

CHICAGO HOUSING AUTHORITY



OFFICE OF THE INSPECTOR GENERAL

2023 QUARTER 3 REPORT



**CHICAGO HOUSING AUTHORITY
OFFICE OF THE INSPECTOR GENERAL
INSPECTOR GENERAL KATHRYN B. RICHARDS
60 E. VAN BUREN, 7th FLOOR, CHICAGO, IL 60605**

October 15, 2023

To Chairperson Hurlock, Vice-Chairman Brewer, and Distinguished Members of the Finance and Audit Committee:

Enclosed is the 2023 Third Quarter Report on the activities of the Chicago Housing Authority (CHA) Office of the Inspector General (OIG) from July 1, 2023, through September 30, 2023. Pursuant to the OIG Charter, this report contains statistical information and summaries of OIG investigations, audits, and other activities. Highlights of OIG work this quarter include the following:

- **\$73,000.00 in restitution ordered to the CHA** – The OIG’s oldest open case came to a close this quarter with the sentencing of Tiajuana Hawthorne, a former HCV participant who defrauded the CHA of more than \$84,000.00. The OIG’s investigation, initiated in 2014, revealed that for nearly 8 years, Hawthorne lied about her income and later fraudulently obtained FEMA disaster funds by falsely claiming she owned her residence. Hawthorne was indicted in 2016 and later pleaded guilty, but the court delayed sentencing while Hawthorne made restitution payments to CHA. The court finally sentenced Hawthorne in August 2023, to two years’ probation and restitution to the CHA of \$500 every 3 months until the remaining total of \$73,000 is paid.
- **Implementation of new OIG case management database** – In September 2023, the OIG launched a new case management database, MatrixInvestigator. The new database is a significant upgrade to the OIG’s core software used to maintain, track, and analyze all complaints and investigations. MatrixInvestigator is a tremendous improvement in functionality, evidence storage, and reporting capabilities. The new database has also allowed the OIG to improve the public-facing, web-based complaint portal:
<https://www.thecha.org/report-fraud>
- **Renewed access to Illinois Law Enforcement Agencies Data System (LEADS)** – The OIG regained access to LEADS, an information database managed by the Illinois State Police for use by law enforcement and criminal justice agencies. LEADS will significantly expedite OIG’s access to information used in OIG criminal investigations.

- **Four OIG employees gain certification from Association of Inspectors General** – In August 2023, three OIG investigators and one OIG auditor attended the week-long training course and successfully passed their exams to obtain certification as Inspector General Investigators and an Inspector General Auditor, respectively.
- **OIG Information Analyst Max Brown completes 3-month detail to City of Chicago Migrant Response** – In response to the arrival of thousands of migrants, the City of Chicago sought personnel support from the Sister Agencies, including CHA. While detailed to the New Arrivals Migrant Sheltering and Resettlement Project, Max led the data branch of the Emergency Operations Center, which developed tracking, analytics, and communications tools for use across the project. We are extremely proud of the contributions Max made on behalf of the CHA and OIG to meet this challenge.
- **Training for Local Advisory Council Tenant Leaders** – In July 2023, the OIG participated in a training for all 160 elected Local Advisory Council Members. OIG staff provided an overview of the role of the OIG, examples of past OIG investigations, and information on how to report wrongdoing.
- **IG Richards quoted in NPR Story on PPP Loan Fraud** – In August 2023, IG Richards was quoted in a story titled "Chicago officials are joining the effort to crack down on cases of COVID aid fraud," by National Public Radio reporter Martin Kaste on All Things Considered. The story highlighted the work of Chicago-area Inspectors General in identifying, and holding accountable, those individuals who obtained fraudulent Paycheck Protection Program loans. The story can be accessed here: <https://www.npr.org/2023/08/31/1197084327/chicago-officials-are-joining-the-effort-to-crack-down-on-cases-of-covid-aid-fra>.

The City of Chicago and CHA face new challenges every day, but I am continually grateful to work in an office and an agency where all employees are actively engaged in serving our community and working to continually improve government services.

The OIG serves as a resource for all CHA stakeholders. We welcome your comments, questions, concerns, and complaints. Please don't hesitate to reach out to me directly at krichards@thecha.org.

Respectfully submitted,



Kathryn B. Richards
Inspector General

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Mission

The OIG is an independent oversight agency, created by the CHA Board of Commissioners, to promote economy, efficiency, and integrity in the administration of programs and operations of the Chicago Housing Authority. The OIG achieves this mission through:

- Criminal and Administrative Investigations
- Investigative Support to Partner Agencies
- Performance Audits
- Program Reviews & Advisories
- Analytics
- Training and Fraud Prevention
- Communications and Outreach

The OIG partners with law enforcement agencies to pursue criminal prosecutions of fraud or other crimes affecting the CHA. In administrative matters, the OIG issues reports of findings and recommendations to ensure that CHA participants and residents are in compliance with program requirements, and that officers, employees, and vendors are held accountable for operating with integrity and running an efficient, cost-effective operation. Through audits, reviews, and analytics, the OIG seeks to prevent, detect, and eliminate fraud, waste, abuse, and misconduct in CHA's programs and operations. Finally, through training, communications, and outreach, the OIG seeks to prevent fraud and other misconduct, raise awareness of common fraud indicators, and provide multiple avenues for reporting such concerns to ensure the CHA remains responsive and accountable to its stakeholders.

