

CONTACT #'s 256-8665 DESIREE KIHANO
723-2811 DALPHNE NISA

Update: Palolo Valley Homes federal Low Income Project

HPHA BOD Meeting-Oct. 18, 2007 at School Street

Association Board and residents attended 50+, confronted Chad Taniguchi regarding figures quoted from Oct. 1, 2007 meeting. \$400,00.00 for (Private management) versus \$250,000.00 for (State management) to manage our project. Provided board with current contract cost, printed from State Procurement web site. BOD listened to residents concerns regarding crime & safety. BOD asked Chad if State could provide the same current level of service we are receiving from Urban (Lui Faleafine), Chad assured the BOD's MU 4 (Kalakaua) would be managing our project & had the necessary manpower to service our project. BOD acknowledged our issue for change of management & concerns with crime & safety but no decisions could be made at that time because the issue was not part of the agenda. It would be added to Nov. 2007 agenda.

October 23, 2007

Meeting with HPHA Management Staff & Residents of Palolo Valley Homes at Palolo Valley Homes-2107 Ahe Street.

HPHA Staff present were ED Chad Taniguchi, Cliff Laboy, Derrick Kimura, Mike Hee, Kelfred Chang, MU 4

manager Janice, deputy manager Kamalani, maintenance Boyd & Gerald. Invited guest; Mike Flores (HUD), Lui Faleafine (Urban, R&L).

Chad announced HPHA's decision to resume management of Palolo Valley Homes.

Main questions asked of Chad were "What & how were they planning to deal with the crime rate which would go back up do to their takeover. Chad said they would be asking our current resident manager Halepuna Hodges to stay on for 89 days as an emergency hire.

It was said & made known to Chad that we did not want MU 4 to manage our project. Kamalani spoke & said MU 4 did not want to manage our project but had no choice in the matter, they currently manage 600 units 90% of which are elderly & has it's own special needs totally different from what Palolo has. Kamalani also said they would be hiring 6 additional employees, a housing specialist, admin clerk, maintenance, maintenance helper and 2 laborers.

Now according to Chad, he assured the HPHA BOD that he already had the necessary employees to resume management of Palolo & yet Kamalani offered our Admin Clerk/Housing Specialist a position with MU 4, which was refused and they are still trying to secure Halepuna Hodges's (currently out on funeral leave) employment with MU 4.

Chad also provided a chart showing figures of comparison for the cost of private management versus state, However, the figures listed under private management

are inaccurate (correct current contract figures are for 8/1/07-10/21/07) you can verify the contract information with Lui Faleafine.

Currently there are 5 employees managing Palolo Valley Homes under Urban. If cost was the determining factor as Chad stated, why are they trying to hire 6 additional staff? Also, why is Chad providing false information to both the HPHA BOD & the residents of Palolo Valley Homes?

Is this a plot against Lui Faleafine who has helped the residents of Palolo Valley Homes regain control of their community for the first time ever? It was crime infested when they first took management of the project in 2002. Prior to that, the state had always managed Palolo when crime was rampant & safety was a major concern.

As of October 26, 2007, drug dealers who were driven out of the community (nonresidents) are now returning to look over the territory they were driven from.

Already, the residents are feeling apprehensive, angry, scared and helpless with this whole situation and the state resuming management on November 1, 2007.

We have tried to make our voices & issues heard to HPHA management and the HPHA BOD, but, as you can see, it's gotten us nowhere.

Everything we have worked for during the last 5 years will be lost, come November 1, 2007.

10/10/2007

As of today, Wednesday October 10, 2007, HPHA (Hawaii Public Housing Authority) has finally contacted our Association President, Daphne Nisa, that Chad Taniguchi (ED of HPHA) will be meeting with our board & residents of Palolo Valley Homes Federal Low Income Project sometime next week or the following week.

On Monday, October 1, 2007, The Palolo Valley Homes Ohana Resident Association Board & some of our residents went to HPHA's Admin office at School Street to see the ED Chad Taniguchi. HPHA failed to respond to our petition & request for our current management to continue managing Palolo Valley Homes Federal Low Income Project.

