

# Rent Calculation: Overviews for PH & HCV

April 9 - 10, 2019, Blairsville, PA

## Grab your calculators and get ready to learn!

This seminar, specially designed for WPHDA by Nan McKay Associates, provides an overview of all the essential steps in determining rents for either public housing or HCV/Sec 8 tenants.

The sessions start with a look at HUD-50058 Form. By their end, you will understand what is included and excluded from annual income, how to identify and calculate income from assets, how to recognize and apply deductions to calculate adjusted income, and finally how to determine total tenant payment, whether PH or HCV.

**Day One (April 9)** will cover calculating rents for **public housing**, and **Day Two (April 10)** will deal with rent calculation for **HCV (Section 8)**. Agencies can send staff members to either one or both days. *With the special "combo package", you can purchase one registration but send a different person to each day.*

The NMK trainer will be Gail Gillispie. A senior trainer with NMK, with over 15 years experience in property management and development, she brings a keen aptitude for analysis, an informed perspective, and superb communication and presentation skills to all her seminars. She was formerly program coordinator at Knoxville's Community Development Corporation and holds a B.S. degree in Organizational Management.

(See reverse side for agendas for each day.)

## Location and Cost

**Location:** Chestnut Ridge Resort  
132 Pine Ridge Road  
Blairsville, PA 15717

### Cost:

**Single day:** \$375/person

**Combo Package for 2 days:** \$725/person  
(With the combo package, you may send a different person on each day.)

(Fee includes course materials, breaks and lunch on each day.)

## Hotel Reservation

**Deadline: Monday, April 1**

**Hampton Inn & Suites Chestnut Ridge**  
62 Pine Ridge Road  
Blairsville, PA 15717

A special group rate of \$109 per night plus taxes is available until the deadline. Call the hotel at **724-459-5920** and ask for the WPHDA group rate.

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

## Seminar Registration

**Due: Monday, March 25**

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)

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## AGENDAS

April 9 - 10, 2019

(Registration begins at 7:30 a.m. both days)

### DAY ONE: Public Housing (April 9)

**8:00 Overview of HUD-50058 Form**

**Annual Income Overview**

- Inclusions and Exclusions

**10:15 Break**

**10:30 Assets**

**Inclusions and Exclusions**

- Inclusions and Exclusions
- Market vs. Cash Value

**12:00 Lunch**

**1:00 Adjusted Income Calculation**

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

**2:30 Break**

**2:45 Verification**

**Tenant Rent Calculation**

- Total payment
- Flat rents

**5:00 End of Public Housing Session**

### DAY TWO: HCV/Sec 8 (April 10)

**8:00 Overview of HUD-50058 Form**

**Annual Income Overview**

- Inclusions and Exclusions

**10:15 Break**

**10:30 Assets**

**Inclusions and Exclusions**

- Inclusions and Exclusions
- Market vs. Cash Value

**12:00 Lunch**

**1:00 Adjusted Income Calculation**

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

**2:30 Break**

**2:45 Verification**

**Subsidy/Family Share Calculation**

- Total tenant payment
- Payment standards

**5:00 End of HCV Session**