August – October 2008
Hawai’i Public Housing Authority (HPHA)
Resident Community Meeting
October 7, 2008 – 12:00-1:30pm
Kekaha Ha’aeo Community Hall

Minutes

Present: Chad Taniguchi, Sam Monet (Property Manager), Stephanie Fo, Clarissa Hosino, Mattie Yoshioka, Susan Tai, Mike___ (Staff), Joyce ____ (Staff), Officer__ first name___ moana, Pam ___ last name____ (Guardian Angels), Rep. Roland Sagum, Stephanie Fernandes (Kaua’i Economic Opportunity)

Absent: Scott Cabral (jury duty)

Purpose of meeting:
- Develop stronger lines of communication and to build trust and stronger relationship between management, staff and residents
- Address any and all questions and concerns
- Promote collaboration to make Kekaha Ha’aeo Complex a safe & healthy environment in which to live

Meeting Agenda:
See HPHA Resident Community Meeting Agenda handout that was provided to all attendees (Appendix A)

Background:
- Last November, Maui County Council passed a resolution to investigate the living conditions within the public housing units. Because crime and safety issues were uncovered, HPHA brought in the local police department and non-profit organizations to help address solutions and alternatives. The staff and management really stepped up to the plate and successfully worked with the residents who also got actively involved and personally invested in maintaining their housing units and grounds (e.g., mowing lawns, conserving water usage, etc.). For example, there were no new refrigerators for the housing units particularly because, of the 360 units, 60% were delinquent in paying their rent for a total of nearly $289,000. Taxpayers cannot bear the brunt of supporting public housing, so rent payment needed to be current in order to pay for any needed new equipment/appliances or maintenance. A portion of the $289,000 could have been used to pay for the refrigerators. But the staff, management and residents worked together to address these problems. With more money received in rent, within 1-2 weeks, the staff created work orders and got the refrigerators needed. There was still crime and drug issues to be addressed, which is beyond the scope of staff and management, so the local police was brought in to address those problems. What staff and management could do was to cut back trees around light posts to provide more lighting, etc.
- Clarissa did attend all the meetings on Maui. Seeing the progress made there, she wanted to institute Resident Community Meetings statewide, in which HPHA staff were present, at least twice a year.
- It was suggested that local management also have monthly meetings, inviting the police department representatives to address crime and safety.

Agenda Topic #1: New HUD requirement for Asset Management (project based management)
Presented by: Stephanie Fo
- Previously, HPHA would receive all housing funding and distributed out various amounts to various housing sites on an as-needed basis.
- New protocol is that each site will receive its own amount. But, depending on what the federal government determines is needed by each site, that site would only receive 89% of the designated
amount. The site would then have only that amount and the residents’ rent payments as their budget for any repairs or other necessary expenses.

- Therefore, every resident must do their part to help their housing site save money: e.g., paying rent on time and in full, conserve water use, reduce garbage dumping (especially non-resident dumping), etc.
  - If you see non-resident dumping or any other inappropriate usage, please write down the license plate number and report it to management.

- Questions from residents:
  Q: How long will it take before management will take action against a resident who is delinquent in paying rent?
  A: * Depends on whether resident is delinquent 30 days, 60 days or 90 days. The longer the resident is delinquent, the more likely action will be taken (e.g., eviction notice, etc.)
  * If a resident needs a Payment Plan, he/she must apply with the management office and arrange payment.
  * If a resident is not on a Payment Plan and is delinquent, he/she will receive a second notice, and later will receive an eviction notice if he/she continues to be delinquent.
  * There are resources to help you with this: e.g., Aloha United Way, Catholic Charities, etc. Please call to find out how to contact these organizations.

  Q: Will you take the resident to court?
  A: No, but it will be taken to a hearing board. If it was a state matter, it would probably go to court.

  Q: You say that each housing site will get its own allotment from HUD. If people don’t pay rent, our budget will be smaller. Electricity and utility bills are becoming higher and solar will be required in a few years. Will you be putting solar here to help reduce costs?
  A: We have evaluating contractors who did assessments and will provide proposals. HUD will likely give funding to install this.

  Q: We don’t have screen doors on our units. Kekaha is the hottest and the units are not energy wise.

