

# ***HCV and Public Housing Rent Calculation***

**July 29 - 30, 2014, Indiana Holiday Inn, Indiana, PA**

Two critical activities for every housing authority: calculating tenant rents and complying with HUD regulations when it does. That's why you won't want to miss this Nan McKay seminar, brought to you at a very affordable price through WPHDA sponsorship.

The seminar covers rent calculation for both public housing and HCV programs and is structured for combination areas to be taught together. At its conclusion, you should be able to explain and apply HUD regulations and guidance, and to calculate the family share and housing assistance payment (HAP) for a family in the HCV program and a tenant rent for a family in public housing.

Final rule changes regarding EIV mandatory implementation are covered, and the course includes up-to-date information on PIH 2013-03 and 2013-04.

All students will receive a free Earned Income Disallowance (EID) kit. This kit provides simplified methods to qualify families for the EID accurately, calculate the exclusion amount correctly, and track throughout the up-to-48 month qualifying period.

The Nan McKay trainer will be Adam Ensalaco who joined the NMA team in 2012, specializing in Housing Specialist and Rent Calculation training. Adam also consults on quality control for the Chicago Housing Authority. Prior to his time at NMA, he worked as a housing locator and fair housing tester on behalf of people with disabilities in Chicago. He received his BA in Human Rights Studies from the University of Dayton.

## **Seminar Cost**

**Two days: \$375/person** (WPHDA members); **\$390/person** (non-members)

*Fee provides over 50% savings from standard Nan McKay price!*

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

## **Hotel Reservation**

**Deadline: Saturday, June 28**

**Indiana Holiday Inn**  
1395 Wayne Avenue  
Indiana, PA 15701

Call **724-463-3561** and ask for the WPHDA rate of \$83 per night plus tax, or go to [www.holidayinn.com/indianapa](http://www.holidayinn.com/indianapa) and under Reservations enter the group code WHA.

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

## **Seminar Registration**

**Due: Monday, July 14**

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](mailto:events@wphda.org)

*(See reverse side for seminar agenda.)*

Seminar sponsored by the Western Pennsylvania Housing Directors Association.

# ***HCV and Public Housing Rent Calculation***

## ***July 29 -30, 2014***

**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**

**Course Overview**

**Learning Objectives**

**Overview of HUD-50058**

(Break 10:15 a.m.)

**Annual Income**

- Inclusions and exclusions

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

**Annual Income (continued)**

- Earned income disallowance for persons with disabilities

(Break 2:30 p.m.)

**Assets**

- Market vs. cash value

**End of Day One**

### **DAY TWO**

**Assets (continued)**

- Inclusions vs. Exclusions

**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
- 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**

# Western Pennsylvania Housing Directors Association Training

## *HCV and Public Housing Rent Calculation* July 29 - 30, 2014, Indiana Holiday Inn, Indiana, PA

### **Registration Form – Return by Monday, July 14**

Authority \_\_\_\_\_

Address \_\_\_\_\_

Contact person \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

#### **REGISTRATION**

Participant Name **and** Title

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**WPHDA member Registrations @ \$375/person** \_\_\_\_\_ = \$ \_\_\_\_\_

**Non-member Registrations @ \$390/person** \_\_\_\_\_ = \$ \_\_\_\_\_

Please make checks payable to: Western Pennsylvania Housing Directors Association

Mail to: Western Pennsylvania Housing Directors Association, 1405 Browning Road, Pittsburgh, PA 15206

**Questions?** Please contact Julie Kascal at 412.661.0591 or [events@wphda.org](mailto:events@wphda.org).