

EMILIA SYKES  
13TH DISTRICT, OHIO

WASHINGTON OFFICE:  
1217 LONGWORTH HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
(202) 225-6265

DISTRICT OFFICES:  
121 SOUTH MAIN STREET  
SUITE 107  
AKRON, OH 44308  
(330) 400-5350

400 THIRD STREET, SE  
SUITE W101  
CANTON, OH 44702

<https://sykes.house.gov>

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

COMMITTEE ON TRANSPORTATION  
AND INFRASTRUCTURE  
(VICE RANKING MEMBER)  
WATER RESOURCES AND ENVIRONMENT  
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(RANKING MEMBER)

June 9, 2026

Secretary Scott Turner  
U.S. Department of Housing and Urban Development  
451 7th Street SW  
Washington, D.C. 20410

Dear Secretary Turner:

I write today to express my concerns regarding the current state of living conditions at Spring Hill Apartments in Akron, Ohio, and the Department of Housing and Urban Development's (HUD) failure to ensure compliance at HUD-assisted properties in Ohio's Thirteenth Congressional District. It is HUD's responsibility to ensure that HUD-assisted housing, such as Spring Hill Apartments, is compliant, decent, safe, and sanitary for residents. These conditions have gone unaddressed for far too long, and I urge you to take immediate action to address and rectify these conditions.

On February 8, 2026, the Akron Beacon Journal featured an article that documented the living conditions at Spring Hill Apartments in Akron, Ohio.<sup>1</sup> This article revealed roach infestations and black mold that threatened the health of residents, including children and the elderly. The conditions were so poor that they led to the suspension of mail delivery due to safety concerns for the well-being of the mail carriers who service the building.<sup>2</sup>

On February 16, 2026, the HUD Regional Office informed my office that they would provide a one-pager on how to refer resident complaints to the Performance-Based Contract Administrator (PCBA), but we have yet to receive the document. Since February, my office has received numerous complaints from residents of Spring Hill. While some units have reported a decrease in pest sightings, residents with larger infestations have yet to see meaningful improvements.

Since HUD's visit on February 17, 2026, the above-mentioned issues have not been rectified, and Gerald Krueger, founder of American Community Developers and owner of

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<sup>1</sup>Bennet, T. (2026, February 8) Sprawling mold at Spring Hill: No one should live like this | Opinion  
<https://www.beaconjournal.com/story/opinion/columns/2026/02/08/mold-roaches-akron-spring-hill-apartments-unac-ceptable-opinion/88553546007/>

<sup>2</sup>Kreider, D. (2026, January 28) Mail delivery halted by cockroaches at Akron's Spring Hill Apartments  
<https://www.beaconjournal.com/story/news/local/2026/01/28/cockroaches-at-akrons-spring-hill-apartments-stopped-mail-delivery/8833553007/>

Spring Hill Apartments<sup>3</sup>, has not taken accountability. According to the City of Akron, 45 inspection requests have been filed with the city, most regarding mold and pest infestations. All 45 units were issued citations after the City of Akron completed the inspection and necessary follow-ups. My office has corresponded frequently with the City of Akron, which agrees that Spring Hill has not kept its property up to code and has issued four fines, totaling \$800.<sup>4</sup>

The Ohio Housing Finance Agency reported that since 2014, Spring Hill Apartments has received a total of \$7,240,000 in allocated tax credits from the federally funded nine-percent low-income housing tax credit program.<sup>5</sup> It is unacceptable that taxpayer dollars are going toward such hostile and unsafe living conditions, and serious oversight must be exercised.

Unfortunately, HUD's lack of oversight at Spring Hill is not an isolated incident. There are multiple HUD properties across Akron that are facing an increased number of complaints, including:

1. Wilbeth Arlington Apartments has reported collapsed ceilings, flooded floors, and severe black mold.<sup>6</sup>
2. Summit Ridge Apartments has experienced persistent pest infestations of roaches and bedbugs, broken elevators, incomplete maintenance repairs, and extended periods without heat, hot water, or complete water shutoffs.<sup>7</sup>
3. White Pond Villas, whose residents submitted complaints of water damage and mold, alleged drug activity, broken handrails, and elevators routinely in disrepair, among other issues.<sup>8</sup>

Everyone deserves to live in clean and safe housing. It is HUD's responsibility to ensure that HUD-assisted properties are compliant, and this has not been the case regarding Spring Hill.

Please respond by June 26, 2026, with answers to the following questions:

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<sup>3</sup> Garrett, A. (2026, March 26) Spring Hill owner lives in castle, while tenants overrun with roaches <https://www.beaconjournal.com/story/news/2026/03/26/spring-hill-apartments-owner-collects-millions-tax-credits-akron-ohio/89300387007/>

<sup>4</sup>Groeger, D. (2026, May 18) phone correspondence

<sup>5</sup>Ohio Housing Finance Authority, (2026, February 24) personal communication

<sup>6</sup>Justice, C. (2023, July 15) Issues, hazardous living conditions continue at Wilbeth Arlington Homes with no response from ownership

<https://www.news5cleveland.com/news/local-news/we-follow-through/issues-hazardous-living-conditions-continue-at-wilbeth-arlington-homes-with-no-response-from-ownership>

<sup>7</sup>Toro-Lagos, A. (2026, April 9) Summit Ridge tenants speak about their living conditions

<https://www.beaconjournal.com/videos/news/local/2026/04/09/summit-ridge-tenants-share-concerns-about-their-living-conditions/89437726007/>

<sup>8</sup>Marotta, E. (2022, January 13) Stuck on six floors: Elevator fails residents of Akron apartment building for older and disabled adults

<https://www.beaconjournal.com/story/news/2022/01/13/senior-residents-white-pond-villa-akron-suffer-without-elevator/9163146002/>

1. How does HUD plan to hold American Community Developers, the owner of Spring Hill Apartments, accountable, and how will HUD address the needs of residents living in these inhospitable conditions?
2. When can my office expect to receive the one-pager detailing how residents can submit complaints to the Performance-Based Contract Administrator mentioned by the Cleveland Regional Field Office?
3. Is HUD planning to exact penalties for the violations residents are experiencing at Spring Hill Apartments?

Furthermore, it is imperative that the quarterly meetings which included the City of Akron, the HUD Regional Office, and relevant stakeholders, be reinstated to further discuss the persistent housing issues my constituents are facing.

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

Yours in Service,

A handwritten signature in black ink, appearing to read 'Emilia Strong Sykes', with a long horizontal flourish extending to the right.

Emilia Strong Sykes  
Member of Congress  
13<sup>th</sup> Congressional District of Ohio