

Date Closed	Investigative Description	Disposition
07/01/2024	The Denver Housing Authority (DHA) alleges that a Housing Choice Voucher (HCV) participant has rented their unit from a relative since 2007, which is in violation of program rules, resulting in \$246,540.00 in Housing Assistance Payments.	Prosecution declined (b)(7)(E)
07/02/2024	<p>FBI Special Agent (b)(6), (b)(7)(C) Laredo, TX office, contacted HUD OIG SA (b)(6), (b)(7)(C) to report that his office received a referral from the Webb County District Attorney's Office in Laredo regarding a complaint filed by the Housing Authority of the City of Laredo (HACL). SA (b)(6) advised the case has been accepted by the USAO and they are moving forward to indict in January 2022. SA (b)(6) stated he has served search warrants and issued several GJ subpoenas for bank accounts and other records relative to this investigation. SA (b)(6) asked for HUD OIG to assist with reviewing the HACL tenant file for HUD specific charges. The allegation was against (b)(6), (b)(7)(C) a HACL Housing Choice Voucher Program participant. In February 2020 the HACL discovered that from 3/1/2015 to the present (b)(6), (b)(7)(C) committed the following: A change of ownership was done (b)(6), (b)(7)(C) who is (b)(6), (b)(7)(C) We became aware the (b)(6), (b)(7)(C) was the new owner through (b)(6), (b)(7)(C) submitted all the documents pertaining to (b)(6), (b)(7)(C) via email on 3/16/2015. She submitted the Vendor/Landlord Information form, Direct Deposit Authorization, a voided IBC Bank temporary check, Zapata County Appraisal District property print out, Request for Taxpayer Identification Number and Certification W-9 form, hand written note with bank account instructions, copy of Social Security Card and a copy of Texas Driver License. A HAP contract is not executed with the new owner, (b)(6), (b)(7)(C) The first payment was done by check (b)(6), (b)(7)(C) for \$1,500 and appears to be cashed by (b)(6), (b)(7)(C) Effective 6/1/2015 through November 2017 a total of \$15,000 was deposited into a IBC bank account (b)(6), (b)(7)(C) and from December 2017 through January 2020 a total of \$12,616 was deposited into another IBC bank account (b)(6), (b)(7)(C) A total of \$27,616 was deposited to both accounts. These accounts were set-up under the name (b)(6), (b)(7)(C) and all the paperwork states that the account belonged to (b)(6), (b)(7)(C) The supporting voided check was a temporary check and the account was not verified if it indeed belonged to (b)(6), (b)(7)(C) We further verified with IBC who those bank accounts belonged to and they confirmed that the bank accounts belonged to (b)(6), (b)(7)(C) Once we knew that the bank accounts were not (b)(6), (b)(7)(C) we kept investigating the case. We researched the Zapata County Appraisal District for the property ownership (b)(6), (b)(7)(C) The owner recorded with the appraisal district stated that (b)(6), (b)(7)(C) was the property owner (b)(6), (b)(7)(C) and not (b)(6), (b)(7)(C) as we had known. We called the Zapata County Appraisal District to confirm who the owner was and they stated that (b)(6), (b)(7)(C) was the owner since (b)(6). We kept researching the case and the documents that were provided to us and it revealed that (b)(6), (b)(7)(C) had altered the documents to make us believe that (b)(6), (b)(7)(C) was the owner of that property. Again, staff did not confirm who the owner of that property was. This brought another issue as to why the ownership was changed until March 2015 if the property was sold (b)(6), (b)(7)(C) We further discovered that (b)(6), (b)(7)(C) is (b)(6), (b)(7)(C) (b)(6), (b)(7)(C) had previously provided financial support in one of her annual certification's that included a statement from her (b)(6), (b)(7)(C) and that's how we discovered that they were related. (b)(6), (b)(7)(C) has verbally stated to us that she has never been the property owner (b)(6), (b)(7)(C) she has also stated that (b)(6), (b)(7)(C) had access to her personal documents because she had helped her in the past with IRS income tax returns. This had created IRS problems for her in the past. (b)(6) then provided an email on 4/9/2020 and a written statement via email on 4/14/2020 stating that the original documents provided on behalf of her were forged by (b)(6), (b)(7)(C) Additionally, she stated that she has never lived at that address, the phone number provided is not hers, and that those bank account numbers do not belong to her and have never belonged to her.</p>	Case Adjudicated
07/02/2024	The Providence, Rhode Island Housing Authority, provided information to HUD-OIG which alleged that Section 8 Tenant, (b)(6), (b)(7)(C) lied on her application and annual re-certification forms by failing to report a property that she owned.	Prosecution declined (b)(7)(E)
07/08/2024	HUD OIG Investigations, NY Field Office, received a referral from the HUD OIG Office of Data Analytics (ODA), stating that between April 6, 2020, AND April 19, 2021, HUD federally convicted (b)(6), (b)(7)(C) applied for and received six Economic Injury Disaster Loan (EIDL) SBA loans. The total funded amount was \$1,392,000. ODA conducted research and discovered that (b)(6), (b)(7)(C) had prior convictions with in a 5-year period which is against the SBA regulations to qualify for the loans.	Prosecution declined (b)(7)(E)
07/09/2024	HUD OIG initiated a complaint based on reported suspected FHA-insured mortgage fraud. According to the complaint, (b)(6), (b)(7)(C) attempted to obtain a FHA-insured mortgage for a property he was purchasing in Newport News, VA. Prior to the purchase of the property, (b)(6), (b)(7)(C) purportedly began employment with the seller of the property. Prior to his purported employment (b)(6), (b)(7)(C) was self-employed (b)(6), (b)(7)(C) Additionally, (b)(6), (b)(7)(C) obtained two PPP loans totaling approximately \$113,000 prior to (b)(6), (b)(7)(C) purportedly closing his business down.	Lack of HUD nexus (b)(7)(E)
07/09/2024	HUD OIG received a referral from (b)(6), (b)(7)(C) DCHA regarding (b)(6), (b)(7)(C) allegedly accepting bribes from the owner of (b)(6), (b)(7)(C)	Lack of evidence/information

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07/12/2024	<p>NEW YORK CITY HOUSING AUTHORITY (NYCHA) COMPLAINT RE: (b)(6), (b)(7)(C) NEW YORK, NY 10038 I am writing to report a tenant named (b)(6), (b)(7)(C) who has defrauded multiple government agencies, including NYCHA. First, he has been illegally subletting (b)(6), (b)(7) to multiple undocumented (b)(6), occupants, who pay him about \$2,000.00/month in cash since 2021. Second, he willfully failed to report illegally obtained government income. From 2020-2023, he and (b)(7)(E) accomplices received Covid-19 related government aid, specifically the Covid-19 Paycheck Protection Program (PPP) and unemployment income from the Covid-19 Pandemic Unemployment Assistance (PUA) program. (b)(6), (b)(7)(C) perjured that six jobs were retained as a result of the Covid-19 PPP application (b)(6), (b)(7)(C). He has no employees. The address provided on his Covid-19 PPP application doesn't exist. There is no (b)(6), (b)(7)(C). In fact, he submitted a false request to Google Images to blur out that building's address (b)(6), (b)(7)(C) to avoid being caught of a ghost address used on a federal funding application. He perjured that a child was a victim of sex trafficking to have Google blur out that building's image. (b)(6), (b)(7)(C) also used the personal information of his family and friends, who also live in NYCHA, specifically, (b)(6), (b)(7)(C) in the same building, on his application(s) and falsified that they are his "employees." At the time of his Covid-19 PPP application, (b)(6), (b) was living in the 3-bedroom apartment (b)(6), (b)(7)(C) where he misused that address as a commercial address unbeknownst to NYCHA. (b)(6), (b) then also proceeded to misuse other NYCHA addresses to fraudulently obtain Covid-19-related aid. His participating family members include: (b)(6), (b)(7)(C) (b)(6), (b)(7)(C) etc., who all also financially benefited. Estimated theft is \$200K.</p>	Lack of evidence/information
07/16/2024	<p>The Texas General Land Office – Community Development and Revitalization received an anonymous fraud complaint regarding HAP recipient (b)(6), (b)(7)(C) (b)(6), (b)(7) The complaint accuses the recipient of fraudulently claiming assistance for damage caused by Hurricane Harvey on her rental property. The applicant received a homestead exemption on her other home.</p>	Prosecution declined (b)(7)(E)
07/17/2024	<p>A Public Housing Authority (PHA) alleged a former executive made unauthorized personal purchases on credit cards and engaged in conduct as an agency contractor. The PHA was not able to produce a Credit Card Acceptance and Use Agreement for the executive nor any receipts for two of the credit cards. Investigation revealed a yahoo email account was used to send the contractor's W-9 to the PHA. The email account was accessed via an Internet Protocol address assigned to a hotel in San Antonio, TX. Travel records show the executive stayed at the same hotel at the time the account was accessed. Additionally, the executive's PO Box was used on the contractor's corporate documents and his/her telephone number was used on the contractor's bank account application. The executive was also an authorized signer on the contractor's bank account. The PHA's reported estimated loss of \$9,441.35 included an erroneous transaction in the amount of \$1,050 reducing the estimated loss to \$8,391.35. Additionally, the PHA retained \$7,755.11 in vacation pay due the executive when he/she was terminated, further reducing the estimated loss to \$636.24. Prosecution was declined (b)(7)(E) (b)(7)(E) No further investigation is warranted at this time, and the matter is closed.</p>	Prosecution declined (b)(7)(E)
