

PRESENTS THE
2020 TEXAS COMMUNITY DEVELOPMENT CONFERENCE

MARCH 1-3, 2020
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Proud sponsor of the Monday, March 2nd Keynote Luncheon

CRA IN THE MODERN AGE

Featuring:

Kevin Dancy
Community Development Advisor
Federal Reserve Bank of Dallas

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Join Us Monday, March 2nd
for an
Evening Reception & Networking Social at the
Art Museum of South Texas
6:15 PM - 8:30 PM

presented by

BBVA

Creating Opportunities



Welcome to Corpus Christi

Thank you for joining us at the 2020 Texas Community Development Conference. This year we are excited to bring TACDC's annual conference to Corpus Christi and we look forward to two days of learning, listening, and planning for success as affordable housing and community development professionals across the state. We also look forward to seeing friends and colleagues, making new contacts, and connecting with trends in the industry.

2020 brings new opportunities to remind ourselves that the work we do is important. Our work is important to the families we house, it is important to the families who build assets that can be leveraged and used to end generational poverty, and it is important to our neighbors who see transformations in their communities.

2020 also brings an opportunity for our voices to be heard. At the federal level, reform of the Community Reinvestment Act provides us with the opportunity to engage with our federally elected officials and to make the case for why investment in our communities is important, and why the fight for economic equality is not over. We are dedicating two of our plenary sessions to CRA Reform as it is the most important issue of the day.


That said, CRA is not the only thing we will discuss. Our Monday morning plenary session brings three highly successful CDC leaders together for a conversation around organizational growth, capacity, and sustainability. We will explore what it takes to create a successful organization and their secrets to long-term success in the field.

Additionally, we have eleven amazing breakout sessions planned, and two lunch speakers who we know will be informative and inspiring.

I want to take a moment to thank everyone involved in bringing the conference to fruition. The TACDC Board of Directors, Staff, and Conference Planning Committee have done a terrific job of planning the speakers and breakout sessions. I want to thank all of TACDC's Roundtable members, sponsors, and exhibitors for their dedication to making the conference a success. Finally, I want to thank TACDC's members for their commitment to building the community development field in Texas for the benefit of all CDCs and low-income families.



Jill Miller, Board President
Jill Miller



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Executive Director

ROBYN MURPHY
Operations Manager

HOWARD PORTER
Program Manager
Community Loan
Center

ALISON ZARIDER
Program Associate

AGENDA AT A GLANCE

Aransas

Copano

Matagorda

Laguna Madre

Sunday, March 1

6:30pm 8:30pm Welcome Reception, presented by **BB&T, now Truist** *Bayview Room, Omni Hotel*

Monday, March 2

8:15am 9:15am Breakfast Buffet, sponsored by **Comerica** *Ballroom Foyer*

9:00am 9:15am Welcome to Corpus Christi, presented by **Bank of Texas** *Nueces Ballroom AB*
Rudy Betancourt, Director of Housing and Community Development- City of Corpus Christi
Barton Bailey, Administrator Homelessness and Workforce Housing - City of Corpus Christi

9:15am 10:30am **Plenary: Growth Experiences**, presented by **Woodforest National Bank**
Robert Calvillo, Affordable Homes of South Texas
Kathy Payton, Fifth Ward CRC
Joy Horak-Brown, New Hope Housing *Facilitator: Jeff Baloutine, Sustainable Orgs*

10:30am 10:45am Networking Break, sponsored by **CORT** *Ballroom Foyer*

10:45am 12:00pm

CDFI: Texas Update/Roundtable	Preserving Naturally Occurring Affordable Housing	Equity Pricing & Market Conditions	Creative Placemaking
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12:00pm 1:15pm **Keynote Lunch: CRA in the Modern Age** *Nueces Ballroom AB*
Kevin Dancy, Community Development Advisor - Federal Reserve Bank of Dallas
 Presented by **Wells Fargo**

1:30pm 2:45pm

CDFI: Understanding the Advocacy Process	The Role of CDCs in Comprehensive Planning	Equity in the Underserved Community	Building with Resiliency - FORTIFIED™
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2:45pm 3:00pm Networking Break, sponsored by **NeighborWorks America** *Ballroom Foyer*

