

Item	Chapter	Chapter/Section	Current Policy	Proposed Change	Department	Category	Board Discussion	Rationale for Change
1	2	2.2.2		Added 'age'	PMD	Clarification Change	YES	One of the protected classes 'age' was
2	2	2.3.2		grammar and added missing bullet	PMD	Clarification Change	YES	Grammar correction
3	2	2.3.7		Bolded	PMD	Clarification Change	YES	
4	3	3.4.1	•A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person	single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or an otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described	PMD	HUD Mandatory	YES	HOTMA
5	3	3.4.16	Foster adults are usually persons with disabilities, unrelated to the resident family, who are unable to live alone [24 CFR 5.609(c)(2)].	A Foster Adult is a member of the household who is 18 years of age or older and meets the definition of a foster adult under state law. In general, a foster adult is a person who is 18 years of age or older, is unable to live independently due to a debilitating physical or mental condition, and is placed with the family by an authorized placement agency or by judgment, decree, or other order of any court of competent jurisdiction.	PMD	HUD Mandatory	YES	HOTMA
6	3	3.4.16	A foster child is a child that is in the legal guardianship or custody of a state, county, or private adoption or foster care agency, yet is cared for by foster parents in their own homes, under some kind of short-term or long-term foster care arrangement with the custodial agency.	A Foster Child is a member of the household who meets the definition of a foster child under state law. In general, a foster child is placed with the family by an authorized placement agency (e.g., public child welfare agency) or by judgment, decree, or other order of any court of competent jurisdiction.		HUD Mandatory	YES	HOTMA
7	3	3.5.19	Restriction on Assistance based on Assets	Added this section to chapter 3 of the ACOP and removed it from chapter 6.2.8.	PMD	Clarification Change	YES	HOTMA
8	6	6.1	The accurate calculation of Annual Income and Adjusted Income ensures that families are not paying more or less money for rent than their obligation under the regulations. This chapter defines the allowable deductions from gross Annual Income and how the presence or absence of household members may affect the Total Tenant Payment (TTP). Income and TTP are calculated in accordance with 24 CFR Part 5, Subpart F and further instructions set forth in HUD Notices, Memoranda and Addenda. However, the QHWRRA now gives FH broader flexibility to define terms and to develop standards in order to assure consistent application of the various factors that relate to the determination of TTP. Part I: Annual Income. HUD regulations specify the sources of income to include and exclude to arrive at a family's annual income. These requirements and FH policies for calculating annual income are found in Part I. Part II: Adjusted Income. Once annual income has been established, HUD regulations require FH to subtract from annual income any of five the mandatory deductions for which a family qualifies. These requirements and FH policies for calculating adjusted income are found in Part II. Part III: Calculating Rent. This part describes the statutory formula for calculating total tenant payment (TTP), the use of utility allowances, and the methodology for determining family rent payment. Also included here are flat rents, method of prorating assistance for mixed family's, and the family's choice in rents, including mixed family rent when TTP is higher than public housing flat rent.	A family's annual income is used to determine their income eligibility for the public housing program and is also used to calculate the amount of the family's rent payment. Fresno Housing will use the policies and methods described in this chapter to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations. This chapter describes HUD regulations and Fresno Housing policies related to these topics in four parts as follows: <i>Part I</i> : Annual Income. HUD regulations specify the sources of income which are excluded from the family's annual income. These requirements and FH policies for calculating annual income are found in Part I. <i>Part II</i> : Assets. HUD regulations specify the types of assets which are excluded from a family's annual income. These requirements and Fresno Housings policies for calculating income from assets are found in Part II. <i>Part III</i> : Adjusted Income. Once annual income has been established, HUD regulations require the Fresno Housing subtract from annual income any of five mandatory deductions for which a family qualifies and allow the Fresno Housing to adopt additional permissive deductions. These requirements and Fresno Housing policies for calculating adjusted income are found in Part III. <i>Part IV</i> : Calculating Rent. This part describes the statutory formula for calculating total tenant payment (TTP), the use of utility allowances, and the methodology for determining family rent payment. Also included here are flat rents and the family's choice of rent.	PMD	HUD Mandatory	YES	HOTMA
