

TAMICA A. TANKSLEY

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Malcom Yates
Director of District Engagement &
Constituent Outreach
U.S. House of Representatives
One East Broad Street
Suite 120
Bethlehem, PA 18018

Dear Mr. Yates,

On May 7, 2020 I testified about the harmful effects of careless construction in front of the Pennsylvania Democratic State Senate's Policy Committee to assist in the creation of legislation designed to prevent other families from experiencing my dream home nightmare. While everyone involved in the hearing including Chairwoman Senator Lisa Boscola shared their sentiments of empathy for what I've endured, despite constant contact and follow up I'm still waiting for resolution and restitution. Therefore, I appreciate you taking the time to listen to my ongoing ordeal in hopes of helping me find a reasonable solution.

I was cheated as a consumer and taxpayer by the CAADC and their construction company the Delaware County Construction Company (DCCC). CEO, Edward Coleman, testified during a 2013 deposition that the renovation costs for my property were funded through a revolving fund from proceeds of previous home sales but that is not true. The CAADC and DCCC received \$204,253 in federal funding from the Department of Housing and Urban Development (HUD) to renovate my home and were paid for work they did not do or did incorrectly. What I find even more horrifying is all the organizations I thought would ensure my safety failed me including, Yeadon Borough Delaware County Code Enforcement (whose engineering firm reported in 2004 that the home should be demolished due to severe water and termite damage), County of Delaware Office of Housing and Community Development (who received the HUD payments on behalf of CAADC and paid DCCC), Delaware County Engineers Remington and Vernick and Delaware County Construction Company all claim to have inspected the property during construction yet none of them were willing to testify to it in court because it never happened. Also, Edward Coleman signed federal AIA forms as the architect, which is illegal, but it was never addressed in court, perhaps because the offices of CAADC and DCCC until recently were in the Media Courthouse for over 30 years.

By way of background, in 2009 I purchased a home described as “Charmed filled twin with all the bells and whistles you can image...totally new renovation everything new new new just move right in and smile” I moved in and been crying ever since. The first of countless floods transformed my basement into Niagara Falls two weeks after moving in thanks to a new entry way they created but this was just the beginning of my construction catastrophe. After the floods, I noticed multiple cracks on the interior walls, the sheet rock tape was peeling, the floors were sloped, the deck was improperly constructed, and the stucco was cracking. I had an expert structural engineer inspect the property and she suspected among other things the interior cracks and sloped floors were a result of weight bearing walls that were removed and not properly secured, while the exterior cracks in the stucco was a result of bad construction.

In addition, I also hired a stucco inspector who performed deconstructive testing and found 37 code violations including the most dangerous and disturbing defect which two tons of old stucco and rotten wood that were never removed contrary to CAADC and DCCC admission and payment for removing it. I purchased this home for \$120,000 but it's worth \$40,000 because of \$150,000 in damages. I still owe over \$99,000 but have already paid over \$120,000 in mortgage payments, property taxes and homeowners' insurance not to mention over \$70,000 in attorney fees, court cost and experts who eventually worked without pay when I ran out of money to continue my fight for justice. Currently, I am bankrupt, financially, emotionally, mentally and physically this house is unsafe.

In 2011, I filed a lawsuit which initially went to arbitration and in 2013 I won a judgment for over \$36,000 CAADC said they'd give me \$4,000 and if I didn't take it they would file and appeal. After four years of delays by the defendants, I won a fraction of damages for breach of contract which was still a lost because of the amount of money spent to fight the case. The judge ruled against me for unfair trade practices and agreed with the defendant's defense that I should have gotten a second inspection. To make matters worse, my attorney said “While I know they did you wrong I believe the do a lot of good for others and I don't want them to lose their (\$10 million) funding.” And advised me to file for bankruptcy and do a deed in lieu but somehow it seems unfair to me as a first-time homebuyer, an accomplished professional with a credit score just shy of 800 to walk away broke and empty handed when all I wanted was to celebrate one of America's greatest accomplishments, homeownership.

In closing, I simply want to be made whole for I never had a chance to enjoy my American dream. I'd also like the people responsible to be held accountable. Mr. Coleman penned an article for the Philadelphia Business Journal in 2016 where he said breaking the cycle of poverty isn't CAADC's job it's their mission well if they believe that then I expect restoration because their actions has left me imprisoned in poverty.

Mr. Yates, thank you again, I know you're busy especially in light of Covid 19 and welcome any assistance you and your office can offer. I look forward to hearing from you and truly appreciate your time and attention to this very serious matter.

Sincerely,

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