  Q: If a resident is behind in rent and starts to pay again, does the payment get allocated to most recent rent or to the back rent? Why does Scott Cabral credit it all to back rent?
  A: If you signed up for a Payment Plan, your payment should be credited first to the most current rent due, and then to back rent. If you’re not on a Payment Plan, then payments are credited starting with the oldest overdue amount.

  Q: Do they consider your income with arranging the Payment Plan?
  A: Yes, and the Payment Plan is only for 6 months.

  Q: My rent is about $800-900 and I can’t make the payment, especially when I wasn’t working. Why is my rent so high? I pay child support and other families also take on second jobs to earn more money.
  A: It’s HUD guidelines that the rent amount is determined is from your gross income and not your net.

  Q: If I don’t sign the agreement [i.e., via a Payment Plan to pay a certain amount of rent], I’ll get evicted. But I don’t want to sign the agreement. What can I do?
  A: Please consider trying other agencies that have rent-assistance programs.
Q: What if I tried those agencies and never hear back from them? I also called Kaua‘i Economic Opportunity, but they are waiting for county funds for those programs and can’t help me out yet.
A: Please contact the HPHA for more agencies’ contact information. It’s important that you find assistance, if possible, and get back up to date with your rent.

Q: What if I lost my job, does my rent get adjusted and when would that take effect? Do I have to continue to pay the full amount of rent?
A: You need to get your employer to complete the correct paperwork to prove you lost your job. Then, we can reevaluate your rent amount. In the meantime, pay what you can until it is all sorted out correctly.

Q: My daughter comes to my house frequently to help me because I’m diabetic. She stays over periodically. I gave my car to my son to use, while my daughter lets me use her truck when I need it. So, it looks like to management that she’s staying over all the time. Management has said that they will evict me because of that.
A: Did you receive a violation?
Q: I received a letter from management to come see them, but I missed it because of a doctor’s appointment. I have received no other communication since then.
A: Please follow up and talk to management about this to get the matter clarified and straightened out.

Q: Some residents in our complex keep their water running way too long, sometimes for 2 days. What can we do about that, especially if you want us to help save money by conserving water? Sometimes when other residents leave their water on, others of us don’t even have hot water to use. I’ve reported the resident to the office several times, but it doesn’t look like anything has happened because the resident keeps leaving her water running.
A: Call the office and staff will address that. If needed, some units will have their water turned off. If you’ve reported this several times and feel it hasn’t been solved, please come talk to us at the end of this meeting.

Summary for Topic #1:
Because funding from HUD will be very limited, and each complex will rely only on the 89% federal subsidy and rent, please make sure you and all other residents pay your rent on time and help where you can to make your site a safe and efficient place. The more you pay on time and the more you help to save money, the more funds will be available for your complex.

Agenda Topic #2: Community, police, neighborhood board (this applies more to O‘ahu), nonprofit and elected official issues/concerns.
Sargeant ______ moana and Officer _________ were present at the meeting to help address police and safety concerns. Sergeant ___ moana explained that the Kaua‘i Police Department (KPD) hears the residents’ frustrations regarding rent, beautifying the site, and water issues, but also reminded everyone that that is outside of the scope of expertise to address. Police officers will respond and come to the site for crimes against humans such as assaults, threats of bodily harm, domestic violence, and noise complaints. Most often, police officers are able to talk to the people (who were the subject of the complaint) and those people will return to their homes. People have usually been very decent and rarely react very irrationally and out of proportion. The police can only do so much at the time of the complaint, but they will do what they can to address any crimes being committed and to protect residents.
The police will also respond to property crimes (e.g., burglaries). In many cases, suspected burglars are acquitted due to lack of evidence. To avoid this, residents should document specifics of any burglaries – e.g.,
description of objects taken, time of day, description of any individuals that they suspect or witnessed in the burglary, or even what they hear – so the police can find the perpetrators and try to get the residents’ property back to them.

For parking violations, the police will respond, posting the violation and citing it. If any vehicle is parked illegally in a public area, the police can tow it.

If residents suspect property crimes – or if they witness suspicious or potentially illegal behavior – they should call 911 and let the property management know.

Q: I've called the police before and when the police officer appeared, he spoke to the people I complained about, something seems to pass hands, and the officer leaves. What if this happens with drug activity, as well? What do we do?
A: A resident’s constitutional rights prevent the police from entering his/her premises. The police suggests that residents document when suspicious activities seem to occur, including dates, times, frequency, names of potential criminals, etc. Give the information to the police, who will then forward it to the vice squad. If criminal activity is found, the housing will be subject to forfeiture.

