

PRESS RELEASE

FOR IMMEDIATE RELEASE

April 19, 2025

UPDATED PRESS RELEASE

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Date: April 21, 2025

KANSAS CITY HOUSING CRISIS EXPANDS: TENANTS LIVING WITH RATS, SEWAGE, MOLD, AND NO ACTION FROM LANDLORDS

Kansas City, MO – What began as a single report of severe rodent infestation and landlord neglect at Eagle Rock Apartments has now evolved into a growing crisis spanning at least five apartment complexes across the city. Families, including infants, elders, and people with disabilities, are being forced to live in life-threatening conditions while still paying rent.

The crisis has now spread to:

Eagle Rock Apartments – Managed by Monroe Group

East Hills Village – Managed by Yarco Property Management

Grand Boulevard Lofts – Managed by Sherman Associates

Bridgeport Apartments – Managed by Weigand-Omega Management

Greenleaf Apartments – Managed by Seldin Company

Residents report:

Rats crawling on beds and into cribs

Mold, sewage leaks, and broken infrastructure

Unresponsive landlords and fear of retaliation

Being ignored by city code enforcement despite repeated calls for help

These violations go against Missouri law, Kansas City health codes, and federal housing protections.

Relevant Legal Codes & Standards:

Missouri RSMo § 441.234 – Landlords must maintain habitable homes.

Kansas City Code Chapter 56 – Requires pest-free, structurally safe housing.

Fair Housing Act – Disproportionate impact on protected classes.

ADA – Unsafe conditions affecting disabled residents.

Tenants have been silenced long enough. Thanks to KC Reel News, the first to report these issues, and the brave residents now stepping forward, we are uniting and demanding:

1. Emergency relocation for affected tenants
2. Immediate city inspection and enforcement
3. Fines, sanctions, and lawsuits where applicable
4. Independent oversight of low-income housing management
5. Full media transparency and citywide reform

Kansas City cannot continue to fund luxury developments while ignoring the basic human rights of thousands of residents.

We urge the media, public officials, housing advocates, and citizens to stand with us.

Petition: <https://chnng.it/GQndSWFDmF>

#JusticeForTenants #KCHousingCrisis #SafeHomesNow #TenantRights

Kansas City, Missouri — In the heart of a city pumping millions into luxury developments and stadium proposals, families on 11th Street are fighting off sewer rats in their own beds. The Eagle Rock Apartments located at 2610 E 11th St, managed by the Monroe Group of Denver, CO, have become the epicenter of a worsening humanitarian crisis—and those elected to protect Kansas City’s most vulnerable are nowhere to be found.

This alarming situation was first brought to light by KC Reel, a trusted grassroots news source in Kansas City known for amplifying voices often ignored by mainstream outlets. Their courageous reporting exposed the inhumane conditions at Eagle Rock Apartments and gave these families a platform to be heard.

Elders are afraid to sleep. Residents are staying awake all night just to guard each other from vermin.

This is not “poor maintenance.” This is state-sanctioned neglect.

Residents—primarily low-income, elderly, disabled, and single mothers—have reported rats crawling through walls, chewing through mattresses, and dying inside appliances. This isn’t the first time. These conditions were reported less than three months ago. Monroe Group and the City of Kansas City ignored them. Today, the infestation is worse.

Now, additional reports are emerging from East Hills Village Apartments, managed by Kansas City-based Yarco Property Management. Tenants there are reporting identical conditions: severe rodent infestations, neglect of basic repairs, unsafe units, bedbugs, and silence from those responsible.

Update: A Growing Pattern of Inhumane Conditions Across Kansas City

In addition to Eagle Rock (Monroe Group) and East Hills Village (Yarco), shocking reports are now emerging from Grand Boulevard Lofts, located in the heart of downtown Kansas City and owned by Sherman Associates—a company that claims to “transform neighborhoods” and “empower people” through safe and dignified housing.

Residents at Grand Boulevard Lofts are also reporting unsafe, unclean, and neglected conditions, proving that even downtown developments are not exempt from this growing crisis in Kansas City’s low-income and mixed-income housing.

The fact that Sherman Associates, a developer with a public commitment to high standards, is being associated with these failures shows how deeply systemic and widespread the neglect is.

Yet families are still expected to pay rent.

WHERE IS THE CITY? WHO IS ACCOUNTABLE?

The following city officials are tasked with oversight of public health, housing, and tenant rights—and they have failed:

Mayor Quinton Lucas – Champion of development, absent for the vulnerable

City Manager Brian Platt – Responsible for enforcing housing code violations

Kansas City Health Department – No intervention despite repeated pleas

City Council Housing Committee – No action, no accountability

Neighborhoods and Housing Services Department – Silent in the face of rot, rats, and ruin

It is now clear: The City of Kansas City is complicit. It funds corporate development, yet leaves its most at-risk citizens living in uninhabitable homes—many of whom are bound by income restrictions and cannot afford to move.

> “Monroe Group says they value ‘integrity, partnerships, and clean, safe housing.’ That’s a lie. These families live in fear, in filth, and under siege. Monroe’s mission statement is nothing but a PR shield while they collect rent from the poorest and give them rats in return.”
— Asami Smith, Community Advocate

OUR DEMANDS

We demand:

1. Immediate relocation of all Eagle Rock residents at Monroe Group’s expense
2. Full inspection and shutdown of the Eagle Rock property until it meets all safety codes
3. City enforcement of health and housing code violations across ALL low-income complexes
4. A formal investigation into the Monroe Group’s housing practices

5. A federal-level review of Kansas City's use of housing funds and treatment of low-income residents

This is bigger than Eagle Rock. Kansas City is a city of two faces—one of shiny growth and one of deliberate abandonment. We will no longer allow our people to be hidden in the shadows of luxury condos.

PRESS CONTACT

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JOIN THE FIGHT. SHARE THIS. STAND UP.

PETITION: <https://chnng.it/yRGXQZ7kds>

> Special thanks to KC Reel for their integrity, courage, and community-centered reporting.