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INTRODUCTION TO SEVRA [2-part series]

Series code: SEVRA • **Level:** Intermediate • **Curriculum:** Section 8/HCV • **CEUs:** N/A • **Length:** 1.5 hrs

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Instructor: Nan McKay

Nan McKay has served as President of NMA & Associates for over 20 years and is widely recognized as a national speaker. She is a Certified Housing Manager, having spent 17 years working for housing agencies and as Executive Director at Minnesota Housing Authority. Ms. McKay currently serves on the Board of Directors for the National Leased Housing Association. As President of NMA, Inc., she has written 22 books and videos, and presented thousands of seminars on low-income housing administration. Ms. McKay holds a BA Degree in Business Administration, and completed courses toward a Master's Degree in Public Administration.

Who should attend: All HCV staff who needs to understand the reform act and what it will involve.

1: Funding & Occupancy

Class code: SEVRA101 • **CEUs:** N/A • **Length:** 45 minutes

Objective: To discuss the SEVRA legislation redraft (Section 8 Voucher Reform Act of 2009) that is likely to be passed this year, and how the changes affect public housing and the project-based housing programs.

Description: The program explains funding authorization, allocation and available funding, MTW (Moving To Work), and HUD provisions for “prompt” funding. It explores administrative fee calculation and inclusions, the role of FSS (Family Self-Sufficiency) Coordinators and the performance standards that PHAs need to use. Students learn about Person with Disabilities Rule, incentive fees, screening of applicants, income, rent, deductions, and asset limitations. The class concludes by discussing income targeting and continued eligibility.

2: Inspections & Other Changes

Class code: SEVRA102 • **CEUs:** N/A • **Length:** 45 minutes

Objective: To explain biennial inspection and changes, HQS (Housing Quality Standards) enforcement and abatements, using HAP money for other purposes, and additional PHA performance measures.

Description: The program looks at initial inspections, alternative inspection methods, notifications, payment abatements, and repairs. Students learn about relocation assistance, payment of utilizes, using subsidy for payments and homeownership. The class provides an overview regarding credit-reporting agencies, the agency’s performance measurements, monitoring rent burdens, and LEP (Limited English Proficiency). This class ends by discussing other new provisions including statutory and regulatory, plus the effective date of the new legislation.