



RESOLUTION NO. 050-2015
*OF THE BOARD OF COMMISSIONERS OF THE
EL DORADO COUNTY PUBLIC HOUSING AUTHORITY*

WHEREAS, the El Dorado County Public Housing Authority (PHA), through the administration of the Housing Choice Voucher (HCV) program, provides subsidized rental housing assistance to eligible low-income families in the County; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires public housing authorities to submit an Agency Plan identifying the long-term and short-term goals and objectives of the PHA and to adopt a local Administrative Plan to establish policies for operation of the HCV program; and

WHEREAS, under Title VII of the Housing and Economic Recovery Act of 2008 high performing agencies are exempt from the HUD requirement to submit an Annual Update to the Agency Plan and may instead submit Items 1.0 through 5.2 of the Five-Year Agency Plan; and

WHEREAS, pursuant to changes in HCV program regulations, the PHA Administrative Plan must be amended at this time to implement such changes; and

WHEREAS, the El Dorado County PHA is required to sign HUD's Civil Rights Certification and PHA Certifications of Compliance with PHA Plans and Related Regulations to meet the PHA Plan submittal requirements; and

WHEREAS, the PHA Participant Advisory Board's assistance with the amendment of the PHA Administrative Plan is appreciated; and

WHEREAS, the County of El Dorado Board of Supervisors, as the Board of Commissioners, is the governing body of the El Dorado County PHA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the El Dorado County PHA for continued as follows:

1. The El Dorado County PHA, as a high performing agency, is exempt from the requirement to submit an annual update to its Agency Plan and is authorized to submit Items 1.0 through 5.2 of the Five-Year Agency Plan to HUD by the April 17, 2015, deadline; and
2. The Board hereby amends the PHA Administrative Plan as shown on the attached document titled "2015 Annual Administrative Plan Update - List of Revisions" for submittal to HUD; and
3. The Board hereby authorizes the Chair to sign the Civil Rights Certification, the PHA Certifications of Compliance with PHA Plans and Related Regulations, and any further certifications as required by HUD related to submittal of the Five-Year Agency Plan and the 2015 Update to the Administrative Plan; and
4. The PHA recognizes the contribution of the PHA Participant Advisory Board in assisting with the Five-Year Agency Plan and amendment of the Administrative Plan.

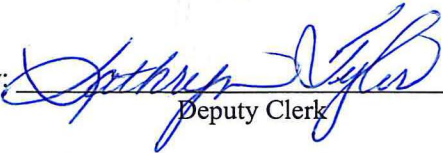
Resolution 050-2015
Page 2 of 2

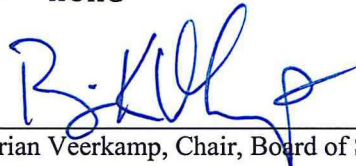
PASSED AND ADOPTED by the Board of Commissioners of the County of El Dorado Public Housing Authority at a meeting of said Board, held the 14th day of April, 2015, by the following vote of said Board:

Attest:
James S. Mitrisin
Clerk of the Board of Supervisors

Ayes: Frentzen, Ranalli, Mikulaco, Veerkamp, Novase
Noes: none
Absent: none

By:


Deputy Clerk


Brian Veerkamp, Chair, Board of Supervisors

COUNTY OF EL DORADO

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El Dorado County Public Housing Authority

2015 Annual Administrative Plan Update

List of Revisions

The following list of revisions to the El Dorado County Public Housing Authority (PHA) Administrative Plan reflects minor regulatory changes released by the Department of Housing and Urban Development (HUD) during the past year and local policy changes. These changes are incorporated into the 2015 Annual Administrative Plan Update in order to keep the PHA's local Administrative Plan consistent with federal regulations.

