

Date Closed	Investigative Description	Disposition
10/2/2023	<p>(b)(6), (b)(7)(C) for the Dallas Housing Authority (DHA), advised that she was contacted by (b)(6), (b)(7)(C) in the beginning of November 2018. (b)(6), resided at the Sunset Villa apartments (b)(6), (b)(7)(C) from (b)(6), until about the beginning of (b)(6), (b)(7) and made monthly rental payments of \$750.00. (b)(6), is on the DHA waitlist to enter into the Section 8 voucher program. (b)(6), received a letter from DHA at her residence in September 2018 that was addressed to (b)(6), (b)(6), (b)(7)(C) is a current recipient of the DHA Section 8 voucher program and as of 7/1/17, provided DHA with an address of (b)(6), (b)(7)(C) (b)(6), (b)(7)(C) has been potentially residing with (b)(6), (b)(7)(C) for Sunset Villa apartments since about the beginning of December 2017. Sunset Villa apartments have received monthly Section 8 voucher payments for (b)(6), in the amount of \$687.00 since 7/1/17. (b)(6), (b)(7)(C) believes there could be additional Section 8 voucher fraud being committed at the Sunset Villa apartments.</p>	Declined to Prosecute
10/3/2023	<p>Freedom for Living Property Management allegedly simultaneously received Cares Act funding and Section 8 rental subsidies. Furthermore, applications for Cares Act funding allegedly listed tenants who do not live at the listed address. Redacted Narrative This civil investigation was initiated as a result of a successful criminal investigation into Freedom for Living Property Management (FLPM). The owner of FLPM plead guilty to one count of wire fraud related to receiving CARES Act funding while simultaneously receiving Housing Choice Voucher rental subsidies. The investigation was conducted to determine if false information was submitted to the Greater Dayton Premier Management (GDPM) and determine if there was a violation of the Program Fraud Civil Remedies Act (PFCRA). GDPM records were reviewed and the GDPM HCV Senior (b)(6), advised that there does not appear to be any false statements or claims to GDPM. The investigation was closed due to a lack of evidence.</p>	Lack of Evidence
10/3/2023	<p>A proactive review of financial institution reporting revealed that (b)(6), (b)(7)(C) with the Cincinnati Metropolitan Housing Authority, received a \$10,000 credit referencing the Economic Injury Disaster Grant. The funds that (b)(6), (b)(7)(C) received do not appear to have been utilized for approved business purposes. Redacted Narrative This investigation was initiated after a proactive review of financial reporting revealed that an employee with the Cincinnati Metropolitan Housing Authority (CMHA), received a \$10,000 credit referencing the Small Business Administration (SBA) Economic Injury Disaster Loan (EIDL). The investigation revealed that the funds were not utilize the funds for authorized business purposes. An analysis of financial accounts revealed that portions of EIDL funds from seven additional subjects appear to have been recruited as part of an EIDL pyramid scheme in the Cincinnati area. It was further discovered that the Federal Bureau of Investigation (FBI) New York had an open case on the same scheme in which the individual was part of. The FBI and the U.S. Attorney's Office (USAO) in the Southern District of New York (SDNY) charged several individuals with a COVID-19 fraud scheme in October 2021. Agents learned from CMHA that the employee had not reported for work for months because of medical issues. CMHA elected to terminate the employee due to their inability to work in any capacity. The employment termination, coupled with the unresolved criminal case in SDNY, resulted in the U.S. Attorney's Office decision to not charge the individual at this time.</p>	Declined to Prosecute
10/4/2023	<p>HUD OIG developed information from multiple public sources that employees of the Luna Park apartment complex management office are allegedly charging individuals to circumvent the waiting list process, avoid eviction process and begin privatization process for the apartments.</p>	Other - Successful Prosecution.