Q: If we are assigned a parking stall and entrance/exit gets blocked by others, can management do anything?
A: Probably not at late hours (e.g., 3am), but notify the office and they will deal with it to keep the way clear for parking spots. This is also not within the police department’s purview to handle.

Q: Because suspicious activity would be happening on federal property, the local police cannot enter another resident’s premise in suspicion alone?
A: KPD are not federal officers, so they are bound by rules

Q: Are we wasting our time calling the local police? Should we be calling the federal police?
A: The management and local police will do their best and, although some issues may not be within their expertise, they will still try their hardest to address your concerns. Please continue to call KPD and the management officer, document any suspicious activity, and submit that.

Q: Is it legal for Scott and/or police officers and other security people to walk around the complex when it’s late and dark without flashlights or anything else to indicate they are part of security? It’s scary and startling, especially for women, children and seniors who live by themselves.
A: If there’s enough light for security individuals to walk around, they won’t need to use a flashlight. But, typically if they are looking for someone due to a report called in or pro-actively patrolling the neighborhood, they will likely not use flashlights. Whether they use a flashlight will depend on the circumstances.

Pam_______ from the local chapter of the Guardian Angels address residents by saying that they work closely with KPD. They come during daylight hours, typically state who they are when they encounter residents, and try not to be an intimidating presence on site. She strongly recommended that residents work together and take a pro-active role to help address the crime problems. It would be helpful if residents could take down names and other useful information that they can provide to management and the police. The Guardian Angels are a voluntary group of individuals who want to address crime and security head-on and they recommend others do similarly by being alert, creating a neighborhood watch/patrol, etc.
Sam indicated that the management company heard about the crimes, drug problems, property crime and other issues when they took over this project. That’s part of the reason why they contacted Guardian Angels to help with the neighborhood watch and asked Scott to work with the KPD. He also emphasized for residents to step up to the plate and call the police and management about any suspicious activity or crime. Management is trying to get criminals and other illegal activity out of the complex and replace those inappropriate residents with good ones.

Q: I’ve made complaints regarding certain neighbors many times and was greeted with unfriendly and intimidating body language and tone of voice from Scott. A repairman was working outside the office door at the time, and Scott did not exercise confidentiality or sensitivity to the matter and insisted on talking about then. I believe Scott exercises retaliation and favoritism. We’re told to report crimes, but when my wife submitted a license plate number involved with inappropriate activity to Scott, Scott told her not to do that and, when asked why not, he hesitated and said, “you don’t want him to retaliate against you.”

A: Chad asked the Sergeant if, for calls to 911, complainants’ names and/or other information are divulged for any reason or kept confidential. The Sergeant responded that complainants do not have to provide their names although a name and telephone number would help the police in following up on the report. When a person calls 911, there is a system to get a name, telephone number, and address in order for the dispatcher to send an officer to respond onsite, if needed. That information can be accessed in some situations. When reports are made to management, the identity of reporters is kept strictly confidential.

Q: I’ve been threatened by a neighbor with a bat, who was drunk and probably on drugs, because I wouldn’t sell him a picnic table at a lower price. Scott knew about this and didn’t do anything. Four days later, I was hit in the face with a brick which later wound up in my parking space with insults written on it. I called the police and, instead of speaking to me first, an officer went to the perpetrator’s house first, but wound up at the wrong unit. There was never any follow-up with me and nothing was done.

A: Sergeant asked when this happened and for the officer’s name, and that she would like to speak with this resident at the end of the meeting. Clarissa also suggested that the residents speak with her and the police at the end of the meeting to address the housing situation.

Q: * One resident said: I don’t have any problems with the police department and I thank them. My concern is retaliation again me and my family in regards to my not wanting people walking around the property at night without identification or flashlights.
* Another resident: It feels like a prison and like I’m under surveillance 24/7. Why should all the good residents suffer because of a few bad residents?
* Another resident: there was talk about a feasibility study; can we still do that?
* Another resident: I hear a lot of complaints, but why doesn’t anyone show up for the neighborhood watch meetings? It’s only Aunty Patsy and me at the meetings. You complain about safety and crime, but you don’t do any community service to address it. You have a lot of concerns, but when it’s time to show up and do something, you don’t come out. We need to work together to help solve this.