9	6	6.2.1	Title of "Annual Income Inclusions 24 CFR 5.609" utilized	Change title to "Overview [24 CFR 5.609]"	PMD	Clarification Change	YES	HOTMA

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10	6	6.2.1	Annual Income includes, with respect to the family: <input type="checkbox"/> All amounts, not specifically excluded below, received from all sources by each family member of the family 18 years or older or is the head of household or spouse of the head of household, plus unearned income by or on behalf of each dependent who is under 18 years of age, and <input type="checkbox"/> Imputed returns on net family assets exceeding \$50,000 (adjusted annually using the CPI-W) when the value of the actual return from a give assets cannot be calculated. Imputed returned are based on the current passbook savings rate, as determined by HUD.	Annual income includes: All amounts, not specifically excluded in 24 CFR 5.609(b); All amounts received from all sources by each member of the family who is 18 years of age or older or is the head of household or spouse; Unearned income by or on behalf of each dependent who is under 18 years of age; and Imputed returns of an asset based on the current passbook savings rate, as determined by HUD, when the value of net family assets exceeds \$50,000 (which amount HUD will adjust annually) and the actual returns from a given asset cannot be calculated. In addition to this general definition, the regulations at 24 CFR 5.609(b) provide a comprehensive listing of all sources of income that are excluded from annual income. Note, unlike in previous version of the regulations, the current regulations governing annual income do not list sources of income that are to be included. Instead, HUD relies on the definition of excluded income under 24 CFR 5.609(b) to provide the scope of what is included. To that end, generally, all income is included unless it is specifically excluded by regulation. Annual income includes "all amounts received," not the amount that a family may be legally entitled to receive but did not receive. For example, a family's child support or alimony income must be based on payments received, not the amounts to which the family is entitled by court or agency orders [Notice PIH 2023-27]. Annual income also includes all actual anticipated income from assets (provided the income is not otherwise excluded) even if the asset itself is excluded from net family assets [Notice PIH 2023-27]. 24 CFR 5.603(b)(1) describes HUD regulations for treating specific types of assets.\The full texts of those portions of the regulations are provided in exhibits at the end of this chapter as follows: Annual Income Full Definition (Exhibit 6-1), Treatment of Family Assets (Exhibit 6-2), The Effect of Welfare Benefit Reduction (Exhibit 6-3).	PMD	Clarification Change	YES	HOTMA
11	6	6.2.2	Summary of Income Included and Excluded by Person: <u>Live-in aides</u> - income from all sources is excluded [24 CFR 5.609(c)(5)]; <u>Foster child or foster adult</u> - income from all sources is excluded [24 CFR 5.609(a)(1)]; <u>Head, spouse, or co-head other adult family members</u> - all sources of income not specifically excluded by the regulations are included; <u>Children under 18 years of age</u> - employment income is excluded [24 CFR 5.609(c)(1)] and all other sources of income, except those specifically excluded by the regulations, are included; <u>Full-time students 18 years of age or older (not head, spouse, or co-head)</u> - employment income above \$480/year is excluded [24 CFR 5.609(c)(11)] and all other sources of income, except those specifically excluded by the regulations, are included.	Summary of Income Included and Excluded by Person: <u>Live-in aides</u> - income from all sources (both earned and unearned) is excluded [24 CFR 5.609(b)(8)]; <u>Foster child or foster adult</u> - income from all sources (both earned and unearned) is excluded [24 CFR 5.609(b)(8)]; <u>Head, spouse, or co-head other adult family members</u> - all sources of income not specifically excluded by the regulations are included [24 CFR 5.609(a)]; <u>Minors</u> - Earned income of children under 18 years of age is excluded [24 CFR 5.609(b)(3)] and all sources of unearned income, except those specifically excluded by the regulations, are included.; <u>Full-time students 18 years of age or older (not head, spouse, or co-head)</u> - Earned income in excess of the dependent deduction is excluded [24 CFR 5.609(b)(14)] and all sources of unearned income, except those specifically excluded by the regulations, are included.	PMD	Clarification Change	YES	HOTMA language & update CFR's
