



Hawaii Public Housing Authority
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6.0
(a)

PHA Plan Update (Continued)

7. Public Housing Wait List Preferences: HPHA will evaluate whether the current preferences for admission are appropriate, and make changes after discussing with residents and taking public comments. Currently, households receive preference if they are involuntarily displaced, homeless, or include a member who is a victim of domestic violence. Past experience has been that those on the waiting list who do not fall into any of these categories must wait years to get to the top of the list.
8. Grievance Procedure: The tenant grievance procedure will be reviewed and revised, with the opportunity for public and resident comment.
9. HUD Study of Homelessness: HPHA will dedicate about 40 public housing units (through attrition) and 4 or 5 VASH vouchers (Veteran's Affairs Supportive Housing) to a HUD study of the best way to help the homeless back to long term self-sufficiency.
10. Lanakila Homes: All of the vacated units in the unoccupied section will be demolished pursuant to the existing HUD approved master plan. This is a change to the previous year's annual plan which stated HPHA's intent to rehabilitate 6 of the vacant units. The agency believes that redevelopment of the entire site is preferable to having only 6 units standing alone. See Section 7.0 for additional information.

6.0
(b)

Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

The PHA Plan and all supporting documents are available on the internet: www.hpha.hawaii.gov/housingplans/index.htm

Hawaii Public Housing Authority (HPHA)
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

Ka Hale Kahaluu
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

THE FOLLOWING POLICIES ARE ALSO AVAILABLE AT THE LOCATIONS ABOVE:

Note: ACOP refers to the Admissions and Continued Occupancy Policy document

1. Eligibility, Selection and Admissions. and Wait List Policies: ACOP Chapters 2 and 3
2. De-concentration Policy: ACOP Chapter 4
3. Statement of Financial Resources
4. Rent Determination policy: ACOP Chapter 6.
5. Operation and Management



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<p>6.0 (b) Cont</p>	<p>6. Grievance Procedures: ACOP Chapter 13</p> <p>7. Designated Housing for Elderly and Disabled Families</p> <p>8. Community Service and Self-Sufficiency</p> <p>9. Safety and Crime Prevention</p> <p>10. Pets Policy: ACOP Chapter 10</p> <p>11. Civil Rights Certification</p> <p>12. Fiscal Year Audit</p> <p>13. Asset Management</p> <p>14. Violence Against Women Act (VAWA) activities</p>
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers</p> <ul style="list-style-type: none"> <p>• Kuhio Park Terrace Redevelopment</p> <p>As part of an operating subsidy-only transaction under the mixed finance regulations at 24 CFR 941 Subpart F, HPHA plans to undertake the rehabilitation of the Kuhio Park Terrace Towers, now composed of 572 public housing units, into a 555 unit development that will consist of 349 Public Housing (PHA) units, 148 Project-based Section 8 (PBV) units, and 57 LIHTC units without rental or operating subsidy (LIHTC-only) with the following types of units: 45 one-bedroom, 315 two-bedroom, and 195 three-bedroom flats. Subject to all required approvals by HUD and the HPHA Board of Directors, HPHA plans to dispose of the property underlying the Project through a ground lease and sell the improvements to an affiliate of Michaels Development Company that will rehabilitate the Project, provide operating subsidy to the PHA units pursuant to a regulatory and operating agreement, and enter into a HAP Contract to provide assistance to the PBV units.</p> <p>• Homeownership Programs:</p> <ol style="list-style-type: none"> 1. Waimanalo Homes (HI10P001025) approved 1/10/2000; 28 units affected. Only 9 residents qualified to purchase units, and the period for application is closed. 2. HPHA will research opportunities to increase home ownership for residents of public housing. Programs in other jurisdictions are being reviewed and HPHA plans to hold informational sessions with residents and the community in general. <p>• Project-based Vouchers.</p> <ol style="list-style-type: none"> 1. 148 Project-based vouchers will be part of the Kuhio Park Terrace Towers redevelopment. (HPHA is seeking an additional 17 replacement housing vouchers for public housing units that will be temporarily removed from inventory while the towers are redeveloped. Those units will be restored in future phases when the Kuhio Homes site is redeveloped.) 2. 305 units at Palolo Homes I and II. Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives. 3. To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services.



