

# ANNUAL CONFERENCE AGENDA

## MONDAY, APRIL 9, 2018

7:30 am – 5 pm	Registration Check-In – Pre Function Area
8 am - 5 pm	Rent Calc Combo - Nan McKay & Associates
8 - 9 am	TXNAHRO Steering Committee
9 am - 12 pm	Committee Meetings
12 - 1 pm	<b>Deli Style Lunch Buffet for all Committee / Board members</b>
1 - 2:30 pm	Legislative Committee Meeting (open to all)
3 - 5 pm	Texas NAHRO Executive Board Meeting
2 - 5 pm	Exhibit Company Setup
6 - 8 pm	Business Partners Move-In
6 - 10	Evening Activity – USS Lexington

## Tuesday, April 10, 2018

7:30 am – 5 pm	Registration
8:30 - 10 am	<b>OPENING PLENARY SESSION</b>
	<b>Master of Ceremonies: Mark Thiele, President, Texas NAHRO</b>
	<b>Presentation of Colors</b>
	<b>National Anthem</b>
	<b>Invocation</b>
	<b>Welcome: Gary Allsup, Corpus Christi Housing Authority</b>
	<b>Welcome: Board Chairman, Corpus Christi Housing Authority</b>
	<b>State of TXNAHRO: Mark Thiele, President, Texas NAHRO</b>
	<b>Hall of Fame Award Presentation: Nono Flores, Past President, Texas NAHRO</b>
	<b>Guest Speaker: Carl Richie, NAHRO President</b>
	<b>Keynote Speaker: Eric Woomeer, Policy Solutions</b>

10 - 10:30 am Refreshment Break with Business Partners

### CONCURRENT SESSIONS BEGIN

10:30 am - 12 pm

#### PRESENTERS

#### SESSION

Nan McKay & Associates

**Rent Calculation Combo (Continued)**

**OIG Session**

**Working with Residents in Crisis (responding during our current national opioid and mental health crisis)**

Kristen Carreon and Stephanie Rodriguez, San Antonio Housing Authority

**Innovative Approaches to Operational Support Functions**

12 - 1 pm Lite Lunch with Business Partners

1: 30 – 3:30 pm

#### CR&D Tour

#### PRESENTERS

#### SESSION

Nan McKay & Associates

**Rent Calculation Combo (Continued)**

**Environmental Review Session**

**Affordable Housing Crisis - (i.e. growing lack of affordable housing in many communities)**

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**

3:30 - 5:00 pm

PRESENTERS	SESSION
Nan McKay & Associates	Rent Calculation Combo (Continued)
	Capital Funds
	After the Disaster - The Road to Recovery
Lori Hall, San Antonio Housing Authority	Extended Procurement Outreach 2 - Energy Saving Homes
<b>Business Partner Reception with Member Services Games / Fundraisers</b>	
Speed Dating w/ Exhibitors	
Member Services Talent Show	
Hospitality	

5:30 - 7 pm

8 - 10 pm

## Wednesday, April 11, 2018

7:30 am – 5 pm

Registration

8 - 8:30 am

### Continental Breakfast with Business Partners

8:30 – 10 am

PRESENTERS	SESSION
Nan McKay & Associates	Rent Calculation Combo (Continued)
	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

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

12 - 1 pm

### TEXAS NAHRO CLOSING PLENARY LUNCH WITH AWARD & SCHOLARSHIP PRESENTATIONS

1:30 - 3 pm

PRESENTERS	SESSION
Nan McKay & Associates	Rent Calculation Combo (Continued)
Billings & Company Session	Fiduciary Responsibilities Regarding Your Retirement Plan
John Emery, US Inspection Group, Inc.	How To Become A REAC High Performer
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

3:30 pm

Exhibits Tear down

3:30 pm

## 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 Income12:00 Lunch (on your own)  
1:00 Annual Income (continued)
  - Earned Income Disallowance2:30 Break  
2:45 Assets
  - Inclusions & Exclusions5:00 End of Day One

#### DAY TWO

- 8:00 Assets (continued)
  - Market Value, Cash Value and Anticipated IncomeAdjusted 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 HierarchyTTP  
12:30 Lunch (on your own)  
1:30 Rent Calculation (Public Housing only)
  - Minimum Rent, Tenant Rent, Utility Reimbursement Payment and Prorated Rent3:00 Break  
3:15 Subsidy/Family Share Calculations (HCV only)
  - Minimum Rent, Payment Standard, Rent Calculation, Maximum Share and Prorated Rent5:00 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 <b>by</b> March 9, 2018)	\$300	\$350
<input type="checkbox"/> Late / Onsite (Postmarked <b>after</b> March 9, 2018)	\$350	\$400
<input type="checkbox"/> <b>THIS IS MY FIRST TEXAS NAHRO CONFERENCE</b>		

### 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"/> <b>Full Guest Registration</b> – Includes all meals, exhibit hall activities and hospitality!	\$200
<input type="checkbox"/> <b>Opening Ceremonies Breakfast</b> - Tuesday	\$50
<input type="checkbox"/> <b>Lunch w/ Exhibitors</b> - Tuesday	\$50
<input type="checkbox"/> <b>Reception w/ Exhibitors</b> – Tuesday	\$50
<input type="checkbox"/> <b>Luncheon</b> - 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](http://www.txnahro.org)