12	6	6.2.2	Individuals Confined for Medical Reasons An individual confined to a nursing home or hospital on a permanent basis is not considered a family member. If there is a question about the status of a family member, FH will request verification from a responsible medical professional and will use this to make a determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis and request that the person not be considered a family member.	If a family member is confined to a nursing home or hospital on a permanent basis, FHs may determine that that person is no longer a member of the assisted household, and the income of that person is not counted. Fresno Housing will request verification from a responsible medical professional and will use this determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent. The family may present evidence that the family member is confined on a permanent basis and request that the person not be considered a family member. When an individual who has been counted as a family member is determined permanently absent, the family is eligible for the medical expense deduction only if the remaining head, spouse, or cohead qualifies as an elderly person or a person with disabilities.	PMD	Clarification Change	YES	HOTMA and clarify language
13	6	6.2.3	FH will not be considered out of compliance due to De Minimis errors in calculating family income where the determination of family's income varies by no more than \$30 per month in monthly adjusted income.	FH will not be considered out of compliance due to De Minimis errors in calculating family income where the determination of family's income varies by no more than \$30 per month in monthly adjusted income. If the tenant is overcharged rent FH will allow the tenant to choose if they would like to be repaid via check or receive a rent credit.	PMD	Clarification Change	YES	HOTMA requirement to include remedy
14	6	6.2.4	Types of Earned income included in Annual Income Earned income means income or earnings from wages, tips, salaries, other employee compensation, and net income from self employment.	Wages and Related Compensation [24 CFR 5.609(a); Notice PIH 2023-27] The earned income of each member of the family who is 18 years of age or older, or who is the head of household or spouse/cohead regardless of age, is included in annual income. Income received as a day laborer or seasonal worker is also included in annual income, even if the source, date, or amount of the income varies [24 CFR 5.609(b)(24)]. Earned income means income or earnings from wages, tips, salaries, other employee compensation, and net income from self-employment. Earned income does not include any pension or annuity, transfer payments (meaning payments made or income received in which no goods or services are being paid for, such as welfare, social security, and governmental subsidies for certain benefits), or any cash or in-kind benefits [24 CFR 5.100]. A day laborer is defined as an individual hired and paid one day at a time without an agreement that the individual will be hired or work again in the future [24 CFR 5.603(b)]. A seasonal worker is defined as an individual who is hired into a short-term position(e.g., for which the customary employment period for the position is six months or fewer) and the employment begins about the same time each year (such as summer or winter). Typically, the individual is hired to address seasonal demands that arise for the particular employer or industry [24 CFR 5.603(b)]. Some examples of seasonal work include employment limited to holidays or agricultural seasons. Seasonal work may include but is not limited to employment as a lifeguard, ballpark vendor, or snowplow driver [Notice PIH 2023-27].	PMD	Clarification Change	YES	HOTMA
15	6	6.2.4	Military Pay [24 CFR 5.609(b)(8)] and [24 CFR 5.609(c)(7)]	Updated the CFR to [24 CFR 5.609(b)(11)].	PMD	Clarification Change	YES	CFR Change

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16	6	6.2.4		Earnings of a Minor [24 CFR 5.609(b)(3)] A minor is a member of the family, other than the head of household or spouse, who is under 18 years of age. Employment income earned by minors is not included in annual income. All other sources of unearned income, except those specifically excluded by the regulations, are included.	PMD	Clarification Change	YES	HOTMA
17	6	6.2.4		Earned Income of Full-Time Students [24 CFR 5.609(b)(14)] The earned income of a dependent full-time student in excess of the amount of the dependent deduction is excluded from annual income. All sources of unearned income, except those specifically excluded by the regulations, are included. A family member other than the head of household or spouse/cohead is considered a full-time student if they are attending school or vocational training on a full-time basis [24 CFR 5.603(b)]. Full-time status is defined by the educational or vocational institution the student is attending.	PMD	Clarification Change	YES	HOTMA
18	6	6.2.4	New flexibilities allow FH a safe harbor to accept annual income determinations made by administrators of means-tested forms of Federal public assistance such as Temporary Assistance for Needy Families (TANF) or Supplemental Nutrition Assistance Program (SNAP).	Removed from chapter 6. See 7.2.2		Clarification Change	YES	Clarified language