3:00pm 3:45pm **Plenary: US Census: The Importance of a Complete Count** *Nueces Ballroom AB*
Adrianna Cuéllar Rojas, United Ways of Texas
Amber Arriaga Salinas, Proyecto Azteca
 Presented by **Federal Home Loan Bank of Dallas**

3:45pm 5:15pm TACDC Membership Meeting, presented by **Texas Mezzanine Fund** *Nueces Ballroom AB*

6:15pm 8:30pm Offsite Reception at the Art Museum of South Texas, presented by **BBVA** *Art Museum of South Texas*

Tuesday, March 3

8:15am 9:15am Breakfast: Table Discussions, sponsored by **LISC Houston** *Nueces Ballroom AB*

9:15am 10:30am **Plenary: The State of the Community Reinvestment Act** *Nueces Ballroom AB*
Scarlett Duplechain, Office of the Comptroller of the Currency
Frank Woodruff, NACEDA
 Presented by **Texas State Affordable Housing Corporation**

10:30am 10:45am Networking Break, sponsored by **Portfolio Resident Services** *Ballroom Foyer*

10:45am 12:00pm

CDFI: Positioning for an Economic Downturn/ Disaster	Opportunity Zones: Then & Now		Impact Data & Storytelling: How to Get Your Message Heard
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12:00pm 1:30pm **Keynote Lunch: "An Economic Overview: What Does 2020 Look Like?"** *Nueces Ballroom AB*
Dr. Harold Hunt, Texas A&M Real Estate Center
 Presented by **IBC Bank**

Keynote Speakers



Kevin Dancy

KEVIN DANCY, is a Community Development Advisor at the Dallas Fed, where he implements the community development function across Texas and northern Louisiana. He conducts research on issues including consumer finance and protection, community reinvestment, disaster recovery, economic development, affordable housing, and small business.

Since joining the Fed, he has become a thought leader on many of the issues impacting low and moderate-income communities. Kevin previously served as a senior staffer on Capitol Hill and as Counsel to numerous nonprofit organizations. He holds a J.D. from Texas Southern University and a Master of Public Administration from the University of Houston.



Harold Hunt

DR. HAROLD HUNT is a native of Thibodaux, Louisiana, a small town located about 45 miles Southwest of New Orleans. He earned his B.S., M.S. and Ph.D. degrees from Texas A&M University.

Before obtaining his Ph.D., Harold worked as a commercial real estate appraiser for McCracken and Associates in Dallas, Texas. He currently holds an appointment as a Research Economist with the Real Estate Center located in the Mays Business School at Texas A&M.

At the Center, Harold has been involved in research examining the impact of economic development, manufactured housing, affordable housing, energy efficiency, oil & gas activity, and a broad array of other special topics that affect Texas real estate markets.

Welcome Reception

Thank you to our sponsor:



Join Us

Sunday, March 1st
Bayview Room
Omni Corpus Christi
First Floor
6:30pm - 8:30pm

Plenary Sessions

Welcome to Corpus Christi**Monday 9:00 am**

Rudy Betancourt, Director of Housing & Community Development - City of Corpus Christi

Barton Bailey, Administrator of Homelessness & Workforce Housing - City of Corpus Christi

Growth Experiences**Monday 9:15 am**

Growing a CDC or CDFI is not for the faint of heart. Success takes leadership, vision, capacity, and support from staff, the board, and the community. This plenary features a moderated conversation with three leaders of highly accomplished community development corporations. The discussion will focus on how these experts grew their organizations into larger, sustainable and more impactful nonprofits, how they utilize their board of directors in the organization, how they assess risk when considering new lines of business, how they build capacity among staff, and what keeps them working in the field today.

