

Date Closed	Investigative Description	Disposition
04/01/2024	The following information was received from Cardinal Financial Company regarding possible loan origination fraud: "During the review of multiple files, our QC team also identified several loans that appear to have fabricated credit profiles as a result of authorized user tradeline accounts, being purchased from unknown individuals, and then added to the borrower's profile. Our review indicates that all 3 prior Cardinal employees, coordinated the purchase of tradelines, from a tradeline broker. Additionally, we identified what appears to be coaching and coordination of tax returns to be altered for qualification. All files that contained alterations were prepared by the same tax agency. The practice tied to misrepresented income profiles involves loan officers coaching a tax preparer on how to file borrowers' self-employed income. The loan officers use the same tax preparer on the majority of their loans. The loan officers provide the tax preparer the amounts that they need the AIG to reflect, amounts of depreciation that should be filed, and they often approve the documents prior to them being filed with the IRS. The loan officers are often given 2 to 3 different sets of tax returns, that all reflect different amounts, to review and use to try and qualify a borrower. The practice tied to misrepresented credit profiles involves purchasing authorized user tradelines from a tradeline broker's inventory. Three prior Cardinal employees were connected to this practice. The tradelines can be purchased for 2, 6, or 12 months. After the 2 months, the tradeline falls off the credit report or it can be extended for a fee. The authorized user accounts do not belong to family members but are purchased from anonymous third parties using a tradeline broker. All three individuals operated from the same branch (b)(6) (b)(7)(C) and Cardinal separated with all three due to the results of our reviews. We were able to stop multiple loans that were suspected of misrepresentation and have self-reported the others. Not all loans directly impact HUD but as an additional step, we are reporting this event."	No Action Taken
04/08/2024	Midwest Geriatric Management (MGM) is a management company that specializes in managing nursing homes and sometimes has ownership interests in them. They manage numerous nursing homes in multiple states. HHS OIG (b)(7)(F) contacted HUD OIG (b)(6) (b)(7)(C) (b)(7) after reviewing emails obtained in her investigation of MGM that referred to having HUD loans, as well as MGM's intention to not pay bills, yet spending money on other things. Initial checks in HUD databases revealed that MGM is, in fact, a registered management agent that has managed at least three FHA-insured nursing homes in their portfolio (b)(7)(F) (b)(6) (b)(7)(C) (b)(7)(E) will make her investigative records available to (b)(7) for review in order to determine if there are any HUD-related violations to investigate.	Lack of evidence/information
04/09/2024	On May 08, 2018 HUD-OIG received a referral from HUD QAD Philadelphia alleging potential fraud within Gold Star Mortgage. Specifically it appears a loan officer, (b)(6) may have included fraudulent documentation in the origination of multiple FHA insured loans.	Prosecution declined (b)(7)(E)
04/09/2024	The investigation to-date, has found that in 2018 (b)(6) a former Shelter Plus Care and now a HUD Section 8 recipient, organized the purchase of a property by her husband (b)(6) and live-in care attendant (b)(6) (b)(7) to conceal the true ownership and defraud HUD. In 2019, (b)(6) went further and orchestrated a Quit Claim deed transaction of the property to a complicit family friend (b)(6) (b)(7) and another Quit Claim transfer in 2020 to a shell company owned by her live-in PCA care provider, (b)(6) (b)(7) Both Quit Claim transactions occurred without the knowledge or consent of the mortgage lender, Arvest Mortgage. This appears to be bank fraud of \$300,000, the amount of the original mortgage. HUD Section 8 payments were wired into an account held by the shell company controlled by (b)(6) (b)(7) Monies from that account were either withdrawn by (b)(6) or flowed into another account with controlled by being (b)(6) Total Section 8 payments to (b)(6) exceed \$125,000. (b)(6) and her family have recently purchased numerous luxury vehicles and travel (b)(6) multiple times per year. On January 2023 at (b)(6) airport, CBP officers confiscated gold jewelry and watches from (b)(6) and her husband, (b)(6) for failure to declare upon re-entry (b)(6) (b)(7)(E)	No Action Taken
