



## 2026 Public Housing & HCV Programs | Financial Management – Live Webinar Courses

These live webinar courses provide practical guidance on key financial management topics related to the Public Housing and Housing Choice Voucher (HCV) programs. Each course is delivered in manageable two to three-hour sessions and is offered, on average, twice per month.

- Courses provide practical, “nuts and bolts” information to support practitioners in carrying out their responsibilities.
- Where applicable, each course highlights high risk areas and common compliance issues.
- As appropriate, courses include examples, templates, and checklists.

**Who Should Attend?** The training is most beneficial for supervisory and program staff, accounting and financial management staff, and independent auditors seeking to better understand HUD program rules and the financial and accounting requirements for the Public Housing and HCV programs.

**Program Knowledge Level / Prerequisites:** Courses are updated regularly. Participants should have a basic understanding of the Public Housing and / or HCV programs.

**CPE Credit:** Each registered participant is eligible to earn CPE credit (1 hour of instructions equals 1 CPE credit. CPE credit is provided by [AHACPA](#).

**Note:** Courses may be taken in any order.

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#	Schedule (Duration)	Cost	Topic/Description
1	Tues, February 10, 2026 (3 hours)	\$179	<p><b>(PH / HCV) PH &amp; HCV: Eligible &amp; Ineligible Uses of Funds</b></p> <p>This session provides an overview of activities that may be charged to the Operating Fund, Capital Fund, and Housing Choice Voucher programs. The session also addresses eligible costs, including cost allocation guidelines as established by OMB.</p> <p>* This webinar focuses on the eligible and ineligible uses of funds across HUD’s major PH and HCV programs. Program-specific uses of funds are also covered in the respective program-focused webinars.</p>
2	Tues, February 17, 2026 (3 hours)	\$179	<p><b>(PH) Implementing Public Housing Cash Management</b></p> <p>This session will cover the new cash management requirements for the Public Housing Program as set forth in PIH Notice 2025-20 and related HUD guidance. Topics to be covered include:</p> <ul style="list-style-type: none"> <li>▪ Understanding the SF-425 Federal Financial Report;</li> <li>▪ Definition of Program and non-Program Income as they apply to the Public Housing program;</li> <li>▪ Draw-down of Operating Subsidy and Order-of-</li> </ul>

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			<p>Expenditure requirements, including complex issues such as due to /due from balances, return of funds, and changes to FDS reporting;</p> <ul style="list-style-type: none"> <li>▪ Return of interest income; and</li> <li>▪ Practical implementation of these requirements within a PHA’s accounting system.</li> </ul>
3	Thurs, April 16, 2026 (3 hours)	\$179	<p><b>(PH / HCV) HUD Reporting Systems</b></p> <p>PHAs that administer the Public Housing and Housing Choice Voucher program must be familiar with several HUD systems. This session provides information on the purpose of the following systems, PHA responsibilities, and the general reporting deadlines.</p> <ul style="list-style-type: none"> <li>▪ Inventory Management System PIH Information Center (IMS/PIC) Modules</li> <li>▪ Enterprise Income Verification (EIV)</li> <li>▪ Operating Fund Portal – PH Operating Fund*</li> <li>▪ Voucher Management System – HCV program*</li> <li>▪ Line of Credit Control System (eLOCCS)</li> <li>▪ Energy and Performance Information Center (EPIC)</li> </ul> <p>* The following systems: <i>Operating Fund Portal, VMS and EPIC</i> are covered in this session and also are covered in greater detail in the respective program-specific webinars.</p>
4	Thurs, April 23, 2026 (3 hours)	\$179	<p><b>(PH / HCV) Accounting for Component Units / RAD Conversions</b></p> <p>Many agencies have taken steps to reposition their public housing portfolio through RAD conversions or low-income housing tax credits (LIHTC). As such, agencies also need to understand the reporting requirements for the new entities, i.e., component units, that are created because of these transactions. This session will discuss:</p> <ul style="list-style-type: none"> <li>▪ The major GAAP requirements for reporting component units, including GASB 14 (The Financial Reporting Entity) and the respective amendments, and</li> <li>▪ Various conversion scenarios and the reporting requirements for each scenario.</li> </ul>
5	Thurs, May 7, 2026 (2 hours)	\$129	<p><b>(PH / HCV) Financial Reporting for the Family Self-Sufficiency Program</b></p> <p>This session targets the <i>financial</i> responsibilities associated with the Family Self-Sufficiency (FSS) Program. Topics to be covered include:</p>

