



All regularly scheduled webinars will begin at **10:30am Central Time.**
**(11:30am Eastern Time, 9:30am Mountain Time, 8:30am Pacific Time)**
**Webinars include training presentations**

(Additional handouts provided when relevant)

Date	Subject/Lesson	Attendees	Description	Instructor
1/2/2025	<div>  <h2>HAPPY NEW YEAR</h2> <p>No Webinar is Scheduled for This Week</p>  </div>			
1/9/25	<b>New Final Rule 30-Day Notice Requirement for Non-Payment of Rent</b>	<b>PH/HCV</b>	<i>What once was is no longer.</i> On December 13, 2024, HUD released a Final Rule requiring a 30-day notice of termination for non-payment of rent, which becomes effective January 13, 2025. This class will review all regulatory requirements that must be implemented by mid-January.	Kati Gray
1/16/25	<b>New PBV Regulations 983.252: PHA Information for Accepted Family</b>	<b>HCV</b>	During this class we will review the requirements concerning oral and written information that must be provided to new PBV Participants, including new requirements from May 7, 2024, HOTMA Final Rule. Best practices for implementing these requirements will also be provided.	Mark Vogeler
1/23/25	<b>Public Housing 101: Essentials for Success</b>	<b>PH</b>	Feeling overwhelmed with all the new information being thrown at you? This webinar will provide an overview of essential program requirements, funding sources, and assessment criteria. Great cross-training opportunity for Housing Choice Voucher staff and it is an excellent orientation for new/temporary staff, receptionists, and board members.	Kati Gray
1/30/25	<b>Housing Choice Voucher 101: Essentials for Success</b>	<b>HCV</b>	This webinar will highlight essential program areas that will help you build a solid foundation of HCV operational knowledge, such as SEMAP, Payment Standards, and Portability. Great cross-training opportunity for Public Housing staff and an excellent orientation for new/temporary staff, receptionists, and board members.	Tracy Edwards-Henson

All regularly scheduled webinars will begin at **10:30am Central Time.**

**(11:30am Eastern Time, 9:30am Mountain Time, 8:30am Pacific Time)**

**Webinars include training presentations**

**(Additional handouts provided when relevant)**

Date	Subject/Lesson	Attendees	Description	Instructor
2/6/25	<b>Verifying &amp; Calculating Medical Deductions</b>	<b>PH/HCV</b>	When it comes to adjusted income, few topics create more confusion than calculating medical deductions. This webinar will focus on determining eligibility for families and the proper method for calculating medical deductions. The instructor will also review proper verification techniques and how to document sensitive medical information. Examples and case studies will be presented to help further the understanding of these complex calculations.	Tracy Edwards-Henson
2/13/25	<b>Housing Choice Voucher Abatements</b>	<b>HCV</b>	<i>The Who, What, When, Where and How.</i> Abatements can be difficult to process since there is a real chance a family is going to lose their assistance. In this session, the trainer will discuss the abatement process, the documentation needed, what information is given, and when to provide notice to the family.	Kati Gray
2/20/25	<b>An Introduction to Navigating HUD's Resources</b>	<b>PH/HCV</b>	There are many regulations, PIH Notices, and other HUD guidance that govern your Public Housing and Housing Choice Voucher Program – all of which can be located on various HUD and other government websites. Knowing where to find what you are looking for can be a daunting task. This webinar will highlight the most common Regulations, Notices, and References. In addition, you will learn how to access and navigate these sites more effectively.	Janice Gibbons

## **25<sup>th</sup> Annual Nelrod Consortium Conference**

**February 26-28, 2025 ♦ South Point Hotel ♦ Las Vegas, NV**

All regularly scheduled webinars will begin at **10:30am Central Time.**
**(11:30am Eastern Time, 9:30am Mountain Time, 8:30am Pacific Time)**
**Webinars include training presentations**
**(Additional handouts provided when relevant)**

