



YOU ARE INVITED!

New Guidance Material for the HCV Homeownership Program with a Special Emphasis on Colonias Communities, Farm Labor and the Disabled Population

- What:** **Housing Choice Voucher (HCV) Homeownership Training for Housing Authorities/Agencies, program partners, rural developers, advocates for the disabled, lenders, counselors, realtors, CDCs, City Officials, Government Officials, etc. and other support staff (HCV, FSS, etc.) of Housing Authorities/Agencies**
- Cost:** This is the nationally recognized training sponsored by the Department of Housing and Urban Development (HUD) in partnership with JRD & Associates, Inc. and offered at no cost to the agency or their partners.
- Agencies are responsible for their own travel expenses and/or any overnight accommodations.
- When:** **January 28, 2010 – 8:00am to 4:00pm**
January 29, 2010 – 8:30am to 3:00pm
- Where:** HUD, Greensboro Field Office
Asheville Building
1500 Pinecroft Road
Fourth Floor Training Room
Greensboro, NC 27407-3810

To register, please go to www.hud.gov/northcarolina. If you have questions, contact Wayne Woodell, HUD, Greensboro Office, wayne.e.woodell@hud.gov or call (336) 547-4000, ext. 2094. Seating is limited to the first 75.

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.

The U. S. Department of Housing and Urban Development, Office of Public and Indian Housing, in partnership with JRD & Associates, Inc., is proud to provide this targeted, hands-on training for Public Housing Authorities/Agencies (PHAs) and their HCV Homeownership partners.

Each PHA should contact their Homeownership Partners – counseling agencies, lending institutions, non-profit agencies, realtors, FSS Coordinators and Coordinating Committees, and others to encourage attendance at this training. PHAs should invite both current and potential partners in order to maximize the impact of the training for their area.

A general training agenda is enclosed with this announcement. Training subjects include: Designs of Successful Programs, Program Overview, Making the Partnerships Work, The Mortgage Lending Process and Calculations, Calculating Qualifying Ratios and Mortgage Models, HAP Calculations, Program Management, Issues and Barriers, The Administrative Plan, Quality Assurance Forms, Calculation Forms, Regulatory Requirements and the various PHA options in the program to make it work in your area. A portion of the program will cover the new HUD REO program that encompasses approximately 600 housing units, under the jurisdiction of 153 public housing agencies, located across 11 states, primarily in the Southeastern United States.

Each person attending the training will receive a complete binder and CD-rom with training information.

AGENDA

“Managing a Successful HCV HO Program” Special Emphasis on the Disabled, Farm Labor and other Homeownership Opportunities

Day 1 (8:00-4:00)

- Overview of the Housing Choice Voucher Homeownership Program
- Regulations
- Development Process
- Developing the HCVHP Administrative Plan
- Finding the Successful Homebuyer
- Issues/Barriers/Resources/Partnerships
- HAP Calculations

Day 2 (8:30-3:00)

- Overview of the Mortgage Lending Process
- Financial Models
- Quality Assurance
- REO Program
- Closing Session

About The Trainer

Dennis L. Morgan

Mr. Morgan is a progressive executive manager and leader in the public and assisted housing field with over 34 years of experience, which includes serving as the Executive Director of a very-large (7,000+ units), high-performing, model public housing agency (PHA) in Lucas County/Toledo, Ohio (6 years). Owner of D L Morgan & Associates, a nationally recognized firm as a Senior Associate providing technical assistance and training for HUD, PHAs, NAHRO, LISC, PHADA, residents and national groups on various issues including PHA operations, planning, homeownership, procurement, admission and occupancy, relocation, PHAS, PHA plan, consortia, Section 8 administration, and Section 8(y) homeownership. As a member of NAHRO and NeighborWorks America faculty, Mr. Morgan developed NAHRO's materials and provided training on PH and HCV Eligibility Income and Rent, Occupancy, UPCS and HQS Inspections, Strategic Planning for Public Housing Asset Management and Project-Basing. Mr. Morgan is the author of LISC's *Opening the Door to Homeownership – The Section 8 Voucher Program*, Coauthor of HUD's *Admission and Occupancy Guidebook and Housing Choice Voucher Homeownership Guidebook* and has authored training workshop manuals for NAHRO on *Public Housing Eligibility Income and Rent, HCV Eligibility Income and Rent, Earned Income Disallowance, HCV Occupancy, the HCV Seven Training Manual Series on Assisting Troubled PHAs* and *Pioneers Light the Way: An Assessment of the HCV Homeownership Program*. Additional experience includes progressive executive administration of a high-performing, large PHA in Orlando, Florida (15 years), and Executive Director of a moderate sized PHA in Deland, Florida (7 years).