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			<ul style="list-style-type: none"> <li>▪ Eligible uses of FSS funds (FSS Coordinator grant &amp; FSS escrow forfeitures);</li> <li>▪ Accounting for FSS coordinator grants, escrow account balances, and FSS forfeitures; and</li> <li>▪ FSS reporting requirements for the REAC Financial Data Schedule.</li> </ul>
6	Thurs, May 14, 2026 (3 hours)	\$179	<p><b>(PH / HCV) Developing a Cost Allocation Plan</b></p> <p>OMB has established cost principles for Federal programs detailed in 2 CFR §200.400. This session defines the meaning of OMB’s term “final cost objective” and examines how costs are classified between direct and indirect costs. For indirect costs, the session provides options to properly allocate costs to the final cost objective using appropriate cost drivers. Topics covered in this session include:</p> <ul style="list-style-type: none"> <li>▪ Classifying direct and indirect costs;</li> <li>▪ Allocating direct and indirect costs; and</li> <li>▪ Time and activity reporting.</li> </ul> <p>A PHA cost allocation plan is used to reinforce the concepts, with a cost allocation template to be provided to participants.</p>
7	Thurs, May 21, 2026 (3 hours)	\$179	<p><b>(HCV) Housing Choice Voucher Funding</b></p> <p>This session will discuss the funding methodology for the Housing Choice Voucher program, including Mainstream, the program requirements provided in the annual Appropriations Act, and the related funding for both HAP and Administrative Fees. The following topics will be covered in this session:</p> <ul style="list-style-type: none"> <li>▪ Calculation of HAP and Administrative Fee funding, including “special” funding categories, such as shortfall; and</li> <li>▪ Eligible uses of HAP and Administrative Fee funding.</li> </ul>
8	Thurs, June 11, 2026 (3 hours)	\$179	<p><b>(PH / HCV) Prepare for Your Audit / GASB Update</b></p> <p>This session will assist the PHA in preparing for their annual audit. Topics to be covered include:</p> <ul style="list-style-type: none"> <li>▪ Client preparation of schedules and other client-prepared documents required by auditors;</li> <li>▪ Common areas of interest to auditors;</li> <li>▪ Processes to facilitate a quick and effective audit and minimize REAC annual reporting delays and comments; and</li> <li>▪ Update on GASB standards that impact the current year audit.</li> </ul>

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9	Thurs, June 16, 2026 (2 hours)	\$129	<p><b>(PH / HCV) Board Meetings &amp; Open Meetings Act</b></p> <p>Board meetings are an essential part of PHA operations, and each state has an approved Open Meetings Act (OMA) that agencies are required to follow. This session discusses the Board's role and how to prepare for and conduct a Board meeting. The following topics will be covered in this session:</p> <ul style="list-style-type: none"> <li>▪ Items to include in PHA bylaws, including conflict of interest policy;</li> <li>▪ Requirements of the Open Meetings Act, how often to have board meetings and what should be discussed at Board meetings; and</li> <li>▪ Items to include in the monthly board package and example monitoring reports.</li> </ul>
10	Tues, June 23, 2026 (3 hours)	\$179	<p><b>(HCV) HCV Two Year Tool</b></p> <p>This session provides a walkthrough of HUD's HCV Two Year Tool and Payment Standard tool and how to effectively use the tools for your PHA. The Two Year Tool can be used to forecast an agency's leasing and spending over a two year (and longer) period of time. The session will cover the following topics:</p> <ul style="list-style-type: none"> <li>▪ Projection analysis and analyzing utilization based on variables such as attrition, success rate of issued vouchers, time to lease a unit, cost per unit, and funding proration;</li> <li>▪ Verifying VMS data using the FMC Additional Disbursements tab; and</li> <li>▪ Utilizing the Success Rate Tracking tab.</li> </ul>
11	Thurs, July 9, 2026 (2 hours)	\$129	<p><b>(PH) Operating Budgets</b></p> <p>HUD requires PHAs to prepare an Operating Budget for the Public Housing program. While not required, agencies should prepare operating budgets for all programs administered by the PHA (e.g., Housing Choice Voucher, COCC, Rural Development, etc.) In this session, we will discuss:</p> <ul style="list-style-type: none"> <li>▪ Purpose and HUD's requirements for the Public Housing Operating Budget;</li> <li>▪ Components of a Budget policy;</li> <li>▪ Steps in preparing an Operating Budget;</li> <li>▪ Effective budgeting techniques, including documenting assumptions and initiatives; and</li> </ul> <p>Relationship between the Operating and Capital Fund budgets.</p>
12	Thurs, July 16, 2026 (3 hours)	\$179	<p><b>(PH) Public Housing Year End Reporting</b></p> <p>This session will discuss year end reporting for the public</p>