07/17/2024	<p>A referral from HUD OIG Hotline alleged that the owner of the property management company used funds from one property to support another property. HUD OIG initiated an investigation to investigate this allegation.</p>	No Action Taken
07/17/2024	<p>It has been alleged that an employee in a senior leadership position, used their position to circumvent the rules and process of the program in order to provide a family member/friend with housing. However, the family member is not at the property and is possibly living at a property owned by the senior employees' personally owned property, while subleasing the federal property. The allegation also suggests the senior leader may have had a subordinate create false documents in order to have the family member qualify for federal housing.</p>	Prosecution declined (b)(7)(E)
07/18/2024	<p>USAO-MDPA and FBI-Scranton contacted Mid-Atlantic region (b) about an open investigation concerning fraud committed by (b)(6), (b)(7) at Scranton Housing Authority (b)(6), (b)(7)(C) Loss amount to be determined.</p>	Case Adjudicated
07/23/2024	<p>This complaint is being opened based upon the receipt of an Electronic Communication from the FBI Phoenix Division. The communication reported that (b)(6), (b)(7)(C) Yavapai Apache Nation was suspected of misusing and/or embezzling federal and tribal funds from the nation (b)(6), (b)(7)(C) and falsifying documents to hide the misuse and embezzlement. A review of the nation's financial records has determined that fraudulent charges, totaling approximately \$478,000 were withdrawn from 11 different tribal accounts. The communication further reported that (b)(6), (b) may have recently purchased new vehicles (b)(6), (b)(7)(C) and that she may have (b)(6), (b)(7)(C) her residence.</p>	Case Adjudicated

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07/26/2024	(b)(7)(E)	Prosecution declined (b)(7)(E)
07/26/2024	HUD OIG received a request for assistance from the Hudson County Prosecutors Office, Detective Squad. It is alleged that a Certified Public Accountant that was hired by the Greater Englewood Housing Corp stole money from the buildings operating account.	Case Adjudicated
07/26/2024	This complaint is opened in response to a request for assistance from the Ocean County Prosecutor's office. The subjects of this in investigation are alleged to have defrauded multiple Hurricane Sandy victims, many of which were also RREM grant recipients. Additionally, the subjects may have made false representations regarding their income in order to obtain a FHA insured mortgage; which was defaulted on within 10 months of the loan closing.	Case Adjudicated
07/30/2024	HUD-OIG received information from SSA-OIG regarding a HUD Section 8 participant which alleged that the subject of this investigation redirected SSA-benefits from other recipients to her personal account and wired funds from her account to Africa. The subject is also believed to have concealed over \$100,000 of SSA benefits from the PHA since October of 2018.	Case Adjudicated
07/31/2024	Loan Officer in Georgia was detected of committing Mortgage Fraud by the lender where he was formerly employed, the lender reported the Loan Officer to HUD based on the lender internal investigation. The investigation determined the Loan Officer was falsifying documents the borrowers submitted to him/her to increase the borrowers' chances of a successful mortgage loan approval. This investigation determined HUD did not incur a financial loss due to the mortgage loan approvals, therefore, this case was submitted to the USAO and declined. This case was forwarded to HUD OGC to determine if civil actions were applicable. HUD OGC also recommended this case closed.	Allegation Disproved
08/01/2024	An employee of the HOPWA Sub-recipient entity made a civilian complaint under oath at the Program Sponsor's Office that the non-profit entity was failing to its contracted obligations by submitting falsified monthly invoices to the grantee in order to defraud the Grantee and the U.S. Government through false contracts and timesheets. Investigative efforts thus far showed non-compliance on administrative aspects such as undocumented practices required by the Code of Federal Regulations 2 Part 200. Administrative findings were made by a comprehensive audit completed by the program sponsor and a third-party consulting firm on which a determination was made to have said findings corrected within a 30-day period. The matter had been monitored by HUD CDBG staff and therefore referred back to the program staff for appropriate management and any administrative action deemed necessary.	Lack of evidence/information
08/01/2024	BH Property Management, LLC., a property management company that manages several multifamily housing properties in Hartford, Connecticut allegedly defrauded CBRE Capital Market, Inc., a mortgage origination and servicing company, and the Federal Home Loan Mortgage Corporation (Freddie Mae), when applying for and acquiring a mortgage loan for Evergreen LLC to refinance the purchase of two Hartford properties while misrepresenting the occupancy rate and net operating income.	Case Adjudicated
08/01/2024	During a management review, it was discovered that a Housing Authority contracted Management Agent (MA) mishandled Public Housing Operating Funds through micro-purchases to undisclosed identities of interest. The MA failed to uphold its recognized fiduciary duty to the Housing Authority with respect to its performance under the contract. The investigation revealed that subcontracted vendors and third-party contractors along with management staff invoiced and paid for bogus services for the benefit of the MA's management staff and subcontractors. The process of invoicing for the services rendered by the sub-contractors included submitting invoices to the MA, along with other documents such as compliance certifications of no conflict of interest. The investigation revealed that the involved subcontracted companies were purposely created to solely serve the MA and facilitate the benefits of the individuals involved by funneling money through bogus services and charges to companies that belong to (b)(6), (b)(7)(C) the MA. A financial review concluded that the MA fraudulently obtained an amount in excess of \$3,712,000 from September 2012 through August 2022 approximately. In summary the investigation concluded with the sentencing of 5 subjects: 3 incarcerations, 2 probations and a jointly and severally restitution payment of \$3,712,000 payable back to HUD. The matter will be closed due to no pending judicial actions.	Case Adjudicated
08/01/2024	HUD OIG initiated an investigation based on a Hotline complaint alleging that (b)(6), (b)(7)(C) Yorkville Cooperative was committing fraud involving a balance scheme regarding a grant or loan program. Further investigation revealed that this program is the Emergency Rental Assistance (ERA) Program, administered by the U.S. Department of Treasury. Yorkville Cooperative is an apartment complex which receives HUD Project-Based rental assistance.	Lack of HUD nexus (b)(7)(E)

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08/01/2024	HUD OIG received a referral from the Comptroller Office of Puerto Rico alleging that during a management review, a state agency discovered that an employee of the Municipality of Arecibo (ARECIBO) allegedly embezzled federal funds awarded to ARECIBO for the Housing Choice Voucher Program Section 8, depositing them into her bank account. The now ex-employee pleaded guilty to one count of illegal misappropriation and one count of bank fraud. The subject deposited various checks (b)(6), (b)(7)(C) (on at least three occasions) from the Section 8 program into a Banco Popular of Puerto Rico (BPPR) account, totaling \$14,170. On March 20, 2024, the subject was sentenced to restate the total amount, in addition to a 5-year probation sentence.	Case Adjudicated
08/08/2024	On October 14, 2021, HUD OIG was contacted by the HUD Richmond Field Office about various allegations concerning a HUD-subsidized apartment complex in Chesterfield County Virginia. Some of the issues cited included the property owners requesting that the property manager forge Section 8 tenant documents, vendors not being paid, and mold and mildew in the apartments.	Prosecution declined (b)(7)(E)
08/09/2024	(b)(6), (b)(7)(C) Highland Consulting Corporation, has been allegedly involved in fraudulent FHA insured loan transactions. On at least two occasions, (b)(6), (b)(7)(C) falsely verified the employment of a borrower (b)(6), (b)(7)(C) also purported to be related to another borrower in order to provide gift funds used as the down payment. (b)(6), (b)(7)(C) company manage the properties that are FHA insured and receive Section 8 subsidies from the Chicago Housing Authority for the tenants to reside in the properties.	Case Adjudicated
08/13/2024	Information was received from IDFPFR about (b)(6), (b)(7)(C) It is alleged that (b)(6), (b)(7)(C) is taking accepting/creating loan applications from potential buyers and creating false documentation to support the contents of the 1003. When the loan packet is complete, (b)(6), (b)(7)(C) allegedly gives that to (b)(6), (b)(7)(C) from Acceptance Captial Mortgage. (b)(6), (b)(7)(C) then allegedly pays (b)(6), (b)(7)(C) \$250 per loan that qualifies and uses his name (b)(6), (b)(7)(C) on the paperwork. (b)(6), (b)(7)(C)	No Action Taken
