



RICK W. ALLEN
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Congress of the United States House of Representatives

February 6, 2024

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Kristen Linse
Asset Manager, Redwood Housing
506 2nd Avenue, 20th Floor,
Seattle, Washington 98104

Dear Ms. Linse,

I am writing to request documents and information from Redwood Housing Partners relating to the renovation and management of the Bon Air Apartments in Augusta, Georgia.

Over the past few years, I have continued to express concern over the inadequate living conditions at the Bon Air Apartments and Redwood Housing Partners' inability to acquire funding for renovations there. Last year, I met with the Department of Housing and Urban Development (HUD) Atlanta Field Office, who informed me that Redwood Housing Partners had requested to raise the rents for the Bon Air Apartments to help cover the loan costs to renovate the Bon Air Apartments. On September 25, 2023, my office was notified that HUD and Redwood Housing Partners had reached an agreement and would be raising the rents for the Bon Air Apartments from \$915-\$1,015 to \$1,276-\$1,405 and that HUD and Redwood Housing Partners were negotiating a new contract. On November 16, 2023, my office finally received confirmation that a new contract between HUD and Redwood Housing Partners was effective on November 1, 2023, and that rehab on the Bon Air Apartments was scheduled to begin by November 30, 2023, and will be completed by November 30, 2024.

On December 6, 2023, I sent a letter to HUD Secretary Fudge requesting information relating to the recent contract signed and renovation plans between HUD and Redwood Housing Partners. On December 21, 2023, HUD responded to my letter providing the newly executed contract between HUD and Redwood Housing Partners for the Bon Air Apartments, the notice to tenants of HUD's approval of an increase in maximum permissible rents, and a Permit Application Status document from August 30, 2023.

In HUD's response, they clarified that several of my questions should be directed to Redwood, as the party responsible for the renovation project. The residents of the Bon Air Apartments deserve transparency throughout the renovation process. This is why I request the following from Redwood Housing Partners:

- I ask that Redwood Housing Partners supply the following documents no later than February 21st, 2024:
 1. All official construction documents, including, but not limited to, plans and specifications required for a building permit, a copy of the permit issued by the Permitting & Licensing

- Division of the Augusta Planning & Development Department, the phases of construction, deadlines for each phase and detailed descriptions of all areas of the Bon Air Apartments that will be renovated.
2. All closing documents, including but not limited to, all loan documents and guarantees of financing required for renovations, all required paperwork and licenses for renovation, and all contracts signed with construction companies.

- I ask that Redwood Housing Partners answer the following questions with a written response no later than February 21st, 2024:
 1. Please provide written confirmation of the date rehab began and the date rehab will be completed.
 2. Statement of facts:
 - My office reached out to the Permitting & Licensing Division of the Augusta Planning & Development Department on December 1, 2023, and December 6, 2023, to inquire about construction permits for renovations at Bon Air. We were told that there are no pending or current permits for construction.
 - In their December 21, 2023 letter, HUD provided a construction permit they received from Bon Air Apartment owners Jeff Green and Ryan Fuson. I was already aware of this permit, as it was issued on August 30, 2023, to fix the roof, vinyl siding, windows, and gutter. This permit was issued well before the new contract with HUD and, therefore, is not an updated permit for the renovation of the Bon Air Apartments.
 - I was informed by HUD that, according to the Bon Air Apartment owners, Jeff Green and Ryan Fuson, a set of permits is under review (review number PR23-7480) and is anticipated to be issued soon.
 - *Question (2):* what is the status of your permit to begin the rehabilitation of the Bon Air as has been made possible with the refinancing of rents by HUD? Additionally, please provide a copy of the most up-to-date permit once it has been issued.
 3. I was informed by HUD that a meeting between the Bon Air Apartments owner and residents was scheduled for December 21, 2023. Did this meeting take place, and if so, what was discussed?
 4. Are there any upcoming meetings scheduled with residents to update them on the progress of the renovation?

If Redwood Housing Partners cannot provide these documents and answer my questions by February 21st, 2024, please notify me immediately. The residents of the Bon Air Apartments and Augusta community deserve quality living space. I expect an open line of communication and transparency from both Redwood Housing Partners and HUD.

Sincerely,



Rick W. Allen
Member of Congress