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	To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation.																																																																												
8.0	Capital Improvements: HPHA is focusing capital improvements funding on protecting residents and the physical housing assets. In addition to the annual federal Capital Funding Program (CFP) grant, we are seeking state Capital Improvements Program (CIP) funds from the State Legislature in order to make needed repairs and modernize existing housing stock. In planning the use of funds, priority is being given to those needs that protect the health and safety of residents, such as ADA modifications, hot water systems and repairing sidewalks; and those that prevent further deterioration of housing, such as roof and spalling repairs, termite treatment and repairs, and other site repairs.																																																																												
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing. SEE ATTACHED																																																																												
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE ATTACHED																																																																												
9.0	<p>Housing Needs of Families in the Jurisdiction.</p> <table border="1"> <thead> <tr> <th colspan="3">Housing Needs of Families on the Public Housing Waiting List as of October, 2010</th> </tr> <tr> <th>Total Families on Waiting List = 9,566</th> <th># of families</th> <th>% of total families</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Income Levels</td> </tr> <tr> <td>Extremely low income <=30% AMI</td> <td>9,284</td> <td>97.05%</td> </tr> <tr> <td>Very low income (>30% but <=50% AMI)</td> <td>240</td> <td>2.51%</td> </tr> <tr> <td>Low income (>50% but <80% AMI)</td> <td>22</td> <td>0.23%</td> </tr> <tr> <td>Income at or above 80% AMI</td> <td>20</td> <td>0.21%</td> </tr> <tr> <td>Families with children</td> <td>4,781</td> <td>49.98%</td> </tr> <tr> <td>Elderly families</td> <td>1,823</td> <td>19.06%</td> </tr> <tr> <td>Families with Disabilities</td> <td>2,451</td> <td>25.62%</td> </tr> <tr> <td colspan="3" style="text-align: center;">Ethnic Distribution</td> </tr> <tr> <td>Asian</td> <td>4,464</td> <td>46.67%</td> </tr> <tr> <td>Native Hawaiian, other Pacific Islander</td> <td>1,043</td> <td>10.9%</td> </tr> <tr> <td>White</td> <td>1,025</td> <td>10.72%</td> </tr> <tr> <td>Hispanic</td> <td>646</td> <td>6.75%</td> </tr> <tr> <td>Black</td> <td>268</td> <td>2.8%</td> </tr> <tr> <td>American Indian, Native Alaskan</td> <td>132</td> <td>1.38%</td> </tr> <tr> <td>Other and Unreported</td> <td>1,988</td> <td>20.78%</td> </tr> <tr> <td colspan="3" style="text-align: center;">Bedrooms Needed</td> </tr> <tr> <td>Studio</td> <td>318</td> <td>3.32%</td> </tr> <tr> <td>1BR</td> <td>3,817</td> <td>39.9%</td> </tr> <tr> <td>2 BR</td> <td>3,518</td> <td>36.78%</td> </tr> <tr> <td>3 BR</td> <td>1,523</td> <td>15.92%</td> </tr> <tr> <td>4 BR</td> <td>362</td> <td>3.77%</td> </tr> <tr> <td>5 BR</td> <td>28</td> <td>0.31%</td> </tr> </tbody> </table>		Housing Needs of Families on the Public Housing Waiting List as of October, 2010			Total Families on Waiting List = 9,566	# of families	% of total families	Income Levels			Extremely low income <=30% AMI	9,284	97.05%	Very low income (>30% but <=50% AMI)	240	2.51%	Low income (>50% but <80% AMI)	22	0.23%	Income at or above 80% AMI	20	0.21%	Families with children	4,781	49.98%	Elderly families	1,823	19.06%	Families with Disabilities	2,451	25.62%	Ethnic Distribution			Asian	4,464	46.67%	Native Hawaiian, other Pacific Islander	1,043	10.9%	White	1,025	10.72%	Hispanic	646	6.75%	Black	268	2.8%	American Indian, Native Alaskan	132	1.38%	Other and Unreported	1,988	20.78%	Bedrooms Needed			Studio	318	3.32%	1BR	3,817	39.9%	2 BR	3,518	36.78%	3 BR	1,523	15.92%	4 BR	362	3.77%	5 BR	28	0.31%
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9.0 Housing Needs of Families in the Jurisdiction.(continued)

