

Gotta Calculate!!!

March 14-15, 2018, Indiana, PA

Grab your calculators! It's time to solve those pesky rent calculation questions!

This Nan McKay (NMK) seminar, sponsored by WPHDA, covers rent calculation for both public housing and HCV programs and is structured for combination areas to be taught together.

This course is completely up-to-date, including information on PIH 2013-03 and 2013-04 and flat rent requirements, **and for HOTMA!**

Upon completing this seminar, you will understand inclusions and exclusions from annual income, how to identify and calculate income from assets, recognize and apply deductions to get adjusted income, and calculate total tenant payment (TTP). For those working in the HCV program, you will also calculate the family share and housing assistance payment (HAP). Those working in public housing, will calculate tenant rent and understand flat rents. *(See seminar agenda on reverse side.)*

The NMK trainer will be Daryle Ensley who provides training and consulting services to both small and large PHAs. Knowledgeable in a variety of affordable housing areas, she recently supervised a NMK team working with the Chicago Housing Authority and previously served as a housing specialist with the Los Angeles County Housing Authority. She holds a BA in Human Studies from the University of Phoenix and numerous housing-related certifications.

Location and Cost

Location: Kovalchick Complex
711 Pratt Drive
Indiana, PA 15701

Cost: WPHDA members: **\$400/person**
Non-members: **\$425/person**

(Fee includes course materials (printed and/or electronic), breaks and lunch on both days.)

Hotel Reservation

Deadline: Wednesday, February 21

Hilton Garden Inn Indiana at IUP
714 Pratt Drive
Indiana, PA 15705

A special group rate of \$93 per night plus taxes is available until the deadline. Call the hotel at **724-349-2222** and ask for group code PAHD18.

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

Seminar Registration

Due: Thursday, March 1

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

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March 14 - 15, 2018

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 Objectives

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