08/14/2024	(b)(6), (b)(7)(C) (b)(6), (b)(7)(C) that the Agency is not screening applicants as prospective section 8 tenants. Shortly after I received an email response from him that "we are not a section 8 program which is different from HUD housing". It was then that I realized the mismanagement, that we were not operating within the guidelines stipulated by HUD for Project Based Section 8 housing Program. For example, as HUD requires that Section 8 project-based programs with individual resident meters must pay their own utility bills. In effect residents must be able to sign up for utility and the Agency is required to apply for utility allowance for all residents. I later realized that Holy Family Senior Living has been paying all residents utility bills for all Section 8 Project Based housing. At least 100 residents (b)(6), (b)(7)(C) The issue of waste and mismanagement is therefore triggered resulting in financial distress for the organization, to the point where bills are not been paid and services are being disrupted. Mortgage payments are overdue in two months, telephone lines are suspended, trash collections are interrupted as we make payments from reserves. I expressed concerns about the utility bills first to my direct Manager (b)(6), (b)(7)(C) (b)(6), (b)(7)(C) who informed me that I was wrong. I again informed my next manger (b)(6), (b)(7)(C) who also dismissed my concern. Thereafter, I started experiencing hostility from (b)(6), (b)(7)(C) To the point where I was required to attend a performance review meeting (b)(6), (b)(7)(C) to be written up for poor performance. The issues were later dismissed as it was evident that they were unfounded issues. I also expressed concern about an offer of accommodation to an applicant (b)(6), (b)(7)(C) on the waiting list, to later find out (b)(6), (b)(7)(C) is a friend/relative (b)(6), (b)(7)(C) Last week I noticed an invoice (b)(6), (b)(7)(C) was uploaded (b)(6), (b)(7)(C) without my knowledge, considering (b)(6), (b)(7)(C) is responsible for uploading their invoices. I noticed that the invoice date was (b)(6), (b)(7)(C) and the due date was same. I questioned the entire payment and process, and I was told it had nothing to do with me. I do not recall seeing any RFP's or three bids for the project. I was even more concerned as this payment was made before overdue mortgage payment.	Lack of evidence/information
08/14/2024	In November 2022, HUD OIG received information via Hotline Compliant (b)(7)(E) regarding an alleged Section 8 Housing Choice Voucher (HCV) tenant. The tenant alleged that their HCV landlord of six years offered to discount their (tenant's) rent \$200 a month in exchange of having sex with them (landlord) on a weekly basis when they first moved into their subsidized residence. It was further alleged that the tenant lived in a unit with plumbing issues that were not repaired in a timely manner ultimately resulting in an increased water bill for which they (tenant) were responsible. There were also allegations of rent issues due to the Covid pandemic.	Prosecution declined (b)(7)(E)

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08/14/2024	The Executive Director of the housing authority reports that a landlord is using multiple LLC's and properties to participate in HCV program. According to the Housing Authority the landlord is housing family members in properties that the landlord has ownership interest in and collecting Housing Choice Voucher Program subsidy by using fraudulent information. The OIG investigation substantiated the allegations. The landlord provided the housing authority with fraudulent information resulting in the landlord receiving \$5k in housing assistance payments for housing [redacted] in the property that she owned. The investigation was declined for prosecution and referred by OIG to HUD OPE for administrative action.	No Action Taken
08/15/2024	Information received through the HUD-OIG Hotline alleging mismanagement and abuse of HUD programs, including a contractor with the State received over \$200,000 in HUD funding through the State, with poor workmanship, affecting the value of the affected home. It was also alleged that the contractor may have had an improper relationship with deciding official with the State, possibly resulting in contracts being awarded in exchange for kickbacks. The investigation did not result in evidence supporting these allegations.	Lack of evidence/information
08/26/2024	HUD OIG initiated this matter based on a DCHA internal audit report. The audit report alleged that DCHA staff, a contractor, and companies closely associated with the contractor engaged in procurement fraud while employed by or contracted through DCHA. Investigation disproved the allegation and concluded that DCHA's audit report is flawed.	Lack of evidence/information
08/26/2024	Subject is the target of an ongoing interagency investigation and the US Attorney's Office for the Western District of Washington. [redacted] residence located in WA is an FHA insured mortgage that was purchased [redacted] A review of the FHA binder revealed that [redacted] used two separate SSNs to obtain the mortgage. Only the Loan Officer was not listed in the FHA binder, a loan processor was not documented.	Case Adjudicated
08/27/2024	[redacted] is in the process of refinancing his primary residence [redacted] with an FHA Loan. As a HUD employee [redacted] loan is required to be underwritten internally. The underwriter noticed that the residence address [redacted] is refinancing [redacted] is different than the address that appears on his W2 and current paystubs [redacted] The lender subsequently requested [redacted] to clarify, in which [redacted] provided a signed statement indicating his primary residence is [redacted] The concern is twofold. First, [redacted] is stating he occupies his primary residence [redacted] however, he is being paid at a higher special Appraiser pay rate based on [redacted] [redacted] which states [redacted] further certifies in his statement below, he has not lived at [redacted] Second, if [redacted] is not occupying the property [redacted] then he is not meeting the occupancy requirements of his FHA loan. [redacted] is currently being paid at a special Appraiser pay rate of [redacted] based on the address [redacted] however, with consideration to his certification that the property [redacted] is his primary residence, we believe his pay should reflect the special Appraiser pay rate of [redacted] resulting in overpayment.	Case Adjudicated
08/27/2024	AUSA Criminal Chief contacted HUD OIG based on a complaint she received from the Woonsocket Housing Authority (WHA), Woonsocket, Rhode Island, Board of Commissioners. [redacted] Allegations indicate WHA [redacted] approved significant pay raise increases for three WHA employees without the WHA Board approval. The increases ranged around 17 to 30 percent in one year. This was all done during the same time period the WHA was without [redacted] The previous [redacted]	Lack of evidence/information
08/27/2024	HUD OIG received a referral from HUD's Philadelphia Homeownership Center, Quality Assurance Division. Guaranteed Rate Inc. self-reported that one of its' former [redacted] was allegedly engaged in suspicious activities related to FHA insured mortgages. Guaranteed Rate Inc. reported [redacted] Guaranteed Rate [redacted] were allegedly misrepresenting borrower's employment and other documents in order to qualify borrowers purchasing properties with Federal Housing Administration insured mortgages. A review of [redacted] emails reflected [redacted] was allegedly involved in providing income documentation, in lieu of the borrower, directly to [redacted] for several loan applicants.	Prosecution declined

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08/27/2024	<p>The complainant (b)(6), (b)(7)(F) is a Section 8 Housing Choice Voucher program participant, and she has received Section 8 Housing assistance since sometime (b)(6), (b)(7) (Exact Date: Unknown) from the Portland Housing Authority (Address: (b)(6), (b)(7)(C) Portland, ME 04101; Phone #: (b)(6), (b)(7)(C) Sometime (b)(6), (b)(7) (Exact Date: Unknown) (b)(6), moved into the apartments owned by (b)(6), (b)(7)(C) set the price as \$1,591, which was approved by Portland Housing Authority. (b)(6), (b) is charging (b)(6), (b)(7)(C) voucher recipient, \$2,200. Other tenants that do not receive HUD housing assistance are charged \$1,400. Evidently, (b)(6), (b) is charging individuals with housing assistance—either through HUD or the VA—more rent to receive more funds from the federal government. (b)(6), (b)(7)(C) voucher program participant. Sometime during (b)(6), (b) (Exact Date: Unknown), (b)(6), (b) moved into the apartment complex. He is still a fellow tenant of (b)(6). On the first date he moved in, (b)(6), (b) demanded that (b)(6) leave her door unlocked at night so he could have sex with her “as he pleased.” Other female tenants have been harassed by (b)(6), (b)(7)(C) neighbor was told the same statement by (b)(6), (b)(7) Sometime during (b)(6), (b) (Exact Date: Unknown), (b)(6), (b) chased an unnamed (b)(6), (b)(7)(F) girl in the complex with the intent to sexually assault her. The landlord (b)(6), (b) was called; however, he stated, “I am not Judge Judy, I am not dealing with this.” Female tenants have put cameras in and around their units for protection (b)(6), (b) has spit on female tenants, including (b)(6), (b). Sometime during (b)(6), (b) (Exact Date: Unknown) (b)(6), collapsed in her yard (b)(6), (b)(7)(C) (b)(6), (b)(7)(C) (b)(6), (b) walked up to her, told her to die, and went into his unit. Other unnamed female tenants have reported issues, but nothing has been done. (b)(6), did not wish to provide specific names because she is fearful of her safety. The local police department and the Portland Housing Authority have been alerted multiple times since (b)(6), (b) (Exact Date: Unknown) (b)(6), is actively trying to move away from the apartments. (b)(6), did not wish to provide any further information pertaining to herself or her voucher. She could not provide an email address for (b)(6), (b)(7)(C) She also could not provide (b)(6), (b) phone number or specific information pertaining to his housing voucher.</p>	Lack of evidence/information