10/11/2023	<p>Richard Bruno, Section 8 landlord, pleaded guilty on May 8, 2017 to one count of production of child pornography. During the investigation, it was learned Bruno was forcing some tenants to have sex with him in lieu of rent and other privileges. The U.S. Attorney's Office also recently learned that most of Bruno's tenants are Section 8 recipients, and that he owns about eighteen (18) properties in the City of New London.</p>	Case Adjudicated

10/11/2023	<p>On 04/09/2019, (b)(6), (b)(7)(C) with the Utah SBI advised (b)(6), (b)(7) of allegations that (b)(6), (b)(7) may have allowed the father of her children (b)(6), (b)(7) to reside in her Section 8 subsidized unit since 2014 when he was released from federal prison. (b)(6) had been in prison for selling and possession of a firearm (b)(6) is or was the (b)(6), (b)(7)(C) and has also been alleged to be the channel between Utah and the California (b)(6), (b)(7)(C). While attempting to interview (b)(6) as part of a homicide investigation, (b)(6), (b)(7)(C) went to an address listed for (b)(6) that was vacant with a lock box on it. After speaking to the landlord, (b)(6), (b)(7) determined that the tenant (b)(6), (b)(7) had been receiving housing assistance through Ogden Housing Authority. The landlord said he didn't know if (b)(6) had lived with (b)(6). After reviewing court records, it was determined that (b)(6), (b)(7)(C) address in 2013 and 2015 when he received traffic tickets and (b)(6) accepted service for (b)(6) at her address for two debt collection complaints filed against him in 2017. It appears (b)(6) may have been living with (b)(6) and may still be living with her at her new residence that she just moved to. Ogden Housing Authority confirmed (b)(6) has been receiving housing assistance since 2011 and has never reported (b)(6) as living with her. Ogden Housing Authority further reported (b)(6) works for the State of Utah for ORS.</p>	Administratively Closed
10/15/2023	<p>The FBI obtained information from Mt. Vernon Police (b)(6), (b)(7)(C) who in turn was contacted by (b)(6), (b)(7)(C) a private attorney hired to provide counsel for the Housing Authority of Jefferson County (HAJC). HAJC's CFO reported to (b)(6), (b)(7)(C) used HAJC credit and debit cards to pay for extravagant meals and food purchases solely for personal gain. (b)(6), (b)(7)(C) holds a medical marijuana license in the state of Illinois and (b)(6) alleges that HAJC funds were used to purchase marijuana growing equipment, used at his residence (b)(6) further alleges that the HAJC maintenance director was asked to by (b)(6), (b)(7)(C) to pick up three truckloads of construction equipment valued at approximately \$100,000 at his (b)(6), (b)(7)(C) residence. The construction equipment was purchased with HAJC funds, but the HAJC has no use for this equipment. (b)(6), (b)(7)(C) has yet to produce any supporting documentation for these purchases after being requested to do so. It is also alleged that (b)(6), (b)(7)(C) created fictitious email accounts to give HAJC oversight officials the appearance that he was properly sharing information on his expenditures.</p>	Referred
10/16/2023	<p>(b)(6), (b)(7)(C) VA Police Department. This evening, the Lynchburg Fire Department (LFD) had to displace about 9 family units totaling about 20 persons due to sewage spilling from several apartments into others. One apartment reportedly had squishy carpet, wet with sewage water. Sewage water has been running down walls for weeks, if not longer. Several people from inspectors, handymen, and apartment managers have all promised to have it fixed. From some tenants who have been there years, this problem has existed for a long time. Two or three of the buildings there have recently caught on fire, reportedly due to faulty wiring. This evening, one of our officers responded and has photos and video of some of the conditions. They could be released to authorized personnel by our records department. The report number for tonight's event is (b)(6), (b)(7)(C). Our records department phone number is (b)(6), (b)(7)(C). It would seem that whatever subsidy money is being used to fund the complex - James Crossing Apartments - is not being used appropriately. When contacted about finding lodging for the displaced tenants, the manager said she was out of town. All of the handymen have reportedly been fired. Only the security guy was on scene, but he did not have keys. The last I heard was that those who were displaced were being put up in a motel for 48 hours. I do not have any further information.</p>	Lack of Evidence
10/19/2023	<p>USAO EDNY requested this office to assist with the civil investigation into the Reverse Mortgage Funding LLC company.</p>	Allegations Unfounded/Unable to Substantiate
10/19/2023	<p>Dauphin County, PA officials referred allegations of possible bid-rigging, conflicts of interest, and kickbacks by officials of the Tri-County Housing Development Corporation, a Dauphin County CDBG and HOME subrecipient/contractor.</p>	Lack of Evidence
10/19/2023	<p>Complainant secured an FHA mortgage to purchase a property in Harrisburg, PA. As part of the purchase process, a home inspection was completed that showed a failed septic system that needed to be replaced. The appraisal was completed and listed no mention of a failed septic system. A new septic system was not installed properly leading to gas smells in the property. Due to on-going septic issues, the complainant moved out of the property and filed for bankruptcy causing the property to go into foreclosure.</p>	Declined to Prosecute
10/23/2023	<p>(b)(6), (b)(7)(A), (b)(7)(C)</p>	(b)(7)(E)
10/23/2023	<p>OIG is in receipt of a referral from Indiana Family and Social Services Administration. The referral alleges that (b)(6), (b)(7)(C) (b)(6), (b)(7)(C) has unreported income as an online influencer using the name (b)(6), (b)(7)(C). The business name that she is working under is (b)(6), (b)(7)(C). The complaint alleges that her yearly income may exceed \$200,000 per year. The complaint also alleges that her (b)(6), (b)(7)(C) (b)(6), (b)(7)(C) a convicted felon, was living in her public housing unit without being reported.</p>	Other - All judicial complete.

