



HCV AND PUBLIC HOUSING RENT CALCULATION

July 25-27, 2017 - Oklahoma City, OK
Trainings provided by Nan McKay & Associates

PURPOSE

The purpose of this training is to teach rent calculation for both the public housing and housing choice voucher programs. The seminar has been carefully structured for combination areas to be trained together. This is possible because both programs use essentially the same rules leading up to the final rent calculation. This course was recently updated to include information on PIH 2013-03 and 2013-04 and flat rent requirements. Updated for the streamlining final rule!

LEARNING OUTCOMES

Upon completion of HCV & Public Housing Rent Calculation, you will understand what is included in and excluded from annual income, how to identify and calculate income from assets, recognize and apply deductions to calculate adjusted income, and calculate total tenant payment (TTP). For those who work in the HCV program, you will also calculate the family share and housing assistance payment (HAP). For those working in the public housing program, you will calculate tenant rent and understand flat rents.

Day One

- Read and interpret form HUD-50058 and its accompanying instructions
- Identify and calculate annual income using 24 CFR part 5, which is universal to all HUD programs
- Recognize the qualifiers for the earned income disallowance (EID), identify the exclusion periods, and calculate the disallowance
- Identify assets and calculate income from assets based on 24 CFR part 5

Day Two

- Calculate adjusted income by correctly applying the HUD-defined allowances and expenses that are universal to both programs
- Recognize the requirements for verification of income, allowances, and expenses which are identical for both programs
- Calculate the HAP and family share for an HCV family using the payment standard, utility allowance, and gross rent

Day Three

- Apply rent calculation skills to solve hands-on case studies
- Case studies can be completed for HCV (using section 12 of the 50058 form) public housing (using section 10 of the 50058 form) or both

<p>AGENDA - DAY ONE</p> <p>8:00 Registration</p> <p>8:30 Welcome and Introductions</p> <p>8:45 Learning Outcomes</p> <p>Overview of HUD-50058 Forms</p> <p>10:15 Break</p> <p>10:15 Annual Income</p> <ul style="list-style-type: none"> • Inclusions, Exclusions and Imputed Welfare Income <p>12:00 Lunch (on your own)</p> <p>1:00 Annual Income (continued)</p> <ul style="list-style-type: none"> • Earned Income Disallowance <p>2:30 Break</p> <p>2:45 Assets</p> <ul style="list-style-type: none"> • Inclusions & Exclusions <p>5:00 End of Day One</p> <p>DAY TWO</p> <p>8:00 Assets (continued)</p> <ul style="list-style-type: none"> • Market Value, Cash Value and Anticipated Income <p>Adjusted Income Calculation</p> <ul style="list-style-type: none"> • Dependent Allowance, Elderly/Disabled Allowance, Child Care Allowance, Disability Assistance Expenses, and Medical Expenses 	<p>DAY TWO (CONTINUED)</p> <p>10:15 Break</p> <p>10:30 Verification</p> <ul style="list-style-type: none"> • UIV/EIV & Verification Hierarchy <p>TTP</p> <p>12:30 Lunch (on your own)</p> <p>1:30 Rent Calculation (Public Housing only)</p> <ul style="list-style-type: none"> • Minimum Rent, Tenant Rent, Utility Reimbursement Payment and Prorated Rent <p>3:00 Break</p> <p>3:15 Subsidy/Family Share Calculations (HCV only)</p> <ul style="list-style-type: none"> • Minimum Rent, Payment Standard, Rent Calculation, Maximum Share and Prorated Rent <p>5:00 End of Day Two</p> <p>DAY THREE</p> <p>8:00 Rent Calculation Quiz</p> <p>10:15 Break</p> <p>10:30 Case Studies</p> <p>11:30 End of Seminar</p> <p>12:30 Rent Calculation Certification Examinations (<i>Optional: Exam fee required</i>)</p> <p>3:30 End of Exam</p>
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OKLAHOMA NAHRO

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REGISTRATION FORM RENT CALCULATION COMBO: *(Reproduce as needed to submit a separate registration form for each participant)*

Please Register the Following:

Name: _____

Agency: _____

Address: _____

City/State/Zip: _____

Telephone: _____ Fax: _____ Email: _____

REGISTRATION FEES:

- HCV & PH Rent Calculation Training Only **(OK NAHRO Member)** \$500.00
- HCV & PH Rent Calculation Training Only **(Non-Member)** \$600.00
- HCV & PH Rent Calculation Exam \$150.00

Payment Method: (Make Checks Payable to OK NAHRO)

Check # _____ Amount \$ _____ Credit Card # _____

Credit Card Exp. Date: _____ (A 5% Credit Card Processing Fee will be charged for each registration) CID# _____

Name as it appears on Credit Card: _____

Billing Address of Credit Card: _____

City/St/Zip: _____

Contact Person: _____ Phone #: _____

Located at:

Oklahoma City Housing Authority
Training Room
1800 NE 4th
Oklahoma City, OK 73102

OK NAHRO recommends the following accommodations:

Renaissance Oklahoma City Convention Center Hotel located at 10 North Broadway Avenue Oklahoma City, OK 73102, 1.02 miles from the Oklahoma City Housing Authority. Upon request the Renaissance will honor the federal per diem rate. You can make reservations by calling (405) 228-8000.

Cancellation and Refunds: *To receive a refund of your registration fees, written notice of cancellation must be received 30 days prior to the training a \$50 processing fee will be assessed. Cancellations received within 30 days of the training will not be refunded. The agency can send a substitute attendee if the original registrant can't attend. No exceptions will be made.*

Registrations may be faxed to 1.866.234.4018 but will not be processed until payment has been received.

For additional information: OK NAHRO Service Office 940-521-9982; oknahro@swnahro.org or www.oknahro.org