A: [Chad asked if Representative Roland Sagum was present, but Rep. Sagum had left the meeting by this point.]

Q: I’ve gone to the manager, Scott, many times. I’ve been on medication for 35 years. Scott has been a big help to me. I’ve seen people knock on his door on off hours and he goes out with them to see
what the problem is. There have been crowds of people sometimes, and there’s Scott and the police standing right there to see what’s happening. Scott was raised in Ele’ele, he’s a local boy and he’s been a big help in many ways.

Q: Where do you draw the line between community watch and stalking? You can’t spy on people.
A: Chad indicated that KPD is using their good judgment on what to do in response to crime or reports. They don’t try to intrude on people’s privacy, but they exercise their own judgment of when and how they need to be on property.

Q: Sergeant asked why the resident felt this was “stalking.”
A: The resident indicated that he neither likes the idea of people walking wherever and whenever nor that the police don’t use flashlights. The police should just watch the houses that are involved with the crime and not watch everyone on the property.

Stephanie Fernandez, Director of Homeless Programs for Kaua’i Economic Opportunity (KEO), was asked to present on related programs from KEO. She addressed an earlier question from a resident regarding overdue rent, indicating that KEO has emergency assistance grants that may help with that. Much of KEO’s programs depends on funding from various sources, including community trusts, foundations, and county. Eligibility for KEO grants or other assistance will depend on guidelines provided by these sources. Unfortunately, the Governor is asking for budget cuts, so funding is getting smaller. But residents are encouraged to call KEO to inquire: 245-4077, ext. 240 and ask for Lisa, the Intake person.

There’s also Kaua’i United Way (www.kauaiunitedway.org) funds organizations to help with one month of past due rent or utility bills. Please contact them for more info. Catholic Charities (www.catholiccharitieshawaii.org) also has funding to help families find ways to stay in their homes with adequate food, clothing and medicines. They also have 2 categories of person-in-need grants for people 65+ years old and for people 72+years old. The following is info from Catholic Charities website:

(1) Housing Placement Program - Provides one-time emergency financial assistance for housing needs including past-due rent and utility payments when funding is available.

(2) Community Assistance Program – Provides financial and material goods assistance for basic needs such as housing, utilities, food, and clothing. (Available on Kaua’i)

(3) Housing Assistance Program – Assists seniors (60 years and older) with counseling and access to affordable housing options and affordable shared housing/small group homes for seniors (62 years and older).

Q: Are there programs to help clean facilities? I’m a senior and cannot physically clean part of my unit and there are periodic inspections I need to pass.
A: Call KEO to speak with their intake person/case manager to determine your needs. It may be short-term assistance, food vouchers for 6-7 months, or possibly money for food supplements.

Q: Do you have a brochure with a list of services that we can post here in our Community Center?
A: One of KEO’s vans goes out to the west side every Thursday and KEO will ask the driver to bring the brochures then. KEO also received a grant from KIUC for assistance for past due electric bills. Residents must call immediately when they are past due on their bills BEFORE service is shut off. There’s also the Low Income Housing Tax Credit (LIHTC) from HUD to help offset costs.

Q: Can we get a playground for kids to give them a safe place to play instead of climbing up into trees and on clotheslines?
A: Please keep that question for Topic #5.

Agenda Topic #3: Long-term public housing repair and maintenance needs.  
Agenda Topic #4: Possible solutions such (a) resident and volunteer involvement, (b) mixed income/mixed finance development (successfully done in places such as San Francisco and Seattle), and (c) other solutions

Presented by: Chad Taniguchi

(1) Refer to the blue handout entitled “HPHA FY 2009 Budget and Turnaround Plan.” 
In the last 3 years, HPHA’s expenses exceeded its income by $21 million over the last three years. It used to have $25 million in reserves and now only has $4 million in reserves. Therefore, there will be an estimated $4.2 million deficit.

If they can fix the units faster, collect at least 90-95% rent, they will at least break even by the end of the fiscal year. Taxpayers will not pay more money to support this. Honolulu has 1100 public housing units that they’re selling because of a similar situation. They can’t afford to stay in the affordable housing business and sold to a non-profit to manage. If Kaua’i keeps losing money, there may be a call from the public to sell all the units to a non-profit to manage, thereby eliminating public housing. Therefore, they can’t afford to keep losing money.