Facilitator: Jeff Baloutine, Sustainable Orgs, LLC

Panelists: Robert Calvillo, Affordable Homes of South Texas, Inc. - McAllen

Kathy Payton, Fifth Ward Community Redevelopment Corporation - Houston

Joy Horak-Brown, New Hope Housing - Houston

US Census: The Importance of a Complete Count**Monday 3:00 pm**

The US Constitution lays out a mandate to count every person living in our country every ten years. The 2020 Census is upon us and with a state as large and as geographically diverse as Texas, ensuring that everyone in our state is counted will be difficult. The Census often misses people who are hard to contact such as those that move frequently, hard to locate such as those that live in colonias, hard to survey such as individuals with language barriers or no internet access, or hard to engage including individuals who distrust government. For this reason, one in four Texans live in what is categorized as a "hard to count" community. An undercount of even one percent in Texas could result in a loss of approximately \$300 million in federal funding for workforce development, child care, community development, transportation, after school programs, and the list goes on. Learn from advocates at the local and state level to see what tactics they are employing to promote census awareness, and learn what strategies your organization can engage in to ensure an accurate count in your community.

Speakers: Adrianna Cuéllar Rojas, United Ways of Central Texas

Amber Arriaga Salinas, Proyecto Azteca

The State of the Community Reinvestment Act**Tuesday 9:15 am**

The Community Reinvestment Act is a federal law passed in 1977 as a response to discrimination or "red-lining" in the banking industry which, for more than forty years, has required banks to responsibly meet the credit needs of low and moderate-income households in the communities where they do business.

New proposed regulations will change how the CRA is applied to banks and will give banks more discretion in meeting CRA goals. In this plenary, we will hear from a regulator about what the proposed changes entail as well as from a national CRA advocate on how the proposed changes may impact our work as community developers.

Speakers: Scarlett Duplechain, Office of the Comptroller of the Currency

Frank Woodruff, National Alliance of Community and Economic Development Associations



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Breakout Sessions

Monday 10:45 a.m. – 12:00 p.m.

ARANSAS

CDFI: Texas Update/Roundtable

CDFIs in Texas create vibrant communities by deploying capital in ways that build assets and create wealth. This session will give all attendees an opportunity to share their organization's recent success and future direction, to make connections, to ask questions, and to share knowledge with their colleagues from around the state.

Moderator: Mark Nerio, Vice President - BB&T, now Truist CRA

Panelists: Celina Peña, Chief Advancement Officer - LiftFund
 Nick Mitchell Bennett, Executive Director - cdc come dream. come build.
 Ruby Alvarez, AVP Community Development - GECU

COPANO

Preserving Naturally Occurring Affordable Housing

Most housing that is affordable to low and moderate-income families lacks long-term affordability protections. In fast growing markets, these properties are in danger of being sold, rehabbed, or demolished to make room for high-end rentals or condominiums. Preserving naturally occurring affordable housing is one strategy to prevent gentrification and displacement and to maintain a stock of affordable units. This session will explore strategies and funding sources that help preserve naturally occurring affordable housing for future generations.

Moderator: David Danenfelzer, Senior Director Development Finance - TSAHC

Panelists: Robert Fiederlein, Senior Director Real Estate Development - Avenue CDC
 Levar Martin, Chief Program Officer - NALCAB

MATAGORDA

Equity Pricing & Market Conditions

The low-income housing tax credit program is one of the key programs housing developers rely on to support affordable multi-family development. The main variable in determining the feasibility of a development is the price of equity. This panel features experts sharing their recent experiences with the state of equity pricing, as well as what to expect in the coming months.

Moderator: Gilbert Gerst, VP, Sr. Regional Community Relations Manager - Bank of Texas

Panelists: Reagan Maeckling, VP, Acquisitions - Enterprise Housing Credit Investments
 Jason Aldridge, Vice President of Originations - National Equity Fund

LAGUNA MADRE

Creative Placemaking

Creative placemaking is the process by which community members, artists, arts and culture organizations, community developers, and other stakeholders use arts and cultural strategies to implement community-led change. Our panel will discuss the history of creative placemaking, current initiatives in Texas, how the arts are funded, and the potential for developers to partner on projects that can benefit community members and build meaningful relationships between arts and housing in the state.

Moderator: Frank Woodruff, Executive Director - NACEDA

Panelists: Ann Graham, Executive Director - Texans for the Arts
 Sara Morgan, Director - Art Museum of South Texas
 Dillon Cox, Director Arts Culture Innovation - Dallas City Homes
 Lynn Osgood, Executive Director - Civic Arts

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Don Burback, Community Development
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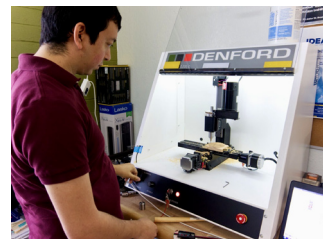
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Monday 1:30 p.m. – 2:45 p.m.