10/25/2023	<p>A referral from Leavenworth County Kansas Sheriff's Department alleged that the subject, Jeremy Ace Woods, conducted a single-family property scam, wherein he posed as the seller for a HUD property, executed fictitious contracts and took cash down-payments from the buyer. The investigation revealed that Jeremy Ace Woods was engaged in the fraudulent sale of homes that he did not own, to victims, between September 2021 and February 2022. The investigation linked Woods to 15 victims, who collectively paid him down payments totaling \$180,000.00 in various forms, including cash, cashier's checks, and personal checks, for homes located in Kansas and Missouri. As part of the scheme Woods, acting through his companies Ace's Remediation and Lawn Service, LLC and Vaughn's Property Management, LLC, solicited and received subcontracting jobs for maintenance tasks on homes going through the foreclosure process. After receiving the work orders and being granted access to the homes, Woods asserted to individuals through false and fraudulent pretenses, representations, and promises, that he had the ability to sell the homes. Woods used his affiliation with a 1st tier subcontractor, Conquest Property Group (CPG), to obtain access to the homes. CPG was contracted by Guardian Asset Management (GAM), a Field Service Manager who possessed a general contractor agreement with HUD. Woods was hired as a 2nd tier sub-contractor by CPG to complete maintenance tasks on homes going through the foreclosure process. In furtherance of his scheme, Woods utilized his access to thirteen properties that were HUD real estate owned (REO) single family properties. This allowed Woods to obtain access to HUD foreclosed homes in Kansas and Missouri, which he in turn advertised for sale by word of mouth to victims. Woods identified himself as either "James Hanna" or "Elvis John" to his victims and portrayed himself as the owner of a real estate company. Woods fabricated fraudulent contracts for the sale of homes, outlining the down payment amount collected from the victims as well as the remaining balances to be paid through monthly installments directly to Woods. The contracts noted no interest, no late fees, and no late payment charges. The total loss, actual and intended for this investigation is \$1,067,777.18. Jeremy Woods was sentenced in U.S. District Court, Western District of Missouri to 204 months incarceration, 36 months supervised release and was ordered to pay restitution in the total amount of \$798,021.10.</p>	Case Adjudicated
10/25/2023	<p>This office is in receipt of information from an ongoing mortgage fraud investigation that M & A Builders and Remodeling, Inc. (M & A), which is owned by (b)(6), (b)(7)(C) has been allegedly involved in fraudulent FHA insured and conventional real estate transactions. More specifically, M & A has sold four properties between 2012 and 2013 in Chicago's Englewood neighborhood that have contained misrepresentations in the loan file and kickbacks after the property closed. It is also alleged that the loan files contain false information related to the borrower's intention to occupy the property as a primary residence, employment, assets, down payment, earnest money, and the true sales price of the property. Between 2009 and 2018, M & A has sold 66 properties in Chicago, many of which were purchased by borrowers who obtained financing through the FHA. Additionally, (b)(6), (b)(7)(C) purchased 10 properties in her name between 2009 and 2017 and subsequently sold those properties to buyers who obtained government insured loans. Some of those loans resulted in foreclosure or loan modifications due to the borrower's inability to pay the mortgage. The loss at this time is approximately \$1,000,000 to HUD and the lenders.</p>	Case Adjudicated
