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May 22, 2026

The Honorable Scott Turner  
Secretary  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, DC 20410

Dear Secretary Turner:

This letter is regarding the Sycamore Meadows apartment complex in Superior Township. The Township Supervisor, board members, county officials, and legal aid groups have shared deeply concerning reports regarding its management and the conditions facing residents at the complex and have asked me to intervene. Reports include neglectful management, inadequate maintenance services, and unhealthy, unlivable conditions. Sycamore Meadows is a Department of Housing and Urban Development (HUD) subsidized property and is therefore subject to stringent oversight by the Department to ensure it provides quality, affordable rental housing to tenants.

In 2021, the property was sold to a group that was subsequently convicted of mortgage fraud and ultimately defaulted on their Fannie Mae mortgage. Fannie Mae foreclosed on the property and petitioned the Washtenaw Circuit Court to appoint Tarantino, a Texas company, as a receiver of the property. Tarantino began managing the property in early 2025, in a manner that can only be described as despicable and unacceptable.

At least one building is experiencing persistent sewage backups and flooding severe enough to force residents to vacate the property, and the township to temporarily house them. Residents have also reported prolonged periods without functioning furnaces during the winter months, recurring sewage backups and flooding, foul odors, rodent and insect infestations requiring tenants to cover vents, black mold, holes in ceilings, and ongoing drainage and plumbing issues. Additionally, utility vouchers have not been processed in a timely manner, and residents have reportedly faced threats from DTE to shut off power, including during the winter. In many instances, management has allegedly responded that nothing could be done to address these conditions. These living conditions are dangerous and inhumane, and HUD must act immediately.

Local and county officials, as well as legal services, have attempted to intervene and assist by raising the issue with Tarantino, but they have been unresponsive and unwilling to address these issues.

Given the seriousness of these allegations, I am requesting HUD take immediate action to address the conditions at this property. To better understand HUD's oversight of Sycamore Meadows and the standards and processes HUD uses to evaluate habitability and living conditions, please respond to the following questions no later than Monday, June 1, 2026:


1. What is your timeline for addressing the living conditions facing residents at Sycamore Meadows?
2. What are HUD's current determinations on the living conditions of the property, and how often are these properties evaluated? Through what process are these determinations made, and what criteria contribute to these determinations?
3. What official at HUD is responsible for the oversight of this housing complex, and when is the last time they have engaged with the Township to discuss the status of the complex?
4. What proportion of units are inspected during evaluations, and is this cross-section of the complex the same units across multiple inspections, or is it a random sample each inspection?
5. How many buildings in the complex are facing sewage backups? What protocols are in place for HUD to address situations like this?
6. What actions has HUD undertaken to ensure the continued quality of life and dignity of Sycamore Meadows Tenants? Furthermore, what steps is HUD taking to ensure Sycamore Meadows has policies, procedures, staffing, and training in place to provide adequate maintenance and transparency for tenants?
7. Through what process can tenants raise concerns over continued failures to address maintenance issues, living conditions, and appeal procedures to HUD and property management?
8. What processes are in place for HUD to determine when a property manager has been neglectful and failed to meet HUD standards for affordable housing? What action is taken when that determination is made and how can the process be improved to respond to complaints in a timely manner?

The residents of Sycamore Meadows deserve a safe, healthy environment to live in, along with management that both cares about and responds to their needs quickly. Residents should not have to report issues like mold growth or flooding multiple times to even get a response from property management, and HUD needs to step in when that is the case. These properties must continue to ensure that the needs of their tenants are adequately addressed in an efficient manner,

and processes to address issues are resolved through a fair, timely, and transparent process. It is HUD's responsibility to ensure that these properties meet these standards.

Thank you for your attention to this urgent matter.

Sincerely,

  
Debbie Dingell  
Member of Congress