

DEBBIE DINGELL
12TH DISTRICT, MICHIGAN

116 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4071

HOUSE COMMITTEE ON
ENERGY AND COMMERCE
SUBCOMMITTEE ON
HEALTH
ENVIRONMENT AND CLIMATE CHANGE
CONSUMER PROTECTION AND COMMERCE

HOUSE COMMITTEE ON
NATURAL RESOURCES
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NATIONAL PARKS, FORESTS AND PUBLIC LANDS
WATER, OCEANS, AND WILDLIFE
ENERGY AND MINERAL RESOURCES

Congress of the United States
House of Representatives
Washington, DC 20515

DISTRICT OFFICES:

19855 WEST OUTER DRIVE
SUITE 103-E
DEARBORN, MI 48124
(313) 278-2936

301 WEST MICHIGAN AVENUE
SUITE 400
YPSILANTI, MI 48197
(734) 481-1100

WEBSITE: DEBBIEDINGELL.HOUSE.GOV

July 6, 2021

The Honorable Marcia Fudge
Secretary
U.S. Department of Housing and Urban Development
400 7th Street, NW
Washington, D.C. 20024

Gary Heidel
Acting Executive Director
Michigan State Housing Development Authority
735 E. Michigan Ave.
P.O. Box 30044
Lansing, MI 48909

Dear Secretary Fudge and Acting Director Heidel:

This letter is regarding the Huron Heights and Huron Ridge Apartments located on Woburn Drive in Ypsilanti, Michigan. The Huron Heights and Huron Ridge properties are a low-income housing complex that participates in U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. My office is alarmed by the property management's response after recent flooding affected the housing complex.

Tenants are being told they must vacate their respective units due to flood damage, regardless of whether their units have been affected and with no mention of a possibility to return. We are concerned this is a major breach of contract. I personally visited with the tenants and toured the property over the weekend and was shown alarming correspondence that, in effect, evicted these tenants without appropriate notice or cause. Management pointed to the circumstances created by the flooding as justification to break the rental leases and informed tenants they would have to leave within five days. Tenants were told to contact the Red Cross and other community organizations to find alternative housing accommodations.

Further, residents are unable to pay their rent. Although tenants are expected to submit their monthly rent payments through an online tenant payment portal, the portal is not currently accepting payments for July 2021. As a result, tenants are unable to fulfil their July 2021 rent obligations through no fault of their own. Residents are concerned this is intentionally being done to hold them liable for nonpayment of rent and use it as cause for lease termination.

In addition, we are told the property owner has illegally transferred tenants' gas and electric service from their individual accounts with DTE Energy back to the property account without authorization, consultation, or notice. Consequently, gas and electric services have been shut off for all tenants across the property. Tenants have also informed us that they have been locked out of their mailboxes with no information on where their mail is being held or if it is being returned to the sender.

These accounts are deeply concerning and warrant immediate attention at all levels. In order to resolve this properly, please provide my office clarity on the expectations and standards for properties

participating in the RAD program and a deeper understanding of the oversight procedures that HUD is currently providing to the property. It is critical that these issues are addressed in a timely, efficient manner to protect the health and security of all residents.

I would also like to understand HUD's involvement with the Huron Heights and Huron Ridge Apartment complex, the process in determining the quality of living conditions of these properties, and what actions are being taken by both HUD and the Michigan State Housing Development Authority (MSHDA) to ensure issues are addressed, including:

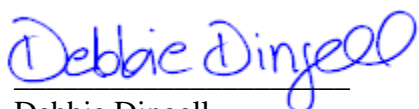
1. What are the damage response protocols after a disaster event, such as a flood, for properties participating in the RAD program? Are requiring all tenants to vacate, suspending all gas and electric services and locking them out of the mailboxes part of these protocols?
2. What steps is HUD taking to ensure Huron Heights and Huron Ridge is following proper policies and procedures in addressing flood damage and alternative housing for affected tenants?
3. What are HUD's current determinations on the living conditions of the Huron Heights and Huron Ridge Apartments?
4. What actions has HUD undertaken to ensure the continued quality of life and dignity of Huron Heights and Huron Ridge tenants?
5. What steps is HUD taking to ensure Huron Heights and Huron Ridge offers fair and transparent lease agreements for tenants, that requirements for lease agreements do not place excessive burden on tenants, and that these agreements do not infringe on the tenants' rights or lease obligations?

I am deeply concerned about what I witnessed firsthand and the alarming stories that continue to be shared with my office. The coldness and indifference being shown to these residents during these very challenging times is unacceptable. Elected officials across Washtenaw County share similar concerns and are working hard to provide temporary shelter to help impacted individuals.

Tenants should not be forced out of their homes without appropriate cause. If warranted, residents must receive adequate support, notice, and resources for alternative housing until their units are habitable again. It is crucial that federally subsidized properties continue to offer quality, affordable rental housing for the millions of low- and moderate-income households that depend on their services. These properties must continue to ensure that the needs of their tenants are adequately addressed in an efficient manner and that lease agreements are fair and transparent. It is HUD and MSHDA's responsibility to provide stringent oversight to ensure these properties uphold these crucial services and that properties meet these standards.

Thank you for your attention to this important matter and please provide full and prompt responses.

Sincerely,



Debbie Dingell
Member of Congress