10/25/2023	<p>Between August 2012 and December 2012, (b)(6), (b)(7) entered HUD REO properties for the purpose of misrepresenting himself as a licensed real estate agent, licensed real estate broker and an official representative of HUD to perpetuate a scheme to defraud private citizens of money that he collected under false pretenses and was not authorized by HUD to receive on its behalf. (b)(6), (b) was indicted and arrested by state law enforcement after the investigation revealed he gained unauthorized access to HUD REO properties and falsely advertised the properties as being for "For Sale by Owner". (b)(6), (b) prior to trial, entered a plea agreement in the Circuit Court of the Sixth Judicial Circuit in the State of Florida pursuant to an earlier indictment charging him with racketeering, conspiracy to violate racketeering law, organizing fraud less than \$50,000, and tampering or fabricating evidence. (b)(6), (was sentenced to 72 months to Florida Department of Corrections, 15 years' probation, and ordered to pay restitution in the amount of \$35,885.00.</p>	Administratively Closed
11/3/2023	(b)(6), (b)(7)(A), (b)(7)(C)	(b)(7)(E)

11/3/2023	The complainant advises that a Real Estate Agent fraudulently facilitated an FHA loan. The complainant stated that she is reporting the incident on behalf of her friend. The complainant stated that her friend went to the Real Estate Agent in June 2019 and her friend found a home in which the loan was approved on August 8, 2019. The complainant stated that the Real Estate Agent fraudulently signed documents under her friend's name. The complainant stated that the Real Estate Agent misstated the income on behalf of her friend, so the loan would be approved. The complainant stated that her friend found out about the fraudulent application and signature after obtaining documents from the loan application. The complainant stated that, after the loan was created, her friend had to sell the home because he could not make the payments. The complainant stated that he also wanted to sell the home because he knew that the loan was fraudulent.	No HUD Nexus (b)(7)(E)
11/3/2023	HUD OIG received information that a landlord allegedly sexually harassed a tenant and tried to evict her when the tenant would not comply to his sexual demands.	Other - Case complete. No further civil actions.
11/7/2023	During a proactive review of HUD-REO properties, it was discovered that the subject(s) have conducted cash purchases of 126 HUD-REO properties over the past 6 years utilizing numerous different LLCs. These purchases total over \$3.3 million and are indicative of money laundering. It appears that the cash for these purchases is coming from Israel. Subjects have confirmed connections to Israeli organized crime and have also been associated with drug trafficking and human trafficking. There were 7 HUD-REO properties purchased by owner-occupants, but those properties instead appear to have been occupied by tenants. Redacted Narrative This investigation was proactively initiated after financial institution reporting revealed that a substantial number of properties were being purchased with cash in Cincinnati all utilizing the same real estate agent. The realtor was facilitating all of the purchases of HUD Real Estate Owned (REO) properties for local investors. It appeared that the cash used to purchase the properties may be indicative of money laundering activity. The investigation revealed that the realtor, during the submission of approximately 115 HUD REO sales contracts, knowingly fabricated and submitted false proof of funds statements and owner-occupant certifications to HUD, that were relied upon as being true and accurate. The realtor was charged with false transactions with HUD (18 USC 1012) and signed the plea agreement.	Case Adjudicated