During our meeting with Chad, one of the key factors he cited in HPHA's decision to resume management of Palolo Valley Homes was cost. According to Chad, it cost \$400,000.00 for private management versus \$250,000.00 for the state to manage our property. As you can see by the contract information printed from the State Procurement Site, that's not true. Also considering what the state is paying to provide security services to projects where crime & safety are an issue, which is not, included in the \$250,000.00 Chad claims it cost the state to manage a project. When you do the math, private management cost less then state employees & as far as accountability, they do a better job and provide the services + more to the residents of the our community. Chad also mentioned that eventually, all projects that currently have private management contracted by the state will return to state management with the exception of KPT which is currently under R & L.

The current contract for Palolo Valley Homes which is for payroll & management fee to Urban also includes security by our resident manager who is also our maintenance supervisor. We currently have 5 people on staff, A Manager, Housing Specialist/Admin Clerk, 2 maintenance workers & a Maintenance Supervisor/Resident Manager.

In the past 5 years since having our current management under Lui Faleafine Jr., our community has experienced a complete turn-a-round to what it was prior to the State awarding the contract to Urban Management Corp. in 2002.

The residents of Palolo Valley Homes have made their concerns known to HPHA. The decision to resume management of our community was made solely by HPHA without informing our residents of their intentions or regards to issues we may have.

Had we not heard thru the grapevine, that HPHA intended to resume management of Palolo Valley Homes-Fed Project, we would probably not know until date they took over.

We the residents of Palolo Valley Homes Federal Low Income Project, humbly ask for your support in keeping our current management under Lui Faleafine Jr., that we may continue to strive to create a safe, caring community, for our low income families of Palolo Valley Homes Federal Low Income Project.

Thank you,

The Palolo Valley Homes Ohana Resident Association and Residents.

10/2 V

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Resident Association

SIGN-IN SHEET

DATE: 10/1/07 Uty. W/Chad Taniguchi

NAME	TIME-IN	TIME-OUT	COMMENTS
1. Fale Tuileke			
2. John Tuileke			↓ 4 \$million Below 2000
3. Treena Seto			- Staff works harder
4. Aeo Matagi			- decrease expenses utility
5. TASHIANG CASTILLO			- energy sufficient - save water
6. Anata Seto			- collecting rent on a timely
7. Lusila Seto			
8. Koreena Seto			
9. Kama Seto			Parake market 18 units - to State
10. [blacked out]			
11. [blacked out]			
12. Anthony			
13. Raino E.			UPNY - state workers (union)
14. Sano S.			- have proficient workers
15. Lisa H			
16. Jan II			* NEED SAME RESULT THAT URBAN STARTED WITH STATE.
17. Linda Yamamoto			
18. DESIREE KIMANO			
19. MARY CHANTHABANDIT			Further
20. Dalphne Nisa			- Bulk feed a month by City
21. Siopaia Nisa			* maint. (3) + resident
22. Tutamo Chipen			- admin. office w/ KPT office
23.			
24. JOANNA ORAVEZ			JMS, response due
25. Deak Kimura			
26.			

↓ 4 \$million Below 2000
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 - decrease expenses utility
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Further

- Bulk feed a month by City

* maint. (3) + resident

- admin. office w/ KPT office

JMS, response due

LINDA LINGLE
GOVERNOR



CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817

IN REPLY PLEASE REFER TO:

07:PM/195

September 25, 2007

Ms. Dalphne Nisa
President, Palolo Valley Homes
Federal Ohana Resident Association
2107-B Ahe Street, #14B
Honolulu, Hawaii 96816

Dear Ms. Nisa:

The Hawaii Public Housing Authority (HPHA) is in receipt of your letter dated September 5, 2007, regarding a petition opposing HPHA's decision to resume management of Palolo Valley Homes effective November 1, 2007.

Your letter addressed key points and the willingness to work alongside management. We feel confident that the new State management will continue to provide the residents with a clean and safe environment.

We look forward to meeting with you and your board to address the issues of concern.

Sincerely,

A handwritten signature in cursive script that reads "Chad K. Taniguchi".

