

HACM Maintenance Mismanagement Photos

Below are photos taken by Common Ground of some of the numerous maintenance problems in HACM properties. These are representative examples to reveal what conditions are actually like. Such problems are widespread and systemic.



Description: Mold on a kitchen floor in a College Court unit. This is a common sighting.



Descriptions: Broken windows and screens at College Court. Dozens of units have similar problems.



Description: Debra McQueen's bathroom at College Court. Her baseboards are busted and moldy. It smells terrible in her apartment.



Description: Debra McQueen's bedroom at College Court. Her bedroom is uninhabitable, smelly, and in disrepair. She sleeps in her living room. She has reported these issues for years. She continues to pay full rent.



Description: an apartment at College Court was recently closed off and labeled “Danger: Asbestos.” The sign is removed, but the door remains locked and the unit vacant.



Description: one of many units at College Court with plumbing issues. When the resident turns on the faucet, the sink clogs and begins to fill, bringing up dirty brown material from the pipes, as pictured.



Description: residents at College Court—and many other properties—frequently struggle to fit into the small doorways with their walkers/wheelchairs, scratching the sides and hurting their hands or devices.



Description: Alwiller Washington of College Court reported plumbing issues for all of July and early September. A month and a half. Her manager told her to “lower her tongue.” She worked with Common Ground to report them again. Finally, the plumber came on September 9 and 11. Without notice, they took the sink and counters out and provided no expected repair date—nothing. She washes her dishes in her bathtub, and her family brings her PB&Js for lunch each day. She’s paying full rent.



Description: an “emergency exit” at Hillside blocked with garbage



Description: one of many garbage pile-ups at Hillside; a breeding ground for rats



Description: rat hole at Hillside. The property is littered with these. Rats and other vermin are regularly in residents' apartments.



Description: a cat-sized rat seen recently by Vivian Jones at Lapham Park. These are weekly sightings.



Description: the communal water fountain at Lincoln Court. Residents never use the fountain.



Description: a large hole beneath the sink in an apartment of Lincoln Court. Such holes are very common.



Description: Lincoln Court and other properties often have busted Automatic Door Openers (ADOs) like this—making the building inaccessible for people with disabilities.



Description: the communal “ceiling” at Locust Court. You can see water leak marks. It has been left in this state of disrepair for months.



Description: busted baseboards and a dead roach on the downstairs hallway floor at Locust Court. The building is infested with roaches and bugs—even on elevator walls.



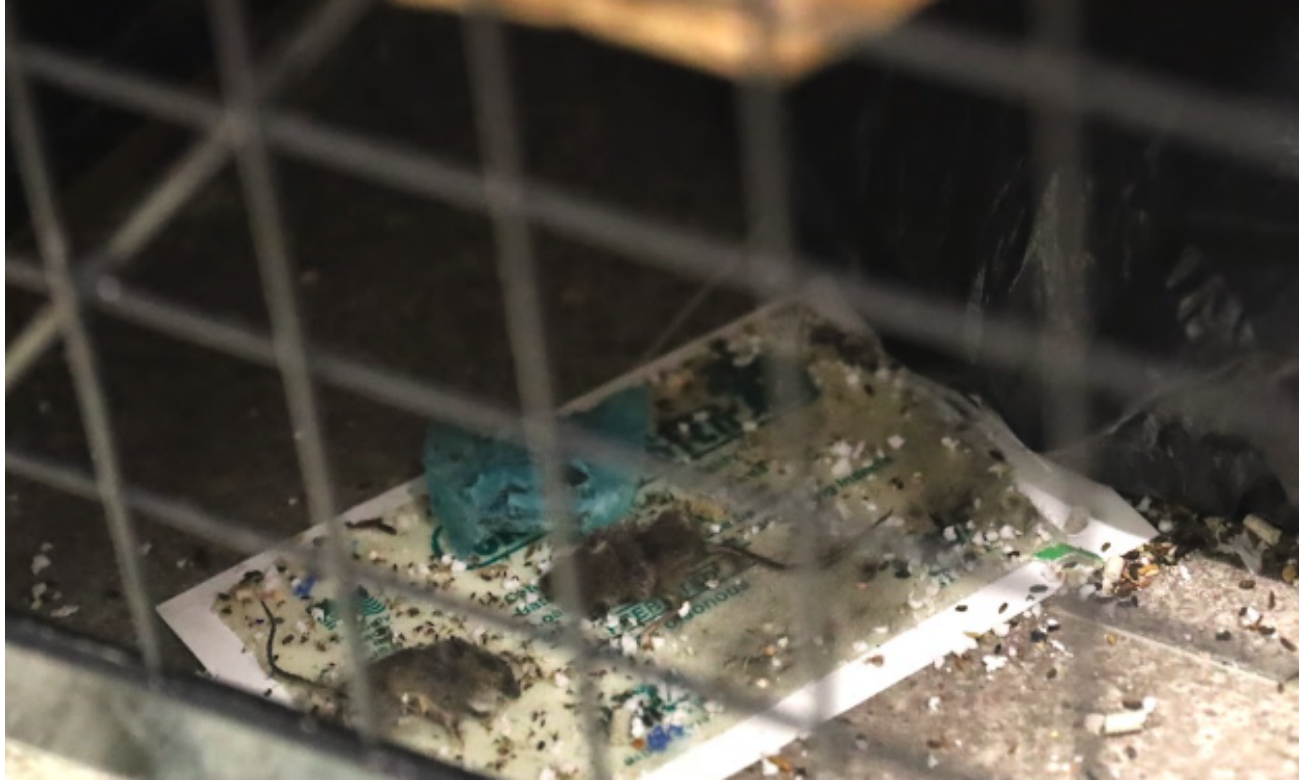
Description: another common bug inhabitant at Locust Court and other properties...



Description: the downstairs “ceiling” at Riverview. Water is leaking with exposed wires. Residents frequently slip, particularly when using a walker or mobility device.



Description: black mold in Teddi Minor's apartment in Becher Court. She reported concerns of water leaking, but HACM told her she just had "creaking pipes."



Description: dead mice in HACM's "award-winning" Westlawn. The development was built on top of a mice breeding ground. It is infested.



Description: Westlawn has traps for bugs and mice like these everywhere.



Description: carpets at Cherry Court on residential floors. These are 2 of 5 floors with this problem. Residents reported these carpets for 2 years. Nothing was done. Once HACM saw Common Ground recently, they were cleaned the next day. It should not take Common Ground for HACM to care about residents!



Description: Cherry Court is littered with traps like these. The garbage room is infested.