Ultimately, the OIG seeks to ensure the CHA is best equipped to serve its overarching mission to "leverage the power of affordable, decent, safe, and stable housing to help communities thrive and low-income families increase their potential for long-term economic success and a sustained high quality of life."





Professional Standards

OIG INVESTIGATIONS

The OIG conducts investigations in accordance with the Association of Inspectors General Principles and Standards for Offices of Inspectors General (the "Green Book"), generally accepted principles, quality standards and best practices applicable to federal, state, and local offices of inspectors general. These include both general standards and qualitative standards. Additionally, the OIG always exercises due professional care and independent, impartial judgment in conducting investigations and the issuance of reports and recommendations.

OIG AUDITS & PROGRAM REVIEWS

The OIG conducts audits of programs in accordance with Generally Accepted Government Auditing Standards issued by the Comptroller General of the United States and Principles and Standards for the Offices of Inspector General (the "Yellow Book").

Yellow Book standards require that we plan and perform the audit to obtain sufficient and appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives.

The adherence to these standards ensures that audits and program reviews comprise the requisite independence, planning, staff qualifications, direction and control, confidentiality, and quality assurance.

Every three years, the OIG submits to an independent peer review conducted by members of the national Association of Inspectors General to ensure compliance with these governing standards.

The CHA OIG has been found to meet all relevant standards in each period reviewed, including the most recent review, which encompassed OIG's work for the years 2019-2021. The CHA OIG's next peer review will occur in 2025.

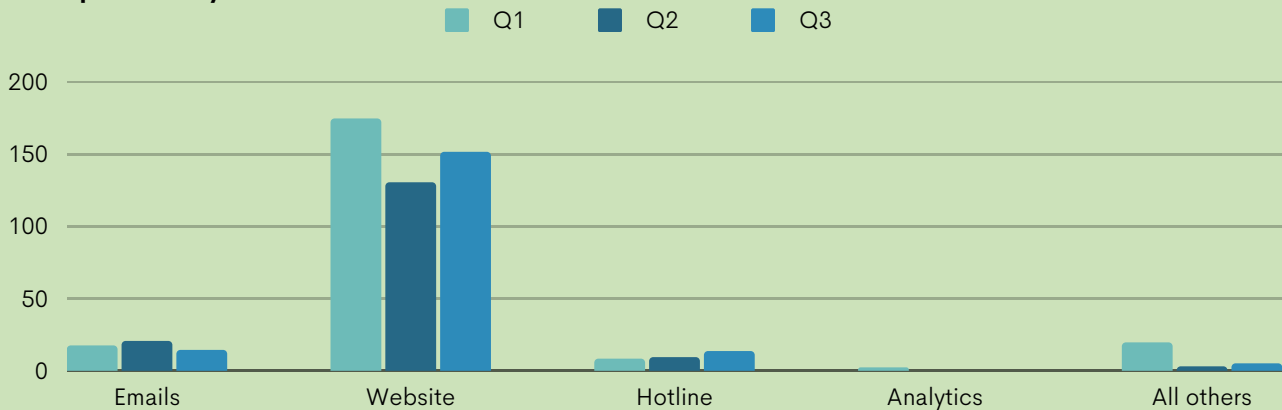
Complaints

The OIG accepts complaints through its online web portal, by email, telephone hotline, employee complaint drop boxes, and in-person reports. Complainants may choose to remain anonymous. The OIG initiates investigations, reviews, and audits in response to complaints or concerns it receives or upon the OIG’s initiative. Following a preliminary review and assessment of the complaint, OIG staff make a determination on whether to open an investigation or other matter. Matters may be declined for a variety of reasons including but not limited to: insufficient information, lack of jurisdiction, or no violation presented.

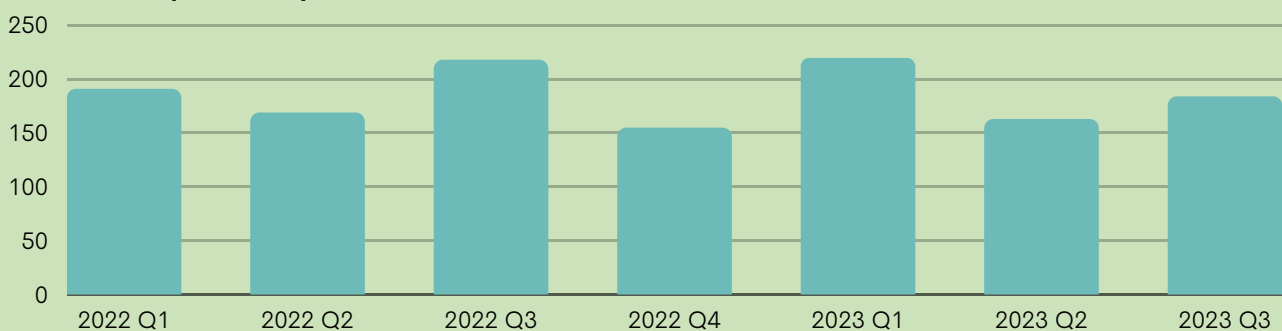
The OIG received **183** complaints in the third quarter of 2023. Of those complaints, the OIG referred **99** to various relevant CHA departments and outside agencies; declined **67**, and provided investigative support to internal and external stakeholders in response to **1** complaint. The OIG opened **3** complaints for investigation and **1** complaint received last quarter for program review. At the end of the quarter, **13** complaints received in Q3 remained pending for evaluation, and an additional **16** remained pending from previous quarters, for a total of **29** pending complaints.

