

[REDACTED]
303 N. 1st St., Apt. [REDACTED]
Fairfield, Illinois 62837
Wayne County Housing Authority – Fairfield Hi-Rise
[REDACTED]

April 19, 2026

VIA USPS CERTIFIED MAIL

ATTN: HUD OIG
U.S. Department of Housing and Urban Development
Office of Inspector General, Region V
77 West Jackson Blvd
Chicago, IL 60604

**Subject: ACC Compliance Concern – Wayne County Housing Authority (WCHA) –
Failure to Implement HUD-Required Grievance Procedure and Due Process in Lease
Terminations**

To Whom It May Concern:

I am a public housing tenant at the Wayne County Housing Authority (WCHA), living at the Fairfield Hi-Rise. I am writing to raise serious concerns that WCHA is not complying with its obligations under its Annual Contributions Contract (ACC) and HUD regulations governing public housing leases and grievance procedures, particularly 24 CFR part 966. In my view, these failures are denying tenants due process and undermining the integrity of HUD-assisted tenancy at WCHA.

1. No proof of a validly adopted grievance procedure

HUD regulations require every PHA to adopt a grievance procedure that gives tenants an opportunity for a hearing on grievances, to include or incorporate that procedure into all public housing leases, and to provide a copy to tenants and resident organizations. A sitting Resident Commissioner at WCHA has repeatedly asked management for:

- The Board resolution adopting WCHA's grievance procedure
- The Board minutes and agenda showing its adoption
- Any records of tenant notice and comment on the procedure

To date, WCHA has not produced any of these adoption records. As a tenant, I have never been shown that a grievance procedure was validly adopted by the Board, incorporated into my lease, or provided to tenants in the way HUD requires.

2. No demonstrated, HUD-compliant method for appointing grievance hearing officers

HUD regulations also require that the method of selecting impartial grievance hearing officers or panels be stated in the grievance procedure and that resident organizations be consulted regarding the method and appointments. At WCHA:

- The Board only recently “nominated” a list of hearing officers.
- There is no record that tenants or a Resident Advisory Board were consulted about this method or list.
- WCHA has not shown that this method is clearly set out in a duly adopted grievance procedure or that tenants were ever notified about it.

As a result, tenants like me have no assurance that there is a valid, impartial, HUD-compliant hearing structure in place, even though this is required under the ACC and HUD regulations.

3. Use of unadjudicated allegations and arrests to terminate, with no prior grievance opportunity

On April 16, 2026, WCHA issued me a 30-Day Notice of Lease Termination for my unit (Apt. [REDACTED] Fairfield Hi-Rise). The notice claims:

- That I left “disturbing notes” on another resident’s door, referring to a police report and a Stalking No Contact Order
- That I was arrested for allegedly stealing items from another resident’s door
- That I made “threatening and intimidating comments” to residents and staff
- That I have a rent balance

However, before this 30-day notice:

- I was never given written lease-violation notices about these issues that stated the specific facts, identified the lease sections at issue, and explained my grievance rights and how to request a hearing.
- One allegation is based only on an arrest, not a conviction. WCHA has not provided me with any criminal record or court disposition, or any chance to dispute the accuracy or relevance of any criminal record, even though HUD guidance requires that when criminal activity is used as a basis for termination.

- None of these non-rent allegations has ever been presented or decided in a grievance hearing. They are being bundled together for the first time at the termination stage, with no progressive, grievable notices or hearings.

This is not how HUD's public housing grievance framework is supposed to work. The grievance procedure is meant to give tenants an administrative remedy and due process before WCHA takes an action as serious as terminating a lease.

4. Honoring my timely written grievance request

Within three days of receiving the April 16, 2026 30-day notice, I submitted a written response to WCHA. In that letter, I:

- Disputed the proposed termination
- Requested copies of all records WCHA is relying on (incident reports, police reports, court orders, any criminal records, my rent ledger, and all grievance-policy adoption records)
- Explicitly asked that my letter be treated as a formal grievance regarding the proposed termination, and requested an informal settlement and, if necessary, a grievance hearing

If WCHA refuses to or is incapable of treating my letter as a grievance, fails to provide the requested records of a clearly established procedure, or moves forward with termination and any court eviction without giving me a hearing opportunity, that would be a direct denial of the grievance process and due-process protections required by 24 CFR part 966.

5. ACC compliance concern

Taken together, these issues show that WCHA is not implementing the grievance procedures, tenant due-process protections, and lease-termination standards that are conditions of receiving HUD operating and capital subsidies under its ACC. In practice, the grievance procedure seems to exist only on paper, without proof of lawful adoption, tenant notice, or a valid hearing-officer system, while terminations—including my case—are moving forward based on unadjudicated allegations and arrests without prior grievance opportunities.

Requested HUD action

I respectfully request that HUD OIG and the appropriate HUD program office:

1. Investigate whether WCHA has a duly adopted, HUD-compliant grievance procedure that is incorporated into tenant leases and provided to tenants, supported by Board resolutions, minutes, and agendas.

2. Review WCHA's method of selecting grievance hearing officers and its compliance with 24 CFR 966.55, including whether tenants and any Resident Advisory Board have been consulted as required.
3. Examine WCHA's lease-termination practices, including my case, to determine whether tenants are being denied required notice, access to evidence, and grievance opportunities before lease terminations proceed.
4. Direct WCHA to bring its grievance system and termination practices into full compliance with HUD regulations and the ACC, and to suspend or correct any terminations that bypass the grievance requirements.

I have attached a copy of my 30-day notice of lease termination, my written grievance request, and other documentation is available upon request.

Thank you for your attention to this matter.

Sincerely,

/s/

303 N. 1st St., Apt.

Fairfield, Illinois 62837

Wayne County Housing Authority – Fairfield Hi-Rise