

KAMEHAMEHA & KAAHUMANU HOMES
RESIDENT COMMUNITY MEETING
August 13, 2008

1) INTRODUCTIONS

2) ASSET MANAGEMENT

- Assets, things of value – need to be managed – buildings, people, etc.
- manager has to work within budget
- HPHA losing \$ over last 3 years – can't continue to spend more than earn
- City is selling their housing
- \$4.2 mil deficit
- Help HPHA by conserving water & electric

3) RESIDENT ISSUES & CONCERNS

- HPHA WANTS RESIDENTS & MANAGEMENT TO WORK TO WORK TOGETHER (ACTIVE OR ORGANIZED) **Get meeting schedule**

- 1) NOT PICKING UP ALL TRASH (behind buildings)
- 2) OFFICE DOESN'T ANSWER PHONE
- 3) Can HPHA allow rent to be paid in "installments" to match pay periods?
Suggestion was made to make ½ payments at the end of a month for the following month's payment, to be ahead. The first check for the new month would enable the tenant to clear the full rent on time.
- 4) Termites and door replacement - **Doug**
- 5) Mixed-income redevelopment
- 6) Incomplete work orders: timeline for completion XX - **Per Doug, if no response in one (1) weeks time, give him a call at 832-3153.**
- 7) Tree trimming not done. Damages to vehicles.
- 8) Requesting new, energy efficient appliances – **Doug**
- 9) Upkeep of projects. Want/waiting for promised repairs. Community projects want access to maintenance equipment – **Doug**
- 10) Security: unit break-ins, Role of Security, Roving depends on who is on duty
- 11) Refrigerator: not cooling properly
- 12) Yard Maintenance: front/back yard, Definition of common area (sidewalk/yard?)
- 13) Changing street lights to address dark areas – **Doug, boom truck**
- 14) Tree stumps unsafe for residents, children, elderly
- 15) Unit 801 ????
- 16) RA met with Security, Management, Cliff – want Security to be more visible
- 17) What are consequences for tenant being complained about? Want timely response/follow-up & resolution. Mediation.
- 18) Encourage parents to teach their children. Forgive and care for each other. Want Manager to work together with residents.
- 19) Rats in the units, rat holes, pest control
- 20) Change lights/update or upgrade – **Doug**

- 21) Maj. Kendro, Honolulu Police Department
- Officers patrol in a random pattern
 - Sgt. John Kauwenaole, Weed & Seed
 - January 1, 2009 – No alcohol can be consumed in common areas of the community.
- 22) Hole in the roof: Kamehameha Homes – **Doug, 1 week work order max.**
- 23) Tow companies removing resident vehicles
- 24) Security: The guards rove, but what are the qualifications?
- 25) **Common area lighting** in the back of the unit – **Boom truck**
- 26) Pest control. Safety for children (roaches, mice, rats) and use of pesticides
- 27) Unit 801: Calls HPD on children playing outside, concern for children's safety, transfer him? - **Joanna**
- 28) Tenants who owe rent – why not evicted?

- REPRESENTATIVE MANAHAN – We should be able to come together & work together & resolve issues. Phone #586-6010
- LINDA SMITH – from GOV. LINGLE'S office – Here to work with you to get problems solved
- HCAP – Apt. #2408
 - Conserve energy
 - HCAP has electricity program
 - HCAP does give out light bulbs – need to provide bill, all income, ID. Phone #847-0804
 - Next Thursday, Food Distribution – 9 – 12 (hours?) (Distribution methods)
- FACE
- NEIGHBORHOOD BOARD MEETING EVERY 3RD WEDNESDAY @ 7:00 P.M., KAPALAMA SCHOOL
- SECURITY: CLIFF 832-4689
 - Working with Farrington High Security
 - Should not have regular schedule
 - Residents @ Kam Homes are concerned
 - Help us by watching & calling HPD
 - Community Walks
 - Keep grounds clean

Concerns:

- 1) Security saw fight being started, kids being chased with knives – druggies looking for trouble. CLIFF REQUESTED DATE OF INCIDENTS
 - 2) Kids wasting water – Security laughed
 - 3) Scan Bars – swipe card into reader
- JOANNA – Heard all concerns & working to resolve
 - DOUG – phone #832-3153
 - call in work order
 - 1 week to complete w/o
 - bucket truck fixed – must wait in line
 - new appliances
 - rats bred here, trash in yards/close doors
 - 1 carpenter

SOLUTIONS: Lights
Boom truck

Work orders

-can work be done after hrs. or in afternoon? **Yes, request it.**

Kaahumanu

-rain gutters with holes. Lack of funds.

Rent to be paid on time – try to pay additional funds i.e. tax returns

\$54,000 delinquency – difficult to pay for services

Come to report problems right away

Changes in income to be reported right away. PHS – Shaunna

Towing Policy – spoke to the owner of the company re: issues

Roving schedule, cars without decal or temporary pass will be towed

Problem that tow company charged a drop fee of \$50

Policy to be issued in writing

Tow Problems – driver said ½ of charge goes to HPHA. **Not true.**

Eviction cases:

Referred over 5 cases, 3 have been evicted.

#1 letter & meet w/manager

#2 letter allows for grievance

If it cannot be resolved, then management will refer the case. Tenant can then go for grievance for another decision

Follow-up meeting in November. Notices to be sent

Rat problems

Some agree problem is housekeeping. But others keep their homes clean & they still have rats. Coming from the sewer.

Doug to meet with resident assoc. to work on problem.

Yards are not kept up properly which causes problems.

Security – sign up for security patrol in the back tonight.

Over next 30 years \$900 million

Mixed Income Redevelopment

Keep number of public housing units the same

Add affordable rentals \$600 - \$1,000/month, market rental

Mixing income of public housing with affordable & market rents

What if public housing residents cannot afford the higher rents?

Public housing tenants would still pay their 30% rent.

There will be a separate list for affordable & market rentals.

No projects to be developed at this time but it's being looked at.

If site is re-developed, Sec. 8 vouchers may be issued. No one would be displaced.

Parking – Doesn't own the car. Can it be allowed? **No parking assigned if tenant doesn't own the car.**

If mixed income is done, it will generate more income.

Comments: Good concept

Residents will have return rights.

Are homeless people going to have a higher preference for mixed income? **Homeless have a preference for public housing.**

Current federal preferences – Homeless, Victims of Domestic Violence, Involuntary Displaced

If I live in public housing with my mom, do I have a longer wait? **Yes, doesn't meet federal preferences.**

2 different ways to do redevelopment

- Fix what's there. Take vacant units & work on them & relocate families
- Redevelop the whole site & issue Sec. 8 vouchers. Will have return rights, but might not be the exact same unit.

Why is it that the more I make the more I pay in rent? **Federal regulations determine that policy.**

Affordable rents – higher income people – flat rent