Below are a series of tables showing statistical information on the OIG complaints received in this quarter. As of Q3, the OIG had received a total of **564** complaints in 2023.

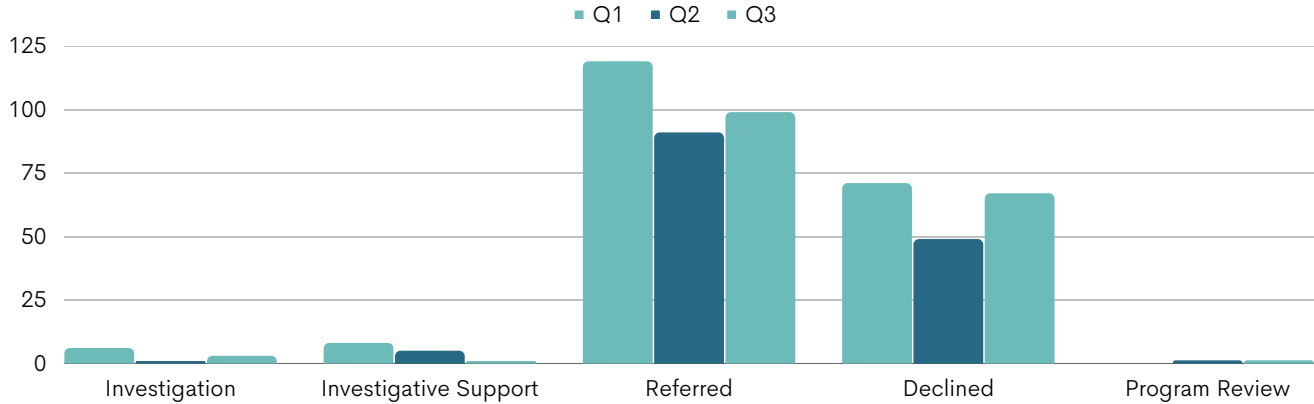
Complaints by Method Q3 2023



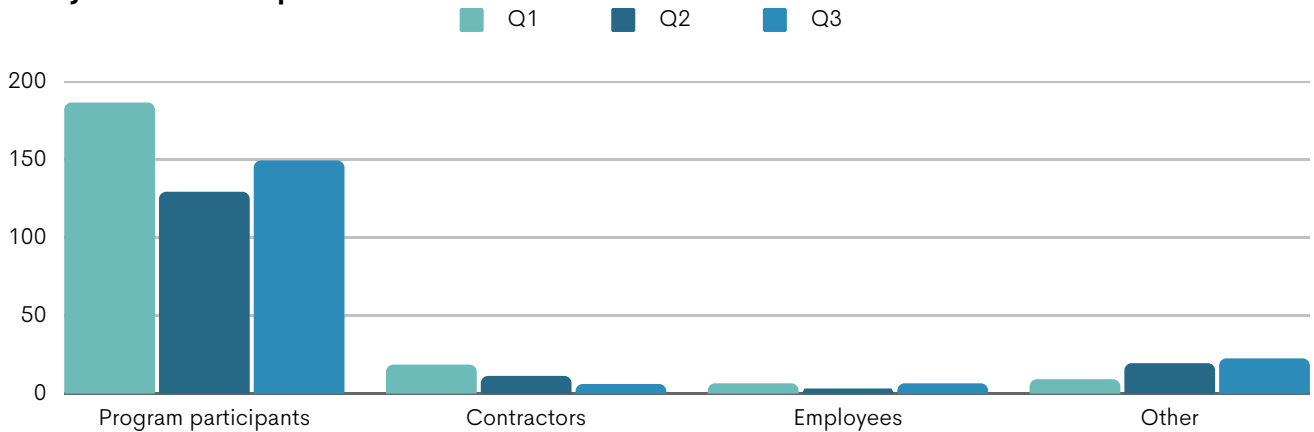
Total Complaints by Quarter



Complaints by Disposition

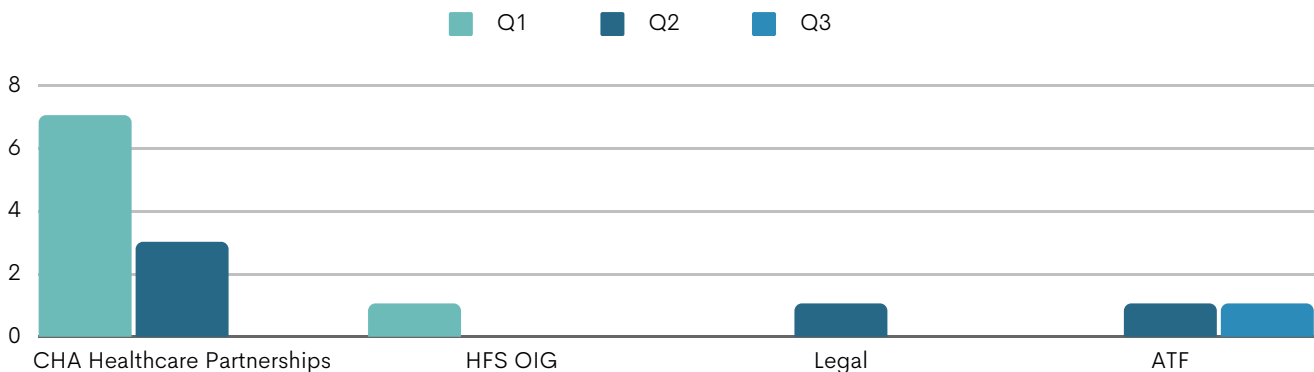


Subjects of Complaints



Investigative Support

The OIG regularly receives requests from various external and internal partners for investigative support on matters within the OIG's jurisdiction. These requests often take the form of requests for information, due diligence, or data analysis. In the third quarter of 2023, the OIG provided investigative support in response to **1** complaint from the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF).



Investigations

An OIG investigation may be administrative, criminal, or both. Administrative investigations generally involve violations of HUD regulations and/or CHA rules, policies, or procedures. An administrative case is sustained if the preponderance of the evidence establishes a violation or the case identifies a particular issue that warrants an advisory to CHA management. For sustained administrative investigations, the OIG produces either an advisory or summary report of investigation with findings and recommendations for appropriate disciplinary, administrative, or other action to the CEO and the impacted department. The OIG will report management's response in each quarterly report.