Chad K. Taniguchi
Executive Director

PALOLO VALLEY HOMES FEDERAL OHANA RESIDENT ASSOCIATION
2107-B AHE STREET #14B
HONOLULU, HAWAII 96816

September 5, 2007

Executive Director, Chad Taniguchi
1002 North School Street
Honolulu, Hawaii 96813

Dear Mr. Chad Taniguchi,

The Palolo Valley Homes-Federal Ohana Resident Association Board, on behalf of our residents, would like HPHA to reconsider its decision to resume management of Palolo Valley Homes Federal Low Income Project starting November 1, 2007. The majority of residents of Palolo Valley Homes (87 of 112 occupied units) have signed a petition opposing HPHA's recent decision to resume management of our project on Nov. 1, 2007, for the following reasons,

1. Crime rate was very high & safety was a major concern prior to current management contract in 2002. We've had 4 shootings, drive through illegal drug selling, stolen vehicles parked & stripped in our lots, drinking, loitering & loud music playing from night fall to the early morning hours in our parking lots. All of this illegal activity went on continuously from 1992 to July 2002.
2. Response time from management was minimal if at all regarding any issues; relationship between residents & management was non-existent.
3. Work order completion time was poor, some work was never done or work completed was done improperly.

Since 2002 we the residents of Palolo Valley Homes-Federal Low Income Project have worked with our current management under Lui Faleafine Jr., and made tremendous progress to better the lives & living conditions of our community.

Crime has decreased overall, tenants trust management to work with them to be responsible residents & to provide a safe environment in which to raise our families. We've also taken the initiative of working with our management by filling in some of the worst potholes in our parking lots, painting the outside of our units with paint provided to us by management, even painting the trash areas, further improving the curb appeal of our project.

The most important reason though is, WE HAVE A WORKING RELATIONSHIP WITH OUR MANAGEMENT and THEY SUPPORT and STAND BY OUR RESIDENTS IN MAKING OUR COMMUNITY THE BEST IT CAN BE.

We would also like to point out that according to Sec. 964.11 HUD Policy on Tenant Participation,

HUD promotes resident participation and active involvement of residents in ALL aspects of a HA's (housing authority) overall mission and operation. Resident has a right to organize and elect a resident council to represent their interest. As long as proper procedures are followed, the HA shall recognize the duly elected resident council to participate fully through a working relationship with the HA. HUD encourages HA's and residents to work together to determine the most appropriate ways to foster constructive relationships, particularly through duly elected resident councils.

HPHA has failed to inform and work with the resident council & residents of Palolo Valley Homes before making their decision with the intent to resume management of our project on Nov. 1, 2007

HPHA has failed for the past 5 years to address the potholes that litter our parking lots.

HPHA has failed to provide proper maintenance of Palolo Valley Homes Federal Low Income Project by addressing the peeling paint on the outside of our buildings, upgrading or renovating the inside and outside plumbing, cracks, shifting & crumbling cement of some our buildings, and uneven ground which poses a safety hazard to residents.

Understandably, everything comes down to \$ and because of Asset Management we understand it's not feasible for our project to continue

being managed as a stand alone project. We would like to offer a solution that would benefit HPHA as well the residents of Palolo Valley Homes Federal Low Income Project.

We would like to be partnered with KPT, under R & L Management. In that sense, we'd be partnered with a project much like our own but much bigger, our management would remain under Lui Faleafine Jr. who has been a great asset in turning around our community, making it safe and restoring pride in the residents of our community.

We ask that you review your decision and our reasons for opposing HPHA's management of our project. We ask that you respond to our Association Board & Residents request within 10 days of your receipt of this letter and petition with your decision.

Also please be aware that the residents of Palolo Valley Homes Federal Low Income Project are prepared to take this issue all the way to the HPHA BOD, HUD and Governor if need be. We have set a protest date of Nov. 1, 2007, of which we will invite the media to and let the people of the state of Hawaii and the US, know about.

Your prompt attention to this matter is greatly appreciated.