04/10/2024	Complainants allege that Siemens Corp inflated public housing water usage numbers to help secure an "Energy Savings" contract and to inflate savings that occurred as a result of the contracted work. Redacted Narrative: This investigation was initiated based on a referral from the U.S. Attorney's Office based on a Qui Tam that alleged that a contractor inflated public housing water usage numbers to help secure an "Energy " contract and to inflate savings that occurred as a result of the contracted work. Under the contract, the contractor would install energy efficiency improvement measures at two public housing facilities. During the development of that energy performance contract, the contractor calculated the amount of energy savings the improvement would deliver. The public housing authority (PHA) submitted records to HUD using data from the contractor's analysis. The settlement resolves allegations that the contractor relied on inaccurate data in its analysis, which led to the United States paying a larger annual subsidy to the PHA than it otherwise would have. The contractor agreed to pay \$1,086,430 to resolve allegations under the False Claims Act related to a contract it entered into in 2011 with the HUD-funded PHA.	Case Adjudicated
04/10/2024	On June 19, 2015, (b)(6) (b)(7)(C) provided (b)(6) (b)(7)(C) with information related to a Federal Housing Administration (FHA) appraiser by the name of (b)(6) (b)(7)(C) had received this information from (b)(6) (b)(7)(C) (b)(6) (b)(7)(C) indicated that his initial review of this information revealed that (b)(6) had completed quite a few appraisals for Home Equity Conversion Mortgage (HECM) loans, and according to Zillow and other real estate valuation sites, (b)(6) appraised values seemed to be somewhat inflated on several properties. As such, (b)(6) (b)(7)(C) requested that (b)(6) open a proactive complaint concerning (b)(6)	(b)(7)(E)
04/10/2024	The complaint was proactively discovered while reviewing iDAD's Power BI Tools and reviewing of SBA's Paycheck Protection Program (PPP) and Economic Injury Disaster Loan (EIDL) publicly available information. The proactive efforts revealed Lone Tree Mortgage Services, LLC (Lone Tree), who provides loan origination services, including FHA products, had received multiple PPP and EIDL loans, from April 2020 to March 2021 in response to self-reported hardship the business suffered due to the COVID-19 pandemic. It was also determined (b)(6) (b)(7)(C) Lone Tree and based on reviewing (b)(6) (b)(7)(C) (b)(7)(E) misappropriated those awards by spent large dollar amounts on luxury items including vehicles and trips.	No Action Taken

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04/11/2024	A referral from a Rochester Housing Authority (RHA) employee alleged RHA (b)(6) (b)(7)(C) were engaged in fraud through their control over the Rochester Housing Charities (RHC), the not-for-profit entity formed to assist in advancing the purposes of the RHA. Specifically, it was alleged RHA employees and resources were being used to operate the RHC. Further, it was alleged the RHC was invoiced in the amount of \$175,000 for a consulting contract from a company that does not exist. Further (b)(6) allegedly had a RHA employee use RHA funds to pay the first installment payment of \$43,500. Redacted Narrative A referral from a Rochester Housing Authority (RHA) employee alleged that RHA board members were engaged in fraud through their control over the Rochester Housing Charities (RHC), the not-for-profit entity formed to assist in advancing the purposes of the RHA. Specifically, it was alleged RHA employees and resources were being used to operate the RHC. Further, it was alleged the RHC was invoiced for a consulting contract from a company that does not exist. Capital Connections Partners LLC (CCP) was allegedly used as a Pass-Through to (b)(6) (b)(7)(C) a company owned by (b)(6) (b)(7)(C). The findings of this investigation were referred to the U.S. Attorney's Office, Western District of New York, Rochester. Two RHA (b)(6) (b)(7)(C) were found guilty of fraud related charges and ordered to pay over \$438,000 in restitution.	Case Adjudicated