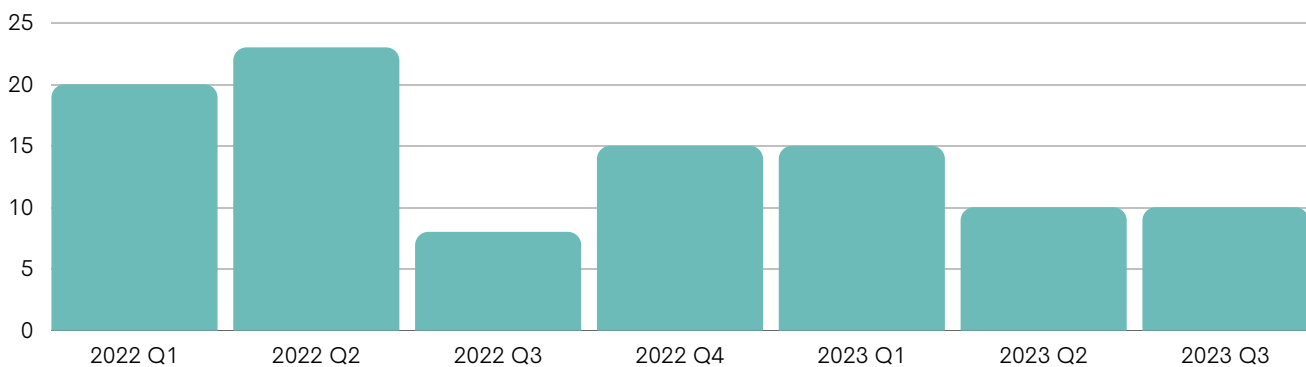
In criminal investigations, if there is sufficient evidence for potential prosecution, the OIG presents the evidence to a prosecuting agency for review. Investigations that result in criminal charges are reported to CHA management and the Finance and Audit Committee. A criminal matter that results in a final criminal conviction is closed sustained.

A case is not sustained when the OIG concludes that the available evidence is insufficient to prove a violation under applicable burdens of proof. A case is closed with no further action warranted ("closed -NFA") when, in OIG's assessment, the matter has been or is being appropriately addressed by another agency or department, the matter was consolidated with another investigation, or, the OIG determines that no further investigative action is warranted based on the specific circumstances presented.

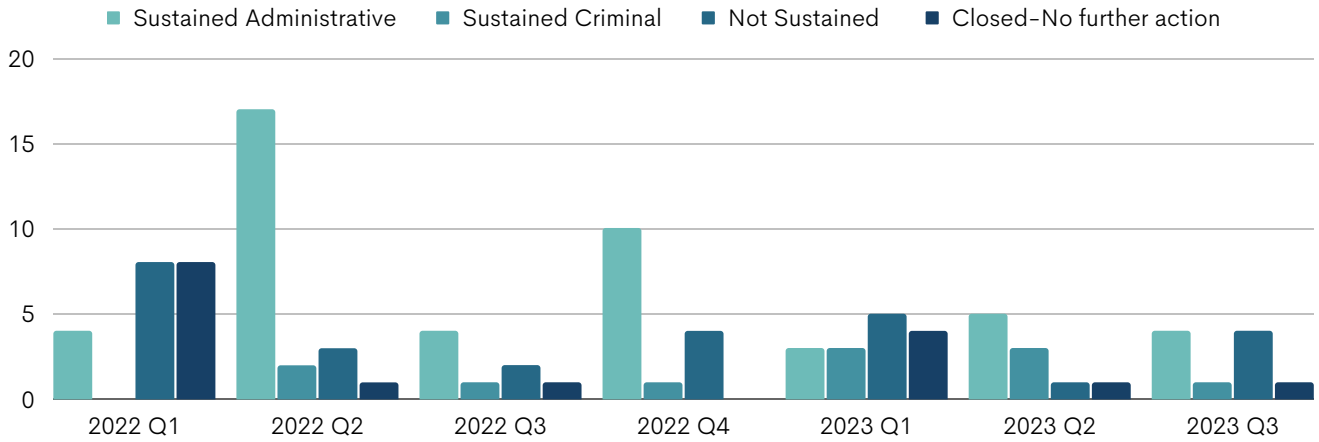
Investigations Closed During the Quarter

In the third quarter of 2023, the OIG closed **10** investigations. Of those cases, **5** were sustained, **4** were not sustained, and **1** closed with no further action warranted. Of the **5** sustained cases, **4** were sustained for administrative violations, and **1** was sustained with a criminal conviction.

