
SENATE CONCURRENT RESOLUTION

REQUESTING THE AUDITOR TO CONDUCT A MANAGEMENT AND FINANCIAL
AUDIT OF THE HAWAII PUBLIC HOUSING AUTHORITY'S MAINTENANCE
CONTRACTS.

1 WHEREAS, in December 2008, federal and state class action
2 lawsuits were filed on behalf of residents of two of the Hawaii
3 Public Housing Authority's (HPHA) largest and oldest public
4 housing properties; and

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6 WHEREAS, numerous problems and safety concerns were cited
7 by residents, including but not limited to:

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9 (1) Disabled or missing fire alarms;
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11 (2) Corroded garbage chutes, which are inoperable and
12 backed up with rubbish;
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14 (3) Pest infestations;
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16 (4) Elevators in a continual state of disrepair affecting
17 the mobility of residents; and
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19 (5) Lack of compliance with the federal Americans with
20 Disabilities Act regarding accessibility for residents
21 who have mobility problems;

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23 and

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25 WHEREAS, many of these problems are long-standing and
26 extend to other facilities operated by the HPHA; and

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28 WHEREAS, the State has an obligation and duty to provide
29 public housing facilities that are properly maintained to ensure
30 the safety and well-being of facility residents; and



1 WHEREAS, while the HPHA has embarked on a "turnaround plan"
2 to address the backlog of repair and maintenance problems at
3 public housing facilities throughout the State, just correcting
4 current deficiencies will not necessarily lead to improved
5 ongoing maintenance; and

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7 WHEREAS, the ongoing maintenance and the larger day-to-day
8 management of every facility fall within the scope of
9 responsibilities of the HPHA; and

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11 WHEREAS, the HPHA has contracted out the management of its
12 facilities to private vendors for as much as \$3 million a year
13 but the ultimate responsibility for performance on those
14 contracts rests in the hands of the HPHA; now, therefore,

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16 BE IT RESOLVED by the Senate of the Twenty-fifth
17 Legislature of the State of Hawaii, Regular Session of 2009, the
18 House of Representatives concurring, that the Auditor is
19 requested to conduct a management and financial audit of the
20 HPHA's maintenance contracts and the management of those
21 contracts, and to investigate reports of disrepair,
22 noncompliance with the Americans with Disabilities Act, and
23 other concerns of residents, and that the Auditor take into
24 account the newly implemented United States Department of
25 Housing and Urban Development Deficiency Report Checklist when
26 reviewing the HPHA; and

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28 BE IT FURTHER RESOLVED that the Auditor prioritize the
29 audit efforts, focusing first on those contracts and facilities
30 representing such characteristics as high contract dollar value,
31 large volume of complaints, contract terms not strong enough to
32 protect the State's interests, serious lack of internal
33 controls, and any other screening approaches deemed appropriate
34 by the Auditor to scope the audit into a manageable size; and

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36 BE IT FURTHER RESOLVED that the Auditor is requested to
37 report the findings and recommendations to the Legislature,
38 including any necessary legislation, at least 20 days prior to
39 the convening of the Regular Session of 2010; and



1 BE IT FURTHER RESOLVED that certified copies of this
2 Concurrent Resolution be transmitted to the Governor, Director
3 of Human Services, Director of the Hawaii Public Housing
4 Authority, and the Auditor.