19	6	6.2.6	The earned income disallowance (EID) encourages people to enter the work force by not including the full value of increases in earned income for a period of time. The full text of 24 CFR 960.255 is included as Exhibit 6-4 at the end of this ACOP. Eligibility criteria and limitations on the disallowance are summarized below.	HOTMA removed the statutory authority for the EID. The EID is available only to families that are eligible for and participating on the program as of December 31, 2023, or before; no new families may be added on or after January 1, 2024. If a family is receiving the EID prior to or on the effective date of December 31, 2023, they are entitled to the full amount of the benefit for a full 24-month period. The policies below are applicable only to such families. No family will still be receiving the EID after December 31, 2025. The EID will sunset on January 1, 2026, and Fresno Housing policies below will no longer be applicable as of that date or when the last qualifying family exhausts their exclusion period, whichever is sooner.	PMD	Clarification Change	YES	Clarified language
20	6	6.2.6	Residents qualifying on or after May 9, 2016 will be subject to the "Revised Calculation method" which shortens the lifetime disallowance period to 24 consecutive months.	Remove	PMD	Clarification Change	YES	Clarified language
21	6	6.2.6	The EID has a two-year (24-month) lifetime maximum. The two-year eligibility clock starts at the same time that the initial exclusion period begins and stops 24 consecutive months later regardless of how many months were used during that 24-month period. If a family member discontinues the employment that initially qualified the family for the EID anytime during that 24-month period the two-year eligibility clock still continues to run. During the 24-month period, an individual remains eligible for EID even if they receive assistance from a different housing agency, move between public housing and Section 8 assistance, or have breaks in assistance. As of 01/01/2024 EID will only be available to families that are currently participating in the program, no new families may be added. Families currently participating will continue to receive the EID benefit until their 24-month lifetime maximum is complete.	The EID has a two-year (24-month) lifetime maximum. The two-year eligibility period begins at the same time that the initial exclusion period begins and ends 24 months later. During the 24-month period, an individual remains eligible for EID even if they begin to receive assistance from a different housing agency, move between public housing and Section 8 assistance, or have breaks in assistance. The EID will sunset on January 1, 2026. In no circumstances will a family member's exclusion period continue past January 1, 2026.	PMD	Clarification Change	YES	Clarified language
22	6	6.2.7		Income received as an independent contractor is included in annual income, even if the source, date, or amount of the income varies [24 CFR 2.609 (b)(24)]. An independent contractor is defined as an individual who qualifies as an independent contractor instead of an employee in accordance with the Internal Revenue Code Federal income tax requirements and whose earnings are consequently subject to the Self-Employment Tax. In general, an individual is an independent contractor if the payer has the right to control or direct only the result of the work and not what will be done and how it will be done [24 CFR 5.603(b)].	PMD	Clarification Change	YES	HOTMA

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23		6.2.8	Student Financial Assistance	<p>Calculating Income from Student Financial Assistance [HOTMA Student Financial Assistance Resource Sheet; Notice PIH 2023-27] When a student receives assistance from both Title IV of the HEA and from other sources, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The assistance received under Title IV of the HEA will be applied to the student's actual covered costs first and then the other student financial assistance will be applied to any remaining actual covered costs.</p> <p>If the amount of assistance excluded under Title IV of the HEA equals or exceeds the actual covered costs, none of the assistance included under other student financial assistance" would be excluded from income.</p> <p>The formula for calculating the amount of other student financial assistance that is excluded from income always begins with deducting the assistance received under 479B of the HEA from the total actual covered costs, because the 479B assistance is intended to pay the student's actual covered costs. When a student receives assistance from both Title IV of the HEA and from other sources, the assistance received under Title IV of the HEA must be applied to the student's actual covered costs first and then other student financial assistance is applied to any remaining actual covered costs. Once actual costs are covered, any remaining student financial assistance is considered income. If a student only receives financial assistance under Title IV of the HEA and does not receive any other student financial assistance, the PHA will exclude the full amount of the assistance received under Title IV from the family's annual income. FH will not calculate actual covered costs in this case.