

Grab those calculators!

April 21 - 22, 2020, Courtyard Pittsburgh North, Cranberry Township, PA

Need answers to those rent calculation questions??

This seminar, presented by Nan Mc Kay & Associates, covers rent calculation for both public housing and HCV programs. (Combination areas are taught together).

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 Jeni Rios who has worked in the affordable housing industry for over 17 years and has experience with almost every aspect of affordable housing, from property management, policy and procedure development to grant applications. She also has life experience with affordable housing, having been homeless in the past and having also been a Housing Choice Voucher participant. In her professional career, Ms. Rios has held many roles at two High Performing PHA's, most recently as Director of Rental Services. Additionally, she has spent her career advocating for affordable housing programs with local and state governments, as well as on Capitol Hill.

Location and Cost

Location:

Courtyard Pittsburgh North
150 Cranberry Woods Drive
Cranberry Twp, PA 16066

Cost: WPHDA members: **\$450/person**
Non-members: **\$475/person**

(Fee includes course materials, morning coffee, lunch, and afternoon break on both days.)

Hotel Reservation

Deadline: Monday, April 13

Courtyard Pittsburgh North

150 Cranberry Woods Drive
Cranberry Township, PA 16066

Call 800-853-5574 and ask for the special rate for WPHDA of \$96 per night plus taxes. *Please make sure your reservation is included in the WPHDA room block!*

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

Seminar Registration

Due: Monday, April 13

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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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