

HAWAII PUBLIC HOUSING AUTHORITY

Koolau Village / Hookipa Kahaluu / Kaneohe Apartments / Kauhale Ohana / Waimanalo Homes I
& II

c/o

Realty Laua LLC

45-1027 Kamau Place

Kaneohe, Hawaii 96744

Phone: (808) 233-3766 Fax: (808) 233-3769

September 15, 2008

Hawaii Public Housing Authority Resident Community Meeting for AMP-45

September 11, 2008 @ 6:00pm at the Ko'olau Village Community Hall

OUTLINE OF MEETING

- 1) INTROS
- 2) Sgt. Samson of the HPD Community Policing Team 723-8874
 - a) Suspected drug activity
 - call community policing office and they will act on the info received.
 - step up and use the resources here. "Take back the aina"
- 3) Asset Management
 - a) The apartments are assets.
 - b) Manager hired to maintain asset. Management needs to stay within the budget.
 - c) The HPHA needs your help to run the property.
- 4) HPHA shortfalls
 - a) Every year HPHA spends more than they receive in rents and HUD susidy.
 - b) Mixed Income Redevelopment
 - maintain housing ; one for one (units)
 - market rate apartments
 - mixed income living together

5) Resident Concerns

- 1) Washer and dryers never provided
(Kaneohe Apts may get w&d w/in 60days. Kahaule Ohana yet to be determined)
- 2) Work orders not done; Kaneohe Apts. Unit 202B fridge and stove need to be serviced . (mgmt. responded on 9/15/08. Appliances are working fine – fridge and stove only 4yrs old but rust damage evident. Tenant not maintaining care of appliances)
- 3) Tenant at Ko’olau Village unit 10D will volunteer to cut neighbors’ grass
- 4) Previous management didn’t clean grounds
- 5) Drug activity at Ho’okipa Housing Projects
(tenants told to call Sgt. Samson at Community Policing Team and inform mgmt. of the suspected tenant / 2 violations and mgt will move to evict.)
- 6) Drugs & alcohol – Tenant of Ho’okipa informed of neighbor being assaulted with a bottle in front of her unit; tenant wants the family of the accused evicted; tenant says neighbors are intimidating her, making racial slurs, and scared to live at Ho’okipa.
- 7) Community supporter says call HPD and resident association if there are any problems within your community.
- 8) Tenants were informed of a new law effective January 1, 2009 that prohibits the consumption of alcohol in the common areas at public housing projects.
- 9) Kaneohe Apartments A & B Bldgs.
 - Parking stalls: tenants want assigned stalls with unit# painted on each stall. Each unit will be assigned one stall.
 - Tenants were promised screen doors from previous mgmt.
 - Tenants want area for kids to play near laundry room. Mgmt. will assess priority. Community will work to get it done.
 - Laundromat was not being maintained by previous mgmt. and svc provider, so current mgt. had machines removed and temporarily closed it down. Possibly reopen in 60-days. Must put contract out to bid.
 - Roach, ant, and rat problem. (all projects) Discussed several extermination options. Tenant can bomb their own unit, but to be effective, need to bomb the entire bldg. Management will consider seeking professional help.
- 10) Kauhale Ohana – Drug dealing
 - Residents need to take an active role
 - Residents need to support HPD; tenant must not be afraid to testify against suspected drug dealers and bad tenants.
 - Management, HPD, and residents need to work together.

- 11) Domestic violence at Ho'okipa
- 12) Bill at Ko'olau Village unit 10D volunteered to assist mgmt. and tenants with problems on site.
- 13) Waimanalo Homes
 - Double parking when there's a party; kids running between cars (Management will consider installing speed bumps, posting signs, warning families of parking and towing policy.)
- 14) Can the land behind Waimanalo go back to Hawaiian homelands? (management will find out.)
- 15) Can Waimanalo Homes get speed bumps installed?
- 16) Ko'olau Village needs a crosswalk at the entrance to the property.
- 17) Ko'olau Village – kids playing in the street and riding bikes raises safety concern among tenants with speeding vehicles.
- 18) Ko'olau Village – Playground equipment needed.
- 19) Ho'okipa – People speeding – need a speed bump near the laundry room.
- 20) Who is responsible for Kamau Street?
- 21) Is it legal for trucks to park at the entrance to Ko'olau Village along Kamau Street?
- 22) Ko'olau Village – need speed bumps in the parking lot near the mail boxes.
- 23) Home ownership opportunities needed. Tenant suggested contacting “Family Self Sufficiency Program.” Oahu Links.
- 24) Ho'okipa – Tenant in C203 - All her personal electronic appliances went out, she replaced damaged appliances. Tenant was never told what voltage amount is for each outlet. Ceiling leaking as well.
- 25) Ho'okipa - Electrical problems at C103 – getting shocked. Apparently the entire “C” bldg. has electrical problems. (management will solicit an electric contractor to resolve problem.)
- 26) What is done when inspections are completed?
- 27) Waimanalo Homes – complained rats are going underneath kitchen cabinets. Previous management was told of the rat problem. Mgmt. will check gas pipeline as well.
- 28) How often do we replace stove and fridge? (tenants were told every 7-10yrs). There were complaints of previous mgmt. neglecting problems with stoves at Ko'olau Village.
- 29) Waimanalo Homes Tenant of unit #31 asked who cleans gas lines? (told her mgt. will clean them.
- 30) Ho'okipa – Complaints of cars being dumped and repaired at the property.
- 31) Ko'olau Village unit #17E – complained of gutters leaking and poles deteriorating .
- 32) Wheelchair Tenant at Ho'okipa praised Robert for repairing the crack in the sidewalk so her wheelchair can have a safer path to ride on.

- 33) Ko'olau Village unit #13D - has a leaky faucet – will call mgmt. when ready to be serviced.
- 34) Waimanalo Homes – complaints of vehicles speeding around the corner.
- 35) Ho'okipa & Ko'olau Village have active resident associations.
- 36) Ho'okipa – Complained that the rats are entering the units by climbing the trees. (Mgmt. will cut trees and put a metal collar around the tree.)