(2) Refer to the PowerPoint presentation slide handout entitled “The Future of Public Housing in Hawai’i.”
It is projected that the 6200 statewide public housing units will require $900 million in maintenance and repairs between 2003-2033. That means HPHA needs $30 million per year. Currently, it only gets about $18 million from state and federal funding – i.e., $12 million short of what’s needed. In 30 years, then, HPHA will be $360 million short. Insufficient funding means some of the maintenance and repairs will not be done and units will fall into disrepair, become vacant and/or be destroyed.

Residents and community can work together to save public housing by helping make repairs, conserving water and other utilities, and by considering Mixed Income Redevelopment, which has worked very well on the mainland. It brings in other renters of various higher income levels into the housing complex to help increase rent payment success rate, neighborhood safety and community outreach programs. This is a 1-for-1 replacement of public housing units and may add affordable/market-rate rental units. Public housing residents would continue paying public housing rates, while affordable housing residents would pay higher rents. After construction is done, those residents would have the first right-to-return. Mixed Financing Redevelopment also brings private and public financing and tax credits, and also diversifies the building use to include retail and other purposes. The goal is more economic development in addition to the housing. Residents may be relocated during renovation, which may include access to Section 8 vouchers. There may also be mixed use at the public housing sites, such as retail and other businesses/office space, to help generate more funds.

Q: Is there anything that we can do as a community to help with maintenance? For example, help clean the gutters.
A: After you’re all current with rent, you can form a Committee under your Association and then approach management to help clean the gutters. Management will either send someone to work with you or you can sign a liability waiver to do the job independently.

Q: When Scott became the manager, the lighting outside of the Ele’ele housing site was not working. I fixed it for $46 and have also fixed other things needing repair. But something happened and Scott has become “eviction-happy” and abusing his authority, and I since haven’t been able to contribute as much.
A: We appreciate resident volunteering. We can provide materials (e.g., posts, paint, etc.) if residents volunteered to do maintenance and repairs. Because money is tight, we need to do different things to get things done (e.g., a resident suggested fundraising for screen doors, residents should pay their rent in full, etc.).

**Agenda Topic #5: Resident Association and resident issues/concerns.**
**Agenda Topic #6: Staff and Management issues/concerns.**
**Presented by: Chad Taniguchi and Clarissa Hosino**

Q: When will get our laundry room back and have washers? Or can we get hookups in our units?
A: Sam indicated that they’re getting the cesspools working again so they can hook up the laundry room. There is not enough funding to purchase the laundry machines even though they explored a number of options. Currently, the laundry room is ready, but there’s not enough money for the machines.

Q: What if we can hook up laundry machines in our own units?
A: That’s modifying the unit, which is not allowed.

Q: Currently, the parking stalls are unmarked and it’s on a first-come-first-served basis. More young people are moving in, who have lots of friends visiting, too. I’m afraid there will be confrontations over the parking spots. Can we mark the stalls to match the units?
A: There are not enough stalls per unit. If you are threatened by anyone, call 911 and report it to management.

Q: Chad asked Sam for ways to create more order and create some type of procedure for parking in the lot. He noted that there’s no active resident association to help with this and then introduced Clarissa to speak about Resident Associations.

A: Clarissa referred residents to the handout entitled “A Message from Resident Representative CLARISSA HOSINO.” Clarissa works with the Resident Advisory Board to establish equal understanding between residents, staff and management so everyone’s voices and concerns are heard and addressed. An association of committed residents can represent all the residents in an organized fashion, especially when approaching management with concerns. A strong association creates a strong foundation. It can get funding to run the association and may even have an umbrella structure in which the most well-coordinated and well-organized association on the island leads the other local associations to share their best practices and learn from one another. Clarissa told residents that they, as a community, can make great change and they can’t expect management to care as much as their association can.

Q: One resident noted that they did this before – i.e., they got all the paperwork together and brought it to Scott, but nothing was subsequently done.
A: Clarissa asked the residents to refer to the back page of her yellow letter in the handouts that lists various options, including: Resident Associations, Asset Management Projects, Resident Participation Funds, and Public Housing Management Support. Please contact Clarissa if there is any interest in forming an Association, and Clarissa will help the residents get organized with a nomination process, election, etc.

