
SENATE CONCURRENT RESOLUTION

REQUESTING THE AUDITOR TO CONDUCT A REVIEW OF THE PERFORMANCE OF THE MANAGEMENT OF THE PUUWAI MOMI AND WEST OAHU ASSET MANAGEMENT PROJECTS (KNOWN AS AMP 30 AND AMP 44) TO COMPARE THE PERFORMANCE OF STATE OPERATED AND PRIVATELY OPERATED PUBLIC HOUSING PROPERTIES; AND TO DETERMINE THE RELATIVE CONTRIBUTIONS OF FUNDING LEVELS, MISMANAGEMENT, AND TENANT AND VISITOR ACTIONS TO THE FAILURE TO MEET STANDARDS.

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

5
6 WHEREAS, numerous problems and safety concerns were cited
7 by residents, including but not limited to:

- 8
9 (1) Disabled or missing fire alarms;
- 10
11 (2) Corroded garbage chutes, which are inoperable and
12 backed up with rubbish;
- 13
14 (3) Pest infestations;
- 15
16 (4) Elevators in a continual state of disrepair affecting
17 the mobility of residents; and
- 18
19 (5) Lack of compliance with the federal Americans with
20 Disabilities Act regarding accessibility for residents
21 who have mobility problems; and
- 22

23 WHEREAS, many of these problems are long-standing; and

24

25 WHEREAS, management of public housing properties is
26 performed by Hawaii Public Housing Authority staff in some
27 locations and by private companies under contract at other
28 locations; and

1
2 WHEREAS, the Hawaii Public Housing Authority is extensively
3 audited and monitored by the federal Department of Housing and
4 Urban Development; and

5
6 WHEREAS, the year 2008 inspections by the Department of
7 Housing and Urban Development revealed that four asset
8 management projects failed to meet federal requirements for
9 physical condition of the projects, including two managed by
10 private contractors and two managed by Hawaii Public Housing
11 Authority staff; and

12
13 WHEREAS, the Authority has instituted a new maintenance
14 program at Palolo Housing and Kuhio Park Terrace, and Kuhio Park
15 Terrace contracts are currently being reviewed and reissued; and

16
17 WHEREAS, the State has an obligation and duty to provide
18 public housing facilities that are properly maintained to ensure
19 the safety and well-being of facility residents; and

20
21 WHEREAS, while the Hawaii Public Housing Authority has
22 embarked on a "turnaround plan" to address the backlog of repair
23 and maintenance problems at public housing facilities throughout
24 the State, correcting current deficiencies will not necessarily
25 lead to improved ongoing maintenance; now, therefore,

26
27 BE IT RESOLVED by the Senate of the Twenty-fifth
28 Legislature of the State of Hawaii, Regular Session of 2009, the
29 House of Representatives concurring, that the Auditor is
30 requested to conduct a review of the performance of the
31 management of the Puuwai Momi and West Oahu asset management
32 projects (known as AMP 30 and AMP 44) to compare the performance
33 of state operated and privately operated public housing
34 properties; and to determine the relative contributions of
35 funding levels, mismanagement, and tenant and visitor actions to
36 the failure to meet standards; and

37
38 BE IT FURTHER RESOLVED that, in addition, the Auditor is
39 requested to undertake a broader review of the process by which
40 the Authority currently evaluates management and maintenance
41 contracts; and

42
43 BE IT FURTHER RESOLVED that the Auditor is requested to
44 report findings and recommendations to the Legislature,

1 including any necessary legislation, not later than twenty days
2 prior to the convening of the Regular Session of 2010; and

3

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