

# HCV & PUBLIC HOUSING RENT CALCULATION

The Ohio Housing Authorities (OHAC) is sponsoring a three-day HCV & Public Housing Rent Calculation Training presented by Nan McKay and Associates.

**COST:** \$750 per person (This will cover training & materials, breakfasts, lunches and breaks for all three days)  
\$100 Optional On-Site Exam  
\$100 Optional On-Line Exam (The on-line exam must be taken within 6 months of the training)  
Space is limited to 50 attendees.

**DATE:** October 1 – 3, 2019 – 8:00 a.m. – 5:00 p.m.  
Registration – October 1<sup>st</sup> – 7:30 a.m.

**LOCATION:** Embassy Suites by Hilton Columbus  
2700 Corporate Exchange Drive  
Columbus, Ohio 43231  
<https://embassysuites3.hilton.com/en/hotels/ohio/embassy-suites-by-hilton-columbus-CMHCEES/index.html>

## PURPOSE OF RENT CALCULATION TRAINING

The purpose of this training is to teach rent calculation for both the public housing and housing choice voucher programs.

Upon completion of **HCV and Public Housing Rent Calculation**, you will understand what is included in and excluded from annual income and how to identify and calculate income from assets, recognize and apply deductions to calculate adjusted income, and calculate total tenant payment (TTP). For those who work in the HCV program, you will also calculate the family share and housing assistance payment (HAP). For those working in the public housing program, you will calculate tenant rent and understand flat rents.

## ABOUT THE TRAINER

### Jennifer Rios

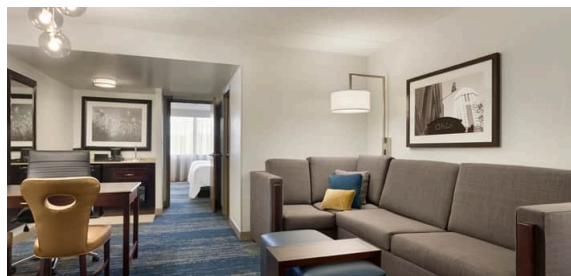
Jenifer Rios has worked in the affordable housing industry for over 17 years and has experience with almost every aspect of affordable housing, including property management, policy and procedure development and grant application, to name a few. Jeni also has a life experience with affordable housing,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



## HOTEL INFORMATION

A group of rooms have been blocked at the Embassy Suites Columbus Hotel for this training. The room rate is **\$122** per night for either a single or a double. Rooms are available 9/30 – 10/2. You may make a hotel reservation by calling the hotel directly at 614-890-8600. Be sure to let the reservation agent know you are with the "Ohio Housing Authorities Rent Calc" to receive the group room rate. The cut-off date for making reservations is **Monday, September 9, 2019**.

You may also book a room on-line at  
<http://embassysuites.hilton.com/en/es/groups/personalized/C/CMHCEES-OAC-20190930/index.jhtml>



# **HCV & PUBLIC HOUSING RENT CALCULATION TRAINING**

## **AGENDA**

### **Tuesday, October 1<sup>st</sup> 8:00 a.m. – 5:00 p.m.**

- Learning Outcomes
- Overview of HUD-50058 Form
- Annual Income
  - Inclusions
  - Imputed Welfare Income
  - Exclusions
  - Earned Income Disallowance
- Assets
  - Inclusions
  - Exclusions

### **Wednesday, October 2<sup>nd</sup> 8:00 a.m. – 5:00 p.m.**

- Assets (continued)
  - Market Value
  - Cash Value
  - Anticipated Income
- Adjusted Income Calculation
  - Dependent Allowance
  - Elderly/Disabled Allowance
  - Child Care Allowance
  - Disability Assistance Expenses
  - Medical Expenses
- Verification
  - UIV/EIV
  - Verification Hierarchy
- Rent Calculation (Public Housing only)
  - Minimum Rent
  - Tenant Rent
  - Utility Reimbursement Payment
  - Flat Rent
  - Prorated Rent
- Subsidy/Family Share Calculations (HCV only)
  - Minimum Rent
  - Payment Standard
  - Rent Calculation
  - Maximum Share
  - Prorated Rent

### **Wednesday, October 3<sup>rd</sup> 8:00 a.m. – 11:30 p.m./3:30 p.m.**

- Rent Calculation Quiz
- Case Studies
- Rent Calculation Certification Examinations (optional; extra fee) 12:30 p.m.
- End of Exam 3:30 p.m.

**HCV & PUBLIC HOUSING RENT CALCULATION TRAINING  
OCTOBER 1 – 3, 2019  
EMBASSY SUITES BY HILTON COLUMBUS, COLUMBUS, OHIO**

**REGISTRATION**

ORGANIZATION \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_


PHONE \_\_\_\_\_ FAX \_\_\_\_\_ E-MAIL \_\_\_\_\_

<b>1)</b> NAME _____	TITLE _____	E-Mail: _____	<input type="checkbox"/> EXAM
<b>2)</b> NAME _____	TITLE _____	E-Mail: _____	<input type="checkbox"/> EXAM
<b>3)</b> NAME _____	TITLE _____	E-Mail: _____	<input type="checkbox"/> EXAM
<b>4)</b> NAME _____	TITLE _____	E-Mail: _____	<input type="checkbox"/> EXAM

*Please use separate sheet for more than four (4) attendees.*

Please check if you would prefer a vegetarian/gluten-free meal. \_\_\_\_\_  Please check for special needs accommodations. \_\_\_\_\_  
name name

**PAYABLE TO:** Ohio Housing Authorities Conference (OHAC)

**MAIL/FAX/E-MAIL TO:** OHAC Corporate Office  
 88 West Third Street  
 Mansfield, OH 44902  
 FAX (419) 524-1535  
 SHERRY@OHAC.COM

**REGISTRATION DEADLINE:**  **Registration Deadline – Tuesday, September 17, 2018**

**CANCELLATIONS:** Cancellations received **BY WEDNESDAY, SEPTEMBER 25, 2019** will receive a full refund **minus a \$50** administrative fee. **No refunds** will be given **AFTER WEDNESDAY, SEPTEMBER 25<sup>TH</sup>**.

*(Please list totals for your organization)*

<b>TOTAL REGISTRATION AMOUNT (# _____ X \$750)</b>	<b>\$ _____</b>
<b>TOTAL (OPTIONAL) ON-STIE EXAM AMOUNT (# _____ X \$100)</b>	<b>\$ _____</b>
<b>TOTAL (OPTIONAL) ON-LINE EXAM AMOUNT (# _____ X \$100)</b>	<b>\$ _____</b>
<i>The On-line Exam must be taken within 6 months of the training</i>	
<b>TOTAL AMOUNT ENCLOSED</b>	<b>\$ _____</b>

***If interested in paying with a credit card, please contact the OHAC Corporate Office.  
A 3% charge will be applied to credit card payments.***

**FOR INFORMATION CONTACT: SHERRY HILL AT THE OHAC CORPORATE OFFICE**  
 PHONE: (419) 524-9116 • FAX: (419) 524-1535 • CELL: (419) 989-1133  
 E-MAIL: [SHERRY@OHAC.COM](mailto:SHERRY@OHAC.COM) • [WWW.OHAC.COM](http://WWW.OHAC.COM)