</p> <p>If the student does not receive any assistance under Title IV of the HEA but does receive assistance from another source, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The FH will then subtract the total amount of the student's financial assistance from the student's actual covered costs. The FH will include any amount of financial assistance in excess of the student's actual covered costs in the family's annual income.</p> <p>When a student receives assistance from both Title IV of the HEA and from other sources, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The assistance received under Title IV of the HEA will be applied to the student's actual covered costs first and then the other student financial assistance will be applied to any remaining actual covered costs.</p> <p>If the amount of assistance excluded under Title IV of the HEA equals or exceeds the actual covered costs, none of the assistance included under other student financial assistance" would be excluded from income.</p> <p>If the amount of assistance excluded under Title IV of the HEA is less than the actual covered costs, FH will exclude the amount of other student financial assistance up to the amount of the remaining actual covered costs.</p>	PMD	HUD Mandatory	YES	include the two different types of student financial assistance and specify those that are excluded from annual income and those that are subject to the excess rules
24	6	6.2.8	Student Financial Assistance	<p>Calculating Income from Student Financial Assistance [HOTMA Student Financial Assistance Resource Sheet; Notice PIH 2023-27] When a student receives assistance from both Title IV of the HEA and from other sources, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The assistance received under Title IV of the HEA will be applied to the student's actual covered costs first and then the other student financial assistance will be applied to any remaining actual covered costs.</p> <p>If the amount of assistance excluded under Title IV of the HEA equals or exceeds the actual covered costs, none of the assistance included under other student financial assistance" would be excluded from income.</p> <p>The formula for calculating the amount of other student financial assistance that is excluded from income always begins with deducting the assistance received under 479B of the HEA from the total actual covered costs, because the 479B assistance is intended to pay the student's actual covered costs. When a student receives assistance from both Title IV of the HEA and from other sources, the assistance received under Title IV of the HEA must be applied to the student's actual covered costs first and then other student financial assistance is applied to any remaining actual covered costs. Once actual costs are covered, any remaining student financial assistance is considered income. If a student only receives financial assistance under Title IV of the HEA and does not receive any other student financial assistance, the PHA will exclude the full amount of the assistance received under Title IV from the family's annual income. FH will not calculate actual covered costs in this case.</p> <p>If the student does not receive any assistance under Title IV of the HEA but does receive assistance from another source, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The FH will then subtract the total amount of the student's financial assistance from the student's actual covered costs. The FH will include any amount of financial assistance in excess of the student's actual covered costs in the family's annual income.</p> <p>When a student receives assistance from both Title IV of the HEA and from other sources, the FH will first calculate the actual covered costs to the student in accordance with 24 CFR 5.609(b)(ii). The assistance received under Title IV of the HEA will be applied to the student's actual covered costs first and then the other student financial assistance will be applied to any remaining actual covered costs.</p> <p>If the amount of assistance excluded under Title IV of the HEA equals or exceeds the actual covered costs, none of the assistance included under other student financial assistance" would be excluded from income.</p> <p>If the amount of assistance excluded under Title IV of the HEA is less than the actual covered costs, FH will exclude the amount of other student financial assistance up to the amount of the remaining actual covered costs.</p>	PMD	HUD Mandatory	YES	HOTMA
