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Congress of the United States  
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Washington, DC 20515

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June 13, 2025

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

Dear Secretary Turner,

I write to request an update from the U.S. Department of Housing and Urban Development (HUD) regarding efforts to address longstanding, deplorable conditions at Benjamin Banneker Plaza in Chester, Pennsylvania. Despite repeated communications between my office and HUD's Philadelphia Regional Office, municipal inspections and public reporting have confirmed that residents continue to endure inhumane and hazardous living conditions. These conditions raise urgent concerns about health, safety, and the failure of federally supported housing oversight.

Since 2022, my office has worked with local officials and HUD regional staff to address deteriorating conditions in Chester's multifamily housing developments. In July 2023, my office flagged specific concerns from Banneker Plaza residents for HUD. In response to record high numbers of complaints, HUD requested that the management of Banneker Plaza submit a written plan to improve resident relations.

As of June 2025, residents still report raw sewage leaks, black mold, rodent and insect infestations, and inoperable elevators. These are not isolated incidents – they reflect a broader failure to maintain the property to basic health and safety standards. Some disabled residents are unable to readily enter or evacuate their apartments because elevators are broken. Residents have submitted repeated complaints, and inspectors have issued multiple citations for poor conditions. Alarming, Banneker Plaza recently received a federal HUD inspection score of just 8 out of 100, underscoring the severity of the crisis.

On April 4, 2024, HUD regional staff notified my office of a scheduled site visit to Banneker Plaza in response to continued tenant concerns and committed to following up on the inspection. More than a year later, my office has yet to receive any update on the results of that visit or information about HUD's next steps.

Given the gravity of this situation and the failure to resolve it over several years, I request answers to the following questions by July 14<sup>th</sup>, 2025:

1. What did HUD staff observe during the April 17, 2024, site visit to Banneker Plaza? What actions has HUD taken since then in response to tenant complaints?
2. Has the property owner or management company submitted a written plan to improve resident relations and property conditions, as HUD previously requested? If so, how is HUD monitoring compliance?
3. What specific steps is HUD taking to address the widespread health and safety violations that resulted in the 8/100 inspection score?
4. How is HUD enforcing accountability and ensuring that property managers and owners resolve these issues without further delay?

Nobody should have to fight for years to secure basic living standards. HUD must act swiftly and transparently to protect these tenants and restore the basic standards of dignity and safety they deserve.

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

Sincerely,



Mary Gay Scanlon  
Member of Congress