VIRTUAL TRAINING
Development Planning Series (All are 9:00 am – 5:00 pm Mountain Time)

OVERVIEW
Under the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4101 et seq.), HUD provides grants, loan guarantees, and technical assistance to Indian tribes and Alaska Native villages for the development of low-income housing in Indian areas. Grants are made to eligible recipients under the Indian Housing Block Grant (IHBG) program. Grantees receiving funds for development under this program are responsible for meeting the requirements of NAHASDA and its implementing regulations.

This training is offered as a 3-part series. Attendees are encouraged, but not required to attend all three sessions.

PART 1 OVERVIEW (SEPTEMBER 14-16, 2021)
The first session in this series will provide attendees with a comprehensive introduction to Development Planning. Participants will become familiar with all Development Planning activities, including predevelopment, development, construction, and operations. Other major topics that will be covered include needs assessments, management capacity, site selection, environmental assessments, residential site plans, appraisals and budgets. This foundational course will acquaint tribal and TDHE staff with the basic requirements of Development Planning and opportunities that are available.


PART 2 OVERVIEW (OCTOBER 12-14, 2021)
Part 2 of this series will provide participants with 3 days of training on the specifics of the Development Process from the Predevelopment phase through Construction. It will build on the overview presented in Part 1 and focus on the tasks associated with the predevelopment, development, and construction phases. Major topics include relevant procurement and environmental tasks, market study requirements, property acquisition, sources and uses of funds, appraisal of trust property, site suitability, financial feasibility, budgeting, construction management, and
contract administration. This foundational course will acquaint tribal and TDHE staff with the overall steps of the Development Planning process and will be beneficial to tribes/TDHE that want to expand the housing stock through new construction and/or acquisition.


PART 3 OVERVIEW (NOVEMBER 16-18, 2021)
Part 3 of the Development Planning training series will provide participants with an overview on the last step of the development process - Operations and Project Management of a development project. The trainings topics will include: transition from development to operations, asset management vs property management, organizational structures, day-to-day operations, process and need for policies and procedures, operating budget, and housing counseling.


TRAINER
Cielo Gibson - For more than 30 years, Cielo Gibson has provided participants with successful training, facilitation, and technical assistance services. With more than 15 years' experience as an Indian Housing Authority (IHA)/ TDHE Executive Director, she has worked extensively with NAHASDA and other Indian Housing programs including 1937 Act housing and ICDBG. She has developed and managed housing subdivision developments in Indian Country, including a straw bale multi-family project. As a consultant, HUD has often requested her services to manage and direct troubled TDHEs in achieving compliance with HUD policies and regulations.