ARANSAS

CDFI: Understanding the Advocacy Process

Community development organizations are tasked with advocating on their behalf in order to secure the proper resources needed to ensure a thriving industry. In this session, experienced government affairs professionals will provide an advocacy training to CDFIs on how to best represent their interests at a local, state, and federal level. This will include insight on what appeals most when making a case to elected officials from Austin to DC.

Moderator: Krystian Reyes, Community Development Relationship Manager - Woodforest National Bank

Panelists: Tammy Embrey, Director of Intergovernmental Relations - City of Corpus Christi
Tom Tagliabue, Consultant - Focused Advocacy

COPANO

The Role of CDCs in Comprehensive Planning

This workshop will focus on how cities and CDCs collaborate in the development of a comprehensive plan, and will ask what role can and should CDCs play in the development of such a plan to address housing and land development needs in a city.

Moderator: Elaine Morales, Community Development Officer - LISC Houston

Panelist: Karen Riley, Manager III, Neighborhood Vitality - City of Dallas Planning and Urban Design

MATAGORDA

Equity in the Underserved Community

Housing and community development advocates understand that high-quality, diverse, stable housing is vital to the well-being of all families. Yet housing insecurity continues to disproportionately affect people of color, senior residents, residents with disabilities, and those living on lower incomes. Discussing housing equity allows us to acknowledge, and begin the conversation to address, the systematic, historical, and institutional barriers to achieving a just environment. Our speakers will investigate the hurdles to housing equity that exist in the state and provide insight into how we can meaningfully acknowledge our past, address current conditions, and chart a better future for our communities.

Moderator: Ja'net Huling, Director of Government Relations & Community Engagement - Portfolio Resident Services

Panelists: Dr. Lorin Carter, Founder & Chief Strategist - C-Suite Consulting
Dr. Myriam Igoufe, Vice President of Policy Development & Research - Dallas Housing Authority

LAGUNA MADRE

Building with Resiliency - FORTIFIED™

How can our communities build back better after Hurricane Harvey and mitigate for the future? Join Smart Home America for a conversation about the overarching goal of the FORTIFIED Home™ to provide a structured, systems-based approach for improving the resistance of homes to damage from hurricanes. FORTIFIED Home™ resilient construction standards meet the level required by the Texas General Land Office (GLO) for fortified standards to be used for housing recovery projects. IBHS FORTIFIED goes beyond emergency and disaster preparedness to allow for the peace of mind that comes from knowing a home has been FORTIFIED and is most likely going to weather the next disaster.

Moderator: Leo Barrera, Construction Manager - cdc come dream. come build.

Panelists: Julie Shiyou-Woodard, President & CEO - Smart Home America

Tuesday 10:45 a.m. – 12:00 p.m.

ARANSAS

CDFI: Positioning for an Economic Downturn/Disaster

Economic downturns and disasters happen. When they do, the impact on CDFIs can be detrimental. Having a plan for an economic downturn or natural disaster may be the difference between riding out the storm and closing shop. This session will highlight how some CDFIs are preparing for troubled waters and how to manage during times of uncertainty.

Moderator: Denise Mason, VP/Community Relations Officer- BBVA

Panelists: Victor Elmore, President & CEO - Texas Mezzanine Fund
 Greg Hettrick, Director Community Investment - Federal Home Loan Bank of Dallas
 Mannaser Marshall, Vice President Development & Operations - Houston Business Development, Inc.
 Nelly Rojas Moreno, Chief Credit Officer - LiftFund

COPANO

Opportunity Zones: Then & Now

When Opportunity Zones were created in 2017, there was speculation as to whether they would revitalize or gentrify low-income neighborhoods and communities. As a follow-up to last year's Opportunity Zone Summit in San Antonio, this session will investigate what has happened with Opportunity Zones and how investors have or have not fulfilled the promise they once held now that the program has reached a level of maturity.