11/7/2023	(b)(6), (b)(7)(C) is reporting (b)(6), (b)(7)(C) attorney (b)(6), (b)(7)(C) is the owner of H and E Enterprise, LLC. Sometime during 05/2022 (Exact Date: Unknown) (b)(6), (b)(7)(C) was approached by (b)(6), (b)(7)(C) and her business, The Louise Shropshire Corporation. The Louise Shropshire Corporation provides a group home for people with development disabilities, and the program participants can apply for HUD Housing Assistance to find housing outside of the group home once they are cleared. (b)(6), (b)(7)(C) proposed to (b)(6), (b)(7)(C) that program participants under her business could use housing in his apartments (Addresses: (b)(6), (b)(7)(C) (b)(6), (b)(7)(C) which he agreed. Starting in sometime during 06/2022 (Exact Date: Unknown) (b)(6), (b)(7)(C) began leasing to the program participants under The Louise Shropshire Corporation that received HUD Subsidized Housing assistance. There are 13 tenants under H and E Enterprise, LLC that received HUD Subsidized Housing with The Louise Shropshire Corporation (b)(6), (b)(7)(C) has not paid rent on behalf of the tenants for the past two months (Est. 08/2022). (b)(6), (b)(7)(C) an unknown amount (b)(6), (b)(7)(C) has not reached out to the local housing authority or HUD office concerning the matter because he is unaware of which office handles the tenants' housing information. (b)(6), (b)(7)(C) does not wish to evict tenants with disabilities, and he reached out to (b)(6), (b)(7)(C) for further assistance. (b)(6), (b)(7)(C) has not contacted anyone else within The Louise Shropshire Corporation. (b)(6), (b)(7)(C) will not explain to (b)(6), (b)(7)(C) why she has not made the rental payments, as per their agreement. (b)(6), (b)(7)(C) wished to add that investigators or representatives from the HUD OIG are welcome to contact him and his client directly for further information. Redacted Narrative H and E Enterprise (H&E) contacted the HUD OIG hotline to report that the Louise Shropshire Corporation (LSC) has not paid rent on behalf of tenants for approximately two months. LSC has an agreement with H&E that H&E would provide housing to support LSC's effort to deliver a group home for people with disabilities. H&E leased 13 HUD-subsidized properties to LSC's tenants; LSC has allegedly not paid the required tenant rental portion to H&E. H&E alleged that LSC was receiving HUD subsidies from multiple entities for the same units. Database searches revealed that only one entity was housing subsidies on behalf of LSC tenants that reside in the HUD-subsidized units. In addition, H&E allegedly loaned \$20,000 to LSC to renovate units that its tenants were occupying. H&E claimed that LSC did not actually renovate these units. This appears to be a civil dispute between H&E and LSC. If LSC does owe money to H&E, it does not appear to be HUD funds.	Lack of HUD nexus (b)(7)(E)
11/9/2023	HUD OIG proactively reviewed the nursing home The Atrium, Wayne, NJ for unauthorized distributions or loans. The nursing home had failed to file audited financial statements for 2018-19.	Allegations Unfounded, (b)(7)(E)
11/13/2023	DOJ Housing Civil Enforcement is asking for a HUD OIG agent to assist with a pattern or practice investigation in Youngstown, OH. DOJ HCE is working jointly with the Cleveland USAO, they are not having any luck getting records from the Youngstown Metropolitan Housing Authority. They believe the subject is historically and maybe currently a Section 8 landlord.	No HUD Nexus (b)(7)(E)

11/14/2023	HUD OIG received a request from the Staten Island District Attorney's Office to assist with HCV fraud in Staten Island.	Case Adjudicated
11/15/2023	Information received contains numerous allegations of mismanagement, no-show jobs being given to NHA employees who are unqualified and/or have extensive criminal histories.	Other - Successful prosecution.