04/11/2024	(b)(6) (b)(7)(C) purchased a HUD REO property as an owner occupant. (b)(6) allegedly failed to occupy the property as his primary residence for 12 months. Redacted Narrative HUD's Real Estate Owned Division (REO) referred a complaint alleging fraud with the purchase of one of its properties. On April 24, 2020, a buyer signed a Sales Contract and Addendum for Owner-Occupant, certifying that the buyer would occupy property. On May 26, 2020, the buyer sold the property, violating the purchase agreement by not occupying the property for 12 months. A review of county property records revealed that the buyer owned 12 additional properties. The buyer is a licensed real estate agent. The findings were referred to HUD and DOJ advised that no action would be taken at this time and the matter would be re-evaluated at a later date.	Prosecution declined (b)(7)(E)
04/11/2024	(b)(6) (b)(7)(C) is filing a report against (b)(6) (b)(7)(C) for fraud. (b)(6) is currently employed with the (b)(6) Housing Authority under (b)(6). This fraud has been ongoing since 2022 and is reportedly a continuation of fraud that occurred under his predecessor (b)(6) who has since been convicted of embezzlement. In one incident in 02/2023 (b)(6) instructed (b)(6) Housing Authority employees to use a housing authority vehicle to drive him to the bank where he withdrew money from the housing authority's account which he used to purchase a series of expensive statues for his home. After purchasing these statues he instructed the employees to aid him by dropping the statues off at his house. (b)(6) has also been using work hours to have his employees perform work around his home such as repainting his home as well as do landscaping. he has been compensating them using housing authority funds as well. He has also been reportedly financing personal trips to New York using (b)(6) Housing Authority funds and has been traveling on these trips using housing authority vehicles. Redacted Narrative This case was opened after receiving a hotline complaint that alleged that a public housing authority (PHA) (b)(6) (b)(7)(C) was committing fraud. Specifically, (b)(6) used PHA funds to purchase a personal truck, pay for gas and buy expensive statues for his home. Furthermore, it was reported that (b)(6) was financing personal trips and using PHA vehicles for personal use. A review of relevant bank accounts and credit cards from the time (b)(6) began employment with the PHA did not validate allegations made by the complainant. There is a lack of evidence proving the allegations. The United States Attorney's Office declined prosecution and the matter was closed.	Lack of evidence/information
04/11/2024	The United States Attorney's Office Southern District of New York requested us to assist on this matter. Live Well Financial Inc. is a HUD-approved lender headquartered in the Richmond, VA area. The nationwide lender mainly dealt with reverse mortgages, but also originated forward mortgages. Additionally, they packaged and sold Ginnie Mae securities on the secondary market. The lender recently closed its doors without notice or explanation. It was alleged that executives of the lender manipulated and inflated the prices of mortgage-backed securities it sold on the secondary market. Live Well Financial Inc. had been in business since 2005 and abruptly closed at the beginning of May 2019. Recently, Flagstar Bank filed a civil suit against Live Well and (b)(6) (b)(7)(C) (b) regarding unpaid lines of credit totaling more than \$70 million. On June 26, 2019, Ginnie Mae issued a Notice of Violation to Live Well Financial, Inc. for Immediate Default. Also in a letter dated May 17, the Federal National Mortgage Association ("Fannie Mae") notified Live Well Financial Inc. of its termination as a Fannie Mae-approved Seller/Servicer.	Case Adjudicated
04/17/2024	HUD-OIG received a referral from a law enforcement agency alleging a non-profit organization convinced victims to put 4% Proof Funds down of their home's value to buy their property back through the Neighborhood Stabilization Program. The subjects run their scam in Northern & Southern California and Hawaii.	Case Adjudicated
04/17/2024	OIG is in receipt of a referral from Indiana Family and Social Services Administration. The referral alleges that (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 brother, (b)(6) (b)(7)(C) a convicted felon, was living in her public housing unit without being reported.	Case Adjudicated