Table III-6. Households on Section 8 Housing Choice Voucher Waiting List, 2009

Wait List	HPHA (Honolulu) (as of January 2009)		HAWAII (as of August 2009)		HONOLULU (as of January 2009)		KAUAI (as of Sept 2009)		MAUI (as of July 2009)	
	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families
Waiting list	4,252		4,357		5,499		733		2,179	
Extremely low income (<= 30% AMI)	4,016	94.40%	2,668	61%	5,061	92%	499	59%	1,786	82%
Very low income (>30% but <=50% AMI)	205	4.80%	1,515	35%	331	6%	228	31%	387	18%
Low income (>50% but <80% AMI)	31	0.07%	174	4%	0	0%	6	0%	6	0%
Families with children	1,508	35.50%	2,366	54%	2,927	53%	399	54%	1,201	55%
Elderly families	261	6.10%	275	6%	616	11%	58	8%	195	9%
Families with disabilities	691	16.30%	446	10%	1,693	31%	167	23%	649	30%
White	786	18.60%	1,656	38%	880	16%	288	39%	852	39%
Hispanic	358	8.40%	530	12%					253	12%
Black	109	2.60%	88	2%	157	3%	19	3%	81	4%
American Indian/Alaska Native	51	1.20%	88	2%	42	1%	13	2%	77	4%
Asian/Pacific Islander/Other	3,306	77.80%	2,268	52%	4,420	80%	388	53%	1,259	53%
Wait List	Closed since 8/29/08		Open		Open		Open		Open	

Source: Consolidated Plan 2010-2014 draft

The following Housing Need estimates are based on a Housing Supply/Demand Model which was formulated as part of the Hawaii Housing Policy Study, 2006 Update

Table III-3. Projected Housing Need by Income Group, 2015

% of HUD Median Income	Honolulu	Maui	Hawaii	Kauai	State
<30 %	3,922	1,093	1,287	414	6,716
30-50%	1,573	696	514	174	2,957
50-80%	5,397	732	1,186	409	7,724
80-120%	3,842	724	603	350	5,519
120-140%	831	106	119	207	1,263
140-180%	1,986	485	410	60	2,941
>180%	1,629	305	695	175	2,804
Total	19,180	4,141	4,814	1,789	29,924



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The following data is drawn from the Hawaii Housing Policy Study Update, 2006, by SMS Research for Hawaii Housing Finance and Development Corporation (HHFDC).

Shelter costs as percentage of income (Source: 2006 HHFDC Housing Policy Study):

	State of Hawaii	County of Honolulu	County of Hawaii	County of Maui	County of Kauai
Less than 30% household income	40.7	40.6	43.4	36.5	43.0
30 to 40% of household income	12.8	12.4	12.4	15.8	12.0
More than 40% household income	25.7	25.1	26.1	30.0	24.0
No shelter cost	20.8	21.9	18.1	17.7	20.9

"No shelter cost" includes those renting without payment of cash rent and homeowners with paid-up mortgages.