11/15/2023	Twelve defendants have been charged in a mortgage fraud scheme. The defendants participated in a scheme in which homebuyers and real estate agents submitted fraudulent loan applications to induce mortgage lenders to fund mortgages. In another aspect of the scheme, real estate agents falsely claimed to represent homebuyers as their selling agents in order to receive commissions from the home sales. In reality, these real estate agents had never even met the homebuyers they claimed to represent. When these purported selling agents received their unearned commissions, they kicked back the majority of the commissions to the listing agents for enabling them to be added to the deal, keeping a small share for their role in the scheme. One of the defendants fraudulently received PPP and EIDL loans and the USAO has requested our assistance in investigating the allegations. The defendant was charged with one count of wire fraud and sentenced for his role in obtaining the loans.	Case Adjudicated
11/16/2023	Pennsylvania (PA) State Police contacted HUD OIG requesting assistance in locating, apprehending, and extraditing, (b)(6), (b)(7)(C) a New York City Housing Authority tenant with outstanding arrest warrants in PA.	Lack of HUD nexus (b)(7)(E)
11/17/2023	U.S. Environmental Protection Agency (EPA) reached out to HUD OIG about Mayfair Mansions; an apartment complex located on Hayes Street in northeast DC with section 8 tenants. Allegations against Mayfair Mansions claimed the management company allowed a pest control company to address rodent problems with unsanitary practices.	Lack of HUD nexus (b)(7)(E)
11/20/2023	The hotline received a complaint alleging that (b)(6), (b)(7)(C) Riverview Towers II, a HUD Multifamily building is accepting \$6,000 payments to provide HUD housing to individuals that did not complete a formal application.	Lack of evidence/information
11/21/2023	(b)(6), (b)(7)(A), (b)(7)(C)	(b)(7)(E)
11/29/2023	The Staten Island District Attorney's Office requested assistance from HUD OIG to identify subjects of a large scale unemployment scheme that comes back to several HUD Multifamily apartments. This funding was a result of the Cares Act.	Case Adjudicated
11/29/2023	(b)(6), (b)(7) former Property Manager, allegedly opened a bank account under the property management name in order to divert cable service payments, management fees, and tenant portion rent checks for her own personal use and benefit.	Case Adjudicated
11/29/2023	Relator Christian Activities Council, Congregational and (b)(6), (b)(7) alleged that the defendants, Adar Hartford Realty, LLC, the Dolben Company, Inc, Related Springfield Associates LP, US Housing Consultants, LLC, and (b)(6), (b)(7)(C) have concealed potential violations of HUD housing regulations during federally mandated inspections of low income housing and then subsequently submitted false claims for payment to the government based on those inspections. The false claims for payment submitted by or caused to be submitted, by the defendants allowed the owners and landlords of federally subsidized housing to continue to receive payments under HUD contracts, which required, among other things, that all required inspections be completed, while their low-income tenants lived in sub-standard conditions.	No Action Taken
11/30/2023	Montgomery County Pennsylvania Public Housing tenant sublet assisted unit.	Prosecution declined (b)(7)(E)
11/30/2023	The TALCB alleges that (b)(6), (b)(7) of Apex Valuations, submitted false statements while conducting appraisals for numerous FHA properties. The potential false statements involve (b)(6), certifying that he had conducted the physical property inspections himself, when in fact the inspections were being conducted by unlicensed individuals and trainees under (b)(6), (b)(7)(C) and Apex Valuations would have received a fee for their appraisal services that would have possibly been paid by the FHA borrowers.	Case Adjudicated
11/30/2023	This case addresses fraud allegations received from the Housing Authority City of Los Angeles regarding HUD's Housing Choice Voucher Program. Specifically, it is alleged that a Section 8 participant used as stolen identity to receive rental assistance.	Case Adjudicated

11/30/2023	Relator (b)(6), (b)(7) a former employee of James W. Turner Construction Ltd. (JWTC Ltd.) and Castlerock Resources, LLC, alleges in a complaint that the owners of said companies created Castlerock Resources LLC to manipulate the Texas Historically Underutilized Business Program (HUB) to obtain Hurricane Harvey construction contracts, funded by the CDBG-DR and CDBG-MIT programs. Specifically, (b)(6), (b)(7) alleges that Castlerock Resources LLC was created and registered as a HUB in 2018 so that its affiliated company, JWTC Ltd., could satisfy its HUB subcontract participation of 21.1% while retaining the funds (b)(6), (b)(7) provided information that (b)(6), (b)(7)(C) and CEO of JWTC Ltd., is married to (b)(6), (b)(7)(C) of Castlerock Resources LLC. (b)(6), (b)(7) also serves as the CFO, COO, office manager and limited partner of JWTC Ltd. Their marriage and shared ownership of JWTC Ltd, in addition to the fact that Castlerock is a newly created company that is economically dependent on JWTC Ltd., show they are "affiliated businesses" and therefore do not satisfy the HUB requirements.	Prosecution declined (b)(7)(E)
