



**OFFICE OF THE CITY  
COUNCIL**

**TOMMY HAZOURI**  
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April 25, 2016

Rev. Richard L. Hamlet, President  
GMF Jacksonville Pool, LLC  
65 Germantown Court, Suite 409  
Cordova, Tennessee 38018

Subject: Property Plan for Projects and Repairs  
Washington Heights Apartments  
4229 Moncrief Road W.  
Jacksonville, Florida 32209

Dear Rev. Hamlet,

My office has received documented reports of potentially unsafe conditions at the Washington Heights Apartment Complex. Specifically, tenants have complained of gas leaks, mold and mildew, plumbing issues, termite infestation, and termite damage.

Pursuant to Federal regulation, as the owner of HUD housing you are required to keep the property decent, safe, sanitary and in good repair and the dwelling units and common areas must have proper ventilation and be free of mold, odor (e.g., propane, natural gas, methane gas), or other observable deficiencies. HUD Regulation 24 C.F.R. §5.703.

I have been informed that you have compiled a list of property projects and corresponding timeline of completion dates to remedy and repair the numerous health and safety concerns raised by the tenants of Washington Heights.



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As an elected representative of the tenants, I am hereby requesting a copy of the written plan to bring Washington Heights into compliance with applicable Federal, State, and Municipal codes. I am also requesting any plans to commission an Air Quality Assessment to identify the presence of mold in tenants' apartments.

Thank you for your attention to this matter and I look forward to reviewing your response.

Sincerely,

Tommy Hazouri  
Jacksonville City Council Member  
At-Large, Group 3

Cc: Ed Jennings, Jr., Regional Administrator, HUD (his address is Five Points Plaza Building, 40 Marietta Street, Atlanta, GA 30303)  
The Honorable Lenny Curry, Mayor of Jacksonville  
The Honorable Reggie Brown, City Council Member  
The Honorable Sam Newby, City Council Member  
The Honorable Garrett Dennis, City Council Member  
The Honorable Greg Anderson, City Council Member  
The Honorable John Crescimbeni, City Council Member  
The Honorable Anna Brosche, City Council Member  
The Honorable Bill Nelson, United States Senator  
The Honorable Marco Rubio, United States Senator  
Chief Kevin Jones, Jacksonville Fire and Rescue Department  
Dr. Alesia Scott-Ford, Jacksonville Field Office Director, HUD