

ANNUAL CONFERENCE AGENDA

MONDAY, APRIL 9, 2018

7:30 am – 5 pm	Registration Check-In – Pre Function Area
8 am - 5 pm	Rent Calculation Combo - Nan McKay & Associates
8 - 9 am	TXNAHRO Steering Committee
9 am - 12 pm	Committee Meetings
9 - 10 am	Budget & Finance Scholarship Foundation Nominating Small Agency Task Force
10 – 11 am	Scholarships Awards Commissioners CR&D Bylaws
11 am – 12 pm	Housing Committee Member Services Professional Development SO Contract Review Committee
12 - 1 pm	Deli Style Lunch Buffet for all Committee / Board members – Nueces B
1 - 2:30 pm	Legislative Committee Meeting (open to all) – Nueces A
3 - 5 pm	Texas NAHRO Executive Board Meeting – Nueces A
2 - 5 pm	Exhibit Company Setup – CC Ballroom
6 - 8 pm	Business Partners Move-In – CC Ballroom
6 - 10	USS Lexington Dinner and Tour – Sponsored by the Corpus Christi Housing Authority

Tuesday, April 10, 2018

7:30 am – 5 pm	Registration
8:30 - 10 am	OPENING PLENARY SESSION – CC Ballroom Master of Ceremonies: Mark Thiele, President, Texas NAHRO Presentation of Colors: Aransas Pass High School National Anthem Invocation: Grayson Bearden, Youth Pastor, Journey Church Welcome: Gary Allsup, Corpus Christi Housing Authority Welcome: Rocco Montesano, Board Chairman, Corpus Christi Housing Authority State of TXNAHRO: Mark Thiele, President, Texas NAHRO Guest Speakers: Representative Jeff Leach, District 67 and Representative Carol Alvarado, District 147 with Moderator Eric Woomeer, Policy Solutions
10 - 10:30 am	Refreshment Break with Business Partners – CC Ballroom
10:30 am - 12 pm	CONCURRENT SESSIONS BEGIN
	PRESENTERS SESSION
	Nan McKay & Associates Rent Calculation Combo (Continued)
	Rick Espinoza - Senior Auditor OIG Session
	Michael Gerber, President & CEO, Austin Housing Authority, Mark Thiele, President, Texas NAHRO, Beverly Banks, Executive Director, Munday/Knox City Housing Authority and Wayne Pollard, Executive Director, Tarrant County Housing Assistances Affordable Housing Crisis - (i.e. growing lack of affordable housing in many communities)
	Kristen Carreon and Stephanie Rodriguez, San Antonio Housing Authority Innovative Approaches to Operational Support Functions
12 – 1:30 pm	Lite Lunch with Business Partners – CC Ballroom Master of Ceremonies: Mark Thiele, President, Texas NAHRO State of Legislation: Eric Woomeer, Policy Solutions Guest Speaker: Carl Richie, President, National NAHRO
1:30 – 3:30 pm	Corpus Christi CR&D Tour - CLICK HERE FOR MORE INFORMATION!!
1:30 - 3 pm	PRESENTERS SESSION
	Speed Dating with the Business Partners - CLICK HERE FOR MORE INFORMATION!!
	Nan McKay & Associates Rent Calculation Combo (Continued)
	Seledonio Quesada, Executive Director, Port Arthur Housing Authority & Gary Allsup, CEO, Corpus Christi Housing Authority, David Pohler, HUD Preparing For Disaster

1:30 - 3 pm	Amy Rhoads Granberry, Charlie's Place Recovery Center	Working with Residents in Crisis (responding during our current national opioid and mental health crisis)
	Lori Hall, San Antonio Housing Authority	Extended Procurement Outreach - Seeking Affordable Builders
3 - 3:30 pm	Refreshment Break with Business Partners - Door Prize Drawings - Must Be Present to Win - CC Ballroom	
3:30 - 5:00 pm	PRESENTERS	SESSION
	Business Partner Committee Meeting - For All Business Partners - CC Ballroom	
	Nan McKay & Associates	Rent Calculation Combo (Continued)
	Bill Bryant, Houston Housing Authority	Energy Efficiency/Capital improvements
	Thomas Martinek, Red Cross, Katie Barbour, Houston HA, David Pohler, HUD	After the Disaster - The Road to Recovery
	Lori Hall, San Antonio Housing Authority	Extended Procurement Outreach 2 - Energy Saving Homes
5:30 - 7 pm	Business Partner Reception with Member Services Games / Fundraisers - CC Ballroom	
	Member Services Talent Show - CLICK HERE FOR MORE INFORMATION!!	
8 - 10 pm	Hospitality	

