



NCDA

National Community Development Association

***Advanced CDBG:
Managing an Effective Program (1-1/2 Days)
&
CDBG/HOME Underwriting/Subsidy Layering
(1/2 Day)***

**Location: Vancouver, WA
Dates: March 20 - 21, 2017**

COURSE OVERVIEW

Advanced CDBG (1 and 1/2 Days) - Monday - Tuesday (noon)

The National Community Development Association (NCDA) is pleased to announce the delivery of a one and a half day advanced course on the Community Development Block Grant (CDBG) Program. Senior staff, new managers and experienced managers wishing to stimulate new ideas can benefit from the course. The agenda will include information and discussion on effective program planning, equitable allocation systems, program implementation challenges, leveraging resources and problem solving. The course will be reinforced through in-class exercises. Course participants will receive a training manual, including resource material. If you have specific issues you'd like to discuss, bring them with you.

CDBG/HOME Underwriting/Subsidy Layering (1/2 Day) - Tuesday
(noon-4:30pm)

This half-day session will focus on the new HOME Underwriting/Subsidy Layering requirements and because HUD is going to be requiring CDBG grantees to establish CDBG underwriting policies/guidelines, how the HOME Guidelines may serve as the basis for establishing CDBG underwriting guidelines. The course is based upon the latest guidance from HUD on how to conduct underwriting and subsidy layering for homebuyer and rental development projects.

Please see the agendas (below) for the CDBG & HOME Underwriting areas that will be covered during the training. These two courses will take two full days.

A course agenda and registration form is attached. The early registration course fee (by February 15) is \$300 for members and \$400 for non-members; general registration fee (February 15 - March 20) is \$400/\$500. In order to ensure a spot in the class being held in Vancouver, please register directly online at <http://www.ncdaonline.org/cdbg.asp> If your community is sending more than one person to this training, please complete the appropriate number of registration forms. We want to ensure that each participant receives a copy of all the materials. Please email Steve Gartrell, sgartrell@ncdaonline.org with any questions.

AGENDAS

Advanced CDBG

DAY ONE: 8:30 a.m. - 4:30 p.m.

Introductions

- **The Big Picture: What are we trying to achieve?**
 - Program history and overview
 - National Objectives
 - Community connections
- **Planning: Making it real**
 - Consolidated Plan/Annual Plan
 - Citizen Participation
 - Conflict of Interest
 - Politics or community responsiveness?
- **Lunch** (on your own)
- **Allocation: Running a fair process**
 - Allocation Process
 - Evaluating proposals -- are they eligible and feasible?
 - Managing caps and deadlines
- **Implementation: Facing difficult issues**
 - Special challenges of Economic development activities
 - Working with partners

- Cross-cutting regulations
- Problem solving -- when a great plan doesn't come together

DAY TWO: 8:30 - Noon

- **Review of Day One Materials**
- **Leveraging resources**
 - Building program income/ thinking as an entrepreneur
 - Stretching the dollar: CDBG as match/ Section 108 Loans/ CD Floats
 - Are you ready for the next new program? Having and tapping program capacity.
- **Communicating about the program**
 - With HUD: Performance measures/technical assistance/monitoring
 - With elected officials
 - With the community -- telling your story, listening to theirs
- **The Big Picture Revisited**
- **Lunch** (on your own)

CDBG/HOME Underwriting/Subsidy Layering

DAY TWO: Noon - 4:30

- **New HOME rule requirements related to underwriting and subsidy layering**
- **How the HOME Guidelines may be adapted for establishing CDBG Underwriting Guidelines**
- **Subsidy layering**
 - Ensure appropriate HOME subsidy
 - Make sound investments over long term
 - Accurately project income and expenses
- **Multi-family underwriting for rental housing development projects**
 - Rental developer capacity
 - Key elements of underwriting
 - Underwriting risk areas
- **Single Family underwriting for homebuyer development projects**
 - Market assessment
 - Homebuyer developer capacity
 - Underwriting – two step process
 - Development
 - Homebuyer
- **Resources**