

AGENDA
HOUSING CHOICE VOUCHER SPECIALIST WEB TRAINING
INTAKE, OCCUPANCY AND RENT CALCULATION ESSENTIALS

DAY ONE
ELIGIBILITY

- 8:00 **Registration**
- 8:30 **Welcome and Introductions**
- 8:45 **Course Overview/Learning Outcomes**
- Program Components**
- Reading Regulations
 - Learning Activity
 - Key Program Documents
 - Fair Housing, Reasonable Accommodation, VAWA
 - Learning Activity
- Chapter 1 Knowledge Check**
- 10:15 **Break**
- 10:30 **Waiting List Management**
- Initial Applications
 - Organizing Waiting Lists
- Preferences**
- Chapter 2 Knowledge Check**
- 12:00 **Lunch (on your own)**
- 1:00 **Evaluating Eligibility**
- Family Type**
- Definition of Family
 - Disabled/Displaced/Elderly Families
 - Learning Activity
- Social Security Numbers**
- Overview of Noncitizens Rule**
- Learning Activity
- 2:30 **Break**
- 2:45 **Income Limits**
- Student Rule
 - Learning Activity
- Denial of Assistance**
- Screening and Eviction Rule
 - Informal Reviews
- Chapter 3 Knowledge Check**
- 5:00 **End of Day One**

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DAY TWO
OCCUPANCY

- 8:00** **Voucher Issuance**
- Subsidy Standards
 - Learning Activity
 - Extensions and Suspensions
- HUD Required Briefings**
- Family Responsibilities**
- Chapter 4 Knowledge Check**
- Leasing**
- Initial Steps in the Leasing Process
 - Eligible Housing
 - Housing Quality Standards
 - The Owner's Lease
 - Learning Activity
- 10:15** **Break**
- 10:30** **Tenancy Addendum**
- Learning Activity
- Disapproval of Owner**
- Final Steps in Leasing Process**
- HAP Contract**
- Learning Activity
- 12:00** **Lunch (on your own)**

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DAY TWO
OCCUPANCY (continued)

- 1:00** **Rent to Owner**
- Rent Reasonableness
- Chapter 5 Knowledge Check**
- 2:30** **Break**
- 2:45** **Annual Activities**
- Consent Forms
 - Annual Reexaminations
 - Interim Reexaminations
 - Moves
 - Inspections
- Chapter 6 Knowledge Check**
- Terminations**
- Learning Activity
- Informal Hearings**
- Chapter 7 Knowledge Check**
- 5:00** **End of Day Two**

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DAY THREE
OCCUPANCY (continued)

- 8:00 Portability**
- Overview
 - Limitations and Residency
 - Responsibilities of IHA,RHA and Family
 - Portability Billing
 - Penalties
 - Learning Activity
- Chapter 8 Knowledge Check**

RENT CALCULATION

- 9:30 Form HUD 50058 Overview**
Annual Income
- Income of Various Household Members
- 10:15 Break**
- 10:30 Annual Income**
- Earned Income
 - Income of Students
- 12:00 Lunch (on your own)**
- 1:00 Rent Calculation (continued)**
Annual Income
- Periodic Payments and Nonrecurring Income
 - Imputed Welfare Income
- 2:30 Break**
- 2:45 Income (continued)**
- Other Types of Income
- Assets**
- Real Property vs Personal Property
 - Savings and Checking Accounts
 - Jointly Owned Assets
 - Trusts
 - Tax Refunds
 - Retirement Accounts
- 5:00 End of Day Three**

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DAY FOUR
RENT CALCULATION (continued)

- 8:00** **Assets**
- Other Assets
 - Income from Assets
 - Assets Disposed of for Less than Fair Market Value
 - Asset Limitation
- 10:15** **Break**
- 10:30** **Adjusted Income Calculation**
- Dependent Allowance
 - Elderly/Disabled Allowance
 - Child Care Allowance
 - Disability Assistance Expenses
 - Medical Expenses
 - Hardship Exemptions
 - Permissive Deductions
- 12:00** **Lunch (on your own)**
- 1:00** **Verification**
- Consent Forms
 - Use of Other Programs' Income Determinations
 - Streamlining Verification of Fixed Income
 - Hierarchy of Verification Methods
- 2:30** **Break**
- 2:45** **Calculating Income at Annual**
- SS COLA
 - Steps to Calculate Income at Annual
 - Example Calculations
- 5:00** **End of Day Four**

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DAY FIVE

RENT CALCULATION (continued)

- 8:00 **TTP**
 Subsidy and Family Share Calculation
- Minimum Rent
 - Payment Standard Rent Calculation
 - Maximum Share at Initial Occupancy
 - Prorated Rent
- 10:15 **Break**
- 10:30 **Rent Calculation Quiz**
 Case Studies
- 12:00 **End of Rent Calculation Training**

Certification Exam Available Online