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			<p>housing program, focusing on financial data schedule (FDS) reporting. The following topics will be covered in this session:</p> <ul style="list-style-type: none"> <li>▪ The reporting models allowed by HUD;</li> <li>▪ Proper accounting for the Operating Fund and Capital Fund programs for financial data schedule (FDS) reporting;</li> <li>▪ Accounting for special issues such as pension and Other Post-Employment Benefits (OPEBs), RAD conversion, etc.; and</li> <li>▪ The proper reporting of key FDS lines that are used to calculate Financial Indicator ratios and FDS lines that may indicate areas of non-compliance.</li> </ul>
13	Tues, August 4, 2026 (2 hours)	\$129	<p><b>(HCV) Mod Rehab &amp; SROs – The Forgotten Programs</b></p> <p>This session focuses on PHAs that manage HUD’s Moderate Rehabilitation (Mod Rehab) &amp; Single Room Occupancy (SRO) programs. The session will cover the following topics:</p> <ul style="list-style-type: none"> <li>▪ Provide an understanding of the funding and accounting while discussing how these programs differ from the traditional HCV Program;</li> <li>▪ How to prepare the Budget, Requisition, and HUD’s year-end settlement form (Form 52681); and</li> <li>▪ How to report these programs on the Financial Data Schedule (FDS).</li> </ul>
14	Tues, August 11, 2026 (3 hours)	\$179	<p><b>(PH / HCV) Asset Management &amp; Central Office Cost Center (COCC)</b></p> <p>This session is for agencies that have adopted the asset management / COCC model and covers the following topics:</p> <ul style="list-style-type: none"> <li>▪ Overview of asset management, the COCC framework, and asset management under the cost allocation model;</li> <li>▪ The different fee types and rates that the PHA can charge and excess cash calculation;</li> <li>▪ Eligible uses of COCC funds and common deficiencies; and</li> <li>▪ Options for PHAs that are now HCV only PHAs after a RAD conversion.</li> </ul>

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15	Tues, August 18, 2026 (3 hours)	\$179	<p><b>(HCV) Housing Choice Voucher (HCV) Year End Reporting</b></p> <p>This session will discuss financial management and reporting, including FDS reporting. The following topics will be covered in this session:</p> <ul style="list-style-type: none"> <li>▪ Proper accounting for revenues and expenses;</li> <li>▪ Calculating restricted net position (RNP) and unrestricted net position (UNP);</li> <li>▪ Accounting for special issues such as fraud and portability; and</li> <li>▪ Reconciliation of VMS data to the FDS.</li> </ul> <p>The focus is on HCV reporting; however, the session will also discuss reporting requirements of the Mainstream program.</p>
16	Thurs, September 3, 2026 (3 hours)	\$179	<p><b>(PH) Capital Fund Program</b></p> <p>This session provides information on the Capital Fund formula and eligible uses of Capital Funds. The following topics will be discussed:</p> <ul style="list-style-type: none"> <li>▪ Overview of formula used by HUD to determine funding for the Capital Fund and PHA procedures to ensure proper funding;</li> <li>▪ Eligible uses of Capital Funds and proper FDS reporting;</li> <li>▪ Capital fund five-year planning and annual submission requirements; and</li> <li>▪ Obligation and expenditure requirements, budget line items (BLIs), and EPIC.</li> </ul> <p>The session will include EPIC requirements; however, there is a separate session on EPIC.</p>
17	Thurs, September 10, 2026 (3 hours)	\$179	<p><b>(HCV) SEMAP Indicators &amp; Certification Review</b></p> <p>This session provides an overview of the SEMAP process and a drill down of the SEMAP indicators. The session will cover the following topics:</p> <ul style="list-style-type: none"> <li>▪ SEMAP indicators calculated by HUD – Data sources and indicator calculation methodology;</li> <li>▪ SEMAP indicators based on PHA self-assessment – Quality control sample methodology and tracking systems; and</li> <li>▪ How to submit the SEMAP certification in PIC.</li> </ul>
18	Thurs, September 17, 2026 (3 hours)	\$179	<p><b>(PH) Public Housing Assessment System (PHAS)</b></p> <p>This session provides information on PHAS and covers the following topics:</p> <ul style="list-style-type: none"> <li>▪ Information on the four PHAS indicators and</li> </ul>