08/29/2024	<p>This office is in receipt of allegations that a real estate professional has allegedly been using fraudulent documentation to assist in the closing of FHA insured mortgages. The alleged activities were discovered during investigation (b)(7)(E) Specifically, the real estate professional was the realtor for the property located in Aurora, IL. It is alleged the borrowers bank statements and other pertinent documents located in the FHA file are fraudulent. The real estate professional is a certified appraiser and realtor in the State of Illinois. Further evidence alleges this individual may have submitted fraudulent insurance documentation for Medicaid contracts and in support of his work as a licensed appraiser.</p>	Prosecution declined (b)(7)(E)
08/30/2024	<p>Complainant alleged two (2) properties, (b)(6), (b)(7)(C) contained possible lead contamination that should have been addressed with HUD program funds.</p>	Lack of evidence/information
08/30/2024	<p>Subject contract grants manager, retained through professional service agreement, identified in collateral FBI investigation as having received approximately \$232,000 in HUD program funds. According to collateral FBI records it does not appear any real work was performed based on funds received.</p>	Prosecution declined (b)(7)(E)
09/03/2024	<p>On August 8, 2018, this office received a QAD referral (b)(7)(E) from the Santa Ana Homeownership Center (HOC), which stated (b)(6), (b)(7)(C) had recently reported 7 allegedly fraudulent loans to the Quality Assurance Division via the Loan Review System because of questionable borrowers' places of employment. The two loan officers involved are (b)(6), (b)(7)(C)</p>	Case Adjudicated
09/03/2024	<p>During the month of October 2021, news articles from the Washington Post referenced issues regarding the alleged abuse of power, conflicts of interest, staff intimidation and procurement irregularity involving District of Columbia Housing Authority's (DCHA) Board of Commissioners, leadership and agency staff. * See other related cases for additional information relating to this case. (b)(6), (b)(7)(C), (b)(7)(E) et.al - DCHA Contract Fraud (b)(7)(E) District of Columbia Housing Authority</p>	Prosecution declined (b)(7)(E)
09/03/2024	<p>FBI received information alleging that the current tenant board president, board members, and property manager at a HUD-funded multifamily housing complex in San Francisco, CA, have been taking kickbacks and bribes in awarding HUD-funded contracts and housing to individuals / companies who were willing to pay.</p>	Lack of evidence/information
09/03/2024	<p>Housing authority believes section 8 tenant is under reporting income which is violation of the tenant's rental assistance program contract.</p>	Lack of evidence/information
09/05/2024	<p>HUD OIG has received several referrals from QAD concerning a loan officer who is alleged to have used fraudulent pay stubs and employment documentation to originate FHA loans. A query of the loan officer's universe revealed multiple claims and foreclosures on loans originated by the loan officer.</p>	Lack of HUD nexus (b)(7)(E)
09/06/2024	<p>Information provided by Bucks County Housing Authority (BCHA) Section 8 staff suggests that an applicant for rental assistance falsely represented his residency and other material details to the BCHA.</p>	Prosecution declined (b)(7)(E)

Date Closed	Investigative Description	Disposition
09/06/2024	IRS CID alleged that (b)(6), (b)(7)(C) a Bernalillo County Housing Department (BCHD) HCV Participant, personally received his landlord's HAP checks and failed to report all of his income sources. (b)(6) owned a bank account that received the HAP checks, which were in the landlord and (b)(6), (b)(7)(C) name (b)(6) participated on the HCV program from 2005 to 2014 and owned numerous businesses during this time. Additionally (b)(6) hid income and asset information to the IRS.	Case Adjudicated
09/09/2024	(b)(6), (b)(7) allegedly sexually harassed Section 8 tenants and adjusted tenant rents without notifying the housing authority.	Case Adjudicated
09/09/2024	At the request of Mid-Atlantic Region management, ODA conducted a proactive query of a confidential law enforcement database in order to attempt to identify lead-based paint leads related to the U.S. Dept. of Housing and Urban Development. That query revealed that a landlord rented property located in Towson, MD to a tenant who received rental assistance through the Housing Choice Voucher program administered by the Housing Authority of Baltimore City. The tenant/complainant alleged that the landlords presented a false lead inspection certificate that showed the property had passed a lead paint inspection. The tenant/complainant reported that (b)(6), had a blood lead level of 5.1 micrograms per deciliter. Additional information is provided in the attached referral. UNREDACTED----- At the request of Mid-Atlantic Region management, ODA conducted a proactive query of a confidential law enforcement database in order to attempt to identify lead-based paint leads related to the U.S. Dept. of Housing and Urban Development. That query revealed that Landlord (b)(6), rented property located at (b)(6), (b)(7)(C) to (b)(6), (b)(7) a tenant who received rental assistance through the Housing Choice Voucher program administered by the Housing Authority of Baltimore City. (b)(6), alleged that (b) or perhaps, (b)(6), (b)(7)(C), presented a false lead inspection certificate that showed the property had passed a lead paint inspection (b)(6), reported that (b)(6), had a blood lead level of 5.1 micrograms per deciliter. Additional information is provided in the attached referral.	Lack of evidence/information
09/09/2024	HUD OIG received allegations from another law enforcement agency that an FHA mortgage supported by fraudulent employment documents.	Prosecution declined (b)(7)(E)
09/10/2024	The TALCB alleges that (b)(6), (b)(7) Company was operating an appraisal mill in the Dallas Fort Worth area. Specifically (b)(6), (b)(7) allegedly allowed his appraiser trainee to conduct FHA appraisals under his license number and did not disclose that his trainee was conducting the physical inspections of the identified properties. To date, approximately 283 different FHA properties have been identified. Exact losses are not yet known.	Prosecution declined (b)(7)(E)
09/11/2024	According to confidential sources, a mortgage lender identified multiple FHA insured loans originated by a loan officer (subject), which allegedly included misrepresentations of employment and assets necessary to obtain the financing. The source of the funds used to complete the purchases was undetermined. The findings of this investigation were presented to the U.S. Attorney's Office (USAO), Southern District of Florida for prosecutorial consideration. Upon reviewing the findings of the investigation, USAO declined the case for prosecution for lack of proof against the subject's involvement in the origination process of the FHA loans obtained during the investigation. The USAO is still reviewing subjects' alleged fraud in the PPP and the EIDL loans he obtained. Therefore, based on the above information and lack of HUD nexus involving the PPP and EIDL loans, no further investigation is warranted, and this case is closed.	No Action Taken
09/11/2024	HUD Multifamily staff contacted HUD OIG relating to potential problems at Parkview Apartments, a 24 unit property housing elderly tenants, in Albion, Nebraska. It appears there have been no changes to tenant income or asset levels for the past three years even though the tenants' income should be increasing with cost of living adjustments. In one instance a tenant was arrested for murder but is still listed as receiving subsidy. This has lead HUD staff to suspect tenant certifications are not being conducted. There has been no manager on site for several months, leaving the maintenance person to deal with tenant information.	Case Adjudicated
09/12/2024	Complainant alleged that a developer may have lied when the developer applied for HOME Program and Low Income Housing Tax Credits (LIHTC) from a Finance Housing Authority for the development of an elderly project. It was alleged that the developer did not have legal possession of the site where the project was proposed when he applied for the project permits.	No Action Taken
09/16/2024	(b)(7)(E)	Prosecution declined (b)(7)(E)

Date Closed	Investigative Description	Disposition