Q: Scott is leaking information to other residents when complaints are made about them. That’s not right and I feel violated. [Another resident indicated that some of the residents present at this meeting were probably unaware of how much confidential information he knows about them]
because Scott leaked it out either directly to him or it was learned through Scott telling info to other residents.)

A: Clarissa responded that it is not right for information to be shared with other residents. Residents were asked to give their names and telephone numbers to her and Stephanie, who will look into it.

Q: Greg Bridges, a resident, made a prepared statement. He indicated that when he moved into his unit, he truly liked the complex and the home. He liked Scott for the first few years but feels that Scott is on an “ego power trip.” Greg learned from another kupuna/resident that Scott approached her and asked her to watch his unit and report to him (Scott) on the people coming and going from Greg’s unit because he suspected drug dealings there. Greg went to his office to let him know that this was “ripping off” his rights. A week later, Greg received a letter to see Scott. When Greg arrived, Scott slammed the door and was confrontational and intimidating. Scott also told Greg to remove his boat off the property, particular from the parking lot because it was not a “vehicle.” Greg feels that this and other situations were retaliation for lodging complaints. [At this point, another resident interrupted and asked Sam to stop talking through the residents’ concerns.] Greg said he felt hurt and didn’t like living there anymore. A few days after the last incident, a neighbor approached Greg to say that Scott asked her to report license plate numbers of people coming and going from Greg’s unit. When she refused, Scott allegedly threatened her with eviction. Greg cited the failure of management to meet Chapter 7, Sections A and B of the public housing guidelines in which residents are to be provided a healthy and safe living environment. He stated also the failure to abide by all laws and obligations in managing the complex. A few days later at approximately 12am-3am, Kapena Wilson (police officer) and Scott were allegedly hiding in the dark outside, with no identification or flashlight. There numerous similar occasions and it feels like stalking. This happened within the last week, as well. Greg stressed that Scott has a powerful position and could do a great amount of good, yet chooses to do exactly the opposite. Additionally, Greg apparently researched Scott’s background and provided some unconfirmed information on Scott’s educational history.

Q: A resident asked, if Scott is not paid during the night-time “patrolling,” why do it?

Q: Another resident asked if the residents could be notified when Scott and/or anyone does their patrols?

Q: Another resident indicated that her daughter was startled and scared when she saw men looking into her bedroom.

A: Clarissa said that a Resident Association can form committees focused on various specific areas: e.g., neighborhood watch, parking, etc. If you have grievances and can sufficiently prove your case, you can get management fined and the problem taken care of properly. But you must come together as a group to stand strong. Clarissa is the president of her public housing resident association and offered her help to Kaua’i to form one for themselves.

Q: One resident commented in favor of Scott. She has been living in the public housing complex for 8 years. I’ve experienced peeping toms, my car was busted in, tires slashed, drugged out people taking whatever they wanted. Scott came into a truckload of problems and he tried and he did do some good. It didn’t matter to this resident about Scott’s educational background. She stated that what matters to her are:

(1) She had been given the runaround for about 7 years from the other management companies. But when she had a leaking refrigerator, Scott switched out the refrigerator while she was out. She did not feel this was a violation of her privacy.
(2) She does not feel the “patrolling” is a violation, either, and she rhetorically questioned what other residents were doing up at 3:00am that they were able to see Scott or the police officers “patrolling.”

(3) In regards to Peeping toms, she asked if she could put up something to either trap them or to make some noise so she would know they’re outside her unit.

Q: Do we have to be an association to have community policing?
A: No. You can form a committee to do that. If you are a community association, you can get funding, though. Remember that Guardian Angels can help police the neighborhood, as well.

Q: Is the public housing in Port Allen for the elderly? There seem to be people in their twenties living there.
A: If those younger individuals are disabled, they are eligible to live there.

Q: Most people who cause trouble usually do it on the weekends when there’s no management. When you call 911, you get the feeling that the police get tired of the calls and they sometimes tell you to move as a solution.

Q: Who handles hiring and firing for maintenance people for the housing complex?
A: A private company that supplies the maintenance staffing.

Q: How distinguish who’s a burglar and who’s legitimately law enforcement? Someone could get hurt when you can’t distinguish one from the other because a resident may answer the door to some who claims to be patrolling but is a potential burglar. My daughter was screaming because of unidentified people walking by her window.
A: The KPD was here in this meeting today and heard your concerns. Please write down your concerns and incidents and report them to management.

