



TEXAS ASSOCIATION OF COMMUNITY DEVELOPMENT
CORPORATIONS

REBUILD, RECONCILE, AND RECOVER: THE FUTURE OF COMMUNITY DEVELOPMENT



TEXAS COMMUNITY DEVELOPMENT CONFERENCE
APRIL 19-23, 2021

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Welcome!

Thank you for joining us at the 2021 Texas Community Development Conference. It's hard to believe it's been over a year since we have been able to see each other in person. Since we are not yet out of the woods with regard to COVID-19, we thought it best to convene this year's conference in an online setting to continue to keep everyone safe. As the world begins to climb its way out of this pandemic, we look forward to a time in what we hope is the very near future when we can gather in person, see old friends, and make new connections.

This year, in this virtual format, we look forward to nearly a week of learning, listening, and planning for success as affordable housing and community development professionals across the state.

Last year had more than its fair share of challenges, and 2021 seems to be following in its footsteps. 2021 brings myriad new opportunities to remind ourselves that the work we do is important and necessary. 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.

TACDC is looking to the future, toward reconciling, rebuilding, and recovery. With that in mind, we will have nine breakout sessions where we discuss a number of highly relevant and important topics. We'll begin with a discussion of the state of Creative Placemaking in Texas and welcome everyone with a poetry presentation from a young Texas poet. We'll give you an update on the 87th Texas Legislature, discuss the nexus of health and housing, evictions, housing for the undocumented and more. Diane Yentel of the National Community Reinvestment Coalition will join us to discuss NCRC's efforts around evictions and rental relief. We'll also convene our annual membership meeting where we review our policy priorities for the upcoming legislative session, and elect new members to the board of directors.

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 commitment 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.

Paul Turney, Board President



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HOWARD PORTER
Program Manager
Community Loan
Center

ALISON ZARIDER
Program Manager



AGENDA AT A GLANCE

Monday, April 19

- 10:30am 11:45am** **Welcome, Conference Opening**
Opening: Creative Community Building: The Healing Power of the Arts
Opening Poetry Presentation
- 12:15pm 1:30pm** **Update on the 87th Texas Legislature**
- 2:00pm 3:15pm** **Texas CDFI Network: Increasing Resources in Texas**

Tuesday, April 20

- 10:30am 11:30am** **Closing the Racial Equity Divide**
- 12:15pm 1:30pm** **The Nexus of Health & Housing: Centering the Needs of Residents & Community Members**

Wednesday, April 21

- 10:30am 11:45am** **Plenary Session: COVID-19 and Housing Recovery**
Diane Yentel, National Low Income Housing Coalition
- 12:15pm 1:30pm** **TACDC Membership Meeting**

Thursday, April 22

- 10:30am 11:45am** **Challenges & Opportunities Faced by Black-led Organizations: Strategies for Success**
- 12:15pm 1:30pm** **Housing for the Undocumented**
- 2:00pm 3:15pm** **Accessing New Resources: Utilizing Faith Based Land for Community Development**

Friday, April 23

- 10:30am 11:45am** **Evictions: Challenges & Advocacy Approaches**
- 12:15pm 1:30pm** **Closing: The Future of Community Development & the Arts: A Conversation with Inspired Sector Leaders**
Closing Poem

Keynote Speakers



Diane Yentel

Diane Yentel is the President and CEO of the National Low Income Housing Coalition, a membership organization dedicated solely to achieving socially just public policy that ensures people with the lowest incomes in the United States have affordable and decent homes. Diane is a veteran affordable housing policy expert with over two decades of work on affordable housing and community development. Before rejoining NLIHC (where she previously worked as a policy analyst), Diane was Vice President of Public Policy and Government Affairs at Enterprise Community Partners, where she led federal, state and local policy, research and advocacy programs.

Prior to Enterprise, Diane was the director of the Public Housing Management and Occupancy Division at the US Department of Housing and Urban Development (HUD), where she managed a team overseeing the development and implementation of nationwide public housing policies, procedures, and guidelines.

She also worked to advance affordable housing policies with Oxfam America and the Massachusetts Coalition for the Homeless and served for 3 years as a community development Peace Corps volunteer in Zambia. Diane is frequently quoted in major media outlets, and has testified multiple time before Congress. Diane has a Masters in Social work from the University of Texas at Austin.



Gary Cunningham

Gary L. Cunningham was appointed President and CEO of Prosperity Now in August 2019. Under his leadership, Prosperity Now is focused on moving from just mitigating the effects of a broken racist system to transforming that system by testing, investing and scaling what works.