09/16/2024	In February 2016, Special Agent [redacted] received an email from [redacted] of the Santa Ana Home Ownership Center (HOC) REO Division requesting assistance on a HUD-owned single family home located at [redacted] Henderson, NV. The home had been deeded to HUD a few weeks earlier and [redacted] stated someone filed a false recording on the title claiming ownership of the home using the entity name Federal Housing Administration. HUD's property manager, PK Management, confirmed three people have moved into the home and are claiming ownership. The HOC requested HUD-OIGs assistance investigating the false recordings and the squatters. HUD-OIG also identified another home in town [redacted] Las Vegas, NV on which an identical false recording was filed with the Clark County Recorder's Office under the entity name Federal Housing Administration. HUD-OIG will investigate the allegations further.	Prosecution declined [redacted]
09/17/2024	The manager at this apartment complex as well as her staff members are aware of the fraud activity that is going on here. I've been calling corporate for months to let them know what's going on with no return call. The manager is using fake Social Security numbers fake names that is moan as [redacted] The manager also pushes people who are on the waiting list back. It accepts money under the table to allow other people to move in under fake information. I myself was on the waiting list for an extended period of years and I knew someone who had been evicted from the property back in 2010 and the manager is aware of that so she accepted money under the table to give her an apartment using fake information that person just happens to be my blood relative by the name [redacted] once I found out about how she had got back in. She told me all I had to do was pay the manager under the table so I went and paid the money because me and my kids was homeless and she had already been pushing us back on the list to put other people in who wasn't even on the list. She currently lives on property [redacted] She also has all of her relatives living on property under [redacted] which is a fake Social Security number. The manager also harasses the residence. She employees criminals and the manager herself just called a aggravated assault charge on [redacted] but she still employed here and since I know so much information about what's going on here she's trying to come up with allegations to evict me. I have several resident who are willing to speak on her, but or afraid of retaliation from her this needs to be stopped.	Prosecution declined [redacted]
09/19/2024	On April 19, 2021, HUD-OIG received a letter from an anonymous source which alleged that , Greenfield Garden Apartments, a HUD funded apartment complex, located in Holyoke, Massachusetts, was possibly misappropriating funds for the rehabilitation. Specifically, that bathtubs are being purchased at marked up prices from the plumbing supply store under the same ownership as Mount Holyoke Management, the management company that manages Greenfield Garden Apartments.	Lack of evidence/information
09/19/2024	SSA OIG contacted HUD OIG and relayed that during their investigation it became evident that [redacted] might be receiving HUD benefits and claiming [redacted] as part of her household composition.	Lack of HUD nexus [redacted]
09/19/2024	The complainant reports that the Windsor Housing Authority Board of Commissioners fired [redacted] [redacted] called the payroll company used by the Windsor Housing Authority. [redacted] claimed that she was owed \$85,000 for paid time off she had accrued. She read over the phone a falsified document. The payroll company accepted this justification and made the changes to her final pay check. That final paycheck was disbursed last night [redacted] and unfortunately the issue was not discovered in time to prevent this situation. The complainant as well as other board members have reviewed the meeting minutes around the time [redacted] dated the falsified document and have found no mention of approving a document or such a large change to their policy. The complainant was able to calculate that \$12,734.85 from federal sources were fraudulently disbursed to [redacted] The complainant has a copy of the falsified document [redacted] read and then sent to the payroll company as well as further information and documentation of this issue. The complainant is willing to work with investigators to resolve this issue.	Lack of evidence/information
09/20/2024	According to a Lender Self-Report (LSR) submitted by the mortgage lender, the borrower's asset documentation used to document funds to close a transaction are false. During a post-closing review, the mortgage lender uncovered various versions of the borrower's bank statements. Based on the mortgage lender's findings, their corrective action resulted in the loan officer no longer being employed by the mortgage lender. OIG initiated an investigation into the activities of the subject loan officer. The investigation has discovered that the subject loan officer has become self-employed and has opened her own business and is now a TPO (Third Party Originator) dba in the Southeast region. The investigation substantiated fraudulent activity revolving around loans produce by the loan officer. The USAO showed a lack of interest to prosecute this case. Based on a lack of evidence [redacted] case agent recommended this case be closed.	Lack of evidence/information

Date Closed	Investigative Description	Disposition
09/20/2024	HUD OIG proactively opened a case involving delinquent Federal Housing Administration (FHA) loans. It is alleged that there may be loan origination fraud occurring with FHA loans. Based on various database searches, it was revealed that several loans in delinquent status are affiliated with a loan officer. HUD OIG initiated an investigation to investigate this allegation. Assistant United States Attorney (AUSA) [redacted] United States Attorney's Office, Northern District of Georgia declined the case based on the Federal Housing Administration (FHA) Neighborhood Watch Reports claim history. [redacted]	Prosecution declined [redacted]
09/20/2024	Members of household have allegedly failed to report income.	Prosecution declined [redacted]
09/23/2024	A housing authority in the metro Nashville area, indicated that a landlord has been allegedly forging participant's signatures on requests for rent increases, amending the original HAP contracts. A participant reported the incident to the city police department. The housing authority conducted an internal review and determined that the landlord had three active participants in assisted units. The housing authority review determined the participants' signatures on the rent increase forms did not appear consistent with other handwriting/signatures noted on other documents provided by program participants, to include annual recertification documents. The landlord is [redacted] ***Update as of 09/22/2024*** After conducting interview(s) of the potential victims (Tenant #1) and (Tenant #2), no loss was identified by either of the tenants. Based on the interview and copies of receipts that Tenant #1 provided, Tenant # owed the landlord over \$1,000.00 in back rent. Tenant #2 stated that they only paid the agreed upon tenant portion of the rent and was never forced to pay anything more. [redacted] the United States Attorney's Office (Middle District of Tennessee) declined to prosecute the case.	Prosecution declined [redacted]
09/23/2024	Richmond Housing Authority (RHA) [redacted] did not pay rent or for any of her utilities. [redacted] allegedly bragged about residing in the unit rent-free and also bragged that she [redacted] accommodate [redacted] first moved into the unit in approximately [redacted] never obtained approval from HUD to have any RHA employees reside in the unit. In January 2022, the RHA received HUD approval to use the unit as an administrative uses unit for secondary office space.	Prosecution declined [redacted]
09/24/2024	An anonymous complainant submitted a "whistleblower" complaint to the HUD-OIG Hotline concerning the loan origination process instituted by NEXA Mortgage, LLC. [redacted]	Prosecution declined [redacted]
09/24/2024	On or about April 2019, the Allegheny County Housing Authority Police Department asked HUD OIG for assistance with a Homeownership Program Fraud investigation. It is alleged that program recipient [redacted] rented her house while receiving HUD funded Homeownership subsidy. It is also alleged that [redacted] moved to Maryland with [redacted] This is a joint investigation with the ACHA Police Department.	Case Adjudicated
09/25/2024	Businesses connected to two nursing home owners operate over 50 nursing homes in the State of Ohio. They may be embezzling nursing home funds and they are alleged to be associated with the potential bribes of two Ohio State Representatives. Redacted Narrative FBI Cincinnati requested HUD OIG assistance to investigate a local nursing home and its affiliated businesses, and associated business partners/operators. The FBI developed information that approximately 64 HUD-insured nursing homes in Ohio, all affiliated with the subject and its associates, may be the subject of a bribery scheme involving public officials. Additional information showed that the nursing home funds may have been skimmed and laundered through shell companies and returned in the form of campaign donations. One of the largest recipients received over \$700,000 in campaigns donations. After the review of voluminous subpoena returns and open-source information, the investigative team was unable to determine if any criminal action occurred.	Prosecution declined [redacted]