25	6	6.2.9	Periodic payments are forms of income received on a regular basis. HUD regulations specify periodic payments that are included and excluded from annual income. Periodic Payments Included in Annual Income • Periodic payments from sources such as social security, unemployment and welfare assistance, annuities, insurance policies, retirement funds, and pensions. However, periodic payments from retirement accounts, annuities, and similar forms of investments are counted only after they exceed the amount contributed by the family [24 CFR 5.609(b) (4) and (b)(3)]. • Disability or death benefits and lottery receipts paid periodically, rather than in a single lump sum [24 CFR 5.609(b)(4) and HCV, p. 5-14]	<p>Periodic Payments [notice PIH 2023-27.] Periodic payments are forms of income received on a regular basis. HUD regulations specify periodic payments that are not included in annual income. Regulations do not specify which types of periodic payments are included in annual income.</p> <p>Income that has a discrete end date and will not be repeated beyond the coming year is excluded from a family's annual income because it is nonrecurring income. However, this does not include unemployment income and other types of periodic payments that are received at regular intervals (such as weekly, monthly, or yearly) for a period of greater than one year that can be extended. For example, a family receives income from a guaranteed income program in their city that has a discrete beginning and end date. While the guaranteed income will be repeated in the coming year, it will end before the family's next annual reexamination. This income is fully excluded from annual income.</p> <p>Insurance payments and settlements for personal or property losses, including but not limited to payments under health insurance, motor vehicle insurance, and workers' compensation, are excluded from annual income. However, periodic payments paid at regular intervals (such as weekly, monthly, or yearly) for a period of greater than one year that are received in lieu of wages for workers' compensation are included in annual income. Payments received in lieu of wages for worker's compensation are excluded, even if paid in periodic payments, if the income will last for a period of less than one year.</p>	PMD	HUD Mandatory	YES	HOTMA

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26	6	6.2.9		<p>Add section for Lump-sum Payments for the Delayed Start of a Periodic Payment [24 CFR 5.609(b)(16)] Deferred periodic amounts from Supplemental Security Income (SSI) and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts, or any deferred Department of Veterans Affairs (VA) disability benefits that are received in a lump sum amount or in prospective monthly amounts are excluded from annual income.</p> <p>FH will include in annual income lump sums received as a result of delays in processing periodic payments (other than those specifically excluded by the regulation), such as unemployment or welfare assistance.</p> <p>When a delayed-start payment is received that is to be included and the family and reports this during the period in which the PHA is processing an annual reexamination, the PHA will adjust the family's rent retroactively for the period the payment was intended to cover.</p> <p>If the delayed-start payment is received outside of the time the PHA is processing an annual reexamination, then the PHA will consider whether the amount meets the threshold to conduct an interim reexamination. If so, the PHA will conduct an interim in accordance with PHA policies in Chapter 9. If not, the PHA will consider the amount when processing the family's next annual recertification.</p>	PMD	Clarification Change	YES	Update CFR and Clarify Language
27	6	6.2.9		<p>Add section for Retirement Accounts [24 CFR 5.609(b)(16)] and Notice PIH 2023-27 Income received from any account under a retirement plan recognized as such by the IRS, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals is not considered actual income from assets.</p> <p>However, any distribution of periodic payments from such accounts is included in annual income at the time they are received by the family.</p> <p>An asset moved to a retirement account held by a member of the family is not considered to be an asset disposed of for less than fair market value.</p>	PMD	Clarification change	YES	HOTMA/Notice PIH 2023-27