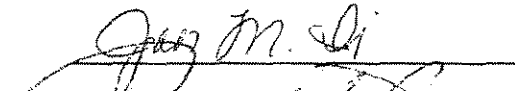
Respectfully your,

Palolo Valley Homes Federal Ohana Resident Association

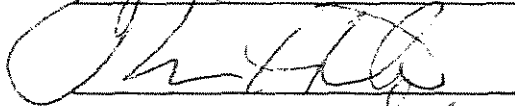
Dalphne Nisa-President



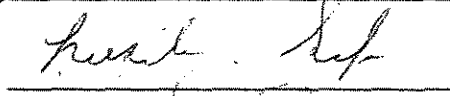
Jan II-Vice President



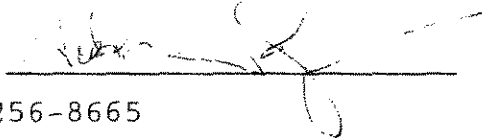
Fina Hilongo-Secretary



Lucy Sefo-Treasurer



Auala Sefo- Sergeant-at-Arms



Contact #'s 723-2811 or 256-8665

PETITION OPPOSING CHANGE OF MANAGEMENT				
UNIT	TENANT NAME	TENANT SIGNATURE	ADDRESS	AVAILABLE FOR PROTEST ON 11/1/07
1A	WISE	Vernon	2114 AHE	NO
1B	NGO			
1C	KIATA	Yvonne K	2116 AHE ST 1-C	NO YES
1D	BETIRU	Kathryn Betiru	2116 AHE ST 1-D	NO YES
1F	MAKUA	Dylin Makua	2116 AHE ST 1-E	YES
2A	TAULEPA	Talio Tulepa	2118 AHE ST	
2B	REFALOPEI	Peter Refalopei		YES
2C	LUKAS	Patricia Lukas	2118-20 AHE ST	YES
2D	DELEON GURRERO	John DeLeon	2118-D #20	YES
2E	TUTUVANU	Ronald Tutuvanu	2118 AHE ST	YES
2F	SAYATHONGHEUA			
3A	NARDO	George Nardo	2112 AHE ST #3	NO
3B	MATAGI	William Matagi	2112 AHE ST #3 Honolulu 96816	YES
3C	BINEJAL	Richard Binejal	2112 AHE ST #3 Honolulu 96816	YES
3D	WELLS	Francis Wells	2112 AHE ST	YES
3E	RODRIGUES	Alfonso Rodrigues	2112 AHE ST 313 Honolulu HI	YES
3F	NAMTO	John Namto	2112 AHE ST	NO YES
4A	ACKHARATH	John Ackharath	2114 AHE ST	YES
4B	TANG	Annie-Amoy Tang	2114 AHE ST #4B	NO
4C	TRAN	John Tran	2114 AHE ST	YES
4D	MARTIN			
4E	MORRIS	John Morris	2114 E	NO
4F	NARAWA	John Narawa	2114 E	YES
5A	PAUSO			

1E TUITELE
 2116 AHE ST
 YES

5B	NGO			
5C	NIFFANG	Phan Niffang	2108 AHE ST	Yes
5D	MEFY			
5E	SOLOMON	Samuel Solomon	2108 - AHE ST	NO
5F	SINGHARATH	BCCI		Yes
6A	TRAN	Loi THIRAN		YES
6B	BOTELHO	Fern Botelho	2110 AHE ST.	Yes NO
6C	FELIX			
6D	VACANT			
6E	RIPLEY	E. J. Ripley	2110 E AHE ST	Yes
6F	TRAN			
7A	HUYNH			
7B	NGUYEN			
7C	GURRERO			
7D	THACH			
7E	KHAMLONG			
7F	SAYAPHETH	DONE SAYAPHETH	2120 AHE ST 7F	NO
8A	MAI	Joseph Mai	2122 AHE ST 8A	NO
8B	NAHINU	Joseph Nahinu	2122 8th Ave	Yes
8C	LUTHER	Paul Luther	2122 AHE ST	Yes
8D	BETIRU			
8E	ALAE LUA	Ala Lua	2123 E AHE	Yes
8F	SCANLAN	Joseph Scanlan	2123 F AHE ST	Yes
9A	MOUFA	Joseph Moufa	2124 AHE ST	Yes
9B	SELLET	Joseph Sellet	2124 AHE ST	Yes
9C	VONGSY	THO VONGSY		Yes
9D	KON			

