

WRITTEN TESTIMONY

by Laurie Thorson

01.15.26 HPHA BOARD MEETING *(submitted to HPHA on 01.13.25, 8am)*

1. Attached is a copy of the letter sent to the HPHA Board of Directors (with attachments) dated 01.05.26.

(Note: I was instructed by the HPHA staff that I was to forward all my communications to the Board of Directors (i.e., letters, emails, notices, etc.) to HPHA, and then HPHA would immediately forward my communications to the Board of Directors.)

2. I am requesting that all of my written testimonies are attached to all the board packets before the minutes are approved. The agenda does not include my written testimonies, which are to be included in all board packets, and made available to the public *(please refer to #1 above – 01.05.26 letter confirms that written testimonies are not considered “minutes”, but rather are required to be included in all board packets)*

3. Question:
Is HPHA staff required to accept service on behalf of all Board of Directors (i.e., court documents/filings/notices/subpoenas, any legal documents)? *If not, I am requesting that I be provided with the physical address and direct phone number of each Board of Director.*

Please provide this information within two (2) days, no later than the end of the day, Wednesday, 01.14.26.

4. I object to the illegal policies being introduced by Hakim Ouansafi in the PHA PLANS, which illegal policies are not in compliance with HUD Regulations and federal rules. **I already provided detailed information to prove that this is just another fraud scheme to steal ‘surplus grant funds’** from the Section 8 Program, and now from the MTW Program too.

5. Refer to Agenda - Executive Director's Report (pages 394 – 409).
Page 397 & 400 - HPHA Financial Statements prove fraud.

There is absolutely no way the HPHA paid 100% of HAP subsidy (HAP = REVENUE v. EXPENSES) when HUD confirms it issued only **71.06%** of vouchers it received from HUD. This is proof of fraud. HUD dashboard confirms HUD issues HPHA **4,397** vouchers each month. HUD dashboard confirms HPHA issued only **71.06%** of the vouchers it received.

Why are 28.94% of the vouchers not issued?

Where is the subsidy ('surplus grant funds') for the unused vouchers?

For the month of December, Hakim Ouansafi falsely claims in his Executive Director's Report (page 407) that only **3,161** vouchers were issued, even though HUD confirms he received 4,397.

The following figures were extracted from the HUD dashboard, which confirms the amount of vouchers actually issued to the public by HPHA; noting that HUD records only 12 new vouchers were issued by HPHA. Remember, the vouchers belong to HUD, not to HPHA, so HUD knows exactly how many vouchers are issued to HPHA, and how many vouchers HPHA actually issues to the public:

May 2025	3,116 (per HUD dashboard)
June 2025	3,096 (per HUD dashboard)
July 2025	3,083 (per HUD dashboard)
August 2025	3,080 (per HUD dashboard)
September 2025	3,062 (per HUD dashboard)
October 2025	(not yet available on HUD dashboard)
November 2025	3,098 (per Hakim Ouansafi Exec.Dir.Report) <i>(page 310, of 12.10.25 Agenda, Part 2)</i>

Fact: HUD dashboard confirms that it issues HPHA 4,397 vouchers each month (=100% subsidy received), and HUD dashboard confirms HPHA issues approximately 70-75% of the vouchers (=100% subsidy used = FRAUD).

Same analogy applies to the VASH vouchers (for veterans only), HUD confirms HPHA received **643** VASH vouchers each month, and Hakim Ouansafi confirms in his EDR that he issued only **450** for December.

Hakim Ouansafi (1) falsely reports to HUD that it used 100% of the subsidy, (2) then repeats the lie in their monthly financial statements,
(3) then repeats the lie again to the state auditors.

Page 12 of HUD dashboard confirms that an average of **only 71.06% vouchers are issued**, and yet HPHA falsely reports to HUD that **85%** of the subsidy was used to issue **71.06%** of the vouchers, then
HPHA falsely reports in financial statements it used 100% subsidy.

Please note that on page 11 of the HUD dashboard, that prior to November 2024, Hakim Ouansafi consistently reported to HUD that he used 100% subsidy, and then beginning November 2024, he started reporting that he used an average of 87% subsidy. This is a lie, because the financial statements falsely claims 100%.
HUD confirms only 71.06% of the vouchers are being used, so where is the subsidy for the balance of vouchers not being issued?

HUD dashboard confirms HPHA reported having only \$44 in Reserves. Just based on the fraud scheme to apply illegal policies – to use low comps in all rent reasonableness determinations – there should be millions of federal funds (surplus grant funds) in Reserves. This is in addition to the subsidy not used for the balance of the 28.94% of vouchers not used. This proves 2 of many fraud schemes.

HUD DASHBOARD link (copy and paste this link – begin search on page 2):

<https://app.powerbigov.us/view?r=eyJrIjoiM2Y2OTQ2MTAtODVhNC00YmM2LThhOWEtZWY4MGU5YWFmZDFmIiwidCI6IjYxNTUyNGM1LTlyZTktNGJjZC1hO DkzLTExODBhNTNmYzdiMiJ9>



MonthDate	% Budget Utilization	% Leasing Utilization
Friday, June 30, 2023	97.42%	85.88%
Monday, July 31, 2023	100.99%	82.74%
Thursday, August 31, 2023	100.64%	82.74%
Saturday, September 30, 2023	100.17%	82.33%
Tuesday, October 31, 2023	100.60%	81.70%
Thursday, November 30, 2023	98.35%	81.62%
Sunday, December 31, 2023	97.38%	81.49%
Wednesday, January 31, 2024	102.47%	78.26%
Thursday, February 29, 2024	103.21%	78.14%
Sunday, March 31, 2024	104.57%	78.10%
Tuesday, April 30, 2024	105.22%	77.96%
Friday, May 31, 2024	103.39%	77.77%
Sunday, June 30, 2024	102.09%	77.87%
Wednesday, July 31, 2024	100.22%	77.77%
Saturday, August 31, 2024	100.54%	77.47%
Monday, September 30, 2024	100.01%	77.47%
Thursday, October 31, 2024	100.88%	76.96%
Saturday, November 30, 2024	85.93%	76.61%
Tuesday, December 31, 2024	96.40%	75.84%
Friday, January 31, 2025	87.75%	72.19%
Friday, February 28, 2025	87.72%	72.00%
Monday, March 31, 2025	87.47%	71.57%
Wednesday, April 30, 2025	87.35%	71.25%
Saturday, May 31, 2025	86.22%	71.16%
Monday, June 30, 2025	85.07%	70.70%
Thursday, July 31, 2025	84.43%	70.40%
Sunday, August 31, 2025	83.42%	70.34%
Tuesday, September 30, 2025	84.72%	69.92%

HUD ISSUED v. HPHA USED

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