11/30/2023	FHA approved lender allegedly assisted borrowers with obtaining FHA loans using fraudulent income and employment documentation to qualify.	Prosecution declined (b)(7)(E)
12/1/2023	HUD REAC referred a complaint to HUD OIG alleging a company, US Housing Consultants, assisted a HUD subsidized property to deliberately "manipulate" the property in order to deceive a HUD REAC Inspector during a REAC inspection of the HUD subsidized property, which led to the property receiving a HUD REAC inspection passing score. The company, US Housing Consultants, not only instructed the staff at the HUD subsidized property to construct walls prior to the HUD REAC inspection; but an employee from US Consultants was also present during the HUD REAC inspection and further deflected questions by the HUD REAC Inspector. If the walls were not constructed to block entry into certain areas of the HUD subsidized property, the HUD REAC Inspector allegedly would have observed deficiencies, leading to a lower HUD REAC inspection score.	No Action Taken
12/7/2023	Information received through the HUD-OIG Hotline alleges two tenants receiving HUD-funded rental assistance have unreported adult occupants living with them. One of the occupants is a registered sex offender. The complainant also alleges that the landlord for both properties is aware of the unreported occupants and has been overcharging the two heads of household on rent in exchange for allowing the unreported occupants to remain in the houses. The investigation confirmed that the sex offender was living in the household unreported, and that the landlord was aware and overcharging rent. The HCVP administrator terminated the tenant and the landlord from the program. Prosecution for both subjects by the District Attorney's office was declined. All subjects were referred to the DEC for possible administrative action.	Prosecution declined (b)(7)(E)
12/7/2023	Information was received from local law enforcement that an executive director at a local public housing authority allegedly used the housing authority's bank accounts and credit card for personal purchases and other unauthorized expenses. Loss was approximately \$10,000 with an additional approximately \$40,000 in questionable expenditures. Prosecution was declined due to low dollar amount. The subject was terminated from employment with the housing authority in January 2023 and referred to the DEC for possible administrative action.	Prosecution declined (b)(7)(E)
12/8/2023	U.S. Attorney's Office, District of RI, Criminal Chief contacted Reporting Agent about potential FHA fraud relative to subject, Juliana Martins. Martins was previously charged with embezzlement and AUSA is questioning the validity of FHA mortgage loan obtained by Martins.	Case Adjudicated
12/8/2023	Public PPP loan information indicated that the business owned by (b)(6), (b)(7) received PPP funding believed to be based exaggerated information.	Case Adjudicated
12/8/2023	The Massachusetts Attorney General's Office invited HUD OIG to partner in an ongoing investigation into the financial wrongdoings of former board members of Lena Park Community Development Corporation. Allegations include the use of grant funds for unauthorized payroll expenses, unsupported overtime pay and other expenditures (b)(6), (b)(7)(C) holds HUD insured properties under the HUD 532(c) HFA Risk Share Program, as well as subsidized multifamily units.	Lack of HUD nexus (b)(7)(E)
12/8/2023	BHA Leased Housing Fraud Unit has received two complaints from the community about a BHA employee selling Section 8 Housing Vouchers. BHA Fraud Unit contacted HUD OIG for further investigation.	Prosecution declined (b)(7)(E)
12/12/2023	Another federal law enforcement agency advised that during the course of their investigation, an individual purchased a property in Hampton, VA, which was financed with an FHA-insured mortgage. Based on their investigation, the mortgage may be supported by fraudulent documentation.	Prosecution declined (b)(7)(E)

12/12/2023	Mass Dept. of Housing & Community Development (DHCD) alleges that the subject is receiving Housing Assistance Payments (HAP) made on her behalf to Cape Cottages Inside and Out while residing elsewhere.	Case Adjudicated
12/13/2023	FBI advised that a source reported to them that loan officer (b)(6), (b)(7) is involved in fraudulent origination of mortgage. One mortgage is identified as being a FHA insured mortgage- (b)(6), (b)(7)(C)	Lack of evidence/information