04/18/2024	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.	Case Adjudicated
04/22/2024	HUD OIG Received a referral from FHFA-OIG regarding single family loan origination fraud allegation against a realtor and lender involving questionable activity with multiple FHA, Fannie Mae and Freddie Mac loans.	Case Adjudicated
04/22/2024	HUD OIG received a referral from the Puerto Rico Public Housing Authority (PRPHA) of an anonymous complaint PRPHA received alleging that a management agent company contracted by PRPHA to manage public housing projects was using employees paid by PRPHA to work on the husband's private business of the owner of the management agent company. On March 7, 2024, the president of the management agent company signed a settlement agreement and restituted the amount of \$45,778.16.	Case Adjudicated

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04/22/2024	HUD OIG was notified by a former employee of Grenadier Realty Management LLC, a HUD subsidized multifamily property that (b)(6) (b)(7)(C) and (b)(6) (b)(7)(C) are allegedly accepting bribes from several HUD tenants. The former employee also discovered several tenants that she suspected are underreporting their income to HUD. Lastly, the former employee was also able to identify approx. 20 tenants whom received PPP loans which was not reported.	Prosecution declined (b)(7)(E)
04/22/2024	HUD-OIG was informed of possible mismanaged PIH Operational funds by this Management Agent Company which operates the designated Area #5 of the Puerto Rico Public Housing Administration. Allegations include kickback schemes executed by the management staff, employees, and subcontractors as well as false invoices by subcontractors for labor that employees of the management agent have done. The complainant did not provide material information to substantiate the claim made and investigative efforts thus far regarding the matter were met with negative results. Therefore, it is recommended that this matter be closed pending receipt of additional information warranting further HUD OIG involvement.	Lack of evidence/information
04/24/2024	(b)(6) (b)(7)(C) Topeka, Kansas Police Department, advised that she received allegations from (b)(6) (b)(7)(C) Topeka, Kansas, a real estate management company, that former (b)(6) (b)(7)(C) employee (b)(6) (b)(7)(C) allegedly collected then stole the tenant portion of payments from (b)(6) renters. (b)(6) renters include Section 8 participants, Shelter Plus Care participants, and market rate renters. (b)(6) additionally allegedly embezzled (b)(6) funds through a variety of schemes, and obtained loans in the name of (b)(6) then used the proceeds for personal gain.	Lack of HUD nexus (b)(7)(E)
04/24/2024	(b)(6) employs licensed appraisers who inspect assisted/subsidized properties and send in information to a group of writers. The writer takes the inspection information and completes rent grids, rent comparability studies and appraisals. The witness (writer) said she decide what rents to put on the grids or what price to set on a property even though she is not licensed to do so and has received very little training. A licensed appraiser never reviews or approves the report and the values selected by the writer. The witness stated that every appraiser certification form submitted by (b)(6) is fraudulent because a licensed appraiser did not complete the estimates and reports. Witness stated that she has also completed substantive reviews of rent comparability studies and signed for the appraisal at the direction of (b)(6). The appraiser never reviews the writers' work. The witness stated that she did not know that what she was being told to do was fraudulent, but she believes that what they are making the writers do is wrong and they need to be stopped. "They are making a bunch of money by telling lies to clients and the government." The witness stated that they also inflate rents and appraisal values at the request of the client. The witness stated that they complete millions of dollars' worth of rent Comparability studies, appraisals and market studies every year. The witness stated that the writers' names are never listed on the appraiser certification form. The witness stated that she is not a licensed appraiser and really should not be determining rents or property values.	Lack of evidence/information
