
SKILL SETS

- Community organization development & support with low-income housing; project development, financing & management; construction management; technical assistance & training for economic development.
- 25 years as executive-level manager leading public agencies (State Housing and Hawaiian Home Lands) with demonstrated success in effective budget management, financing, development, affordable housing planning and construction, rental property management, legislative strategy, setting and implementing program policies and procedures; human resource management.

SELECTED ACCOMPLISHMENTS

- Deployed over \$100 million of leveraged financing to develop 5 projects in Hawaii: Waimanalo Community Economic and Employment Training Center, Molokai Community Health Center, West Hawaii Community Health Center, Lana i Community Health Center and Laiopua Community Center
- Developed the initial concept and scope for DHHL's Home Ownership Assistance Program (HOAP), which assists native Hawaiian families to become successful homeowners
- Directed the development of DHHL's beneficiary consultation policy to facilitate community engagement with DHHL and informed decision-making by the Hawaiian Homes Commission
- Established a 15-year development budget for approx. 10,000 homestead units for DHHL.
- Refocused DHHL to assess, amend and establish Administrative Rules that properly address and guide its current policies, procedures and programs (an effort, which includes beneficiary input and guidance, that provides program clarity and avert future challenges against the Trust)
- Secured 305 Section 8 project-based vouchers to enable the conversion of Palolo Public Housing from State to private (complimented by capital improvements to the facilities, this effort resulted in a reduction to the State housing's annual deficits and improved the quality of life for residing public housing families)
- Created the first Sports Fest program in public housing, enabling an alternative for friendly sports competition while building community pride for all residents
- Formed the first public housing Neighborhood Watch Program at Mayor Wright Homes (this concept expanded in other public housing communities in urban Honolulu, paving the way for programs like Weed-N-Seed and Community Policing)
- Received a national award for drug prevention from U.S. Housing and Urban Development in 1989, one of only 24 in the nation, for establishment of the Neighborhood Watch Program in Mayor Wright Homes.

PROFESSIONAL EXPERIENCE

- Principal of AuKai Pacific LLC since 2006
- Principal of RJH Pacific LLC since 2012.
- Principal of Pueo Development LLC since 2021.
- Retired as Deputy Director for Hawaiian Home Lands in 2011.
- Concurrent administrative oversight and management of DHHL's Homestead Services Division, Planning Office, Enforcement

Unit and Office of Executive Assistant; direct supervision of application intake and repository; homestead marketing; direct loan and loan guarantee programs; homestead lease compliance; preparation of regional plans to determine long term land use; pursuit of new opportunities for federal funding; development and support of beneficiary organizations; lead legislative coordinator.

- Management of \$1.2 billion in rental housing assets and inventories and administrative oversight of support programs and staff of 400 through mid level and senior managers; management of an annual budget of \$35 million (revenue and capital improvement funds) for public housing and allocation of \$10 million rental subsidy assistance; management of the development of new rental housing properties leveraging resources from Rental Housing Trust Fund, Hula Mae, state and federal low income tax credits, HOME and private funds; management of State Homeless Program.
- Hawaii State Employee of the Year, 1989

EMPLOYMENT HISTORY

▪ AUKAI PACIFIC, LLC, Principal	2012-PRESENT
▪ RJH PACIFIC, LLC, Principal	2006-PRESENT
▪ PUEO DEVELOPMENT, LLC, Principal	2021-PRESENT
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▪ STATE OF HAWAII, DEPARTMENT OF HAWAIIAN HOME LANDS	2003-2011
▪ Deputy Director	
▪ Executive Assistant	
<i>Acting Administrator, Homestead Services Division</i>	
<i>Finance and Development Specialist</i>	
▪ STATE OF HAWAII, HOUSING & COMMUNITY DEVELOPMENT CORPORATION OF HAWAII	1998-2003
<i>Acting Executive Director</i>	
<i>Executive Assistant</i>	
▪ STATE OF HAWAII, HAWAII HOUSING AUTHORITY	1985-1997
▪ State Director of Property Management Operations	
<i>District Property Manager</i>	
▪ STATE OF HAWAII, DEPARTMENT OF HAWAIIAN HOME LANDS	1976-1984
▪ District Property Manager/ Construction Manager/ Loans Specialist	

EDUCATION

- UNIVERSITY OF HAWAII AT MANOA – Honolulu, HI
 Hawaiian Studies & Liberal Arts,
- SAINT LOUIS HIGH SCHOOL – Honolulu, HI
 High School Diploma,

PERSONAL

- Interests includes music, golf, and family activities

REFERENCES

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