

AGENDA
PUBLIC HOUSING RENT CALCULATION

DAY ONE

- 8:00 **Registration**
- 8:30 **Welcome and Introductions**
- 8:45 **Course Overview**
Learning Outcomes
Overview of Form HUD 50058
Annual Income
- Income of Various Household Members
 - Earned Income
- 10:15 **Break**
- 10:30 **Annual Income (continued)**
- Income of Students
 - Periodic Payments and Nonrecurring Income
- 12:00 **Lunch (on your own)**
- 1:00 **Annual Income (continued)**
- Periodic Payments and Nonrecurring Income (continued)
 - Imputed Welfare Income
 - Other Types of Income
- 2:30 **Break**
- 2:45 **Assets**
- Real Property vs Personal Property
 - Savings and Checking Accounts
 - Jointly Owned Assets
 - Trusts
 - Tax Refunds
 - Retirement Accounts
 - Real Property
 - Other Assets
- 5:00 **End of Day One**

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DAY TWO

- 8:00** **Assets** (continued)
- Calculating 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 Two**

AGENDA
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DAY THREE

- 8:00** **Total Tenant Payment**
- Minimum Rent
- Rent Calculation**
- Utility Allowances
 - Family Choice of Rents
 - Tenant Rent
 - Prorated Rent
- 10:15** **Break**
- 10:30** **Rent Calculation Quiz**
- Case Studies**
- 12:00** **Lunch (on your own)**
- 1:00** **Optional Certification Exam**
- 4:00** **End of Certification Exam**