Prior to joining Prosperity Now, Gary spent years in the trenches working to build economic opportunity for African Americans and other people of color in the Twin Cities as President and CEO of the Metropolitan Economic Development Association, where he was recognized as an innovator in minority business development. Earlier, Gary held senior leadership positions in philanthropic, community development, health care, housing and transportation organizations.

A descendant of enslaved people, Gary grew up poor in Minneapolis, MN. He went on to earn a Bachelor of Arts degree in Public Policy from Metropolitan State University, located in the Minneapolis-St. Paul metro area, and a Master of Public Administration from Harvard University's Kennedy School of Government. Gary serves on a number of board of directors including: Association for Enterprise Opportunity (AEO), which works to change the way capital and services flow to underserved entrepreneurs so that they can create jobs and opportunities for all; First Children's Finance, a national nonprofit dedicated to increasing the financial sustainability of child care businesses; and Artspace, which sources and creates spaces where artists can affordably live and work.

Keynote Sessions

Closing the Racial Equity Divide

Tuesday 10:30am

Join us for a wide ranging discussion with Prosperity Now CEO Gary Cunningham. Mr. Cunningham will discuss Prosperity Now's work on the Racial Equity Divide including their latest report on Building High Impact Nonprofits of Color. In addition, Mr. Cunningham will discuss his op-ed on the first 100 days of the new administration and where Prosperity Now will be advocating most strongly for change over the next four years.

COVID-19 and Housing Recovery

Wednesday 10:30am

Join us for a presentation with Diane Yentel, President and CEO of the National Low Income Housing Coalition. Ms. Yentel will discuss pressing issues in housing, including emergency rental assistance, how housing plays a role in the stimulus funding and economic recovery, and how the Biden Administration is moving forward with housing policies.

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Breakout Sessions

Monday, April 19

10:30 a.m. – 11:45 a.m.

Welcome - Matt Hull, Executive Director - [TACDC](#), and Paul Turney, Board President and Executive Director of [Brazos Valley Affordable Housing](#)

Introduction of Opening Plenary - Gilbert Gerst, Senior Vice President, Community Development Banking - [BOK Financial](#)

Creative Community Building: The Healing Power of the Arts

This session highlights the exciting and innovative work of a dynamic duo at the nexus of the arts and community development. Karen Brooks-Crosby, Executive Director of Dallas City Homes, and Ilknur Ozgnur, founder of Artstillery, will discuss their unique partnership, creative placemaking endeavors, and remarkable approach to equitable community building. This conversation will be moderated by Ann Graham, Executive Director of Texans for the Arts.

Moderator: Ann Graham, Executive Director - [Texans for the Arts](#)

Speakers: Ilknur Ozgur, Founder - [Artstillery](#)

Karen Brooks Crosby, President - [Dallas City Homes](#)

Poetry Presentation: [Aris Kian](#)

Monday, April 19

12:15 p.m. - 1:30 p.m.

Update on the 87th Texas Legislature

The 87th Legislature is in session which means that the programs and statutes that govern affordable housing and community development rules are subject to change. Hear from multiple experts on how legislation is moving through the system and what we can expect from the last five weeks of the 87th Legislature.

Moderator: Michael Wilt, External Relations Manager, [TSAHC](#)

Panelists: Dana Harmon, Executive Director - [Texas Energy Poverty Research Institute](#)

Christina Rosales, Deputy Director - [Texas Housers](#)

Eric Samuels, Executive Director - [Texas Homeless Network](#)

Luis Figueroa, Legislative & Policy Director - [Every Texan](#)

Monday, April 19

2:00 p.m. - 3:15 p.m.

Texas CDFI Network Increasing Resources in Texas

CDFIs in Texas address the financing needs of small businesses and individuals who find it difficult to receive conventional credit. This session highlights unique ways that CDFIs have built and leveraged resources to grow their balance sheets, meet their missions, and serve more clients.

Moderator: Victor Elmore, CEO - [Texas Mezzanine Fund](#)

Panelists: Michelle Corson, Founder/CEO - [On the Road Lending](#)

Celina Peña, Chief Advancement Officer - [LiftFund](#)

Mannaser Marshall, Vice President, Development and Operations - [HBDI, Inc.](#)

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Tuesday, April 20

10:30am-12:15pm

Keynote Session: Closing the Racial Equity Divide

Join us for a wide ranging discussion with Prosperity Now President & CEO, Gary Cunningham. Mr. Cunningham will discuss the current economic outlook for the recovery, how modernizing the Community Reinvestment Act can support both communities and financial institutions, and how the recovery can be made more equitable for people across the economic spectrum.

