




**MEMORANDUM
CHICAGO HOUSING AUTHORITY
OFFICE OF THE INSPECTOR GENERAL**

OIG Reference: 2021-08-00048

To: Angela Hurlock, Chairperson, CHA Board of Commissioners
Matthew Brewer, Vice-Chair & Chair of the Finance and Audit Committee
Members of the Board of Commissioners
Tracey Scott, Chief Executive Officer
Eric Garrett, Chief Operating Officer

From: Kathryn Richards, Inspector General 

Date: December 4, 2023

Subject: Significant OIG Activity – Guilty Plea & Sentencing, Former Property Management Employee
People v. Spruill, 22-CR-0228801

The Chicago Housing Authority (CHA) Office of the Inspector General (OIG) writes to notify you that, on November 30, 2023, Nekeia Spruill, a former property manager for Leasing & Management, Inc. (L & M), pleaded guilty in the Circuit Court of Cook County to one count of Theft of Government Funds - \$10,000 to \$100,000, relative to her scheme to defraud the CHA. She was sentenced to 24 months' probation and ordered to pay restitution in the amount of \$83,103.59, including \$15,000, which Spruill tendered in court at sentencing.

The Grand Jury sitting in the Circuit Court of Cook County previously returned a nine-count indictment, charging Spruill with theft, forgery, and wire fraud in connection with her management of two CHA mixed-income properties, Keystone Place Apartments and Dorchester Housing + Art Collaborative. Spruill was employed by L & M to manage these properties from December 2016 to October 2019.

From February 2017 through October 2019, Spruill fraudulently deposited money orders totaling over \$83,000 into her personal bank accounts. The money orders were rent payments L & M received from tenants of Keystone and Dorchester, and which Spruill had altered to identify herself as the payee. The payments were from tenants that included CHA public housing residents, CHA Housing Choice Voucher (HCV) participants, and market rate renters. Spruill took various steps to conceal her theft from both L & M and the CHA. L & M worked closely with the OIG to support the investigation and ensure no tenants were negatively affected.

The CHA OIG worked the investigation jointly with the Chicago Police Department Financial Crimes Unit. Prosecution was handled by the Illinois Attorney General's Office, Public Integrity Bureau.

The OIG's investigation is now closed.