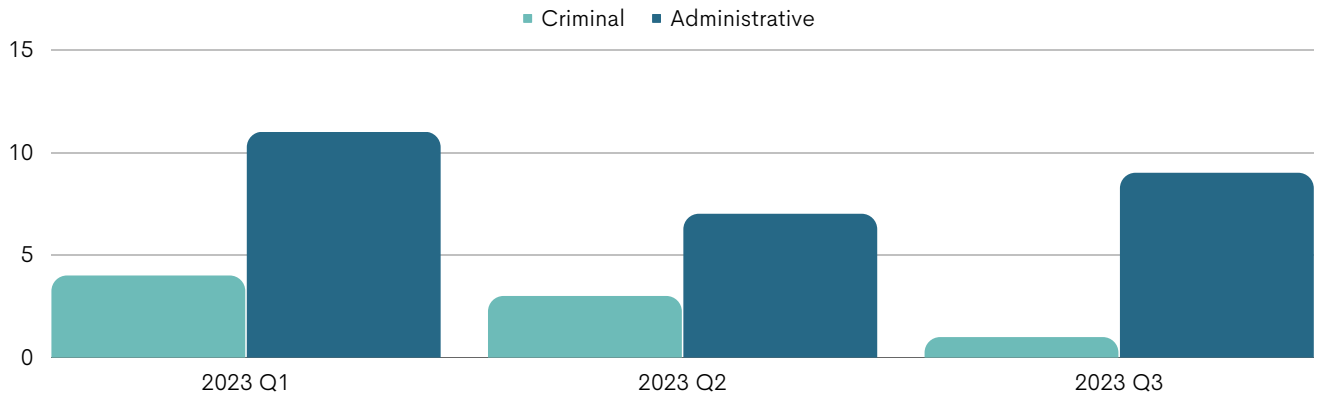
Closed Investigations by Quarter



Disposition of Closed Investigations

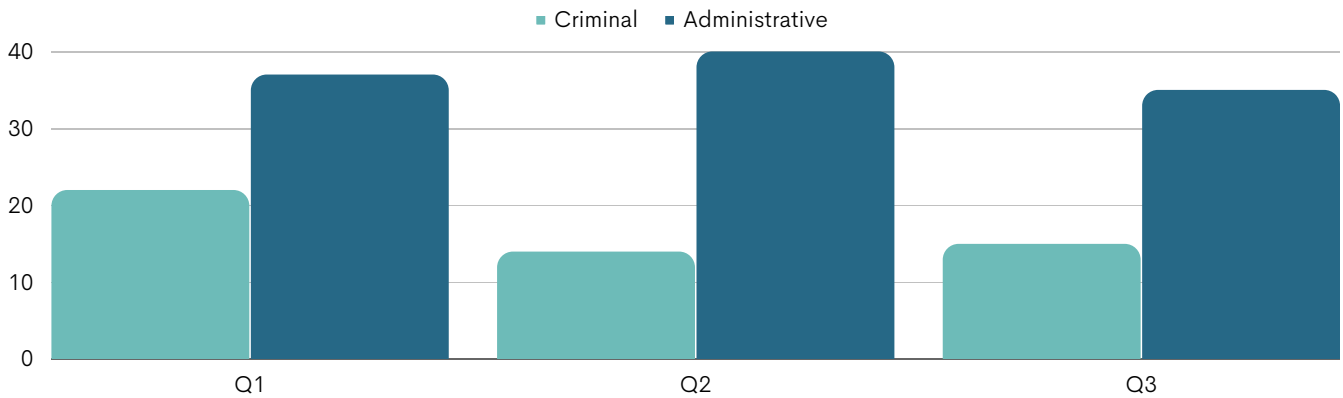


Closed Criminal and Administrative Cases



Pending Criminal and Administrative Investigations

At the close of the third quarter, the OIG had a total of **50** pending investigations. Of the 50 pending investigations, **35** are administrative and **15** criminal.



Investigations Not Concluded Within Six Months

Under the Office of the Inspector General Charter, the OIG must provide statistical data on pending investigations/matters open for more than six months. Of the **50** open investigations, **46** have been open for at least six months. The following table shows the reasons why these matters remain open.

Reasons	Number of Investigations
Complex investigations, generally involve difficult issues of multiple subjects and/or under review by prosecuting agency	23
Indicted cases, but no criminal disposition	4
On-hold or delayed due to other ongoing time-sensitive investigations	19
Total	46



Criminal Case Recoveries

This quarter, the OIG secured one new order of restitution of **\$73,000.00**. The total restitution ordered to the CHA as a result of OIG cases for 2023 so far is **\$758,745.32**.

