

Congress of the United States
Washington, DC 20515

January 30, 2018

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

RE: Clay Arsenal HUD Project Based Housing in Hartford CT

Dear Secretary Carson:

We write on behalf of the residents of Clay Arsenal Renaissance Apartments, a Section 8 housing project located in Hartford, Connecticut's HUD-designated Promise Zone. The living conditions in this property are deplorable and demand immediate corrective action.

As your Boston Regional Office may be aware, the Clay Arsenal property is owned by Mr. Emmanuel Ku, who operates out of Queens, New York. The residents of this property have made numerous attempts through local channels to address the serious health and safety concerns that plague Mr. Ku's buildings. Furthermore, Mr. Ku's management company has shown itself to be unresponsive, disorganized, and chaotic at best when it comes to basic tasks, such as recertification for eligibility to continue a lease. Worse yet, the management company has left many Connecticut families to languish in rapidly deteriorating apartments, while failing to move expeditiously to provide long overdue and basic corrective actions as raised by the HUD Boston Regional Office, such as dealing with rodent and pest infestation, mold, broken windows, and a list of 2,300 action orders. Mr. Ku has had a long, and troubled history of neglectful management of affordable housing in other states, including Alabama, Michigan, and New York. Despite these clear warning signs, Mr. Ku was still able to acquire 150 housing units in Hartford.

In light of these horrific accounts of neglect and mismanagement from residents and community advocates, we request a written response from HUD to the following questions:

1. What is the approval process for a property owner looking to take over a Section 8 development?
2. What processes are in place to monitor the performance of property owners and to follow-up on resident complaints?
3. Given Mr. Ku's history of troubled Section 8 properties, how was he approved to take over the Clay Arsenal building, among others in Hartford, in 2011? Was HUD aware of the complaints against Mr. Ku and other buildings under his management?
4. How has HUD addressed residents' concerns at the Arsenal site? What corrective

measures has HUD taken and how will the ongoing concerns be addressed with residents?

5. Should Mr. Ku fail to make all corrective actions in a timely manner, what recourse will residents have with HUD? Can you confirm that the Hartford properties currently under Ku's ownership will remain affordable housing for all residents under new management?
6. What is your timeline for enforcement of the housing violations committed by Mr. Ku? Can you please provide HUD's options for enforcement if compliance does not occur?

Given the severity of the concerns facing the residents of Clay Arsenal, we request your response no later than Friday, February 9th. Please contact our offices if there are any questions: Senator Blumenthal (Khaliyl.Lane@blumenthal.senate.gov), Senator Murphy (Michael.Bednarczyk@murphy.senate.gov), and Rep. Larson (Sylvia.Lee@mail.house.gov). Thank you for your attention to this matter.

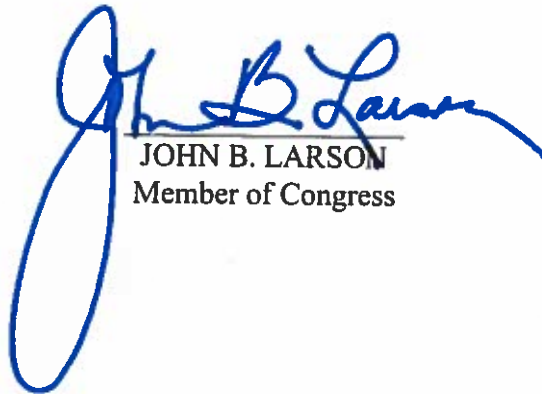
Sincerely,



RICHARD BLUMENTHAL
United States Senator



CHRISTOPHER S. MURPHY
United States Senator



JOHN B. LARSON
Member of Congress

Cc: Mr. Michael Murphy
Resolution Specialist
Asset Management Division
HUD Boston Regional Office
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street, 3rd Floor
Boston, MA 02222-1092