28	6	6.2.11		<p>6.1.12 NONRECURRING INCOME [24 CFR 5.609(b)(24) and Notice PIH 2023-27] Nonrecurring income, which is income that will not be repeated beyond the coming year (e.g., 12 months following the effective date of the certification) based on information provided by the family, is excluded from annual income. The PHA may accept a self-certification from the family stating that the income will not be repeated in the coming year. See Chapter 7 for PHA policies related to verification of nonrecurring income.</p> <p>Income received as an independent contractor, day laborer, or seasonal worker is not excluded from income as nonrecurring income, even if the source, date, or amount of the income varies.</p> <p>Income that has a discrete end date and will not be repeated beyond the coming year during the family's upcoming annual reexamination period will be excluded from a family's annual income as nonrecurring income. This exclusion does not include unemployment income and other types of periodic payments that are received at regular intervals (such as weekly, monthly, or yearly) for a period of greater than one year that can be extended.</p> <p>Income amounts excluded under this category may include, but are not limited to:</p> <ul style="list-style-type: none"> • Nonrecurring payments made to the family or to a third party on behalf of the family to assist with utilities; • Payments for eviction prevention; • Security deposits to secure housing; • Payments for participation in research studies (depending on the duration); and • General one-time payments received by or on behalf of the family. <p>Nonrecurring income that is excluded under the regulations includes:</p> <ul style="list-style-type: none"> • Payments from the U.S. Census Bureau for employment (relating to decennial census or the American Community Survey) lasting no longer than 180 days and not culminating in permanent employment [24 CFR 5.609(b)(24)(i)]. • Direct federal or state payments intended for economic stimulus or recovery [24 CFR 5.609(b)(24)(ii)]. • Amounts directly received by the family as a result of state refundable tax credits or state or federal tax refunds at the time they are received [24 CFR 5.609(b)(24)(iii) and (iv)]. • Gifts for holidays, birthdays, or other significant life events or milestones (e.g., wedding gifts, baby showers, anniversaries) [24 CFR 5.609(b)(24)(v)]. • Non-monetary, in-kind donations, such as food, clothing, or toiletries, received from a food bank or similar organization [24 CFR 5.609(b)(24)(vi)]. When calculating annual income, PHAs are prohibited from assigning monetary value to non-monetary in-kind donations received by the family [Notice PIH 2023-27]. Non-recurring, non-monetary in-kind donations from friends and family are excluded as non-recurring income. • Lump-sum additions to net family assets, including but not limited to lottery or other contest winnings [24 CFR 5.609(b)(24)(vii)]. 	PMD	Clarification Change	YES	HOTMA
29	6	6.2.13		Clarified Additional exclusions from Annual Income	PMD	Clarification Change	YES	HOTMA
30	6	6.3.1	Determining actual anticipated income from assets	Updated title to Actual income from Assets and added clarifying language to determine income from assets	PMD	Clarification Change	YES	Clarification Change
31	6	6.3.1	Limitation on Assets-If the family's assets exceed \$100,000 (as adjusted annually) or if the family owes real property deemed suitable for the family to live in they are not eligible for Public Housing Assistance	Removed this section from 6.3.1 and move it to chapter 3 Section 3.5.19 Restriction on Assistance based on assets	PMD	Clarification Change	YES	Clarification Change
32	6	6.3.2	In determining the value of a checking account, FH will use the average monthly balance for the last six months	In determining the value of a checking account, FH will use the current balance	PMD	HUD Mandatory	YES	HOTMA
33	6	6.3.2	Trusts	Clarified definition of Trust and how to count revocable trust vs. irrevocable trust	PMD	HUD Mandatory	YES	HOTMA
34	6	6.3.2	Necessary and Non-necessary personal property	[24 CFR 5.603(b)(3)(i)] updated definition of Necessary and Non-necessary personal property	PMD	HUD Mandatory	YES	HOTMA
35	6	6.3.2	Life Insurance	Update language to clarify how to calculate cash value of whole life insurance	PMD	HUD Mandatory	YES	HOTMA

Item	Chapter	Chapter/ Section	Current Policy	Proposed Change	Department	Category	Board Discussion	Rationale for Change
36	6	6.3.2	Tax Refunds [24 CFR 5.603(b)(3)(xi) and Notice PIH 2023-27]	<p>Tax Refunds [24 CFR 5.603(b)(3)(xi) and Notice PIH 2023-27]</p> <p>All amounts received by a family in the form of federal tax refunds or refundable tax credits are excluded from a family's net family assets for a period of 12 months after receipt by the family.</p> <p>At the time of an annual or interim reexamination of income, if the federal tax refund was received during the 12 months preceding the effective date of the reexamination, then the amount of the refund that was received by the family is subtracted from the total value of the account in which the federal tax refund or refundable tax credits were deposited. When the subtraction results in a negative number, then the balance of the asset is considered \$0.</p> <p>If the tax refund or refundable tax credit is deposited into another excluded asset, such as a retirement account or a Coverdell Education Savings Account, then the deposit will have no effect on the balance of the asset (i.e., there is no need for the PHA to subtract the amount of the deposit from the value of the excluded asset).</p>	PMD	HUD Mandatory	YES	HOTMA