

# HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO

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## HOTMA Fact Sheet and Frequently Asked Questions

### Frequently Asked Questions

**Question:** What is HOTMA?

**Answer:** HOTMA stands for Housing Opportunity Through Modernization Act. It is a law that Congress passed in 2016 which makes changes to the U.S. Department of Housing and Urban Development's (HUD) rental assistance programs. HUD issued guidance through Public and Indian Housing Notice 2024-38 to implement certain provisions of HOTMA effective July, 1 2025.

**Question:** What provisions of HOTMA are being implemented by the Housing Authority of the County of San Diego (HACSD) based on the guidance in PIH Notice 2024-38?

**Answer:** HACSD is implementing new definitions and income exclusions that will affect how HACSD process family's cases.

**Question:** How will these updates affect my case?

**Answer:** The updated definitions and income exclusions will change how HACSD calculates your annual income and deductions applied to your case.

### Income Changes

- **New Definition of Annual income** – Annual income includes all amounts, not specifically excluded, received from all sources by each 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.
- **Income Exclusions – Please note that this is not an exhaustive list.**
  - Non-recurring income – income that will not be repeated in the coming year.
  - Earned income of a Minor – earnings of a child under 18 years of age.
  - Foster Children/Foster Adults Payment - Payments received for the care of foster children or adults, including state kinship, guardianship care payments or tribal kinship payments.
  - Foster Children/Foster Adults Income - Income of foster child or adult.
  - Family Self Sufficiency Account - Income earned on amounts placed in family's FSS account.
  - Insurance payments and settlements for personal or property loss - Including but not limited to payments through health insurance. motor vehicle insurance, and worker's compensation.
  - Home-Based Care Payments for a Family Member with a Disability - Income you receive for taking care of a disabled household member, such as from In Home Supportive Services (IHSS).