

NAHASDA INTERMEDIATE (Selected Topics):

- *Admissions and Occupancy*
- *Rent Calculations*
- *Required Policies & Policy Development*



Southwest Tribal Housing Alliance
Triannual Business Meeting Training
October 3-4, 2018
Tucson, AZ

T/TA Contractor:
The National American Housing Council
900 Second Street, NE; Suite 107
Washington, DC 20002



AGENDA

Wednesday, October 3, 2018

- 8:30 AM Welcome, Introductions, and Interactive Launch
- Training Goals
- Foundations for Admissions & Occupancy Program Management
- Navigating the NAHASDA Statute and Regulations*
 - Orientation to PIH Notices and Program Guidance*
 - Navigating HUD Resources*
- Non-Discrimination Requirements
- Age Discrimination Act of 1975*
 - Section 504 of the Rehabilitation Act of 1973*
 - Indian Civil Rights Act*
 - Tribal Preference Exception to Civil Rights Act*
 - Equal Access to Housing Regardless of Sexual Orientation or Gender Identity*
- Conflict of Interest Requirements
- Application/Group Discussion
- 10:30 **B R E A K**
- 10:45 Eligibility for Assistance and Occupancy
- Defining Low Income Indian Families*
 - Low Income Limits by Family Size*
 - Essential Families*
 - Law Enforcement Admittance Exception*
 - Conditional Admittance Exceptions for Over Income (Non-Low Income)*
- Practice Exercise
- Wait List Management and Selection Process
- Taking Applications and Establishing Waiting Lists*
 - Occupancy Standards*



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Establishing Tribal Preference and Other Preferences

Suitability Determinations: Developing Screening Criteria

Prohibited Screening Criteria

Notification of Applicant Rejection

Maintaining Documentation of the Waiting Lists

12:00 PM L U N C H

1:15 Defining and Calculating Annual Income

HUD's Section 8 (24 CFR part 5, subpart F) Method

Census Long Form Method

IRS 1040 (AGI) Method

Which Method Should I Choose?

Practice Exercise

2:30 B R E A K

2:45 Determining Adjusted Income

Statutory Deductions

Case Example

Practice Exercise

4:30 PM Wrap-up Day 1

Thursday, October 4, 2018

8:30 AM Check-In & Goals for the Day

8:45 Calculating Monthly Rent or Housing Assistance Payments

Statute and Regulatory Criteria

Utility Allowance Determinations and Options

Calculation Requirements for Non-Low Income

Case Example: Flat Rent or Ceiling Rent Schedules

Practice Exercises

10:15 B R E A K

10:30 Verification Requirements



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Lease Requirements and Management

Statutory Requirements

Orientation Process

Determining Lead Based Paint Disclosure Requirements

Maintenance Responsibilities (Maintenance Policy)

Inspections

Recertification

Counseling

Application Exercises/Group Discussions

12:00 PM

L U N C H

1:15

Collections

Terminations

Self-Monitoring Plan for Admissions and Occupancy

Application Exercises/Group Discussions

2:30

B R E A K

2:45

Required Policies Under NAHASDA

Policy Development Model

Open Forum: Best Practices for Developing, Improving, and Updating Policies

Application Exercises/Group Discussions

4:00 PM

Summary and Wrap-up

Determine Your Action Steps

Training Evaluations

4:30 PM

Training Concluded

Thank You!