Date	Subject/Lesson	Attendees	Description	Instructor
3/6/25	<b>Quality Control File Review</b>	<b>PH/HCV</b>	Incorporating routine Quality Control File Reviews (QCFRs) can assist PHAs in identifying individual and systematic performance errors, which may be the cause of incorrect tenant rent calculations. Learn how routine QCFRs can provide insight into PHA operations and procedures that may need to be addressed with income and rent determinations.	Janice Gibbons
3/13/25	<b>SEMAP: Determination of Adjusted Income – An Overview of the Verification Process</b>	<b>HCV</b>	Determination of Adjusted Income (DAI) is one of the most failed SEMAP Indicators. This class will provide an overview of the factors to be considered by the agency in their review of DAI. Attendees will learn how a rock-solid verification process can ensure a passing score for this indicator.	Kati Gray
3/20/25	<b>Managing The Waiting List: Purging the Waiting List</b>	<b>PH/HCV</b>	A waiting list is a crucial asset in a Public Housing Authority's toolbox. Purging a waiting list isn't just a good practice; it's a good tactic to prevent delays in leasing activities, maintain compliance, and reduce the likelihood of fair housing claims. Attend this webinar and learn the importance of purging/updating a waiting list, and factors to consider as to when and how often a PHA should purge its waiting list.	Janice Gibbons
3/27/25	<b>Identifying &amp; Avoiding Waste, Fraud &amp; Abuse</b>	<b>PH/HCV</b>	Participants will learn the most common waste, fraud, and abuse issues that the Office of the Inspector General (OIG) has uncovered in the last few years. In addition, participants will learn what policies and preventive safeguards should be in place, as well as how to identify and stop potential damaging issues in the early stages.	Derek Antoine

All regularly scheduled webinars will begin at **10:30am Central Time.**
**Classes include training presentations**
**(11:30am Eastern Time, 9:30am Mountain Time, 8:30am Pacific Time)**
**(Additional handouts provided when relevant)**

Date	Subject/Lesson	Attendees	Description	Instructor
4/3/2025	<b>Affirmatively Furthering Fair Housing (AFFH) – What You Need to Know</b>	<b>PH/HCV</b>	Please join us for an engaging discussion exploring recent developments in Affirmatively Furthering Fair Housing compliance. This class will delve into current/changing policies, updates, and best practices for promoting fair housing and fostering inclusive communities in a rapidly changing environment. Compliance with Federal Regulations and PHAs responsibilities to advance fair housing goals will be discussed.	Derek Antoine
4/10/2025	<b>Fair Housing Issues That Should Be Addressed in Landlord Briefings</b>	<b>HCV</b>	While you may know what you can and cannot do regarding Fair Housing, many of your HCV landlords do not. This class will focus on educating your landlords on their responsibilities under Fair Housing and provide a review of the Fair Housing requirements in the HAP contract. Tips for monitoring landlord compliance and investigating complaints will also be covered.	Kati Gray
4/17/2025	<b>Fair Housing: Avoiding Discrimination in the Occupancy Process</b>	<b>PH/HCV</b>	From tenant selection and placement – through continued occupancy – to end of participation, this class will highlight Fair Housing considerations and provide guidance to avoid discrimination throughout the occupancy process. Topics will include opening and closing the waiting list, preference points, familial status, persons with disabilities, and more.	Janice Gibbons
4/24/2025	<b>Fair Housing: Maintenance Do's and Don'ts</b>	<b>MAINT</b>	Of all the daily interactions in Public Housing, the maintenance Department has the most contact with Residents. Learn the types of Fair Housing issues that may arise and how to respond when they do. An overview of the Top 10 Fair Housing Mistakes will be provided. Great class for Maintenance Staff, Supervisors/Directors, Work Order Clerks, and Property Managers.	Derek Antoine

All regularly scheduled webinars will begin at **10:30am Central Time.** **Classes include training presentations**  
(11:30am Eastern Time, 9:30am Mountain Time, 8:30am Pacific Time) (Additional handouts provided when relevant)

Date	Subject/Lesson	Attendees	Description	Instructor
5/1/2025	<b>HOTMA Compliance Update: New &amp; Revised Definitions for Income Determinations</b>	<b>PH/HCV</b>	This class will address the parts of HOTMA that must be implemented for all income determinations effective July 1, 2025, and later. Emphasis will be placed on the new and revised income exclusions, such as non-recurring income, student financial assistance, insurance payments/settlements, home-based care payments, and more. In addition, new definitions that impact the rent calculation process and de minimis errors will be discussed. Lastly, a brief overview will be provided on the parts of HOTMA that should have already been implemented prior to July 1, 2025, and the parts of HOTMA that PHAs have discretionary authority to implement now.	Janice Gibbons
5/8/2025	<b>eVMS – What You Need to Know</b>	<b>HCV</b>	HUD recently announced wave 3 of the eVMS rollout. What does that mean for your agency and what can you expect in the coming months? Attendees will receive a brief overview of the eVMS rollout process and will learn how to prepare for the transition. Learn what will change for agencies as they migrate from VMS to eVMS as well as eVMS requirements and reporting processes.	Kati Gray
5/15/2025	<b>Tips for Handling Portability Problems</b>	<b>HCV</b>	Portability is simple when both PHAs have policies that mesh will together. Unfortunately, that is not always the case. This class provides an overview on how to resolve problems with late payments and reports, higher payment standards, and absorptions. Critical factors impacting portability such as delays, assigning initial and receiving PHA points of contact, FHEO, VAWA, mandatory briefing information, and monitoring the process will be addressed.	Kati Gray
5/22/2025	<b>EPIC Submissions: Activity Planning Module</b>	<b>PH</b>	All PHAs are required to use the Activity Planning Module (APM) within HUD's Energy and Performance Information Center (EPIC) for the development, submission, approval, and revision of Capital Fund Program 5-Year Action Plans (Form HUD-50075.2), Budgets, and Performance & Evaluation (P&E) Reports (Form HUD-50075.1). The question is... do you know how to use it? This class focuses on the fundamentals and is designed to walk participants through the process from submission, through approval, and revision (if necessary)	Derek Antoine