04/24/2024	On or about April 2018, this office received a referral from the Federal Housing Finance Agency OIG (FHFA OIG). FHFA OIG received information that alleged employees from Exit Mortgage LLC and Complete Escrow LLC falsified loan documents to ratify unfavorable Fannie/Freddie and FHA real estate transactions. This is a joint investigation with FHFA, U.S. Secret Service and HUD OIG. On or about April 2018, this office received a referral from the Federal Housing Finance Agency OIG (FHFA OIG). FHFA OIG received information that alleged employees from a mortgage and settlement company falsified loan documents to ratify unfavorable Fannie/Freddie and FHA real estate transactions. The case resulted in two people pleading guilty to the fraud scheme. 307 FHA mortgages loans have been referred to HUD for indemnification.	Case Adjudicated
04/25/2024	A confidential witness (CW) came into the U.S. Attorney's Office with information regarding the East Chicago Housing Authority (ECHA). The CW alleged that the (b)(6), (b)(7)(C), (b)(7)(E)	Prosecution declined (b)(7)(E)
04/25/2024	Un-Redacted..... HUD OIG received a referral from a state regulatory agency that has oversight over mortgage loan originators. According to the regulator, a loan originator allegedly allowed her friend to forge and submit false documents concerning her employment and income in order to qualify for a FHA-insured mortgage. Redacted..... HUD OIG received a referral from a regulatory agency that a loan originator allegedly allowed her friend to forge and submit false documents concerning her employment and income in order to qualify for an FHA-insured mortgage.	Lack of evidence/information
04/30/2024	Information received by the Department of Labor - Office of Inspector General allege that employees of Braxton Ecological Services, LLC are performing asbestos abatement work at the Housing Authority of the City of Milwaukee's (HACM) Westlawn Revitalization project. Two of these employees reported receiving pay under the required Davis Bacon Prevailing wage amount to a Construction Business Group (CBG), Wage and Hour Investigator.	Case Adjudicated
05/01/2024	(b)(6) (b)(7)(C) New Jersey Division of Criminal Justice Office of Public Integrity & Accountability referred the following allegation to HUD OIG (b)(6) Housing Authority (b)(6) employee (b)(6) alleges fraud on the part of (b)(6) employees who are participating in (b)(6) housing programs. Since reporting these allegations (b)(6) has been the target of retaliation by her office.	Lack of evidence/information
05/02/2024	On September 22, 2021, HUD OIG received a request for assistance from the U.S. Attorney's Office for the District of Columbia (USAO – DC). It is alleged that the (b)(6) (b)(7)(C) for a subsidized senior apartment building, St. Mary's Court Housing Development located at 725 24th Street, NW, Washington, DC, abused her position and exploited a 97-year-old visually impaired resident by deceiving her into granting access to her bank account and subsequently stealing over \$33,000 from the elderly resident.	Case Adjudicated
05/03/2024	(b)(6) (b)(7)(C) Section 8 tenant, has allegedly been residing with (b)(6) (b)(7)(C) her husband and landlord, since 2003 while collecting Housing Assistance Payments (HAP) from HUD. It is also alleged that (b)(6) (b)(7)(C) live-in aide is her daughter, and her grandchildren are also residing at the same house. (b)(6) family has claimed elder abuse at the hands of (b)(6) (b)(7)(C)	Case Adjudicated
05/07/2024	HUD OIG was contacted by IRS CI for assistance relating to an ongoing investigation being conducted by IRS-CI, DOL-OIG, FBI, FDIC-OIG, FHFA-OIG, HHS, HSI, MO-Attorney General. The investigation related to executives of a non-profit allegedly paying bribes to elected officials in exchange for favorable legislation.	Case Adjudicated