Household income data by County (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Household Income							
			Less than \$15,000	\$15,000 to \$24,999**	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more	Refused
Honolulu	1992	247,349	N/A	24%	13%	16%	12%	6%	7%	21%
	1997	272,234	9%	9%	12%	16%	15%	9%	6%	24%
	2003	292,003	8%	10%	14%	22%	18%	11%	17%	—
	2006	303,149	13%	7%	12%	14%	22%	12%	21%	—
Maui	1992	34,268	N/A	20%	17%	20%	11%	2%	3%	27%
	1997	39,252	10%	8%	16%	18%	15%	7%	6%	20%
	2003	43,687	9%	13%	13%	22%	19%	14%	11%	—
	2006	49,484	11%	8%	11%	18%	20%	15%	17%	—
Hawaii	1992	39,789	N/A	24%	19%	20%	11%	3%	4%	20%
	1997	46,271	14%	14%	15%	15%	12%	4%	4%	22%
	2003	54,644	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	16,981	N/A	20%	14%	22%	10%	5%	3%	26%
	1997	18,817	11%	13%	15%	16%	15%	5%	3%	23%
	2003	20,460	13%	12%	16%	21%	18%	9%	12%	—
	2006	21,971	10%	10%	12%	15%	23%	11%	19%	—
Total	1992	338,385	N/A	24%	14%	17%	12%	5%	6%	22%
	1997	376,574	10%	10%	13%	16%	15%	8%	6%	24%
	2003	410,794	10%	10%	14%	21%	19%	10%	15%	—
	2006	435,818	13%	7%	12%	15%	21%	12%	20%	—



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Housing Needs of Families in the Jurisdiction.(continued)

Housing Cost by County (Source: 2006 HHFDC Housing Policy Study)

	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$984	
	1997	272,234	\$1,430	\$1,369	\$1,335	\$928	\$923
	2003	292,003	\$1,548	\$1,650	\$1,239	\$1,014	\$1,072
	2008	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,393
Maui	1992	34,268	\$776	\$831	\$719	\$730	
	1997	39,252	\$1,210	\$1,684	\$789	\$850	\$1,138
	2003	43,687	\$1,310	\$1,348	\$1,104	\$879	\$1,072
	2008	49,484	\$1,461	\$1,451	\$1,458	\$1,256	\$1,253
Hawaii	1992	39,789	\$651	\$691	\$579	\$558	
	1997	46,271	\$954	\$1,069	\$840	\$697	\$644
	2003	54,644	\$1,072	\$1,078	\$919	\$859	\$843
	2008	61,213	\$1,057	\$1,039	\$1,407	\$1,146	\$1,152
Kauai	1992*	16,981	\$726	\$773	\$612	\$807	
	1997	18,817	\$1,151	\$1,290	\$881	\$830	\$860
	2003	20,460	\$1,284	\$1,306	\$1,014	\$983	\$885
	2008	21,971	\$1,165	\$1,178	\$974	\$1,230	\$1,271
Total	1992	338,385	\$800	\$863	\$813	\$793	
	1997	376,574	\$1,319	\$1,330	\$1,286	\$897	
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2008	435,818	\$1,167	\$1,183	\$1,081	\$1,274	\$1,346

Shelter to Income Ratios (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income			
			Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%	14.1%	20.2%	10.0%
	1997	272,234	55.1%	18.9%	18.4%	7.5%
	2003	292,003	55.7%	18.5%	18.0%	7.8%
	2008	303,149	54.8%	10.9%	22.0%	12.0%
Maui	1992	34,268	59.3%	18.1%	15.8%	6.7%
	1997	39,252	47.9%	16.0%	19.8%	16.4%
	2003	43,687	52.2%	18.3%	15.7%	15.9%
	2008	49,484	49.1%	14.3%	27.1%	9.4%
Hawaii	1992	39,789	70.2%	12.4%	11.5%	5.9%
	1997	46,271	51.8%	18.1%	20.4%	9.7%
	2003	54,644	52.5%	19.1%	15.9%	12.4%
	2008	61,213	54.9%	11.1%	22.0%	12.0%
Kauai	1992*	16,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	18.7%	24.7%	11.7%
	2003	20,460	51.8%	16.8%	18.0%	13.3%
	2008	21,971	57.6%	10.8%	21.6%	10.0%
Total	1992	338,385	58.0%	14.5%	18.4%	9.1%
	1997	376,574	53.5%	18.5%	19.1%	8.9%
	2003	410,794	54.7%	18.5%	17.5%	9.5%
	2008	435,818	54.2%	11.3%	22.7%	11.8%