All regularly scheduled webinars will begin at **10:30am Central Time.**  
**(11:30am Eastern Time, 9:30am Mountain Time, 8:30am Pacific Time)**

**Classes include training presentations**  
(Additional handouts provided when relevant)

Date	Subject/Lesson	Attendees	Description	Instructor
5/29/2025	<b>Language Assistance Plan (LAP) – How to Know When You Need One</b>	<b>PH/HCV</b>	When are you required to provide certain forms and documents for those with Limited English Proficiency (LEP)? Who can be an eligible interpreter for your applicants and program participants? Using a 4-Factor analysis, attendees will learn the numerical thresholds that require certain actions when providing assistance, documents, and services in alternative languages.	Tracy Edwards-Henson

All regularly scheduled webinars will begin at **10:30am Central Time.**  
(**11:30am** Eastern Time, **9:30am** Mountain Time, **8:30am** Pacific Time)

**Classes include training presentations**  
(Additional handouts provided when relevant)

Date	Subject/Lesson	Attendees	Description	Instructor
6/5/2025	<b>Housing Choice Voucher: Included &amp; Excluded Financial Assistance for Students of Higher Education</b>	<b>HCV</b>	<i>Out with the Old, In with the New.</i> Effective July 1, 2025, all agencies will be required to use the updated HOTMA definitions of income, including the definition changes for Financial Assistance. This class will cover the new definition of “Actual Covered Costs” along with discussing both Included and Excluded Financial Assistance. Attendees will learn about the changes to Financial Assistance Considerations included in these definition updates for the Housing Choice Voucher Program.	Kati Gray
6/12/2025	<b>Public Housing: The Student Financial Assistance Frontier</b>	<b>PH</b>	<i>To boldly go where no Public Housing Staff has gone before.</i> With recent regulatory updates to HOTMA effective July 1, 2025, eligibility and income calculations for students of higher education are required to be conducted to ensure compliance with HUD’s evolving requirements. Attendees will learn how to identify eligible student households along with learning what key exclusion and inclusion definitions of financial assistance must be considered when completing reexaminations.	Derek Antoine
6/19/2025	<p><b>! HAPPY JUNETEENTH !</b></p> <p>No Class Scheduled for This Week</p>			
6/26/2025	<b>New Guidance for Reasonable Accommodation Requests for Exception Payment Standards</b>	<b>HCV</b>	PIH Notice 2025-12 provides updated guidance related to reasonable accommodation requests for exception payment standards in the Housing Choice Voucher Program. This notice clarifies removal of the requirement that a family receiving a Reasonable Accommodation Exception Payment Standard must pay 40 percent of their adjusted income toward the gross rent at initial approval. This notice also clarifies circumstances in which requests for an updated exception payment standard due to rent increases or changes in the family’s income should be submitted. This class will review the new requirements and provide ideas for implementation.	Mark Vogeler



All regularly scheduled webinars will begin at **10:30am Central Time.**  
(**11:30am** Eastern Time, **9:30am** Mountain Time, **8:30am** Pacific Time)