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05/07/2024	<p>This case is being opened based upon a referral from the Glendale Community Housing Division (GCHD) concerning former GCHD Section 8 tenant (b)(6) (b)(7)(C). Investigation by GCHD has determined that (b)(6) allowed her common law husband, (b)(6) (b)(7)(A) to live in her Section 8 residence, (b)(6) (b)(7)(C) Glendale, AZ 85303, unreported, possibly since 2007. GCHD also determined that (b)(6) (b)(7)(A) have both operated businesses out of the Section 8 residence (b)(6) a CBD oil business and (b)(6) a flooring company business. Both companies list the Section 8 address as their business address. GCHD has also obtained a Facebook post in which (b)(6) (b)(7)(A) boast about owning Mercedes and BMW sedan, and taking vacations and cruises. GCHD has also obtained a Glendale PD report in which the (b)(6) reported a break in of his Mercedes sedan at the residence. Based upon the above information, GCHD terminated (b)(6) Section 8 benefits on September 22, 2020. At an informal hearing requested by (b)(6) witness testimony concerning the above businesses and vehicles was obtained, along with testimony that the (b)(6) had allowed relatives to live in her residence unreported and had collected rent. The hearing office upheld the termination of (b)(6) benefits on February 3, 2021. GCHD has paid out approximately \$84,000 in Section 8 benefits on behalf of (b)(6) since 2007.</p>	Case Adjudicated
05/10/2024	<p>Indiana Family and Social Services Administration contacted OIG after receiving a tip that a tenant in Seymour, Indiana was possibly receiving housing assistance under a false name. It was determined that (b)(6) (b)(7)(C) was receiving assistance under the name (b)(6) (b)(7)(C) is actually a tenant already receiving assistance in Puerto Rico.</p>	Case Adjudicated
05/13/2024	<p>A number of Southern Nevada Regional Housing Authority employees are alleged to have applied for Paycheck Protection Program (PPP) loans, valued at around \$20,000 each, that were intended to provide American small businesses with cash-flow assistance during the Coronavirus. The employees are alleged to have applied for the loans when they work full-time at the SNRHA, do not own the businesses, and provided false information to obtain the loans. If the suspected employees do own the businesses, they have failed to obtain permission from the SNRHA for outside employment. According to the complainant, multiple SNRHA staff were overheard bragging in the office about obtaining the false loans, spending the money on extravagant items, and instructing other employees how to apply for the loans.</p>	Employee Matter Referred
05/13/2024	<p>It is alleged that (b)(6) (b)(7)(C) Section 8 property in Dallas Housing Authority, made a contract with tenant, (b)(6) (b)(7)(C) to pay a monthly rent of \$1,000 to sublease her HCV unit. A portion of \$600 was paid by DHA, (b)(6) (b)(7)(C) has numerous other HCV properties.</p>	No Action Taken
05/13/2024	<p>McGregor Housing Authority (b)(6) (b)(7)(C) has been accused of embezzling housing authority funds for personal use.</p>	Prosecution declined (b)(7)(E)
05/13/2024	<p>On May 12, 2020, (b)(6) (b)(7)(C) U.S. Postal Service, Office of Inspector General 4949 E. Van Buren St. PO BOX 66997 Phoenix, AZ 85082-6997, Desk: (b)(6) (b)(7)(C) Fax: (b)(6) (b)(7)(C) Cell: (b)(6) (b)(7)(C) requested the Las Vegas HUD-OIG Field Office's assistance in investigating Southern Nevada Regional Housing Authority (SNRHA) Section 8 tenant (b)(6) (b)(7)(C) is purportedly committing insurance fraud by submitting false claims on packages she mailed and insured for approximately \$300 per package. The USAO recently asked (b)(6) to investigate (b)(6) for benefit fraud in addition to the alleged insurance fraud. (b)(6) has requested HUD-OIG assistance in putting together a package for the USAO pertaining to the Section 8 fraud.</p>	Case Adjudicated
05/13/2024	<p>The NYSAGO office accepted HUD OIGs assistance in identifying a network of LLCs and owners who have been identified using the same storefront address and are associated with the Batim Group, who received and ignored multiple lead-based paint violations in the Buffalo area.</p>	Lack of HUD nexus (b)(7)(C)
05/14/2024	<p>On December 19, 2018, (b)(6) received an electronic mail that was forwarded to HUDOIG by (b)(6) HUD, that was written by a former employee of the (b)(6) (b)(7)(C) Housing Authority (b)(6) The employee, (b)(6) (b)(7)(C) alleged that the (b)(6) (b)(7)(C) HA, had misused HUD money, by claiming travel he was not on, using the credit card to purchase meals for his family, possibly had maintenance employees work on his personal residence, and altered his time and attendance records. (b)(6) said she and four other employees were terminated as a result of bringing the issue up to the Tribal Council.</p>	Lack of HUD nexus (b)(7)(C)