Revisions to El Dorado County PHA Administrative Plan

Updated Pages	Changes Made in Admin Plan
TOC-1 thru TOC 30 (Entire TOC)	Updated Table of Contents
2-2	Changed bullet for VAWA and added reference to Notice PIH 2014-20 in seventh bullet on p. 2-2
2-5 thru 2-6	Added PHA requirements upon receipt of discrimination complaints on p. 2-5 thru 2-6
2-16	Changed text throughout 2-III.B. Oral Interpretation , including changes in PHA Policy
3-2 thru 3-3	Updated heading 3-I.B, removing reference to HUD 50058 IB, p. 13 on p. 3-2 VAWA 2013 change: Added "sexual assault" text into 1 st bullet and last paragraph of PHA Policy under 2 nd bullet, based on regulations, on p. 3-3
3-10	Updated definition of <i>Extremely low-income family</i> and added text to the following paragraph on p. 3-10
3-21	VAWA 2013 change: Added "sexual assault" text into last bullet on p. 3-21
3-26 thru 3-31	VAWA 2013 change: Added "sexual assault" text into last paragraph (before PHA) policy on p. 3-26, 3 rd paragraph under PHA Policy on p. 3-27, Last paragraph on p. 3-29, and 1 st PHA Policy on p. 3-31, Added "sexual assault" text into title 3-III.G, and added and changed text throughout the page, including under the PHA Policy on p. 3-30
4-2 thru 4-3	Changed PHA Policy regarding access to the waitlist application on p. 4-2 Added PHA Policy for accessibility of the application process for persons with disabilities on p.4-3
4-6	Corrected website address for the PHA and updated agency name under PHA Policy on p. 4-6
4-7	Added hyphen to low-income in second paragraph on p. 4-7
4-15	Minor edits to first paragraph under Income Targeting Requirements on p. 4-15
5-5 thru 5-7	VAWA 2013 change: Changed date of VAWA and added "sexual assault" text into 3 rd paragraph in PHA Policy on p.5-5, and into 1 st PHA Policy on p. 5-7
6-27 thru 6-28	Removed outdated references (CFR 5.609(b)(4) and FR Notice 11/24/08) and added 24 CFR 5.609(c)(14) on p. 6-27 and p. 6-28
6-32 thru 6-36	Changed Federal Register references in title of 6-I.L and last bullet on p. 6-32 Added and/or changed text on p. 6-34 thru p. 6-36
6-49	Update to PHA Policy under Utility Reimbursement on p. 6-49
6-56	Updated Overview on p. 6-56
8-1	Updated 2 nd paragraph under Introduction to reflect change in inspection frequency requirements on p. 8-1

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8-5 thru 8-10	Rearranged paragraphs and added new subhead for Toilets below the Sinks subhead under the PHA Policy on p. 8-5 Added CFR reference into title for 8-I.F., and added text under this section on p. 8-9 Added <i>Biennial</i> to second bullet on p. 8-10
8-14	Added Biennial to heading and created a new PHA Policy above the Scheduling the Inspection policy on p. 8-14 Added further clarification to the first paragraph under heading 8-II.D on p. 8-14
8-18 thru 8-20	Added phrase regarding LIHTC and HOME exceptions to first paragraph on p. 8-18 Added section on LIHTC and HOME Assisted Units on p. 8-20
9-2	Changed date of VAWA in 3 rd paragraph, and added "sexual assault" text into 7 th paragraph on p. 9-2
10-2 thru 10-4	Added "sexual assault" text into 2 nd bullet into 2 nd paragraph of the PHA Policy on p. 10-2, and into 1 st paragraph on p. 10-4
10-8 thru 10-9	Added "sexual assault" text into last paragraph in last PHA Policy on p. 10-8 Changed date of VAWA and added "sexual assault" text into 1 st paragraph on p. 10-9
10-19	Changed text under PHA Policy on p. 10-19
11-3 thru 11-4	Added PHA Policy for asking about registered sex offenders during reexaminations on p. 11-3 Changed Housing Quality Standards to all lower-case letters in last paragraph on p. 11-4
11-9	Added to PHA Policy clarifying definition of guests staying in the unit
12-2	Added "sexual assault" text into 1 st paragraph under Eviction on p. 12-2
12-6 thru 12-8	Changed date of VAWA and added "sexual assault" text into 1 st paragraph on p. 12-6 Changed PHA Policy days absent from unit to 30 consecutive calendar days on p. 12-8
12-13 thru 12-23	Added "sexual assault" text into 4 th paragraph of the last PHA Policy on p. 12-13 Added "sexual assault" text into heading for 12-II.E; Changed date of VAWA, added "sexual assault", and changed other text throughout p. 12-15 Added "sexual assault" text into 1 st and 2 nd paragraph, and in 1 st and 2 nd paragraph of PHA Policy on p. 12-16 Added "sexual assault" text into 1 st paragraph of PHA Policy on p. 12-17 Changed text throughout page, including in both PHA Policies on p. 12-18 Changed text in 3 rd and last paragraphs on p. 12-20 Added "sexual assault" text and changed date of VAWA in 2 nd to last paragraph on p. 12-23