**Classes include training presentations**  
(Additional handouts provided when relevant)

Date	Subject/Lesson	Attendees	Description	Instructor
7/3/2025	<b>An Introduction to the ROSS Program</b>	<b>PH/MF</b>	Are you aiming to enhance service delivery and improve the quality of life for your residents? This comprehensive overview of the HUD ROSS Program offers information on grant funding, program implementation, regulatory requirements, services provided, available resources, and program benefits. Additionally, it includes details to assist in evaluating whether applying for the grant and appointing a ROSS Coordinator would benefit your agency.	Debra Taylor
7/10/2025	<b>HOTMA: New Income Definitions &amp; Zero-Income Families</b>	<b>PH/HCV</b>	Newly effective HOTMA income definitions will change what information you gather, verify, and include for your Zero-Income Families. Attendees will receive an overview of the applicable definitions along with new and/or updated questions you should include in your Zero-Income interviews. Additionally, this class will highlight HOTMA changes that will affect your agency's Zero-Income families, such as student financial assistance, in-kind donations, and tax refunds.	Kati Gray
7/17/2025	<b>Firearms &amp; Weapons in HUD Assisted Units</b>	<b>PH/HCV</b>	Do individuals receiving assisted housing have the right to keep a firearm in the unit? While the Second Amendment establishes the right to bear arms, this right is not unlimited. It's important to understand how the right to bear arms and those receiving assisted housing rights coexist, differ, and intersect. Participants will receive information on the right to bear arms in HUD Assisted Units, suggested policies, and lease provisions.	Tracy Edwards-Henson
7/24/2025	<b>HOTMA: The Contingent Worker &amp; Annual Income</b>	<b>PH/HCV</b>	Per PIH Notice 2023-38, PHAs must implement certain income and asset provisions from Sections 102 and 104 of HOTMA for all income determinations with an effective date of July 1, 2025, and later. These provisions include the addition of <b>three new</b> income source definitions: Day Laborer, Independent Contractor, and Seasonal Worker. This class will discuss how these new definitions will affect income inclusions and exclusions, which in turn affects the rent calculation. Examples of each category will be given including tips for verification.	Janice Gibbons



All regularly scheduled webinars will begin at **10:30am Central Time.**  
(**11:30am** Eastern Time, **9:30am** Mountain Time, **8:30am** Pacific Time)

**Classes include training presentations**  
(Additional handouts provided when relevant)

Date	Subject/Lesson	Attendees	Description	Instructor
7/31/2025	<b>Marijuana &amp; HUD Assisted Programs</b>	<b>PH/HCV</b>	The legalization of marijuana in many states has caused confusion for PHAs when program participants with disabilities request reasonable accommodations permitting use of medical marijuana. Participants will learn the HUD requirements prohibiting admission into assisted housing programs and the requirements for PHAs to establish occupancy standards and lease provisions based on the illegal use of controlled substances. Guidance will also be provided for language that should be included in policies and leases that allow for clear decisions for denying admissions and terminating assistance for those currently using state legalized marijuana.	Tracy Edwards-Henson

All regularly scheduled webinars will begin at **10:30am Central Time.**  
(**11:30am** Eastern Time, **9:30am** Mountain Time, **8:30am** Pacific Time)

**Classes include training presentations**  
(Additional handouts provided when relevant)

Date	Subject/Lesson	Attendees	Description	Instructor
8/7/2025	<b>The Resident Services Stipend</b>	<b>PH</b>	<i>To pay, or not to pay?</i> This is a commonly asked question about Stipends. As HUD encourages housing authorities to provide stipends to Resident Council Officers who serve as volunteers in the public housing developments, this class will address the following questions and more: What is a stipend and its purpose? Who is eligible? How to get them and when to issue one? Attend this class to learn how to administer and manage the Resident Services Stipend.	Debra Taylor
8/14/2025	<b>5-Year &amp; Annual PHA Plan Documents - Part I: New &amp; Revised Plan Documents</b>	<b>PH/HCV</b>	<i>Are You Using the Correct Templates?</i> HUD recently announced the automation of and revisions to the 5-Year and Annual PHA Plan templates and Certification Forms. In Part I of this two-part class series, the instructor will discuss PHA categories and submission requirements; PHA accountability, including public hearings and challenged elements, in the PHA Plan process; and other submission requirements, such as PBV activities, Designated Housing Plans, and Statement of Capital Improvements Needed.	Tracy Edwards-Henson
8/21/2025	<b>5-Year &amp; Annual PHA Plan Documents - Part II: Are You Using the Updated Certification Forms?</b>	<b>PH/HCV</b>	In Part II of this class series, the instructor will discuss the automation of and revisions to the Certification Forms; instructions for accessing and submission of the revised PHA Plans in the Public Housing Portal; amending or modifying a PHA Plan; and what may be considered a “substantial deviation/modification” or “significant amendment.”	Tracy Edwards-Henson
8/28/2025	<b>HCV Applicant &amp; Participant File Management</b>	<b>HCV</b>	From Applicant to Program Participant, learn what documentation you should keep and how to best meet regulations to avoid future audits or SEMAP findings. With the amount of correspondence, paperwork, and verifications to be processed, this can be difficult to accomplish. This session will also discuss and recommend file contents for user-friendly and audit worthy files.	Kati Gray