

Resident Advisory Board (RAB) Recommendations
On HPHA FY 2008 5-Year and Annual Plans
January 11, 2008

Annual Plan

Component 3: Eligibility, Selection and Admission (PMMSB-Applications)

- A resident, evicted for non-payment of rent, should be allowed to re-enter public housing on the condition that they are willing to pay their back rent in **FULL** and/or after completion of a financial management training program.
- Tenants who were evicted because of criminal offenses associated with the manufacturing, selling or using of illegal drugs should be mandated to go through a certified re-habilitation program to be considered for entry/re-entry into public housing. (after a 18 months waiting period)
- Management will evict tenants who are harboring convicted sex offenders in their units.

Component 5: Operations and Management (PMMSB)

- Management should be carefully evaluated when they fail to fulfill duties documented in their job descriptions or show negligence in not properly enforcing rules listed in the tenant's current lease agreement and/or project rules.
- Managers should be evaluated every 6 months to keep managers accountable for their job performance and responsibilities they were hired to do.
- Managers should be evaluated by a panel of individuals, which includes an equal number of staff and residents.
- Since the PHA has no plans to create separate projects for the elderly and the mentally/physically disabled, the RAB recommends that proper training be given to managers and staff to deal with each specific population.
- In regards to the Section 8 program, the RAB recommends that HPHA discern HUD's recommendation(s) **before** it is implemented, that may affect the residents in a negative way. Example: HUD secretary Alfonso Jackson shorted this year's budget by \$2 billion, which is projected to affect 600,000 tenant/families over the next two years. Last fiscal year, 150,000 tenants/families in the Section 8 program were involuntarily displaced.
- Management and maintenance staff should take the lead in the up-keep of the curb-side appeal of the projects, which would then influence residents to take pride in their community, knowing that government cannot do it alone. AMP's should have power equipment readily available to tenants.
- The RAB recommends that HPHA properly place personnel in areas where their talents/skills can be best utilized.
- In order to be effective at their jobs, managers should be able to effectively communicate with their tenants. HPHA should provide **ALL** managers and management personnel with people skills/training, to better relate to the tenants that they are working with.
- Representatives of state projects be included to make recommendations and comments to the RAB for the PHA plan on behalf of State projects (the HPHA must cover ALL State representative expenses, using a minimal number of State reps).
- The RAB will meet with their geographic communities to assess the possibility of becoming a Jurisdiction-Wide Resident Council.
- The RAB recommends the use of bank drafts and/or EBT cards in order to pay monthly rent for those in arrears and who want to voluntarily utilize its program.

Component 7: Capital Improvements (Construction Management)

- To prevent over budgeting of construction projects, the RAB recommends that the bidding and procurement process needs to be completed in a timely manner.

- The RAB recommends that HPHA fund the Section 3 program so that residents can participate in capital improvements without having the resident's salary/income being counted towards their rent.

Component 8: Demolition and Disposition (Construction Management)

- RAB request a site visit to Mayor Wright Homes so that they can be educated/trained by Construction Management as to the differences between Type C and demo-units.
- RAB has always supported and commented that for every unit that is demolished, a unit should come back on line.
- With the large amount of money appropriated by the legislature for repair and maintenance, the RAB recommends that multiple projects should be worked on at the same time so that more projects can be renovated and completed in shorter amount of time.
- HPHA's Construction Management Section should communicate with the RAB and the communities in a straightforward manner on what projects are being worked on and the periodic updates on the status of each project.

Component 9: Designation of Public Housing (PMMSB)

- Tenants, who are disabled, should be held to the lease agreement like all other residents in public housing. (eg: 8(o)(p) of the lease agreement; Disturbing the peaceful enjoyment and security of other residents.)

Component 13: Crime and Safety: (PMMSB-OED)

- HPHA needs to initiate tree trimming contracts for all projects in need for the purpose of cutting overgrown trees and shrubs, reducing areas where illegal activities can occur.
- HPHA should install brighter lights to illuminate sidewalks and common areas of all public housing projects;
- HPHA should list in their scope of services that it be mandatory for contracted security officers to report ALL illegal activity immediately, so that management can take immediate action;
- To ensure the safety of all residents, management needs to forward information to tenants, about tenants who have been convicted of crimes such as burglary, rape, theft, and pedophilia;
- To ensure that no convicted felons are living in public housing, a criminal background check should be done on all adult members of a household at re-certification. Currently criminal background checks are only done on initial placement into public housing.
- HPHA needs to post neighborhood watch and weed and seed signs should be displayed around the project.
- No trespassing and no loitering signs should be placed in common areas of the project.
- The RAB recommends that each AMP/Project with security guards, incorporate the security to participate in the security walks with the residents and associations.