Moderator: Ken Montgomery, CEO and President - EDCO Communities

Panelists: Gerry Reishen, CEO - Coasis Coalition
 Christine Bryant, Director of Business Retention & Expansion - Corpus Christi Regional Economic Development Corp



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For additional questions, visit fhlb.com/ahp or contact Community Investment at ahp@fhlb.com or 800.362.2944



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Tuesday 10:45 a.m. – 12:00 p.m.

MATAGORDA

Impact Data and Storytelling: How to Get Your Message Heard

Today, customers, investors, and staff want transparency, impact, and efficiency from the organizations with whom they work. This session will explore how organizations can collect impact data, assess and measure outcomes, while developing compelling ways to present the information through storytelling to connect with their clients, their customers, and their supporters.

Moderator: Celine Thomasson, Public Affairs & Communications Advisor - NeighborWorks America

Speaker: Liz Shephard, CEO & Founder - LifeCity



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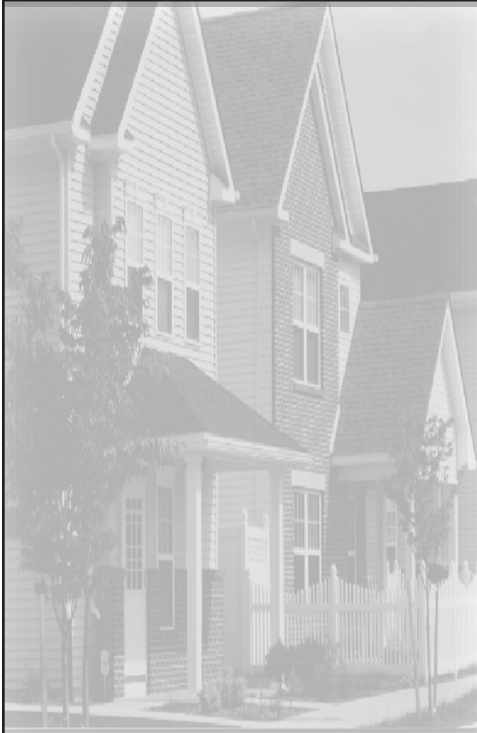
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Houston LISC & San Antonio LISC provide loans and grants in support of our mission to create and preserve affordable housing, develop skills, invest in neighborhoods and drive policy changes that foster shared prosperity.

NEF, Inc. is a leading syndicator of the low-income housing tax credit, having invested more than \$15 billion revitalizing neighborhoods, fostering economic growth and creating affordable sustainable housing nationwide since 1987.

Clare Duncan
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Jason Aldridge
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Thank you to our 2020
Conference
Committee!

Tamara Foster
Jill Miller
Paul Turney
Jeff Baloutine
Karen Brooks Crosby
Ja'net Huling
Myra Martinez
Yolanda Davila
Amber Kani
Michaelle Wormly

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Karen Brooks Crosby
Dallas City Homes

Myra Martinez
Affordable Homes of South Texas

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Yolanda Davila
BBVA

Mark Nerio
BB&T, now Truist

Dora Zapata
Wells Fargo, NA

Nick Mitchell-Bennett
Rio Grande Valley Multibank

Victor Elmore
Texas Mezzanine Fund

Celine Thomasson
NeighborWorks America

Jeff Baloutine
Covenant Community Capital/
Sustainable Orgs LLC

Marie Compton
Texas InterFaith Management Corp

Clare Duncan
LISC/NEF

Walter Moreau
Foundation Communities

Irvin Ashford, Jr.
Comerica Bank

Krystian Reyes
Woodforest National Bank

Derric Hicks
LegacyTexas Bank

Gilbert Gerst
Bank of Texas

Marvett Sawyer Howard
Capital One

Ellie M.C. Fanning
Portfolio Resident Services

Jonathan Campbell
South East Texas Housing Finance



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By working together, we create the building blocks for economic development. At Texas Mezzanine Fund, we salute and congratulate Texas Association of Community Development Corporations for their efforts, compassion and commitment to better the economic and social conditions of underserved communities.



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Giving Back. It's long been a cornerstone of our company and our employees. Whether it be through charitable giving or volunteering with a nonprofit or an organization that needs help. We're proud to play a part in making our community stronger.