05/14/2024	<p>PennyMac Loan Services, LLC (PennyMac) reported a possible advance fee loan modification scam, in which loan payments are diverted directly to the subject, (b)(6) (b)(7)(C) PennyMac identified an FHA loan that was seven payments past due with an unpaid balance of \$335,851. The borrowers, (b)(6) (b)(7)(C) were previously approved for a loan modification and signed a \$45,261 Partial Claim loan modification note (second lien) on 03/30/2022. On 11/21/2022, PennyMac received a fax from (b)(6) (b)(7)(C) that had been sent by (b)(6) regarding (b)(6) (b)(7)(C) loan # (b)(6) (b)(7)(C) The fax included a "Qualified Written Request" letter and an "Authorization to Represent" form that appeared to have been signed by the borrower, (b)(6) (b)(7)(C) The header information on the top of the authorization form stated that the letter was from Informative Abstracts, Inc., located at (b)(6) (b)(7)(C) (b)(6) (b)(7)(C) The form stated: "(b)(6) (b)(7)(C) owner of (b)(6) (b)(7)(C) have retained Informative Abstracts, Inc. and its agent, (b)(6) (b)(7)(C) and grant them absolute authority to speak with any and all creditors and/or lenders and/or their attorneys ("creditors"), provide, request, and receive any and all information from the creditors in reference to our loan with PennyMac account number (b)(6) (b)(7)(C) We also approve that a copy of this agreement may be treated as an original. This is the only firm that we have approved to discuss this loan on our behalf, and I withdrew any other prior authorizations." The letter appeared to have been signed by (b)(6) (b)(7)(C) and it included his Social Security number. The company that (b)(6) (b)(7)(C) claimed to represent, Informative Abstracts Inc., did not provide a tax ID, a HUD counseling approval, nor a State license. The listed address for Informative Abstracts Inc., is located in a residential apartment building in Florida. An Accurant search found that (b)(6) (b)(7)(C) likely lives at (b)(6) (b)(7)(C) The New York Department of State Division of Corporations reported that Informative Abstracts Inc. was registered on 04/15/2014 (ID # (b)(6) (b)(7)(C) however no registration was found for the State of Florida. (b)(6) (b)(7)(C) shows that (b)(6) (b)(7)(C) obtained a Florida identification card (#(b)(6) (b)(7)(C) on 3/12/2021 using the address: (b)(6) (b)(7)(C) (b)(6) (b)(7)(C) with a slightly altered birthdate of (b)(6) (b)(7)(C) per Accurant) A 2015 press release from the US Attorney Southern District of NY stated that (b)(6) (b)(7)(C) had pled guilty to participating in a multimillion-dollar loan modification scheme that victimized more than 500 financially struggling homeowners who had fallen behind, or were in danger of falling behind, in making mortgage payments on their homes.</p>	No Action Taken

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05/14/2024	Received information from an agency of a potential kickback scheme associated to a contract awarded by a state agency to a contractor in the amount of over 1.4 million dollars. The funds used to pay for the contract were HUD funds that had been transferred to the State agency by a Public Housing Authority. The investigation revealed in part that a secretary of a state agency, a special assistant and other individuals engaged in a scheme to award contracts totaling over \$10 million to a company without any competitive bidding procedures. Of the contracts awarded to the company, about \$2.8 million were HUD Public Housing Operating Funds awarded to the state agency through a Public Housing Authority and the other contracts were funded with U.S. Department of Education funds.	Case Adjudicated
05/15/2024	A review of a HUD Quality Assurance Division (QAD) report found evidence of fraud in FHA Loan Files originated by the Loan Officer. QAD identified approximately 6 loan files with evidence of fraud which consisted of: (1) Default Income and Servicing, (2) Credit Repair Scheme from an outside company, (3) Altered and Fraudulent Bank Statements, (4) Fraudulent Gift Funds to loan file and (5) Misrepresentation of income. Further, an investigative search identified approximately four FHA Case Files originated by the Loan Officer that were identified to have a closed insurance status due to foreclosure. During a review of the loans, HUD QAD reported there was not a financial loss to HUD and a review of HUD's QAD reporting system indicated the fraud, self-reported by the lender was committed by the borrower. A review of the loans processed by the Loan Officer concluded that there were no indication of fraud or misrepresentation found on behalf of the Loan Officer. Based on the investigative findings, the USAO declined the case and recommended that this case be closed.	Prosecution declined (b)(7)(E)