The OIG received actual funds from two defendants this quarter. The OIG works in collaboration with the CHA's Office of General Counsel to ensure defendants pay restitution to the extent feasible.

Case Name	Date of Restitution Order	Amount
People v. Townsend 22-CR-0017401 (Cook Cty Cir. Ct.)	1/12/23	\$106,634.00
People v. Carney 21-CR-1492801 (Cook Cty Cir Ct.)	3/31/23	\$9,186.00
Q1 Total Ordered		\$115,820.00

Case Name	Date of Restitution Order	Amount
U.S. v. Jones, 22 CR 612, (N.D. Ill.)	4/27/23	\$29,644.00
U.S. v. Coleman, 20-CR-99 (N.D. Ill.)	5/25/23	\$389,779.00
U.S. v. Green, 22-CR-391 (N.D. Ill.)	6/7/23	\$150,502.32
Q2 Total Ordered		\$569,925.32

Case Name	Date of Restitution Order	Amount
People v. Hawthorne, HCVP #9708719; (Cook Cty. Cir. Ct.)	8/30/23	\$73,000.00
Q3 Total Ordered		\$73,000.00
2023 YTD Total		\$758,745.32

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The following charts show actual funds received by convicted defendants by quarter.

Case Name	Date of Restitution Payment	Amount
People v. Hawthorne, HCVP #9708719; (Cook Cty. Cir. Ct.)	3/14/23	\$500.00
People v. Wanda Goodloe 16-CR-0628801, (Cook Cty. Cir. Ct.)	3/13/23	\$200.00
Q1 Total Received		\$700.00

Case Name	Date of Restitution Payment	Amount
People v. Watts and Spivery	4/14/23	\$4,833.00
People v. Townsend 22-CR-0017401 (Cook Cty Cir. Ct.)	05/22/23	\$20,000.00
People v. Hawthorne, HCVP #9708719; (Cook Cty. Cir. Ct.)	5/16/23	\$500.00
Q2 Total Received		\$25,333.00

Case Name	Date of Restitution Payment	Amount
People v. Townsend 22-CR-0017401 (Cook Cty Cir. Ct.)	07/13/23	\$500.00
People v. Hawthorne, HCVP #9708719; (Cook Cty. Cir. Ct.)	09/3/2023	\$500.00
Q3 Total Received		\$1,000.00
2023 YTD Total		\$27,033.00

Criminal Cases

This quarter, OIG investigations resulted in one sentencing order and one civil settlement for monthly restitution payments in a prior concluded case. All charged criminal case activities are summarized below.

Criminal Indictments

This quarter OIG investigations resulted in no new indictments.

Criminal Case Updates and Sentencings

Sentencing of Tiajuana Hawthorne, Former HCV Participant **People v. Hawthorne, 16-CR-1222901 (Cook Cty. Cir. Ct.) OIG #2014-03-00040**

On August 30, 2023, Tiajuana Hawthorne, a former Housing Choice Voucher (HCV) participant, was sentenced in the Circuit Court of Cook County relative to her scheme to defraud the CHA and the Federal Emergency Management Agency (FEMA). Hawthorne was sentenced to two years' probation with restitution payments no less than \$500.00 every three months, totaling \$73,000.00, made payable to the CHA with a final payment due on or before August 29, 2025. Hawthorne previously pleaded guilty to one count of Continuing Financial Crimes Enterprise on April 21, 2017. Her sentencing was delayed to allow Hawthorne to pay restitution payments to the CHA. Between 2017 and 2023, Hawthorne made approximately \$8,700 in restitution payments to the CHA.

The OIG's investigation, initiated in January 2014, revealed that between November 2005 and September 2013, Hawthorne fraudulently received benefits from the CHA totaling over \$84,000.00. As part of the fraud scheme, Hawthorne failed to disclose her true income to the CHA when applying for housing assistance. In addition, the investigation revealed that in 2013, Hawthorne obtained over \$1,000.00 in disaster assistance from FEMA by falsely claiming she owned her residence. Hawthorne was receiving housing assistance for the property she falsely claimed she owned. Hawthorne was indicted on August 8, 2016, and charged with six felony counts including Theft, Forgery, and Continuing Financial Crimes Enterprise.

Assistance in the investigation was provided by the U.S. Department of Homeland Security, OIG. Prosecution was handled by the Cook County State's Attorney's Office.

CHA v. Mong, Civil Court Settlement for Payment of Criminal Restitution, 22 L 50675 (Cook Cty. Cir. Ct.)

On July 12, 2023, the Circuit Court of Cook County entered a settlement agreement in which former CHA public housing resident, Agwu Mong, agreed to repay the CHA \$300 per month until he has completed the restitution amount of \$40,000 resulting from his prior criminal conviction for felony theft and forgery relative to a scheme to defraud the CHA, in People v. Mong, Case No. 19 CR 1092601.

In May 2022, Mong pleaded guilty and was sentenced to two years' probation and payment of \$40,000 in restitution to the CHA, however, the CHA was required to seek civil enforcement of the restitution order. The CHA's Office of General Counsel therefore filed a Citation to Discover Assets against Mong, which resulted in a civil settlement agreement requiring Mong to satisfy the restitution order through monthly payments.