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			<p>related sub-indicators;</p> <ul style="list-style-type: none"> <li>How to calculate the PHA's score at project and PHA-level and PHA designation; and</li> <li>Best practices for improving indicator scores.</li> </ul>
19	Tues, September 29, 2026 (3 hours)	\$179	<p><b>(PH / HCV) Understanding Financial Statements</b></p> <p>This session provides an overview of the basic terminology used in discussing financial statements and covers the following topics:</p> <ul style="list-style-type: none"> <li>Financial reporting framework used by PHAs during the year (i.e., cash vs. GAAP-based transactions);</li> <li>Monthly financial statements provided by fee accountant or finance and how these financial statements differ from year-end financial statements;</li> <li>Types of reports a PHA should have available on a monthly basis (including those reports that a fee accountant typically would provide);</li> <li>Use of financial statements for monitoring; and</li> <li>Review of the various reports and schedules that an auditor will prepare as part of an audit.</li> </ul>
20	Tues, October 6, 2026 (3 hours)	\$179	<p><b>(HCV) Portability Billing, Reporting, and Best Practices</b></p> <p>This session will cover the basics of portability. Specifically, the session will cover the following topics:</p> <ul style="list-style-type: none"> <li>Family eligibility and responsibilities;</li> <li>Initial &amp; Receiving PHA responsibilities;</li> <li>Portability billing;</li> <li>Accounting for portability transactions; and</li> <li>Portability reporting (PIC, VMS, and FDS).</li> </ul>
21	Thurs, October 15, 2026 (3 hours)	\$179	<p><b>(PH) Public Housing Operating Fund Program</b></p> <p>Scheduled to be near the likely grant submission date, this session is focused on eligible uses of the Operating Fund program and the grant submission process. The following topics will be covered in this session:</p> <ul style="list-style-type: none"> <li>Eligible activities that can be charged to the Operating Fund;</li> <li>Cash Management and Order of Expenditure;</li> <li>Operating Fund processing, including walk through of the Operating Fund portal and funding submission deadlines;</li> <li>Calculation of Operating Subsidy funding; and</li> <li>Review of other HUD guidance that impacts the Operating Fund program.</li> </ul>
22	Thurs, October 22, 2026 (3 hours)	\$179	<p><b>(HCV) Voucher Management System (VMS)</b></p> <p>This session will discuss the purpose and use of VMS for</p>

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			<p>HCV funding. The following topics will be covered:</p> <ul style="list-style-type: none"> <li>▪ How to access VMS;</li> <li>▪ Description of VMS data fields and the proper reporting of HAP costs and leasing data, highlighting new fields and fields that are frequently misreported;</li> <li>▪ VMS Review – Scope of HUD’s review and how your PHA can prepare for a HUD review; and</li> <li>▪ Reconciliation of VMS data to the FDS.</li> </ul>
23	Tues, November 17, 2026 (2.5 hours)	\$159	<p><b>(PH) EPIC Reporting Requirements</b></p> <p>PHAs are required to submit their Capital Fund Program ACC forms, 5-Year Action Plans and budgets to HUD’s Energy and Performance Information Center (EPIC) system and to report on the planned activities funded from Capital Fund grants. This session will review the EPIC reporting requirements. Topics to be covered are listed below.</p> <ul style="list-style-type: none"> <li>▪ Submission of the ACC amendment and supporting documents;</li> <li>▪ Annual/Five Year PHA Plan process and requirements; and</li> <li>▪ 5-Year Action Plan and Annual Statements.</li> </ul>
24	Tues, December 15, 2026 (2.5 hours)	\$159	<p><b>(HCV) VMS Calendar Year Reconciliation</b></p> <p>The Voucher Management System (VMS) is HUD’s primary system to monitor and manage the Housing Choice Voucher (HCV) program. The VMS collects PHA data that enables HUD to fund, obligate, and disburse funding in a timely manner. In this session, we will discuss the topics shown below.</p> <ul style="list-style-type: none"> <li>▪ HUD’s schedule for PHAs to make final corrections to 2026 VMS data to ensure that agencies maximize their 2027 HAP funding potential;</li> <li>▪ The relationship between 2027 funding levels and 2026 VMS data, including a review of HUD’s reconciliation and funding exhibits;</li> <li>▪ HUD’s program rules around over-leasing and the use of HAP funds;</li> <li>▪ Using the Two-Year Tool (TYT) to estimate an agency’s 2027 HAP funding; and</li> <li>▪ Procedures to ensure VMS reporting is accurate.</li> </ul>

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AH Forward was formed in 2019 and combines the expertise of three partner-firms: the **Affordable Housing Association of Certified Public Accountants (AHACPA)**, **Phineas Consulting LLC**, and **Urlaub & Co, PLLC**. The firms and partners have more than 30 years of experience in providing consulting support to HUD, public housing agencies, and multifamily owners. Information on AH Forward and the firm's services are available at [www.ahforward.com](http://www.ahforward.com)