09/25/2024	A complainant alleges that [redacted] "signed over" housing authority funds and then concealed the monetary transfer. The investigation determined that the complainant claims were unsubstantiated.	Lack of evidence/information

Date Closed	Investigative Description	Disposition
09/25/2024	Cleveland Police Department's Intelligence Unit provided information regarding [redacted] is a Arson Detective for the Cleveland Fire Department [redacted] has involvement in the City of Cleveland's East Side Market. Subsequent investigation of [redacted] led to convictions of [redacted] and [redacted] in Cuyahoga County Common Pleas Court for various state related offenses. As a result of that investigation, the FBI / HUD-OIG opened up a separate federal case into [redacted] involvement with the East Side Market, located in Cleveland, OH [redacted] was later indicted for embezzling funds that were originally intended for the East Side Market's use. Redacted Narrative In 2018, the Cleveland Police Department's Intelligence Unit provided information to the FBI regarding fraud being committed by a person who was involved in the City of Cleveland's East Side Market. Based on public reporting, the East Side Market had incurred several construction delays and lack of funding to finish the project. Agents believed that the subject could have used project funds and diverted them for personal use, which would have resulted in such delays. After reviewing records and documents, along with conducting interviews regarding the alleged scheme, the USAO indicted the subject in December of 2020 for nine counts of wire fraud. The subject was was tried in US District Court in Cleveland and convicted of embezzling more than \$850,000 earmarked for the development of the New East Side Market, located in Cleveland, OH. The subject was later sentenced to 18 months in prison and ordered to pay the full amount of restitution.	Case Adjudicated
09/25/2024	During a proactive search, it was discovered that Praxis Consulting has 14 properties registered with the Cincinnati Metropolitan Housing Authority. It was further discovered [redacted] Redacted Narrative The OIG initiated an investigation after proactive research of HUD databases based on information obtained from the Organized Crime Drug Enforcement Task Force. (OCDETF) The information alleged that the subjects may be laundering drug distribution proceeds through real estate, amongst other means. This included the purchase of several HUD Real Estate Owned (REO) properties. A review of those purchases identified several red flags. The OIG investigation revealed that the subject utilized family members and associates to illegally purchase HUD REO properties. An analysis of these properties revealed that buyers provided fabricated proof of funds statement and violated the owner-occupant agreements. The subject was charged with making false statements (18 USC 1001) and making false statements to the Department of Housing and Urban Development (18 USC 1010) via an information on June 22, 2023. The subject pleaded guilty to both of these charges in August 18, 2023 and was sentenced on January 19, 2024, to three years' probation and ordered to pay restitution in the amount of \$205,630.	Case Adjudicated
09/25/2024	It is alleged [redacted] allegedly committed aggravated identity theft, wire fraud, mail fraud and theft of government funds. Specifically, between March 2020 through September [redacted] [redacted] and the others allegedly used the names and social security numbers of approximately 70 victims in order to file Pandemic Unemployment Assistance (PUA) applications and obtain small business loans totaling approximately \$600,000; the funds of which were mailed to their applicable addresses, including the CMHA public housing unit. [redacted] a zero-income tenant, allegedly filed a fraudulent unemployment claim in both Ohio and Michigan, in which she claimed to be previously self-employed. As a result, [redacted] received approximately \$15,000 in unemployment benefits. However, [redacted] CMHA information does not reflect self-employment income as being reported. Analysis of [redacted] bank records show purchases of high value merchandise, travel, and cash withdrawals. In addition to the search at [redacted] subsidized unit, three additional search warrants will be executed in the greater Cleveland area. Redacted Narrative A joint HUD OIG, DOL OIG, USPIS, FBI, USSS, CMHA Police Department and Small Business Administration (SBA) OIG investigation was initiated after HUD OIG received information which alleged several Cuyahoga Metropolitan Housing Authority (CMHA) tenants of the investigation were involved with conspiracy to commit ppp fraud. From approximately May 2019 through August 2021, four tenants, of which, three were CMHA participants, conspired to use the names and social security numbers of approximately 70 victims to file 180 Pandemic Unemployment Assistance and several Economic Injury Disaster Loan applications, totaling approximately \$3.4 million in intended losses, with an actual loss of approximately \$767,074. The overpayment by CMHA due to unreported income, assets, and employment was approximately \$37,754.	Case Adjudicated
09/25/2024	It is alleged that Integra Mortgage originated three separate FHA insured loans for [redacted] Chicago, IL 60609, [redacted] [redacted] Chicago, IL 60623, and [redacted] Chicago, which appear to have falsified information. Specifically, a re-verification by JP Morgan Chase revealed that the bank statements for the three aforementioned borrowers were inflated by several thousand dollars. Further, the same appraisal company and loan officer appear to have been used in the origination of these loans. Finally, the loans are already troubled in terms of delinquent payments.	Case Adjudicated

Date Closed	Investigative Description	Disposition
09/25/2024	<p>The State of Ohio Auditor [redacted] contacted HUD-OIG to report potential allegations of fraud by Athens Metropolitan Housing Authority (AMHA) [redacted]. Ohio Auditor Office received an anonymous tip of fraud/embezzlement involving a general funds account where HUD funds were deposited. A Discover payment of \$16,000 was paid from this account but there was no record of the vendor or payment amount on the general ledger. Further investigative efforts determined additional payments to Capital One and Discover that were not listed on the general ledger causing a potential loss of approximately \$374,100.00. Redacted Narrative The Ohio Auditor of State (OAS) Special Investigations Unit (SIU) contacted HUD-OIG to report potential allegations of fraud by Athens Metropolitan Housing Authority (AMHA) [redacted]. The OAS received an anonymous tip of fraud/embezzlement involving a general funds account where HUD funds were deposited. Investigation determined that [redacted] knowingly defrauded AMHA for her own personal gain. From January 2008 through December 2022 [redacted] embezzled \$2,506,925.87 of AMHA funds with a scheme that caused AMHA to issue 206 fraudulent checks. [redacted] plead guilty to committing theft. [redacted] was sentenced to 8-12 and ordered to pay restitution in the amount of \$2,325,395.12.</p>	Case Adjudicated
09/25/2024	<p>The United States Attorney's Office (USAO) for the Western District of Kentucky (WDKY) advised HUD OIG via email [redacted] that their office opened an investigation on [redacted]. The USAO WDKY advised their office is reviewing whether [redacted] violated the False Claims Act, 31 U.S.C. 3729-3733, by knowingly and unlawfully collecting excess rent from certain tenants in the U.S. Department of Housing and Urban Development's (HUD) federal Housing Choice Voucher Program, commonly referred to as "Section 8," which is a program for assisting low-income families, the elderly and the disabled in securing decent, safe, and sanitary housing in the private market. Through this program, HUD provides funding through vouchers that are administered by local public housing agencies. HUD pays the housing subsidy, which may cover all or a portion of a tenant's monthly rent, directly to the landlord. As a condition for receiving the housing subsidy, the landlord contractually agrees not to charge the Section 8 tenant rent in excess of the amount set by the public housing agency. Specifically, on September 7, 2023, the USAO WDKY received allegations that [redacted] charged tenant [redacted] excessive amounts over and above the amount set by the Louisville Metro Housing Authority. [redacted] participates in HUD's Housing Choice Voucher Program and rents a unit owned and managed by [redacted] Louisville, Kentucky 40223). Redacted Narrative This investigation was initiated based on a complaint received by the United States Attorney's Office. (USAO) for the Western District of Kentucky (WDKY). The complaint alleged that a landlord knowingly and unlawfully collecting excess rent from certain tenants in the HUD federal Housing Choice Voucher Program (HCVP). Specifically, the landlord would charge the metro housing authority tenants excessive amounts over and above the amount set by the housing authority. Multiple tenants noticed extra charges in their rent every month. The extra rent charges were fees for washer and dryer hookup, pest control, water, sewer, trash, and gas. The housing authority reviewed the allegations and determined that the landlord did not violate any program guidelines. The additional fees are disclosed in the lease agreements, signed by the tenants. During the course of this investigation, witness interviews and record reviews did not substantiate the allegations that the landlord violated any program rules or regulations of charging additional fees to tenants. The USAO declined prosecution and the investigation was administratively closed.</p>	Prosecution declined [redacted]
