

The Ins and Outs of Rent Calculation: PH and HCV

May 23 - 24, 2017, Park Inn, Indiana, PA

This Nan McKay-led seminar teaches all the details of rent calculation for both public housing and HCV programs. *The course is completely up-to-date*, including information on PIH 2013-03 and 2013-04, **and for HOTMA!**

Seminar attendees will learn how to:

- ⇒ determine inclusions and exclusions from annual income;
- ⇒ identify and calculate income from assets;
- ⇒ recognize and apply deductions to get adjusted income; and
- ⇒ calculate total tenant payment.

For those working in the HCV program, they will also calculate the family share and housing assistance payment (HAP). Those working in public housing, will calculate tenant rent and understand flat rents. (*Detailed seminar agenda on reverse side.*)

The NMK trainer will be James Karner. Some of his recent assignments involve assisting the DuPage County Housing Authority in analyzing and correcting payment ledger discrepancies; and the Charlotte Housing Authority in pulling over 600 tenants from its waitlist and processing their files. He previously worked with The Habitat Company where he completed assignments with the Chicago and Santa Clara housing authorities, and was a Quality Control & Finance Specialist with NMK. He holds a BA in Economics and Sociology from Roosevelt University, Chicago and is a certified HCV Specialist.

Seminar Cost

WPHDA members: **\$390/person**
Non-members: **\$425/person**

Fee provides almost 50% savings from standard Nan McKay price, plus savings in time and travel!

(Fee includes course materials, breaks, and lunches on both days.)

Hotel Reservation

Deadline: Friday, May 12

Park Inn by Radisson, Indiana
1395 Wayne Avenue
Indiana, PA 15701

A special group rate of \$91 per night plus taxes is available until the deadline.

Hotel phone: 724-463-3561

Online link: www.parkinn.com/indiana/hotel-deals/housew.

(Tax-exempt agencies must present their certificates when checking in.)

Seminar Registration

Due: Friday, May 12

Return enclosed registration form with check payable to Western Pennsylvania Housing Directors Association.

Questions? Please contact Julie Kascal at 412.661.0591 or events@wphda.org



Western Pennsylvania Housing Directors Association

The Ins and Outs of Rent Calculation: PH and HCV

May 23 - 24, 2017

8:30 a.m. to 5:00 p.m. both days
(Registration starts at 8:00 a.m. on first day)

DAY ONE

Welcome and Introductions

Learning Outcomes

Overview of HUD-50058

(Break 10:15 a.m.)

Annual Income

- Inclusions
- Imputed welfare income
- Exclusions

(Lunch 12:00 - 1:00 p.m.)

Annual Income (continued)

- Earned income disallowance

(Break 2:30 p.m.)

Assets

- Inclusions
- Exclusions

End of Day One

DAY TWO

Assets (continued)

- Market value
- Cash value
- Anticipated income

Adjusted Income Calculation

- Dependent allowance
- Elderly/disabled allowance
- Child care allowance
- Disability assistance expenses
- Medical expenses

(Break 10:15 a.m.)

Verification

- UIV/EIV
- Verification hierarchy

TTP

(Lunch 12:30 - 1:30 p.m.)

Rent Calculation (Public Housing only)

- Minimum rent
- Tenant rent
- Utility reimbursement payment
- Flat rent
- Prorated rent

(Break 2:30 p.m.)

Subsidy/Family Share Calculations (HCV only)

- Minimum rent
- Payment standard
- Rent calculation
- Maximum share
- Prorated rent

End of Seminar