

**A. DONALD McEACHIN**

4TH DISTRICT, VIRGINIA

**WASHINGTON OFFICE**

314 CANNON HOUSE OFFICE BUILDING  
WASHINGTON, D.C. 20515  
(202) 225-6365

**RICHMOND DISTRICT OFFICE**

110 N. ROBINSON ST. SUITE 401  
RICHMOND, VIRGINIA 23220  
(804) 486-1840



**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515-4604**

**COMMITTEE ON NATURAL RESOURCES**

OVERSIGHT AND INVESTIGATIONS (RANKING MEMBER)

FEDERAL LANDS

**COMMITTEE ON ARMED SERVICES**

SEA POWER AND PROJECTION FORCES

READINESS

**FRANKING COMMISSION**

November 3, 2017

The Honorable Ben Carson  
Secretary, U.S. Department of Housing and Urban Development  
451 7th Street, SW  
Washington, D.C. 20410

Dear Secretary Carson:

I write to bring to your attention yet another serious accident at a Section 8 subsidized housing complex in my congressional district. Once again, poor maintenance at a P.K. Management property has allowed a resident to come to harm.

Enclosed is a [report](#) of a man injured at the Woodland Crossing apartment complex in Richmond, Virginia. Earlier this year, the gentleman's legs fell through a hole in the floor at the top of an exterior staircase — one of several similar incidents reported at this property. Previously, I wrote you about a similar incident at Essex Village, another P.K. Management property in my district. In that case, a pregnant mother fell from her second-floor balcony when a railing gave way. HUD staff are well aware of the poor living conditions and bad or failing REAC inspection scores at both of these P.K. Management properties.

In previous letters, I have suggested that P.K. Management should no longer be allowed to operate HUD-affiliated properties because of their poor performance. In response to my [concerns](#), HUD promised to “provide closer scrutiny to the 171 PK affiliated properties, with particular attention to the Virginia-based assets.” Despite that promise, conditions at Woodland Crossing have deteriorated to the point that people are able to fall through holes in the stairs; at Essex Village, HUD itself has said that “individual unit conditions are still considered *unacceptable* and represents [*sic*] a serious risk to the health and safety of tenants.”

Despite receiving millions of taxpayer dollars every year, P.K. Management has failed to meet the most basic standards at multiple properties. I ask that your staff share with my office information on exactly how HUD is providing “closer scrutiny” to P.K. Management properties, and that they provide an assessment of whether that closer scrutiny is adequately improving conditions at the P.K. Management properties in my district.

As I have said before, all Americans deserve access to safe, sanitary, affordable housing. It is outrageous that taxpayer dollars are being spent to house families in unsafe living conditions. The status quo in my district is unacceptable, and it must not continue.

I appreciate your attention to this matter, and I look forward to your response.

Sincerely,

A handwritten signature in blue ink that reads "A. Donald McEachin". The signature is written in a cursive, slightly slanted style.

A. Donald McEachin

Member of Congress