\$225	\$225	\$ _____
<b>Pre-Conference Ajo Trip</b>	\$150	\$150	\$ _____
<b>Pre-Conference Workshop</b>	\$50	\$50	\$ _____
		<b>TOTAL AMOUNT</b>	\$ _____

**\*Received/Postmarked by September 27, 2013**

Make check, money order, or purchase order payable to NACCED. Payment must be accompanied by a registration form. Those who register after October 4, 2013, will not appear on the list of attendees. Confirmation of your registration will be emailed to you upon receipt of payment.

**Return completed form and check payment to:**

NACCED, Lock Box Number 3282, Washington, DC 20042-3282

To pay by credit card please fax completed registration forms to **202-367-2173** or go to [www.nacced.org/?page=2013conf](http://www.nacced.org/?page=2013conf). NACCED accepts VISA and MasterCard.



**Payment Information**

Check  VISA  MasterCard

Account Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

Cardholder's Name \_\_\_\_\_ Phone \_\_\_\_\_

Signature \_\_\_\_\_

**Cancellation Policy**

NACCED must receive all cancellation requests in writing by September 27, 2013. Email cancellation requests to [registration@nacced.org](mailto:registration@nacced.org) or fax to (202) 367-2173. All refunds will be processed 3-6 weeks after the conference and will be assessed a \$100 administrative fee. All sales are final after September 27, 2013. Substitutions can be made, without a fee, by contacting registration.



**Pima County Board of Supervisors**

Ramón Valadez, Chairman, Supervisor, District 2

Ally Miller, Supervisor, District 1

Sharon Bronson, Supervisor, District 3

Raymond J. Carroll, Supervisor, District 4

Richard Elías, Supervisor, District 5

**Pima County Administrator**

Chuck Huckelberry

*Communications Office • 7-2013 • 4001249ea*

