

OHAC 2026



HCV & PUBLIC HOUSING (FULL HOTMA) RENT CALCULATION WEBINAR TRAINING WITH OPTIONAL EXAM

***Presented by Nan McKay
& Associates***

Registration Rate:

- ***OHAC Member : \$750***
- ***Non OHAC Member : \$850***
- ***Additional cost for Optional Exam: \$175***



**2 ½ day Training: Tuesday, October 13th - Thursday,
October 15th, 2026**

**Limited Spots Available!!!!
REGISTER NOW**



**For More Information
www.ohac.com**

**REGISTRATION DEADLINE:
WEDNESDAY, SEPTEMBER
9TH, 2026**

<https://app.smartsheet.com/b/form/019ff0860cab7e3aaf285aa1b1b05094>

AGENDA
HCV AND PUBLIC HOUSING RENT CALCULATION
WEB TRAINING

DAY ONE

- | | |
|-------|---|
| 8:00 | Registration |
| 8:30 | Welcome and Introductions |
| 8:45 | Learning Outcomes |
| | Overview of Form HUD 50058 |
| | Annual Income |
| | <ul style="list-style-type: none">▪ Income of Various Household Members▪ Earned Income |
| 10:15 | Break |
| 10:30 | Annual Income |
| | <ul style="list-style-type: none">▪ Income of Students▪ Periodic Payments and Nonrecurring Income |
| 12:00 | Lunch (on your own) |
| 1:00 | Annual Income (continued) |
| | <ul style="list-style-type: none">▪ Periodic Payments and Nonrecurring Income (continued)▪ Imputed Welfare Income▪ Other Types of Income |
| 2:30 | Break |
| 2:45 | Assets |
| | <ul style="list-style-type: none">▪ Real Property vs Personal Property▪ Savings and Checking Accounts▪ Jointly Owned Assets▪ Trusts▪ Tax Refunds▪ Retirement Accounts▪ Other Assets |
| 5:00 | End of Day One |

AGENDA
HCV AND PUBLIC HOUSING RENT CALCULATION
WEB TRAINING

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
- Calculating Income at Annual**
- SS COLA
 - Steps to Calculate Income at Annual
 - Example Calculations
- 2:30** **Break**
- 2:45** **Subsidy/Family Share Calculations (HCV only)**
- Payment Standard
 - Rent Calculation
 - Maximum Share at Initial Occupancy
 - Prorated Rent
- 5:00** **End of Day Two**

AGENDA
HCV AND PUBLIC HOUSING RENT CALCULATION
WEB TRAINING

DAY THREE

- | | |
|--------------|---|
| 8:00 | Rent Calculation (Public Housing only) <ul style="list-style-type: none">▪ Tenant Rent▪ Utility Reimbursement Payment▪ Flat Rent▪ Prorated Rent |
| 9:30 | Break |
| 9:45 | Rent Calculation Quiz
Case Studies |
| 12:00 | End of Seminar |

Certification Exam Available Online

IMPORTANT:

- ****Certification requirements mandate that no attendee may miss two (2) or more cumulative hours of any training class. If two (2) or more hours are missed, the attendee will not be allowed to take an exam or receive the certificate of completion for this class.**
- Clients and participants may not record any classes without the express written consent of NMA.
- Materials cannot be duplicated without the express written consent of NMA.
- All our webinars are live trainings and come with digital course materials, which will be provided 2-3 business days prior to your session from webinars@nanmckay.com. A registration for an NMA live, web-based training event is only for the individual named on the registration. Information for joining a live, web-based training event should not be forwarded to any other individual(s), even employees within the same organization, without the express written approval of NMA.
- Any individual who attends a live, web-based training event without pre-registering will be considered a “walk-in registration,” and their agency will be charged the registration fee for the session. The trainer will request the full name, email address, and physical address of the agency for any individual who is not on their registration list. If the individual refuses to provide the information, they will be removed from the online training session.

IMPORTANT:

- Note: Session materials will be posted and available for the week of your class. Any master books and workbooks are proprietary and for your use only. By registering for and attending this training, you agree that you will not copy, share, post or otherwise disseminate training or exam materials, including but not limited to posting on the internet, internal network, shared drive, or other publicly accessible means of access. To protect the proprietary information of our seminars and as is our policy for in-person open enrollment and onsite training events, NMA does not record, nor allow the recording of, our Live Web Training seminars. Exceptions may be made for custom onsite training events, with written permission from NMA given prior to the start of the live web training event. Unauthorized distribution of NMA materials may result in the loss of your certification.
- Due to the nature of the webinar training, to register for this course your computer must have computer audio capabilities. This means your computer will need both a microphone and speakers. Most laptops have both options built in already but if you are using a desktop computer you will need to attach a microphone in order to participate in the class. Webcams are optional for our Live Web Trainings with exception to SSSC, FSS and HCV Executive Management where this is required for participation

PLEASE NOTE:

- *No Registrations will be accepted after deadline of Wednesday, September 9th, 2026.*
- *There are limited spots available for this webinar training. Registrations are processed in the order in which they are received.*
- *No changes to registrations after Wednesday, September, 9th, 2026*
- *Please make sure you have included all requested information on the registration, including preferred exam.*

Webinar Link will be distributed prior to webinar to registered attendees ONLY.