




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

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**OIG Reference:** 2023-03-00077

**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

**From:** Kathryn Richards, Inspector General 

**Date:** September 19, 2024

**Subject:** Significant OIG Activity – Indictment of Delvya Harris, Former Assistant Community Manager for the Habitat Company

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The Chicago Housing Authority (CHA) Office of the Inspector General (OIG) writes to notify you that, on September 4, 2024, the Grand Jury sitting in the Circuit Court of Cook County returned a six-count indictment charging Delvya Harris, a former Assistant Community Manager for the Habitat Company, with theft of government property, forgery, and wire fraud relative to her scheme to defraud the CHA. Habitat, a CHA contractor, manages multiple public housing properties, including Trumbull Park Homes where Harris worked. Harris appeared for arraignment on September 18, 2024, and entered a plea of not guilty.

The indictment stems from an OIG investigation, which revealed that from November 2022 through March 2023, Harris stole at least 50 money orders totaling approximately \$18,215.00 from Trumbull Park Homes residents. The money orders were rent payments given to Harris in her role as an Assistant Community Manager at the property. Instead of ensuring the CHA received the rent payments, Harris deposited the money orders into her own personal bank accounts, or had her partner cash them at various currency exchanges.

As a result of the OIG's investigation, the Grand Jury also returned a second thirteen-count indictment charging Harris with loan fraud, forgery, and income tax fraud related to Harris's two Paycheck Protection Program (PPP) loans and an Economic Injury Disaster Loan (EIDL) Advance Loan discovered during the OIG's investigation. The funds Harris received from the loans totaled over \$51,000.00. In addition, Harris submitted fraudulent applications for two additional EIDL loans that were ultimately denied.

Prosecution of the matter is being handled by the Illinois Attorney's Office, Public Integrity Bureau. The OIG's investigation will remain open pending the outcome of the criminal court proceedings.

During the investigation, the OIG worked closely with Habitat to ensure all affected tenant ledgers were appropriately credited. Harris was terminated from Habitat in early 2023.