

COUNTY OF EL DORADO

HEALTH & HUMAN SERVICES

Don Semon
Director



PUBLIC HOUSING AUTHORITY

2900 Fairlane Court
Placerville, CA 95667
530-621-5538

2019 Administrative Plan changes – PHA Suggested		
Removed	Added/Corrected	Changes Made in Admin Plan
	Formatting/Typos	Made formatting and typo changes
Intro-iii/iv	Intro-iii/iv	Updated info for Administrative Guidance for Effective and Mandated Use of the EIV System.
	1-2	Updated PHA Policy The Director of the Health and Human Services Agency, as the Executive Director of the Public Housing Authority is hereby authorized to execute any of the following future documents with HUD: (a) General Depository Agreements Form HUD 51999, (b) Consolidated Annual Contributions Contract Form HUD-52520 and HUD-52520A, and (c) the Cooperation Agreement Form HUD-52481, or as may be amended or replaced in the future.
5-5/6	5-5/6	Updated PIH notice number in paragraph under Additional Items to be Included in the Briefing Packet and in last paragraph of PHA Policy Added <u>PHA Policy</u> The family must not share bank or financial accounts with anyone other than current approved household members. All deposits may be counted toward household income.
6-57/58	6-57/58	Updated reference in 1 st paragraph under Utility Allowance Revisions
7-1 through 7-8	7-1 through 7-8	Updated PHI notice number in the following places: Chapter heading and 2 nd paragraph on p. 7-1, 1 st subheading on p. 7-2, last paragraph under File Documentation on p. 7-3, 2 nd paragraph on p. 7-5, subheading on p. 7-6, 2 nd subheading on p. 7-7 and 1 st subheading on p. 7-8.
8-9/10	8-9/10	Added reference in 8-1.E. heading, and corrected formatting in 1 st paragraph

Vision Statement:

Transforming Lives and Improving Futures

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Removed	Added/Corrected	Changes Made in Admin Plan
8-20	8-20	The PHA uses The Nelrod Company (www.nelrod.com) to determine rent reasonableness in El Dorado County.
8-25/26	8-25/26	Added “Maintain covered housing without deteriorated paint if there is a child under six in the family” under Lead-Based Paint and added text in following paragraph on p. 8-26.
11-1/2	11-1/2	Added Two streamlining options are available, depending upon the percentage of the family’s income that is received from fixed sources. If at least 90 percent of the family’s income is from fixed sources, the PHA may streamline the verification of fixed income and may choose whether to verify non-fixed income amounts in years where no fixed-income review is required. If the family receives less than 90 percent of its income from fixed sources, the PHA may streamline the verification of fixed income and must verify non-fixed income annually. Updated PHA Policy Third-party verification of non-fixed income will be obtained annually regardless of the percentage of family income received from fixed sources.
11-15/16	11-15/16	Updated reference in 3 rd paragraph under Utility Allowances
14-3/4	14-3/4	Updated reference in 4 th paragraph of the PHA Policy
16-5 through 16-8	16-5 through 16-8	Added new information on effective dates for changes to payment standard amounts under PIH Policy Changes to payment standard amounts will be effective on January 1 st of every year, or within three months of the FMR effective date, whichever is earlier. The effective date is applicable both to HUD-required revisions and to discretionary revisions. Removed old information
16-29/30	16-29/30	Updated references in 1 st paragraph and 1 st paragraph under Repayment Agreements Involving Improper Payments.

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Removed	Added/Corrected	Changes Made in Admin Plan
16-41/42	16-41/42	<p>Added reference in 16-VII.B. PAYMENT STANDARDS heading.</p> <p>Updated information The owner must report the name and address of a child identified as having an elevated blood lead level to the public health department within five business days of being so notified by any other medical health care professional. The owner must also notify the HUD field office and the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) of the child’s address within five business days. The PHA may collaborate with the owner on the notification process, such as by agreeing with the owner to provide the required notifications on the owner’s behalf.</p> <p><u>PHA Policy</u></p> <p>Upon notification by the owner, the PHA will provide the public health department written notice of the name and address of any child identified as having an elevated blood lead level within five business days.</p> <p>Upon notification by the owner, the PHA will notify the HUD field office and the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) of the child’s address within five business days.</p>
17-3/4	17-3/4	<p>Added references to 17-I.A. heading and Additional Project-Based Units subheading and added</p> <p>The units may be distributed among one, all, or a combination of the categories as long as the total number of units does not exceed the 10 percent cap. Units qualify under this exception if the units:</p> <ul style="list-style-type: none"> • Are specifically made available to house individuals and families that meet the definition of homeless under section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302) and contained in the Continuum of Care Interim Rule at 24 CFR 578.3.

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Removed	Added/Corrected	Changes Made in Admin Plan
17-7/8	17-7/8	Added reference to Units Selected Non-Competitively subheading. Added Mountain Democrat and Tahoe Daily Tribune
17-11/12	17-11/12	Updated references in PHA-Owned Units subheading.
17-15/16	17-15/16	Updated references in 25 Percent per Project Cap and Exceptions to 25 Percent per Project Cap subheadings. Added The unit must be covered under a PBV HAP contract that first became effective on or after 4/18/17. <u>PHA Policy</u> The PHA will not project-base any units not subject to the 20 percent cap. Removed old information.
17-21/22	17-21/22	Added references to Turnover Inspections subheading. Added The PHA may not provide assistance on behalf of the family until the unit fully complies with HQS, unless the PHA has adopted a policy to enter into a HAP contract for units that fail the initial HQS inspection as a result of only non-life-threatening conditions or if the unit passed an alternative inspection. <u>PHA Policy</u> The PHA will not provide assistance in turnover units until the unit fully complies with HQS. Removed old information.
17-29 through 17-34	17-29 through 17-34	Added reference to Term of HAP Contract subheading. Added a reference to 1 st subheading on p. 17-32 Added a reference to Addition of Contract Units subheading.

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Removed	Added/Corrected	Changes Made in Admin Plan
	18-1/50	Added Chapter 18 Project Based Vouchers (PBV) Under the Rental Assistance Demonstration (RAD) Program El Dorado County does not currently have the RAD program; it is recommended that this chapter be included in the event RAD is implemented.