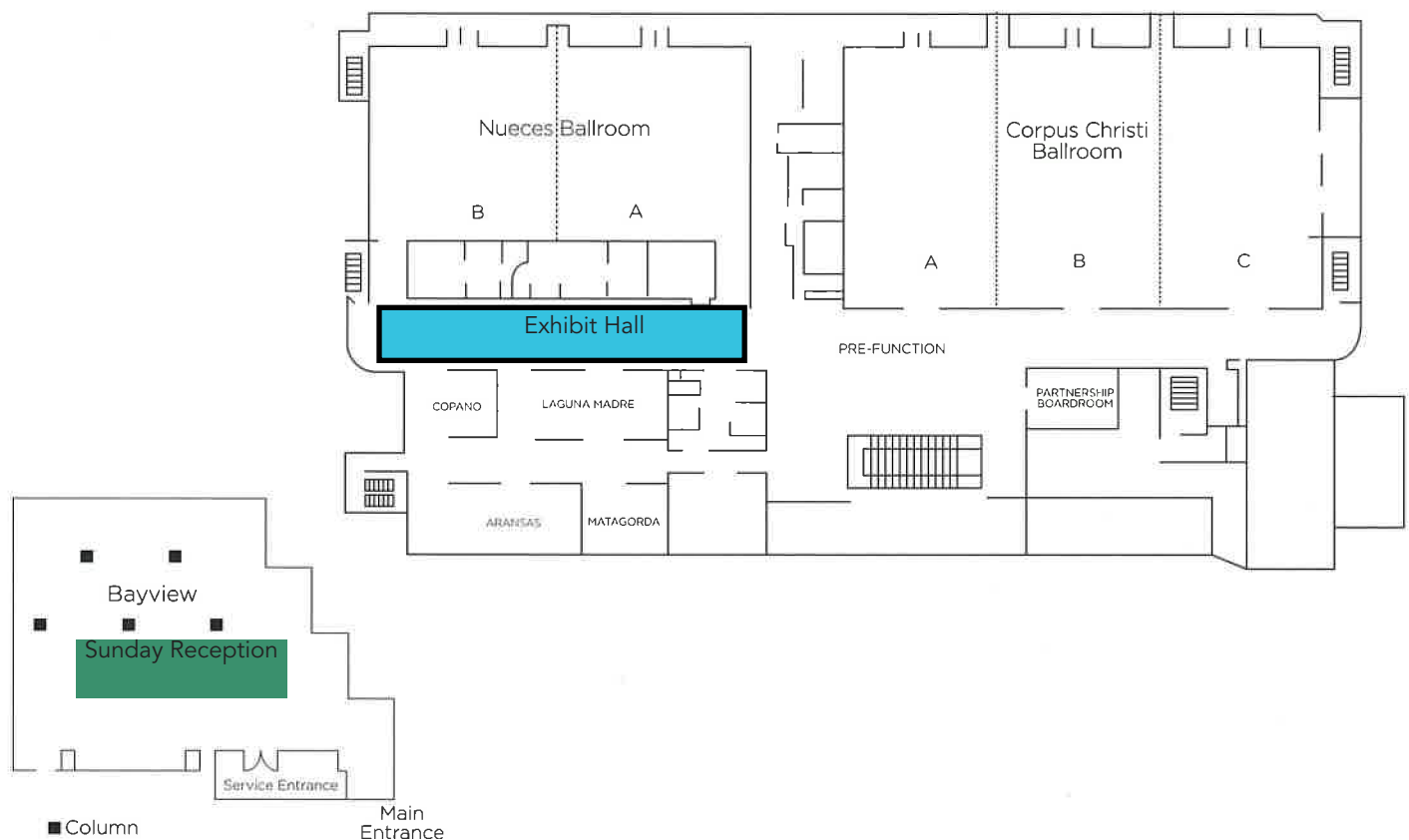


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At BBVA, we believe in making a difference for our communities and actively supporting individuals and groups who believe the same. From providing financial education to helping families achieve the dream of homeownership, our goal is to bring the age of opportunity in the communities we serve.

BBVA is a proud sponsor of the 2020 Texas Association of Community Development Corporations Conference.

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