The CHA OIG's investigation had revealed that while Mong was renting from CHA, he concealed the fact that he was also the owner of a multi-unit, residential property for which he was receiving rental income. In addition, Mong did not actually reside in his CHA unit and instead rented it to multiple sub-lesers.

OIG Criminal Cases Pending in Court

At the end of Q3 2023, the OIG had **5** criminal cases pending in court.

Case Name	Indictment	Summary of Charges	Scheme	Updates
People v. Spruill 22 CR 0228801 (Cook Cty. Cir. Ct.)	2/16/2022	Class 1 felony theft, wire fraud, and forgery	Property manager theft of rent	Status hearing set for November 17, 2023.
People v. Brown 22 CR 0281301 (Cook Cty. Cir. Ct.)	3/2/2022	Class X felony theft and forgery	HCV Fraud	Status hearing for October 11, 2023.
People v. Rios 22 CR 0694301 (Cook Cty. Cir. Ct.)	6/15/2022	State benefits fraud, multiple forgery counts	HCV Fraud	Status hearing set for November 21, 2023.
People v. Rodriguez 22 CR 0694401 (Cook Cty. Cir. Ct.)	6/15/2022	Class 1 felony theft, forgery	HCV Fraud	Status hearing set for October 19, 2023.
People v. Robins 23 CR 0619301 (Cook Cty. Cir. Ct.)	6/7/2023	Class X felony theft	HCV Fraud	Status hearing set for October 25, 2023.

Sustained Administrative Case Summaries

The following summaries provide information regarding sustained administrative investigations and any management response received within 30 days of the matter's closing. An administrative investigation is sustained if a preponderance of the evidence establishes a violation of law, policies, rules, or regulations or finds waste or inefficiency. In such cases, the OIG issues recommendations to management for enforcement action, discipline, debarment, or other corrective action.

Personal Use of Central Advisory Council Vehicles, OIG #2022-10-00022, CAC Management

A recent OIG investigation found that, at the direction and consent of the Central Advisory Council's (CAC) senior leadership, CAC staff had been using CAC-owned vans for personal use, including one employee's daily commute to and from work. The CAC, in turn, had sought and obtained reimbursement of all vehicle expenses from the CHA, without distinguishing between those costs that were reasonably related to CAC business and those which were not. CAC leadership has since reported that all personal use of the CAC vans has stopped.

The OIG recommended that CHA management require the CAC to implement appropriate controls to prevent such violations in the future, including requiring additional supporting records before approving requests for reimbursement of CAC vehicle expenses, and incorporate any such requirements into the parties' annual Funding Agreement to ensure CHA funding is used for its intended purpose. Finally, the OIG recommended the CHA Office of General Counsel review the OIG report for any potential action to seek repayment of tenant participation funds, as appropriate.

In response, CHA management concurred with the OIG's recommendation to require the CAC to implement appropriate controls to prevent such violations. The response stated that the CHA's Resident Services department will ensure that the CAC adopt a vehicle usage procedure and require submittal of vehicle logs with each invoice when requesting reimbursement. Further, staff will explore whether to reimburse for mileage only or continue to reimburse for gas and maintenance costs.

CHA management declined to pursue any contract enforcement action against the CAC, but reported that, "CHA will place clear expectations surrounding reimbursement and consequences for violations in [the CAC's] 2024 Funding Agreement."

Mismanagement of Site-Based Waitlist, OIG #2022-03-00090,
CHA Property and Asset Management Contractor

A recent OIG investigation found that a CHA Private Property Management Company (PPM) mishandled the site-based tenant waitlist at a senior building, and CHA's Property and Asset Management (PAM) staff failed to ensure the building was operating appropriately. First, for several years after the CHA transitioned to an on-line waitlist application process, the PPM continued accepting applications directly, and maintained its own waitlist without reference to the CHA waitlist. PPM and PAM staff agreed that CHA's PAM employees had failed to ensure the building transitioned away from its own waitlist and had not ensured the building was using the CHA's current waitlist process.

Additionally, after a former tenant repeatedly contacted PPM employees, at the building and the PPM's central office, the PPM provided the individual an improper medical accommodation, thereby allowing them to bypass others on the waitlist. The individual had been promised an apartment and received a move-in date, shortly before management of the building transitioned to a new PPM company. The new PPM, which was already managing other CHA buildings, reverted to the waitlist maintained online and denied the individual an apartment. The individual subsequently complained to the CHA. The OIG recommended that the PAM department review the findings with the PPM to ensure it reinforces with its staff the importance of strict compliance with waitlist procedures and all program policies.

In response, PAM agreed with the OIG's findings and reported the following actions it had taken in response to the OIG's report as well as earlier complaints that PAM had received directly:

The PAM Occupancy team digitally merged the PPM's waitlist for the building with CHA's site-based waitlist, taking care to retain the actual date of submission of the paper applications. This step ensured the individual at issue in this matter remained on the waitlist for the property with the appropriate seniority.