Revisions to El Dorado County PHA Administrative Plan

Updated Pages	Changes Made in Admin Plan
12-24 thru 12-26	Added "sexual assault" text into 2 nd paragraph of 2 nd PHA Policy on p. 12-24 Revised 3 rd PHA Policy paragraph on p. 12-25 Added bullet four and bullet five on p. 12-26
13-7	Changed date of VAWA in last bullet on p.13-7
16-1	Added "sexual assault" text into last paragraph on p. 16-1
16-37 thru 16-40	Added bullet point on bottom of list regarding requirements of Notice PIH 2014-20 on p. 16-37 Corrected formatting in paragraph under UIV Records on p. 16-38 Added "sexual assault" text into last subtitle and last paragraph on p. 16-39
16-45 thru 16-58	Changed date of VAWA and added "sexual assault" text into 1 st paragraph on p. 16-45 Changed definition of " <i>immediate family member</i> " to now be " <i>affiliated individual</i> " and added a new definition for " <i>sexual assault</i> " on p. 16-46 Added "sexual assault" text into 3 rd and 4 th paragraph under PHA Policy on p. 16-47 Added Sexual Assault to protections covered by VAWA on p. 16-47, 16-48, and 16-49 Changed text in 1 st paragraph on p. 16-48 Added text into 1 st , 3 rd , and 5 th paragraphs and added "sexual assault" text to 1 st paragraph under PHA Policy on p. 16-49 Added "sexual assault" text into paragraph under 2 nd PHA Policy and paragraph under 16-IX.E. heading on p. 16-50 Changed date of VAWA in 1 st paragraph and added "sexual assault" text throughout p. 16-51 Added "sexual assault" and other text throughout and added Sexual Assault to heading on p. 16-52 Added new 2 nd to last paragraph on p. 16-53 Changed date of VAWA in first paragraph and added "sexual assault" text throughout on p. 16-55 Add "sexual assault" text to 1 st heading & throughout p.16-56 Added new 2 nd to last paragraph on p. 16-58
17-5	Removed reference to FR Notice 11/24/08 and added final sentence on p. 17-5
17-9 thru 7-13	Removed all mentions of licensed appraiser on p. 17-9 Added clarification of existing housing qualifications under heading 17-II.C. on p. 17-10 Added further information to <i>Ineligible Housing Types</i> section on p. 17-11 Added <i>FR Notice 6/25/14</i> to heading 17-II.E. on p. 17-12 Added paragraph regarding subsidy layering requirements and other small edits on p. 17-12 Removed <i>FR Notice 11/24/08</i> from last heading on p. 17-12 and on p. 17-13 Changed <i>building</i> to <i>project</i> and updated PHA Policy on p. 17-13

Revisions to El Dorado County PHA Administrative Plan

Updated Pages	Changes Made in Admin Plan
17-18 thru 17-50	<p>Added FR Notice 6/25/14 and <i>Biennial</i> to header regarding inspections, added PHA policy regarding frequency/percentage of unit for inspection and removed references to annual inspection requirements on p. 17-18</p> <p>Added to section 17-IV.B, first paragraph and changed CFR reference in last paragraph on p. 17-20</p> <p>Removed FR Notice 11/24/08 reference from first and second heading and other minor edits on p. 17-22</p> <p>Added clarification of HAP contracts covering only a single project and listed what constitutes a qualifying family on p. 17-25</p> <p>Extensive edits to Term of HAP Contract, including replacement of FR Notice 11/24/08 with 24 CFR 983.205 in the heading on p. 17-26</p> <p>Added section <i>titled Statutory Notice Requirements: Contract Termination or Expiration</i> on p. 17-28</p> <p>Updated references & replaced <i>building w/ project</i> on p. 17-29.</p> <p>Updated reference in headings, changed wording in last bullets and added additional bullet to end of list on p. 17-30</p> <p>Updated reference from to 983.208 in heading on p. 17-31</p> <p>Added further information regarding tenancy approval in second paragraph under heading 17-VI.B on p. 17-32</p> <p>Added "sexual assault" text on p.17-38</p> <p>Updated information regarding Initial Term and Lease Renewal, including adding bulleted list on p. 17-40</p> <p>Added further information under Tenant Absence from the Unit heading and a new section titled continuation of Housing Assistance Payments, which includes an additional PHA policy on p. 17-41</p> <p>Added clarification of termination of housing assistance payments for wrong type of unit on p. 17-43</p> <p>Updated reference in heading from 24 CFR 983.260 to 24 CFR 983.261 on p. 17-44</p> <p>Removed FR Notice 11/24/08 from heading and made various edits including an additional paragraph regarding an excepted unit starting on p. 17-45</p> <p>Updated PHA Policy on p. 17-45</p> <p>Removed FR Notice 11/24/08 from <i>Certain Tax Credit Units</i> heading and other minor edits including deletion of last paragraph on p. 17-47</p> <p>Added <i>Reasonable Rent</i> section, including new PHA Policy on p. 17-48</p> <p>Added phrase regarding rents under HAP contracts to end of <i>Rent Decrease</i> section on p. 17-50</p> <p>Added phrase regarding rents under HAP contracts to end of first paragraph and added text to the 3rd bullet on p. 17-51</p> <p>Rewrote first paragraph under the <i>Other Subsidy</i> heading on p. 17-52</p>