

Resolution No. 2026-19

October 19, 2026

HOTMA

RESOLUTION AUTHORIZING THE ADOPTION OF POLICY REVISIONS COMPLIANT WITH THE HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT (HOTMA)

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has enacted the Housing Opportunity Through Modernization Act (HOTMA), introducing updated rules regarding income calculations, asset limits, deductions, and interim reexamination thresholds; and

WHEREAS, HUD requires housing agencies to update their operational policies—specifically the [Admissions and Continued Occupancy Policy (ACOP) / Administrative Plan]—to align with federal HOTMA regulations; and

WHEREAS, The Housing Authority Of The City Of Garfield staff has reviewed and incorporated these federal updates to maintain regulatory compliance and ensure fair and transparent administration of housing benefits;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of The Housing Authority Of The City Of Garfield

1. The revised Admissions and Continued Occupancy Policy (ACOP) and/or Administrative Plan, incorporating the required HOTMA regulatory changes, is hereby approved and adopted.
2. The revised policies shall become effective on **January 1, 2027**, or in accordance with HUD's federally mandated compliance timelines.
3. The **Executive Director** or their designated representative is authorized to take all necessary administrative actions, execute required document submissions to HUD, and implement these policy updates across Agency operations.

Garfield Housing Authority Board of Commissioners

	Ayes	Nays	Abstain	Absent
Dabal	☒	☐	☐	☐
Barckett	☐	☐	☐	☐
Follari	☐	☐	☐	☐
Rigoglioso	☒	☐	☐	☐
Garnto	☒	☐	☐	☐
Gomez	☒	☐	☐	☐