09/26/2024	<p>[redacted] National Bank Holdings, which is the parent company for Hillcrest Mortgage. National Bank Holdings reached out to HUDOIG to self report multiple loan officers who had recently been identified in an internal investigation as having creating documents and having conflict of interest relationships that were not disclosed.</p>	Lack of HUD nexus [redacted]
09/26/2024	<p>DOJ Housing Civil Enforcement is requesting HUD OIG assistance investigating a Section 8 landlord who is alleged to be engaging in quid pro quo sexual harassment against tenants. DOJ HCE opened this investigation based upon a lead received under the DOJ Sexual Harassment in Housing Initiative hotline.</p>	Prosecution declined [redacted]
09/26/2024	<p>Hamilton Funding Group met with HUD Single Family employee from Atlanta, GA and "self reported" that they had identified at least 33 fraudulent loans. More specifically, there were two loan officers responsible for the 33 loans in question. Further, the scheme appeared to involve fraudulent divorce agreements and fraudulent alimony and child support payments in order to qualify the borrowers for FHA insured mortgages.</p>	Case Adjudicated
09/26/2024	<p>[redacted] obtained the title to the property using [redacted] while the borrower was in financial distress due to a loss of a family member [redacted] was the original loan officer on this transaction. When [redacted] obtained the property, the mortgage and the HUD partial claim was not paid off. Therefore there is still an outstanding balance due to HUD after this transfer of title. Additionally, [redacted] set up payments using the borrower's bank account information by indicating to PennyMac that she was [redacted]</p>	Lack of evidence/information

Date Closed	Investigative Description	Disposition
09/26/2024	<p>(b)(6), (b) has been a resident (b)(6), (b)(7)(C) for over 5 years. The building manager, (b)(6), (b)(7)(C) was just terminated after an investigation. Prior to this, he was living at the property illegally (b)(6), (b)(7)(C) it took management, (b)(6), (b)(7)(C) 6 months (b)(6), (b)(7). In the meantime, (b)(6), was doing drugs and bringing in drug users and let them stay for free. He would request for sexual favors from people and then evict them. Complainant has overheard (b)(6), (b)(7)(C) tell the previous management company to falsify records to get "clean" leases for people (b)(6), (b) had living there for free. Complainant states there are 25 units there and he is the tenant representative. Complainant asserts that the property is supposed to be for elderly and disabled yet it has become the home of non-payers of rent and drugs dealers. (b)(6), (b)(7)(C) and Portsmouth Inner-City Development Corporation have had this occur for over 5 years without taking any action. No maintenance has been provided to the property in over 5 years. (b)(6), (b)(7)(C) was employed there since (b)(6), (b)(7)(C) would like to be contacted about this matter to elaborate. Redacted Narrative The former (b)(6), (b)(7)(C) property manager allegedly allowed tenants who were not elderly or disabled to reside rent free. Additionally, the former property manager allegedly requested sexual favors from tenants in lieu of eviction. (b)(6), (b)(7)(C) the Portsmouth Metropolitan Housing Authority (PMHA) assumed management (b)(6), (b)(7)(C) PMHA's (b)(6), (b)(7)(C) allegedly had a drug problem, allowed friends to move into vacant units and kept tenant rent money for personal use, but was not aware of any sexual-related allegations. Tenants interviewed were not asked for sexual favors by the previous property manager. They did advise of one unidentified tenant who may have had issues with the previous property manager but could not provide specifics or contact information. The allegations did not meet criminal thresholds and were referred to HUD for administrative review. The single instance of sexual harassment is to be referred to HUD Fair Housing.</p>	Lack of evidence/information
09/26/2024	<p>The FHFA OIG referred information to the HUD OIG alleging an insurance broker provided a certificate of liability insurance indicating proof of hazard insurance for an FHA insured multifamily property. The FHA requires proof of hazard insurance for multifamily properties carrying FHA mortgage insurance. It is alleged the insurance broker provided a fake certificate of liability insurance to the bank which was subsequently relied upon by the FHA in its decision to provide mortgage insurance. It is further alleged that the insurance broker kept the hazard insurance payment from the property owner.</p>	Case Adjudicated
09/26/2024	<p>The reporting agent came across a news article while proactively looking for cases. Two apartment buildings within the Hickory Ridge Apartment Complex located in Merrillville Indiana were deemed unfit for inhabitation. These two buildings had mold and structural issues. Due to these issues the tenants of these buildings were evacuated. The media indicated some of the displaced residents were Housing Choice Voucher recipients.</p>	Lack of HUD nexus (b)(7)(E)
09/27/2024	<p>In January 2024, a Public Housing Authority (PHA) contacted HUD, Office of Inspector General (OIG), regarding one of its contractors who had been hired to manage two PHA properties. It was alleged that one of the contractor's former employees may have been involved in providing housing to unauthorized tenants in the PHA's properties and also may have had assistance from a co-worker. It was further alleged that individuals related to two non-profit organizations may have also been involved in housing unauthorized tenants and collecting rent unbeknownst to the PHA. Onsite staff may have also been involved in other unauthorized tenant related housing schemes.</p>	Prosecution declined (b)(7)(E)
09/27/2024	<p>(b)(6), (b)(7)(C) contacted by Detroit HUD PIH (b)(6), (b)(7)(C) reported (b)(6), (b)(7)(C) (b)(6), (b)(7) was accepting rent payments in the form of money orders and cash from tenants and converting the funds to her own use. In addition, when (b)(6), (b) was told to find housing (b)(6), (b)(7)(C) at the top of the waiting list. It is also alleged that (b)(6), (b) did not report the earnings of staff to the State of Michigan potentially failing to pay employment taxes...</p>	Prosecution declined (b)(7)(E)
09/27/2024	<p>HUD-OIG received a referral memorandum from HUD-CPD, Pittsburgh, PA. HUD-CPD suspected potential fraud, waste and abuse at the Greater Wheeling Coalition for the Homeless (GWCH). HUD-OIG investigation did not substantiate that a federal criminal violation occurred. The matter was referred to HUD-OIG's Office of Audit.</p>	Prosecution declined (b)(7)(E)
09/27/2024	<p>On January 16, 2024, HUD-OIG Special Agent (b)(6), (b)(7)(C) reviewed FBI Guardian complaint (b)(7)(E) which alleged the following: A Chicago Housing Authority (CHA) landlord contacted the FBI National Threat Operations Center (NTOC) to report corruption and extortion by a housing authority inspector in relation to a property located in Chicago. The landlord advised the inspector wanted him/her to pay \$700 to manage and maintain the properties which had HCV tenants. After the landlord declined, the inspector cited him/her excessively during the inspection. The landlord advised the inspector is supposed to illustrate and describe each code violation so the landlord can remedy and fix any issues. During the inspection, and after the landlord declined to hire the inspector, the inspector pointed out six code violations but then cited a total of 28. During a follow-up inspection, a different inspector did not know why the landlord was given so many violations. HUD-OIG SA (b)(6), (b) will open this FBI referral as a complaint.</p>	Lack of evidence/information

Date Closed	Investigative Description	Disposition
09/27/2024	The Relator alleges a Mortgage Company knowingly provided fraudulently information to HUD during the loan origination process.	Prosecution declined [redacted]
09/27/2024	This office is in receipt of information which alleges that Gill Park Co-op's tenant board of director's, [redacted] is subleasing several vacant units in the building to family and friends. It is also alleged [redacted] has Gill Park funds to make personal purchases. In a proactive effort, case agent conducted SBA and HUD database searches and identified numerous Gill Park tenants that have applied for Paycheck Protection Program (PPP) loans.	Prosecution declined [redacted]
09/30/2024	A Hotline referral alleges three individuals and a mortgage broker business submitted false documents in support of a Federal Housing Administration (FHA) insured mortgages. An audit conducted by a private financial institution suspected mortgage fraud related to five loans (one FHA-insured and four conventional). The audit identified suspicious activity on all 5 loans, the three individuals all Loan Officers having ties with the mortgage broker submitted false documents which lead to a substantial monetary loss for the mortgages identified.	Lack of HUD nexus [redacted]