9E	HICKS	Willy Hicks	2124 AHE ST	Yes
10A	VONGPRACHANH	Frank	2126 AHE	yes
10B NO	RODRIGUES			
10C	JOSEPH	Kate Joseph	2126 AHE	yes
10D	MARSOLO	Singer Marsole	2124 AHE ST	Yes
10E	MALOLO			
10F	SALAVEA	Karen Salavea	2126 AHE ST	Yes
11A	SAMPAIO	Karen Sampio	2134 AHE ST	Yes if have too
11B	TRAN	Lyn Tran	2134 AHE ST	YES
11C	REKIS	Victoria Rekis	2134 AHE #11C	yes
11D No	MACAPAGAL			
11E	SIHARATH			
12A	CHANTHABANDIT			
12B	SEFO	Lusila Sefo	2130 AHE ST	yes
12C	KOA	Shawna Koa	2130 AHE ST	yes
12D	ALMEIDA	Janet Almeida	2130 AHE ST	NO
12E	OKIMOTO			
13A	VALLENTE	Bruce Valente	2136 AHE ST	Yes
13B	WELLE	Mike	2136 AHE ST	Yes
13C	VONGPRACHANH	Frank		Yes
13D	LAU	Eric Lau	2136 AHE ST	Yes
13E	HA	Paul Johnson	13 th	NO VACATION
14A	OFFICE			
14B	RESOURCE CENTER			
14C	OHIA	Patricia Ohia	2107 AHE 10C	Yes
14D	LAUINGOA	Sharon Lauingoa	2107 D	yes
14E	NGUYEN	Michelle		yes

14F	HUYNH	Luanath Tra		yes
15A	VACANT			
15B	DAUZ	Stacy Dauz		YES
15C	HILONGO	Albert Hilongo	2109 Ave. St. 15C	Yes
15D	PHAN	Phan Phan		yes
15E	KHAMPHILAVANH	Phan Phan		YES
15F	THEPSENAVONG	TANE THEPSENAVONG		
16A	LE	Le Phan		yes
16B	FORTSON	Alexandra M. Fortson	2111-B-Ave St.	yes
16C	YAMAMOTO	Zaida Yamamoto	2111-16C	Yes
16D	MALAE	Malae Malae	2111-16-D	Yes
16E	MOI	Moitza Moitza	2111 E Ave St	yes
16F	HUYNH	Phan Phan	2111 AVE ST 16F	yes
17A	HOANG	Phan Phan	2123 HE ST. 17	yes
17B	XOUMANIVONG	Phan Phan	2123 Ave St	YES
17C	RESIDENT MANAGER			
17D	SOS	Phan Phan	2125 Ave St	YES
17E	MAINTENANCE SHOP			
17F	MARIANO	Phan Phan	2123 Ave St	YES
18A	MURRAY	Phan Phan	2127 Ave St.	
18B	BRAY	Cindy Bray	2129 Ave St 18B	yes
18C	"I"	Jan M. G.	2129 Ave St. 18C	yes
18D E	THACH KIHANO	Denise Kihano	2129 Ave St. 18E	YES
18D	KIHANO THACH	Borcy Kihano	2129 Ave St. 18D	yes
18F	DARASAMAY			
19A	NGO	Phan Phan		yes
19B	WALTER	Suzanne Walter	2135 Ave St 19B	yes

19C	NISA	(1) Wells	2135 AHE St	Yes
19D	DAVIS	Maria Nuno	2135 AHE St	NO
19E	VACANT	mlung thim	19 F	✓
19F	THIM	→		
20A	WELLS	Talaitapu Wells	2127 AHE ST	Yes
20B	DANG	Shangquachin	2127 AHE ST	
20C	RAPOSAS	Ronald Raposas	2127 AHE ST	NO
20D	CASTILLO	Barbara Castilla	2127 AHE St	✓
20E	HAZARD			
20F	LE	WMC T. 20	2127 AHE St #20F	
20G	HUGES			
20H	TRIEU	Tri in Trieu	2127 AHE	Yes