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# 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 PERFORMANCE STANDARDS FOR THESE PROPERTIES.

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

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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; and  
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23           WHEREAS, many of these problems are long-standing; and  
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25           WHEREAS, management of public housing properties is  
26 performed by Hawaii Public Housing Authority staff in some

1 locations and by private companies under contract at other  
2 locations; and

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

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

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

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

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

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

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

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BE IT FURTHER RESOLVED that the Auditor is requested to report findings and recommendations to the Legislature, including any necessary legislation, not later than twenty days prior to the convening of the Regular Session of 2010; and

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