Moderator:, [Wells Fargo](#)

Speaker: Gary Cunningham, President & CEO - [Prosperity Now](#)

Tuesday, April 20

12:15pm-1:30pm

The Nexus of Health & Housing: Centering the Needs of Residents & Community Members

In the light of the pandemic, the overlap between the housing and healthcare sectors is clearer than ever. Community development professionals are seeking ways to understand more holistic frameworks that center the healthcare needs of the communities that they serve. In the session, learn from experts across the state and county on the Social Determinants of Health framework, exceptional projects to model, existing tools to design your own program, and how to obtain funding to get started.

Moderator: Leilah Powell, Executive Director - [LISC San Antonio](#)

Panelist: Sunshine Mathon, Executive Director - [Piedmont Housing Alliance](#)

Francesca Hill, Director of Communications - [Family Service](#)

Roger Caballero, Executive Director - [Madonna Center San Antonio](#)

Sandra Martinez, Director of Strategy & Partnerships, [Methodist Health Ministries](#)

Wednesday, April 21

10:30am - 11:45am

Keynote Session: Diane Yentel, National Low Income Housing Coalition

Join us for a presentation with Diane Yentel, President and CEO of the [National Low Income Housing Coalition](#). Ms. Yentel will discuss pressing issues in housing, including emergency rental assistance, how housing plays a role in the stimulus funding and economic recovery, and how the Biden Administration is moving forward with housing policies.

Moderator: Rey Ocañas, Communications and Responsible Business - EVP, Director - [BBVA](#)

Wednesday, April 21

12:15pm - 1:30pm

TACDC Membership Meeting

Join us for TACDC's annual convening of the membership. This meeting is open to all. TACDC will review policy priorities, the past year's accomplishments, hear from members, and hold board elections. Don't miss this chance to "mingle" with your colleagues across the state.



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Thursday, April 22

10:30am-11:30am

Challenges & Opportunities Faced by Black-led Organizations

What barriers still exist for Black-led organizations in the community development space, and how can we work together as a sector to overcome them? Join Terence Narcisse, Executive Director of East Harris County Empowerment Council, and Dr. Tiffany Thomas, Professor of Community Development at Prairie View A&M University, for this workshop-style session. Presenters will lead attendees through a case study in order to delve into the challenges leaders of color still face while growing their organizations, and participate in discussion around strategies and solutions that center the voices of Black professionals.

Moderator: Terrell Anderson, Compliance Analyst - [American First National Bank](#)

Speakers: Terence Narcisse, Director - [East Harris County Empowerment Council](#)
Dr. Tiffany Thomas, Professor - [Prairie View A&M University](#)

Thursday, April 22

12:15pm -1:30pm

Housing for the Undocumented

As the Biden Administration reverses executive orders created under the previous administration regarding immigration and as Congress considers comprehensive immigration reform, addressing housing for the undocumented remains a concern in Texas. This panel will explain policies around how undocumented workers secure housing and what options exist for undocumented families to build assets through homeownership.

Moderator: Gregory Hettrick, Director of Community Development - [Federal Home Loan Bank of Dallas](#)

Panelists: Kate Walz, Senior Attorney - [National Housing Law Project](#)
Josué Ramírez, MiCasita Manager - [cdcb.come dream, come build](#)
Pablo DeFillipi, SVP Membership and Networking Engagement - [Inclusiv](#)
Jeff Ivey, President/CEO - [River City Federal Credit Union](#)

Thursday, April 22

2:00pm - 3:15pm

Accessing New Resources: Utilizing Faith Based for Community Development

Many inner-city churches have dwindling, older congregations and own a lot of unused property. This session will discuss how a collaboration between a Dallas area church, bcWorkshop, and Church Cartographers are working to transform underutilized church-owned property for mixed-use and essential worker housing, thereby furthering its mission of assisting the surrounding low-income community. This idea has been replicated several times over in the Dallas area and in many other inner-city settings. Join us to learn how to learn how this inspiring idea can work in your area.

Moderator: Mark Nerio, Vice President, CRA/Community Development - [Truist](#)

Panelists: Neil Moseley, Architect, NCARB - [Church Cartographers](#)
Lizzie MacWillie, Director of Urbanism - [bcWORKSHOP](#)
Gloria Bender, Owner and Co-founder, [TransSolutions](#)

Thank you to our 2021 Conference Committee!