This was a nice segway into Chad reporting on a new law that will take effect on January 1, 2009. This law makes it illegal to drink any alcoholic beverages in the commons areas. Commons areas include anything property outside of a housing unit, including walkways extending from the unit and the yard(s) around the unit. Basically, a resident can drink inside the unit, but not anywhere on the property outside of a unit. This law was requested by people living in public housing.

Q: Max Cradito (spelling?) then reiterated several points made previously but in greater detail. He indicated that he supported Scott and the new management in the beginning. But, Scott was punitive and retaliatory after Max made complaints to him. When Max went to the office to speak with Scott about a matter, there was a lack of confidentiality due to a repairman working just outside the door to the office. When Max expressed over the lack of confidentiality, Scott allegedly said the repairman was “nobody” and to continue speaking. Max feels Scott punished him by taking away the volunteer work that Max was doing on the property. Max made a point to iterate that he did this work for no compensation and declined payment whenever offered. [Note: a resident refuted that and claimed that she paid him, to which Max admitted he indeed did take $5 one time, to which the other resident claimed it was $10.] Even though Max was doing this work for the property and some of its residents, Scott only showed him disrespect, a lack of appreciation, and bias against him.
Max also alleged that Scott tried to move him and his wife from their unit. His wife has medical conditions and he himself suffers from a blood disorder. Because of the constant pressure from Scott to move to smaller unit, Max and his wife borrowed money to stay at Motel Lani. Max cannot work full-time due to his medical condition(s), so he finds fulfillment in his volunteerism at the housing complex. He feels Scott knows this and is being punitive by preventing him from working on the property. Scott allegedly also “investigates” residents and uses information found to turn other residents against each other.

Max had various other concerns and instances in which he cited inappropriate behavior from Scott. Chad indicated that the will ask Sam and Stephanie to address all these issues if they’re true. Max was offended at this possible doubting of his concerns, and he also agitated due to what he interpreted as dismissive behavior from the housing staff at this meeting. He objected to Chad’s speaking to another staff member as Max was speaking, and he pointed out Sam’s talking with other housing staff members through several of the residents’ concerns throughout earlier portions of this meeting. Max has waited several years to speak with Chad and his staff. He stressed that these are serious concerns. Other residents have allegedly harassed him and his wife; Scott has been malicious, conniving and violated his and his wife’s medical rights, and has lied about many things. Max said that Scott should be terminated from his position, to which several other residents present clapped and cheered. Max indicated that he himself has a severe liver disease and is “living on borrowed time” and would like a good quality of life at the housing complex. He has raised a lot of money for various projects and has been a productive person of sorts, and that he is not perfect, but he’s a good person. But, when things change administratively at the housing complex, there is a lack of accountability and people are afraid to speak up. To “sum it up,” he said that Scott is controlling, backstabbing, harassing, and manipulating.

Max described another situation in which Max was helping with backfilling soil on the property and Scott allegedly created more conflict and confrontation, again resulting in preventing Max from volunteering on the property. [He indicated a name of John Oliver as another person confronting him on this matter.] Max said that, by doing all this, Scott is taking away what sense of pride he retains by stripping him of his ability to work/volunteer.

Chad assured Max that he and his staff were writing down his concerns and investigate and address these concerns to the best of their ability.

Q: Can the State’s Attorney General (SAG) look into this because of the seriousness of it all? I would like to request the SAG be involved in all these rules being broken.

Q: Greg Bridges indicated that he is also going to get the most vicious attorney he can find and “sue this place,” and that he “will own this place.” He also said earlier that he will call the TV station(s) about this and “expose all this” and get an investigation. He was also tape-recording the beginning of the meeting, but ran out of tape at some point.

A: Clarissa asked Mattie Yoshioka to address the possibility of bringing in the SAG. Mattie responded that, if management is not addressing the residents’ concerns, it is the residents’ right to do anything within their legal rights. But she suggested working with management first to resolve any issues.

Without any further questions, Chad and Clarissa reiterated for any interested residents to stay after the meeting if they were interested in helping form a resident association, had specific names and incidents to report, and/or had additional questions or concerns. Meeting concluded at approximately 2:35pm.