

EXHIBIT 2-1 - SECTION 8 – INCOME INCLUSIONS

1. The full amount of wages, salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services (before any payroll deductions)

2. Net income from the operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness cannot be used as deductions in determining net income; however, an allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in IRS regulations. Any withdrawal of cash or assets from the operation of a business or profession is included in income, except to the extent with withdrawal is reimbursement of cash or assets invested in the operation by the family.

3. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness cannot be used as a deduction in determining net income. An allowance for depreciation is permitted only as authorized in number 2 (above). Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the family. Where the family has net family assets in excess of \$5000, annual income includes the greater of the actual income derived from net family assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD.

4. The full amount of periodic payments received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a periodic payment (except Supplemental Security Income or Social Security).

5. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay (see paragraph 3 under Income Exclusions)

6. Welfare assistance. If the welfare assistance payment includes an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income consists of:

- The amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities; plus
- The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities. If the family welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph is the amount resulting from one application of the percentage.

7. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling

8. All regular pay, special day and allowances of a member of the Armed Forces.

EXHIBIT 2- 2 - SECTION 8 – INCOME EXCLUSIONS

<p>1. Income from employment of children (including foster children) under the age of 18 years.</p> <p>2. Payments received for the care of foster children or foster adults (usually persons with disabilities unrelated to the tenant family who are unable to live alone).</p> <p>3. Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses (except for payments in lieu of earning - see number 5 in Income Inclusions).</p> <p>4. Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member.</p> <p>5. Income of a live-in aide.</p> <p>6. The full amount of student financial assistance paid directly to the student or to the educational institution.</p> <p>7. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire.</p> <p>8. (a) Amounts received under training programs funded by HUD.</p> <p style="padding-left: 20px;">(b) Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self Sufficiency (PASS).</p> <p style="padding-left: 20px;">(c) Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and that are made solely to allow participation in a specific program.</p> <p style="padding-left: 20px;">(d) Incremental earnings and benefits resulting to any family member from participation in qualifying state or local employment training programs (including training not affiliated with a local government) and training of a family member as</p>	<p>resident management staff. Amounts excluded must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family member participates in the employment training program.</p> <p>9. Temporary, nonrecurring, or sporadic income (including gifts).</p> <p>10. Reparation payments paid by a foreign government pursuant to claims under the laws of that government by person who were persecuted during the Nazi era.</p> <p>11. Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of household or spouse).</p> <p>12. Adoption assistance payments in excess of \$480 per adopted child.</p> <p>13. For public housing only, the earnings and benefits to any family member resulting in the participation in a program providing employment training and supportive services in accordance with the Family Support Act of 1988, Section 22 of the 1937 Act, or any comparable federal, state or local law during the exclusion period.</p> <p>14. Deferred periodic amounts from SSI and Social Security benefits that are received in a lump sum amount or in prospective monthly payments.</p> <p>15. Amounts received by the family in the form of refunds or rebates under the state or local law for property taxes paid on the dwelling unit.</p> <p>16. Amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep this developmentally disabled family member at home.</p> <p>17. Amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions apply.</p>
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