Wednesday, April 11, 2018

7:30 am - 5 pm	Registration	
8 - 8:30 am	Continental Breakfast with Business Partners - CC Ballroom	
8:30 - 10 am	PRESENTERS	SESSION
	Nan McKay & Associates	Rent Calculation Combo (Continued)
	Marisa Smithwick, Corpus Christi Housing Authority Executive VP of Rental Properties	The Eviction Process
	Goldie Roberts, CPA	How to Write your MD&A and Footnotes
	Ultimate IT Guys	Data Breaches Everywhere
10 - 10:30 am	Refreshment Break with Business Partners - Door Prize Drawings - Must Be Present to Win - CC Ballroom	
10:30 am - 12 pm	PRESENTERS	SESSION
	Nan McKay & Associates	Rent Calculation Combo (Continued)
	Robert D. Shoss, PEG Ltd. and the Alumni Attitude Study	Survey Results - Discussion with Membership
	Randy Garza and Wendy Standorf, Sr. Loss Prevention Representative, TML Risk Pool	Sexual Harassment Training for Supervisors
	Gordon Tabone, Engineer, San Antonio Office HUD	Environmental Review Session
12 - 1:30 pm	TEXAS NAHRO CLOSING PLENARY LUNCH WITH AWARD & SCHOLARSHIP PRESENTATIONS - CC Ballroom	
	Master of Ceremonies: Mark Thiele, President, Texas NAHRO	
	Scholarship Ceremony: Hilda Benavides, Scholarship Chair	
	Awards Ceremony: Beverly Banks, Awards Chair	
	General Business Meeting	
1:30 - 3 pm	PRESENTERS	SESSION
	Nan McKay & Associates	Rent Calculation Combo (Continued)
	Billings & Company Session	Fiduciary Responsibilities Regarding Your Retirement Plan
	Tiffany French, Phong Tran, Novogradac & Company LLP & Nono Flores, Flores Residential	Tax credit 101, RAD & Year 15 Credit Recapture
	Ultimate IT Guys	Your Computer for Ransom
3 - 3:30 pm	Final Refreshment Break with Business Partners & Grand Door Prize Drawings - Must Be Present to Win - CC Ballroom	
3:30 pm	Exhibits Tear down & Conference Concludes	

HCV AND PUBLIC HOUSING RENT CALCULATION

Training Provided by Nan McKay & Associates

Nan McKay & Associates Price: \$995

TX NAHRO Price: \$300



PURPOSE

The purpose of this training is to teach rent calculation for both the public housing and housing choice voucher programs. The seminar has been carefully structured for combination areas to be trained together. This is possible because both programs use essentially the same rules leading up to the final rent calculation. This course was recently updated to include information on PIH 2013-03 and 2013-04 and flat rent requirements. Updated for the streamlining final rule!

LEARNING OUTCOMES

Upon completion of HCV & Public Housing Rent Calculation, you will understand what is included in and excluded from annual income, 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.

Day One

- Read and interpret form HUD-50058 and its accompanying instructions
- Identify and calculate annual income using 24 CFR part 5, which is universal to all HUD programs
- Recognize the qualifiers for the earned income disallowance (EID), identify the exclusion periods, and calculate the disallowance
- Identify assets and calculate income from assets based on 24 CFR part 5

Day Two

- Calculate adjusted income by correctly applying the HUD-defined allowances and expenses that are universal to both programs
- Recognize the requirements for verification of income, allowances, and expenses which are identical for both programs
- Calculate the HAP and family share for an HCV family using the payment standard, utility allowance, and gross rent

Day Three

- Apply rent calculation skills to solve hands-on case studies
- Case studies can be completed for HCV (using section 12 of the 50058 form) public housing (using section 10 of the 50058 form) or both