09/30/2024	[redacted] altered a bankruptcy court order and chapter 13 trustee's final report. In an attempt to obtain a mortgage, [redacted] provided these forged documents, together with a fraudulent altered tax return, to Total Mortgage, LLC. She later provided the altered court order to Freedom Mortgage Corporation and fraudulently obtained a \$250,000 FHA mortgage. [redacted] subsequently defaulted on the loan. In addition, she provided an altered email to the United States Trustee in an attempt to blame a Total Mortgage employee for the fraudulent bankruptcy documents.	Prosecution declined [redacted]
09/30/2024	FBI S/A [redacted] notified S/A [redacted] and S/A J. [redacted] of a walk-in complaint by a member of the Mattaponi Indian Tribe concerning embezzlement/ mismanagement of HUD funds by [redacted]. Public media and HUD data show 1.7 million dollars was awarded for HUD grant funding at the end of 2023. The Office of Native American Programs confirmed the award of the Indian Community Block Grant (ICBG) for 1.7 million dollars; however, no funds had been drawn on the grant as their access to the Letter of Credit Control System (LOCCS) system was still pending. [redacted] Redacted Narrative Law Enforcement notified HUD OIG regarding a complaint by a member of the Mattaponi Indian Tribe concerning embezzlement/ mismanagement of HUD funds by [redacted]. Public media and HUD data revealed 1.7 million dollars was awarded for HUD grant funding at the end of 2023. The Office of Native American Programs confirmed the award of the Indian Community Block Grant (ICBG) for 1.7 million dollars; however, no funds had been drawn on the grant as their access to the Letter of Credit Control System (LOCCS) system was still pending.	Lack of HUD nexus [redacted]
09/30/2024	From February 12, 2021 through April 30, 2021, seven checks were issued from the City of West Haven to Compass Investment Group LLC, totaling approximately \$308,408.70. Subsequent to these deposits, eighteen cash withdrawals were made in increments between \$8,000 to \$10,000. One of the principals of the LLC is also a City of West Haven [redacted] in the Community Development Administration office that administers Community Development Block Grant funds.	Case Adjudicated
09/30/2024	HUD OIG received a referral from another law enforcement agency advised that a mortgage broker located in Bowie MD originated several FHA-insured mortgages that was supported by fraudulent employment documentation.	Prosecution declined [redacted]
09/30/2024	HUD OIG received an allegation from a program office that [redacted] committed fraud when he they made unauthorized withdraws form eLOCCS using a former employee's access code. In addition, [redacted] received Federal funding through the sub recipient for tenant's rental income can never remitted the payments to the landlords on behalf of the tenants.	Prosecution declined [redacted]
09/30/2024	[redacted] A review of my website below reflects [redacted] the nations 1st Deed fraud task force [redacted]. Your review will find we have been extremely successful in this effort. Currently I need your help. We have uncovered a group of employees within the HUD grant funded, United Community Housing Coalition who are preying upon those who the entity serves. These individuals are stealing homes from the very ones they purport to help on their website. I have left multiple voice mails on the local call in system in downtown Detroit without a response. Please reply with a phone number and name of an agent under your supervision ASAP. Currently, I have hard evidence of 13 home involved and 47 others yet to be fully investigated. Thank you in helping me fulfill my oath of office	Lack of HUD nexus [redacted]
09/30/2024	Law Enforcement Agency referred information indicating that a repeat subject is managing and controlling grants for a tribe while debarred.	Lack of evidence/information

Date Closed	Investigative Description	Disposition
09/30/2024	On 06/28/2018, a HUD OIG Special Agent proactively inquired into the GNND property captioned herein. Based on a preliminary investigation, the HUD OIG SA discovered evidence that may suggest that the GNND program beneficiary may not have resided in their GNND property as their "sole residence" as the GNND program requires.	Statute of limitations
09/30/2024	On 12/06/2021, HUD OIG was advised that the USAO EDMO received information from (b)(6), (b)(7)(C) alleging that her client, a contractor, may have been the victim of fraud related to a HUD insurance Section 203(k) loan. (b)(6), (b)(7)(C) telephone number and email address were provided. On 12/15/2021, HUD OIG agents interviewed (b)(6), (b)(7)(C) Lafayette Construction regarding their work on a property purchased by (b)(6), (b)(7)(C) using a 203(k) loan (b)(6), (b) alleges that (b)(6), fraudulently disputed the credit card and ACH payments (b)(6), made to (b)(6), (b) for the rehab work on the 203(k) property.	Prosecution declined (b)(7)(E)
09/30/2024	Received information alleging Section 8 Fraud by residents in Multi-family housing complex.	Case Adjudicated
09/30/2024	The complainant would like to report (b)(6), (b)(7)(C) the Indianapolis Housing Agency for fraud involving contract and bid irregularities. The complainant stated that there was a project that was done for an addition to revamp an apartment complex. The complainant stated that the bid that was accepted by (b) but the bid was not the lowest bidder which is in violation of contract and bid guidelines. The complainant also stated that (b) took the security deposits from some tenants. The reason for this is unknown but that security deposit is supposed to be returned back to those tenants directly after they move out of a housing facility. The complainant stated that that money is specifically moved by (b) by way of cashier checks. The complainant stated that the HUD OIG conducted an audit due to a complainant by an employee of the agency back in 2019 and the audit dated back to 2013. The complainant stated that he daily abuses his authority at the housing authority and he severely mismanages the agency. The complainant stated just last week a mob of tenants wanted to see (b) because they were outraged by the waiting lists and unfavorable living conditions. The complainant is an employee of the Indianapolis Housing Agency.	Prosecution declined (b)(7)(E)
09/30/2024	The Federal Bureau of Investigation (FBI) initiated contact with HUD OIG, proposing a collaborative effort in the FBI's ongoing investigation of contractors engaged in bid-rigging and corrupt billing schemes related to capital improvements at Co-op City in Bronx, NY. Co-op City refinanced its HUD loan in May 2022, unlocking \$124 million for capital improvements.	Lack of evidence/information
09/30/2024	The ODA identified a loan officer who was purportedly involved in the origination of FHA-insured and conventional mortgages that were supported by false documentation. An initial report indicated that ten loans were identified (nine FHA and one conventional). Fifteen FHA loans were referred to HUD QAD for review and indemnification. The case was declined for prosecution.	Prosecution declined (b)(7)(E)
09/30/2024	The OIG Hotline received information indicating that Cardinal Financial Company, Limited Partnership NMLS #66247 ("Cardinal") (b)(6), (b)(7)(C) (b)(6), (b)(7)(C) for violating Cardinal's standards of professional conduct with regards to loan misrepresentation. The employee was terminated due to participation in the fabrication of asset documentation for an FHA loan associated with the property located at (b)(6), (b)(7)(C) (b)(6), (b)(7)(C)	Case Adjudicated
09/30/2024	This investigation was predicated upon referral from the U.S. Secret Service (USSS), Chicago Field Office, in which it is alleged that (b)(6), (b)(7)(C) one of the subjects that they are currently investigating for Emergency Rental Assistance (ERA) program fraud, has also fraudulently received Housing Assistance Payments (HAP) through the Housing Authority of Cook County (HACC). The total amount of HAP made to (b)(6), (b) from the HACC was approximately \$65,000 between February 2015 and September 2023. The USSS has identified that approximately \$180,000 was fraudulently obtained through the ERA program by (b)(6), (b) The U.S. Department of Housing and Urban Development, Office of Inspector General, is looking into the matter to determine if there is a potential Program Fraud Civil Remedies Act (PFCRA) remedy to the inappropriate receipt of HAP funds by (b)(6), (b)(7)	Prosecution declined (b)(7)(E)
09/30/2024	United States Customs and Border Protection (CBP), the Department of Homeland Security, informed HUD OIG that a CBP Customs Officer is believed to commit fraud related to HUD Housing Choice Voucher Program. It is alleged that the CBP Customs Officer is renting a unit he owns to (b)(6), (b) which (b) (b)(6), is using HUD Housing Choice Voucher to rent the unit from (b)(6),	Prosecution declined (b)(7)(E)
09/30/2024	USAO received a complaint of violations of the Federal Fair Housing Laws, specifically intimidation. The case alleges that, for almost seven years, single female residents of Madison House Apartments were repeatedly sexually harassed, victimized and preyed upon by Madison House's (b)(6), (b)(7)(C)	Prosecution declined (b)(7)(E)