***Tamara Foster, Nadia Erosa, Myra Martinez, Amber Kani,
Clare Boulet, Stacy Bowers, and Marcela Saenz***



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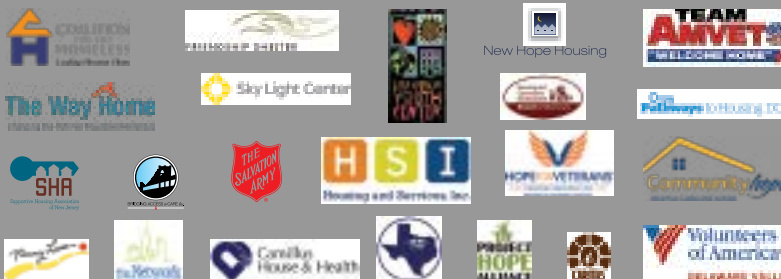
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Friday, April 23

10:30am - 11:30am

Evictions: Challenges and Advocacy Approaches

Since the partial economic shutdown due to COVID-19, the government has provided billions of dollars in rental assistance to reduce evictions and prevent a surge in homelessness. Hear what lessons have been learned in deploying these funds and how successfully these funds have reduced and prevented evictions.

Moderator: Jeff Baloutine, [Sustainable Orgs LLC](#)

Panelists: Elaine Morales, Community Development Officer - [LISC Houston](#)
Ashley Brundage, Executive Director of Housing Stability & SVP Community Impact - [United Way of Dallas](#)
Zoraima Diaz-Piñeda, Financial Security Manager - [cbcd. come dream. come build](#)

Friday, April 23

12:15pm - 1:30pm

Closing Session: The Future of Community Development and the Arts: A Conversation with Inspired Sector Leaders

Join us for the final presentation of the annual Texas Community Development Conference. This presentation will feature a conversation with sector leaders moderated by Frank Woodruff, Executive Director of NACEDA. This session will uplift organizations taking pioneering approaches in the arts and community development, and examine how we move forward as a field in the post-pandemic world to do the strongest and more equitable community development work. The session will conclude with a performance of an original poem inspired by all conference sessions by Houston-based poet Aris Kian.

Moderator: Frank Woodruff, Executive Director - [NACEDA](#)

Panelists: Eureka Gilkey, Executive Director - [Project Row Houses](#)
Kathy Payton, President & CEO - [Fifth Ward Community Redevelopment Corporation](#)
Mary Lawler, Executive Director - [Avenue CDC](#)
Julie Candoli, Director of Institutional Giving - [Foundation Communities](#)

Closing Poem: [Aris Kian](#)



We commend TACDC for its work on behalf of community development in Texas



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A promotional banner for tsahc (Texas Affordable Housing Corporation). The top half has a dark background with the text 'Ask Us About' in large white letters, followed by 'Training | Land Banking | Grants | Financing' in smaller white letters. Below this is the tsahc logo, which consists of the letters 'tsahc' in a stylized font with a red dot over the 'a', and 'TEXAS' in smaller letters underneath. The website 'www.tsahc.org' is displayed at the bottom of the text section. The bottom half of the banner features a collage of three images: on the left, a group of people sitting around a table in a meeting; in the center, a modern single-story house with a red roof; on the right, a group of people in blue shirts working on a landscaping project.

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Texas Mezzanine Fund salutes and congratulates Texas Association of Community Development Corporations for their continued efforts, compassion and commitment to bettering the economic and social conditions of underserved communities.

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Be on the lookout for the TACDC Creative Placemaking White Paper & Texas Toolkit!

As a part of a year-long research project identifying the gaps and opportunities for creative placemaking in Texas, our team came to realize that no state-wide coalition existed for networking, support, and connection between creative placemaking practitioners. [TACDC](#), in partnership with [Texans for the Arts](#) and [Civic Arts](#), brought together the first statewide Texas Creative Placemaking Task Force with leaders from across the lone star state. Many of those leaders are featured in this year's conference program, as our opening and closing sessions are dedicated to innovation in the arts and community development.

With the support of the Task Force, TACDC researched and wrote a white paper on the state-enabling environment for creative placemaking, best practices for sustaining this work, and next steps for the field to progress. TACDC will be releasing the white paper, along with a shorter toolkit for community development professionals to highlight the main takeaways and on-the-ground wisdom of those paving the way for creative and equitable approaches to community development.

Stay tuned!

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