

JOSH HAWLEY
MISSOURI

381 RUSSELL SENATE OFFICE BUILDING
TELEPHONE: (202) 224-6154
FAX: (202) 228-0526
WWW.HAWLEY.SENATE.GOV

United States Senate

WASHINGTON, DC 20510-2509

COMMITTEES
JUDICIARY
HOMELAND SECURITY
AND GOVERNMENTAL AFFAIRS
HEALTH, EDUCATION, LABOR,
AND PENSIONS
SMALL BUSINESS
AND ENTREPRENEURSHIP

September 8, 2025

Scott Turner
Secretary of Housing and Urban Development
451 Seventh Street SW
Washington, DC 20410

Bruce Ladd
Deputy Regional Administrator
Department of Housing and Urban Development
400 State Avenue
Room 200
Kansas City, KS 66101

Secretary Turner:

I write to raise concerns about clear and ongoing noncompliance with HUD regulations at the Villas of Autumn Bend (the “Villas”) in Blue Springs, Missouri—a HUD-subsidized property managed by Dalmark Group.

Tenants from this property have contacted my Kansas City office multiple times with reports of unsafe and unsanitary conditions in and around their units. They cited sewage overflows, mold, and dirty ventilation systems, among other conditions. Upon invitation by tenants, my staff visited the Villas and confirmed that many units had visible mold infestations, unsanitary ventilation systems, broken plumbing, and sewage backups. One tenant had an independent firm perform a mold inspection, which indicated the presence of mold on unit surfaces and in the air.

Given the volume and credibility of these reports, as well as my staff’s observations, I am seriously concerned that the Villas is violating federal requirements for safe and sanitary HUD housing. *See* 24 C.F.R. § 5.703 (National standards for the condition of HUD housing). I request that your agency promptly investigate this property, review its compliance status, and take appropriate enforcement actions if violations are confirmed. Please provide my office with an update on what actions have been taken regarding the unsafe conditions at the Villas by October 8, 2025.

The tenants of the Villas of Autumn Bend deserve to live in conditions that meet the basic standards guaranteed by federal law. I appreciate your commitment to safe and sanitary housing for Americans, and I look forward to continuing to work with you on this issue.

Sincerely,



Josh Hawley
United States Senator