12/15/2023	On March 29, 2013, during a liason meeting with FBI, Lowell field office, the following case was referred to HUD-OIG for investigative assistance: A few years ago, Salem PD received a complaint of a group of individuals purchasing homes and then breaking them up into multiple units selling the units at overinflated prices. In May 2012, the USAO had two people come forward and advised that they were scammed into purchasing homes that were overinflated and then went into foreclosure by GEORGE KRITOPOLOUS. KRITOPOLOUS gained their trust and then would talk them into purchasing properties that he owned through LLCs. KRITOPOLOUS would handle everything, the application, the payments etc. He would even provide the person with a \$10,000 to \$20,000 "rebate" to use for whatever. He had them open several bank accounts which he would initially place money into to pay the mortgages. He would pay the mortgages until he got them to purchase another home and then would stop payment shortly after. Three buyers have been interviewed so far; they were first time home buyers. KRITOPOLOUS is working with another individual named JOSEPH BATES. BATES' name appears more frequently then KRITOPOLOUS'. FBI further indicated some of the loans were FHA.	Case Adjudicated
12/20/2023	On June 17, 2021, the U.S. Attorney's Office, Southern District of West Virginia, referred a theft allegation to HUD OIG alleging that the Raleigh County Housing Authority (RCHA) Executive Director received excessive overtime payments and embezzled funds from the RCHA. HUD OIG investigation substantiated the allegation. The defendant pleaded guilty to an Information charging her with violating 18 U.S.C. § 641, theft of public money. The RCHA subsequently terminated her employment. From July 2018 to April 2021, the Executive Director embezzled \$8,954.76 from the RCHA. The defendant was sentenced to 5 years' probation and ordered to pay \$8,954.76 in restitution to the RCHA.	Case Adjudicated
12/20/2023	On August 12, 2020, a news article from the Washington City Paper, dated, August 12, 2020 titled "Former Housing Authority Lawyer Files Whistleblower Lawsuit Over Allegedly Counterfeit Masks" relating that Executives of the District of Columbia Housing Authority (DCHA) had purportedly procured KN95 masks that were actually counterfeit. (b)(6), (b)(7)(A), (b)(7)(C)	Lack of HUD nexus (b)(7)(E)
12/21/2023	(b)(6), (b)(7)(C) via email and phone to report that (b)(6), (b)(7)(C) the live-in-aide to a client in the Commission's Section 8 HCV program, forged her Michigan driver license, social security card, and birth certificate, by changing her date of birth, social security number, and spelling of her last name (forged name was spelled (b)(6)). The Commission discovered this a few months after (b)(6), July 2018 admission to the program when the EIV report came back stating her last name and social security number did not match. The Commission performed their own research and found that (b)(6) has a criminal history involving felonies, which is a violation of the Commission's admission policies.	Case Adjudicated
12/21/2023	The U.S. Department of Housing and Urban Development (HUD) Office of Inspector General (OIG) Pittsburgh Office received information from the U.S. Attorney's Office of Western District of Pennsylvania - Civil Division regarding alleged misconduct by a landlord named Joseph John of Greene County, PA. Please note, this landlord is not Housing Choice Voucher Landlord.	Lack of HUD nexus, (b)(7)(E)
12/26/2023	Redacted Narrative- The subject has been on section 8 for several years. In these past several years, she has allowed many of her and her ex-husband's family members to move in. Those currently living in the house include numerous family members, including multiple children. The complainant reports within the house the children not properly fed or clothed and having to sleep on the floor (this has been reported to local CPS in addition). The children are also not allowed to attend school, with most being either middle school or elementary school age. There may be sexual abuse of the children occurring there by some of the men. The landlord never stops by to check on the property. All of the adult occupants work and have cars, but the complainant is unsure if there is any sort of rent agreement. Most of the adults, are known to be violent and have gone to jail for things like assault.	Lack of HUD nexus (b)(7)(E)

12/26/2023	<p>(b)(6), (b)(7)(C)</p> <p>[REDACTED]</p> <p>Complainant reported that NeighborWorks America, a non-profit housing organization for fraud and waste. Complainant worked at NeighborWorks America and is aware of them committing multiple fraud offenses. Complainant stated that Senior Management within NeighborWorks America has allowed the wasting of funds in purchasing software programs that were known to have issues and that were redundant to systems in place at NeighborWorks America as a revenge to a prior NeighborWorks America employee. NeighborWorks has also had issues with hiring friends for contracts. NeighborWorks America uses HUD funds to pay for all of the contracts.</p>	Lack of HUD nexus (b)(7)(E)
12/28/2023	<p>HACLA has advised that a Section 8 tenant and her husband failed to disclose their marriage to the housing authority while she received monies as a tenant, and he received federal subsidies as a Landlord. HACLA said in addition to their marriage, they have fostered three children.</p>	Case Adjudicated