Includes both rent and mortgage payments.



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9.1 Strategy for Addressing Housing Needs.

- **Clear up backlog on waiting list:**

The public housing waiting list has over 9000 applicants on it. Many families have been on the waiting list for years, but have not been placed because all available vacant units go to newer applicants who meet the criteria for a placement preference. In order to allow people who are already on the waiting list to have a chance at placement, HPHA will close the waiting list to new applicants and place those already on the list. (This will not apply to applicants for elderly housing; the wait list will remain open for them.) There may also be modification of the housing admissions preferences, which are written into Administrative Rules and the Admissions and Continued Occupancy Policy (ACOP). Currently, households receive a preference and “go to the head of the line” if they are involuntarily displaced, homeless, or include a member who is a victim of domestic violence. Because there is a limited supply of affordable housing compared to the demand, families with a preference take almost all the vacant units as they become available, and households without a preference continue to stay on the waiting list. Any changes made to Administrative Rules will be made subject to Hawaii Revised Statutes Chapter 91, which requires public notice and an opportunity for the public, including public housing residents, to submit comments on the proposed changes.

- **Mixed finance public-private partnership redevelopment**

Rent revenue, operating and capital funding from federal and state sources are not sufficient to maintain and modernize Hawaii’s public housing. Much of the housing stock is aging and in need of substantial renovation and deferred maintenance. In order to bring additional capital into the system, HPHA is learning a method of operation being used successfully on the mainland. By bringing in a private developer as a partner, the housing authority can maintain public housing while turning over renovations and operation to the private company. The private developer will be required to maintain the same number of public housing units, while adding other types of housing. The result will be a mixed income community with all levels of housing types. This mixed-finance, public-private partnership model is being used to redevelop Kuhio Park Terrace. It requires a level of expertise and skills that are different than the type of property management we have been doing up until now. Through the KPT project, HPHA will learn how to successfully redevelop distressed properties with a private sector partner, and apply this model to other HPHA properties.

- **Intergenerational Housing**

Grandparents in Hawaii are often called upon to raise their grandchildren, both because it is a cultural imperative and because society is changing. Public housing residents who are grandparents are often in elderly high rise buildings which do not have amenities and safety features appropriate for children. Family housing, on the other hand, does not have the services and assists needed by the elderly. In order to bridge this gap, a new type of housing, Intergenerational Housing, is needed. HPHA will look at ways to provide housing that is suitable for both grandparents and their grandchildren.



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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals:</p> <ul style="list-style-type: none">• Elderly designation: HPHA wants to designate 3 elderly high rise buildings as elderly only. We are in the process of obtaining funds to hire a consultant to do the studies and processes necessary to obtain HUD approval.• Resident Monitors: vacant positions in the Property Management Branch are being filled and the Resident Monitor program will be implemented during the year.• Waiting List Preferences: instead of adding or amending existing preferences, HPHA is considering eliminating them in order to clear the waiting list. See 9.1 above.• Self-Sufficiency Programs: HPHA is adding two positions to the Resident Services section to provide additional self-sufficiency services for residents.• Asset Management: HPHA has a HUD Technical Assistance consultant team reviewing the current AMP structure. When their report is final we will make AMP structure changes based on the findings. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:</p> <p><u>Substantial Deviation:</u> A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.</p> <p><u>Significant Amendment/Modification:</u> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>