



United States House of Representatives  
One Hundred Nineteenth Congress  
Committee on Financial Services  
2129 Rayburn House Office Building  
Washington, DC 20515

February 9, 2026

Mr. Trey George  
President & CEO  
Topeka Housing Authority  
2010 SE California Ave  
Topeka, KS, 66607

Dear Mr. George:

The House Committee on Financial Services (Committee) writes as part of its investigation into the quality and safety of America's public housing. All Americans deserve access to clean, safe, and affordable housing. Unfortunately, far too many Americans in public housing are subject to poor living conditions and unsanitary environments.<sup>1</sup> The Topeka Housing Authority is on the Department of Housing and Urban Development's (HUD) Troubled Public Housing Agency List.<sup>2</sup> For those reasons, the Committee seeks to better understand the living conditions within your Public Housing Agency (PHA) and your PHA's management of its properties.

PHAs serve as the conduit between public housing residents and the local and federal agencies that provide their funding.<sup>3</sup> Properties funded by HUD are required to maintain certain baseline conditions that ensure housing is sufficient for the needs of residents.<sup>4</sup> Given that PHAs have direct access to both the buildings and residents, PHAs are entrusted with the responsibility of ensuring the quality and safety of housing for their residents.<sup>5</sup> Further, PHAs are required to maintain fiscally sound operations that ensure the PHA's ability to continue operating and maintaining facilities.<sup>6</sup> Regrettably, since 2022 the Topeka Housing Authority has failed to achieve these minimal standards.<sup>7</sup>

The Committee is deeply concerned that residents in your facilities may be subjected to unacceptable conditions and may have their public housing options reduced or mitigated by your

<sup>1</sup> BIPARTISAN POLICY CENTER, REFORMING THE INSPECTIONS PROCESS, 2-3 (2024).

[https://www.urban.org/sites/default/files/2024-03/Reforming\\_the\\_Inspections\\_Process.pdf](https://www.urban.org/sites/default/files/2024-03/Reforming_the_Inspections_Process.pdf).

<sup>2</sup> Dep't of Housing & Urban Dev., Troubled PHA List with PHAS Scores as of Nov. 20, 2025 (on file with the Committee).

<sup>3</sup> See generally CONG. RESEARCH SERV., IN FOCUS: THE PUBLIC HOUSING PROGRAM (2023).

<sup>4</sup> 42 U.S.C. § 1437(f).

<sup>5</sup> CONG. RESEARCH SERV., IN FOCUS: THE PUBLIC HOUSING PROGRAM (2023).

<sup>6</sup> *Id.*

<sup>7</sup> 24 C.F.R. § 985.107 (2017); see also Dep't of Housing & Urban Dev., Troubled PHA List with PHAS Scores as of Nov. 20, 2025 (on file with the Committee).

lack of financial management planning. The Committee understands that certain challenges and exigent circumstances may inhibit a PHA's ability to resolve all resident issues immediately and that many of the major issues PHAs face take several years of neglect and deferred maintenance to manifest. Regardless, it is the responsibility of the Topeka Housing Authority to maintain adequate physical and financial conditions and ensure that residents are not paying the price for poor management.

Public housing residents—like all residents—deserve and safe and clean housing free from hazards. To ensure public housing residents have access to safe and sanitary housing, the Committee seeks information regarding the Topeka Housing Authority's management of its properties, conditions of its housing, data regarding its executive leadership, and its plans for resolving its longstanding issues. Please provide the following documents and written answers by February 23, 2026:

### **Request for Documents**

1. All records and score sheets related to HUD-required inspections for your buildings since January 1, 2021. To the extent records responsive to this request are unavailable, please explain the reasons for unavailability.
2. All non-public records, notes, memoranda, and documents related to your PHAs annual self-inspections for your buildings since January 1, 2021, including documents such as in-house inspection sheets, inspection findings, associated maintenance records, timelines for inspection and issue resolution, communications related to self-inspections and remediation, documents and records related to unit inspection selection, and documents related to resident compliance with inspection requests.
3. All non-public records of resident complaints, excluding noise complaints, including documents related to how those complaints were resolved.
4. All audited and unaudited financial statements for your PHA from January 1, 2021 to present.
5. A list of all PHA employees from January 1, 2021 to present and their corresponding dates of employment, financial compensation, and role.
6. A list of all contractors that have performed repair or maintenance services for your PHA since January 1, 2021, including the approximate cumulative value of each contractor's compensation.
7. A list of your PHAs occupancy rates by year since January 1, 2021.

### **Request for Information**

8. Describe your PHA's process for responding to issues identified in HUD-required inspections.

9. Describe your PHA's process for conducting annual self-inspections.
  - a. What is your PHA's process for resolving issues identified during self-inspections?
10. Describe your PHA's process for resolving complaints or maintenance requests.
  - a. On average, how long is a complaint open before it is resolved?
11. What actions will your PHA take, or what steps has it taken, to resolve the conditions that contributed to your PHA's placement on the Troubled PHA list?
12. How has your PHA worked with HUD to improve its operations?
13. To the best of your knowledge, approximately how many residents moved out of your PHA's facilities while still having a need for subsidized housing? Please include any explanations provided for the move out.
14. Have any residents or support groups filed lawsuits against your PHA related to the conditions of the facilities, or the management of the property?

Pursuant to Rule X of the House of Representatives, the House Committee on Financial Services has jurisdiction to oversee matters related to public housing. Please contact Alex Albrecht of the House Committee on Financial Services majority staff at [Alex.Albrecht@mail.house.gov](mailto:Alex.Albrecht@mail.house.gov) for any questions related to this request. Thank you for your attention to this important matter.

Sincerely,



French Hill  
Chairman



Dan Meuser  
Chairman  
Subcommittee on Oversight and  
Investigations



Mike Flood  
Chairman  
Subcommittee on Housing and  
Insurance

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cc: The Honorable Maxine Waters, Ranking Member  
The Honorable Al Green, Ranking Member, Subcommittee on Oversight and  
Investigations  
The Honorable Emanuel Cleaver, Ranking Member, Subcommittee on Housing and  
Insurance