In July 2023, PAM facilitated two, full-day training sessions on CHA's waitlist leasing process, which were mandatory for all property management staff engaged in outreach, screening, and leasing units. PPM staff were also required to pass an exam with a score of 70% or more to ensure their fundamental understanding of core waitlist and leasing business processes. Team members who scored less than 70% were not allowed to work on leasing related activities for CHA units until they pass a subsequent exam. PAM staff reported that as of September, all PPM employees with the company at issue had passed the exam.

Abandonment of Subsidized Unit, Failure to Disclose Ownership of Residential Property, OIG #2021-10-00035, HCV Participant

An OIG investigation found that a participant in the HCV program failed to notify the CHA they had been residing in Flowood, Mississippi since October 2019, and had allowed unauthorized individuals to reside in their subsidized unit. The participant did not report that they own a home in Flowood along with another property, and further failed to report business income, which was the basis for their application for two Paycheck Protection Program loans. The OIG recommended that the HCV department review the matter for administrative action as appropriate, including termination of the voucher.

In response, HCV issued an initiated the process to terminate the voucher for the subsidized unit not being the participant's only residence, the family's extended absence from the subsidized unit, unauthorized occupants, unreported business income, and non-compliance with program administration. HCV is also consulting with the CHA Office of General Counsel regarding a potential enforcement action against the landlord of the subsidized unit.

Renting from a Relative, False Submissions, OIG #2021-08-00037, HCV Participant and Landlord

A recent OIG investigation found a current HCV participant has been renting a property owned by her daughters since her entrance to the program in 1999. As a result, CHA has made more than \$178,000.00 in HAP payments to one of the participant's daughters, who was registered with the CHA as the landlord. The participant and the landlord-daughter both made multiple false statements to the CHA in regular recertifications, repeatedly affirming that that they were not related. However, a review of CHA records showed that the initial HAP contract signed by the owner was an outdated form and did not include the owner certification stating that they are not related to the tenant. Additionally, the owner appears to have verbally acknowledged the relationship to CHA contract staff on at least two occasions, and CHA failed to take appropriate enforcement action.

The OIG recommended that the HCV department review the matter for administrative action as appropriate, including termination of the voucher.

In response the HCV department stated it would initiate the termination process immediately.

Failure to Disclose Income Property and Section 3 Business Income, OIG #2020-03-00027, PH Resident

A recently sustained investigation found that a current public housing resident has not disclosed their ownership of a six-unit residential apartment building, has not disclosed the rental income from the building, and has further failed to disclose the income they are receiving from the business they own, which recently received over \$600,000 from the CHA as a Section 3 contractor.

The OIG recommended that the PAM department take appropriate lease enforcement action. Additionally, the OIG recommended that PAM review the performance of the resident's Section 3 company on its CHA contract to date and determine whether the owner's failure to disclose any income from the business or the rental income in their capacity as a public housing resident warranted potential debarment or other remedial action against the business.

In response, the PAM department reported that property management had initiated the process to terminate the individual's tenancy. Regarding the tenant's business, PAM reported that the business is independent of the individual's tenancy, and CHA had no current performance concerns. The PAM department further responded that the CHA's Workforce Opportunity Resource Center (WORC) team and Department of Procurement and Contracts (DPC) will monitor the business's compliance to ensure it remains an eligible Section 3 business.

Audits and Reviews

Closed Audits

The OIG did not close any audits during the third quarter of 2023.

Draft Audits

The OIG issued a draft Audit of the CHA's Compliance with the Procurement Reform Task Force (PRTF) Recommendations. The audit is expected to be closed by the end of next quarter.

Pending Audits

The OIG had three audits pending at the close of the third quarter. The Mixed Finance/Mixed Income Property Rent Collection Audit is expected to be finalized by the end of Q4 2023. The CHA's Public Housing Equipment Appliance and Materials Inventory Follow-up Audit is also expected to be finalized by the end of Q4 2023. In July 2023, the OIG launched an audit of CHA Contractors System Access. This audit is expected to be finalized in Q1 2024.

The OIG appreciates CHA management for their willingness to engage in the audit process and continue to improve CHA programs.

OIG Management Advisories and Memos

This quarter, the OIG issued one management memorandum and no advisories.

Management Memo – HCV Satellite Office Rent Overcharges

The OIG issued a Management Memorandum notifying the HCV Department that the entity leasing space to the CHA for use as an HCV Satellite Office had committed billing errors resulting CHA's overpayment of \$14,527, and that the property appeared to have delinquent property taxes from 2020. The OIG recommended that CHA management review its analysis and consider seeking repayment from Overton.

The HCV Department agreed with OIG's recommendation and reported it was working with CHA's Office of General Counsel to communicate with the landlord to collect the overcharged amount of \$14,527 and to correct the issue of the delinquent taxes for the property.



The Office of the Inspector General (OIG) is an independent body within the Chicago Housing Authority (CHA). Its purpose is to investigate and audit matters concerning fraud, theft, waste, abuse, and misconduct within or affecting CHA. The OIG promotes economy, efficiency, and integrity in the administration of programs and operations of CHA. The OIG ensures that violations are investigated and prosecuted, as they relate to CHA residents and employees, contractors, subcontractors, or any entity receiving funds from CHA.

For more information regarding this report, please contact
Chicago Housing Authority
Office of the Inspector General
60 E. Van Buren St. 7th Floor
Chicago, IL 60605

Or visit our website at www.thecha.org/fraud

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