AGENDA - DAY ONE

- 8:00 Registration
 8:30 Welcome and Introductions
 8:45 Learning Outcomes
 Overview of HUD-50058 Forms
 10:15 Break
 10:15 Annual Income
- Inclusions, Exclusions and Imputed Welfare Income
- 12:00 Lunch (on your own)
 1:00 Annual Income (continued)
- Earned Income Disallowance
- 2:30 Break
 2:45 Assets
- Inclusions & Exclusions
- 5:00 End of Day One

DAY TWO

- 8:00 Assets (continued)
- Market Value, Cash Value and Anticipated Income
- Adjusted Income Calculation
- Dependent Allowance, Elderly/Disabled Allowance, Child Care Allowance, Disability Assistance Expenses, and Medical Expenses

DAY TWO (CONTINUED)

- 10:15 Break
 10:30 Verification
- UIV/EIV & Verification Hierarchy
- TTP
 12:30 Lunch (on your own)
 1:30 Rent Calculation (Public Housing only)
- Minimum Rent, Tenant Rent, Utility Reimbursement Payment and Prorated Rent
- 3:00 Break
 3:15 Subsidy/Family Share Calculations (HCV only)
- Minimum Rent, Payment Standard, Rent Calculation, Maximum Share and Prorated Rent
- 5:00 End of Day Two

DAY THREE

- 8:00 Rent Calculation Quiz
 10:15 Break
 10:30 Case Studies
 11:30 End of Seminar
 12:30 Rent Calculation Certification Examinations (Optional: Exam fee required)
 3:30 End of Exam



TEXAS NAHRO ANNUAL CONFERENCE

April 9-11, 2018
Corpus Christi, TX

OMNI HOTELS & RESORTS

900 N Shoreline Blvd, Corpus Christi, TX 78401

Reservations: (800) 843 - 6664

Room Rate: \$129 • Hotel Cut-Off 3/24/2018

REGISTRATION FORM

Duplicate as needed to submit a separate form for each Registrant. Registrations submitted without payment will not be processed until payment is received.

Name: _____ Title: _____

Agency: _____

Address: _____ City/State/ZIP: _____

Phone: _____ Fax: _____ E-Mail: _____

REGISTRATION

Conference Registration (includes all events):

	<u>Member</u>	<u>Non-Member</u>
<input type="checkbox"/> Early / Regular (Postmarked by March 9, 2018)	\$300	\$350
<input type="checkbox"/> Late / Onsite (Postmarked after March 9, 2018)	\$350	\$400
<input type="checkbox"/> THIS IS MY FIRST TEXAS NAHRO CONFERENCE		

SESSIONS

I will be attending

- Rent Calculation Combo - (ONLY)
- Rent Calculation Combo Exam (Optional: Exam fee required) - \$150.00

Participants who chose to take the exam will be assessed a \$150.00 fee.

There is no additional cost for the **training (ONLY)** listed above. You will receive a certificate of completion at the end of the training.

CANCELLATION

Cancellation and Refunds: To receive a refund of your registration fees, written notice of cancellation must be received no later than March 9, 2018; a \$50 cancellation fee will be assessed. Cancellations received after this date will not be refunded. The agency can send a substitute attendee if the original registrant can't attend. No exceptions will be made.

GUEST TICKETS

<input type="checkbox"/> Full Guest Registration – Includes all meals, exhibit hall activities and hospitality!	\$200
<input type="checkbox"/> Opening Ceremonies Breakfast - Tuesday	\$50
<input type="checkbox"/> Lunch w/ Exhibitors - Tuesday	\$50
<input type="checkbox"/> Reception w/ Exhibitors – Tuesday	\$50
<input type="checkbox"/> Luncheon - Wednesday	\$50

SCHOLARSHIP DONATION

Every year Texas NAHRO awards scholarships to deserving students who live in public housing! Help us continue awarding these students by making a donation!

Scholarship Donation \$ _____

Mail Registration and Payment to:

TX NAHRO
12246 FM 1769
Graham, TX 76450

Registrations may be faxed to 1.866.234.4018 but will not be processed until payment has been received.

For additional information: TX NAHRO Service Office 940-521-9982; txnahro@brazosnet.com or www.txnahro.org