05/15/2024	It is alleged that (b)(6) (b) a possible Federal Aviation Administration employee, obtained a FHA loan to purchase a residence located at (b)(6) (b) (b)(6) (b)(7)(C). To complete the purchase of the property, (b)(6) was required to deliver assets totaling \$17,275. The loan origination included bank statements from Bank of America reflecting a balance of \$22,819.38 on 05/14/2021 and \$21,885.75 on 06/16/2021. A post-closing review completed by PennyMac mortgage lender discovered the bank statements were altered to inflate the assets to qualify for the loan. Verification from PennyMac revealed the actual bank balances were \$4,319.38 and \$3,385.75 respectively.	Case Adjudicated
05/20/2024	On July 19, 2018, (b)(6) met with FBI (b)(6) (b)(7)(C) and UDOT OIG (b)(6) (b) at the Utah Transit Authority Police Department regarding (b)(6). The meeting was about a complaint alleging that (b)(6) a former UTA employee, had work done on his house using UTA funds that allegedly were CDBG funds.	Case Adjudicated
05/20/2024	Southern Nevada Regional Housing Authority (SNRHA) Section 8 tenant (b)(6) (b) has been receiving benefits through the SNRHA for ten plus years. HUD-OIG discovered through the IRS that (b)(6) operates a tax business (b)(6) (b)(7)(C) Las Vegas, Nevada. IRS in conjunction with HUD-OIG and the SNRHA has determined that at least nine of (b)(6) clients are also SNRHA Section 8 tenants. IRS believes that (b)(6) could be operating a tax fraud scam that potentially involves the aforementioned Section 8 clients. It is also a possibility that SNRHA employees are involved in the matter (a comprehensive list of SNRHA employees will be provided to IRS-CID to determine if any of the employees receive tax services through (b)(6)). The USAO has expressed an interest in the matter and has asked that HUD-OIG and IRS investigate further (b)(7)(E). A spreadsheet has been prepared which lists the aforementioned tenants reported income and assets to the SNRHA, which will in turn be examined by the IRS for the purpose of determining if any discrepancies exist between what was reported to the SNRHA versus the IRS. (b)(5)	Case Adjudicated
05/21/2024	Complainant states, "We got this email address from the National Housing Law Project, who told us that your office was looking into HUD-subsidized property owners starving their properties. We are legal aid attorneys in Danville, Virginia. Over the summer two clients came to us—neighbors at a local HUD-subsidized apartment complex, Woodside Village. Both clients were complaining about mold and leaks. In the course of our investigation, we visited the apartments. The leaks and mold we saw in there were the worst we had ever seen. Water was leaking through a gaping hole in the ceiling of one apartment, causing visible mold in both units. Our clients told us that they had been reporting this to management for a year with no response. We sent our own notices, which were also ignored. Eventually we hired a mold remediation company to come and take samples. The remediator found toxic "black" mold in both apartments and advised that no one should be in either apartment without an N-95 mask. We shared the reports with management two weeks ago and still have not received a response from the company. Earlier this year the water bill at this complex went unpaid and the water was shut off for the entire complex. Mail we've sent to the address of the owner provided on the Danville GIS has been returned as undeliverable. We believe that this complex was audited by HUD over the summer and we are confused as to how it could have passed. We're happy to provide any corroborating evidence you may need, including the reports from the mold remediation company and our correspondence with Woodside. Thank you for your time and consideration.	(b)(7)(E)
05/24/2024	Morristown Housing Authority (b)(6) (b)(7)(C) reported a complaint involving a misappropriation of funds by (b)(6) (b)(7)(C) (b)(6) (b)(7)(C) of the Morristown Community Development Corporation (MCDC). She was provided with a credit card for purchases related to the operations of the MCDC. On April 6, 2023, (b)(6) (b)(7)(C) the Authority, noticed discrepancies in MCDC's March 2023 bank statements with Lakeland Bank. The internal review revealed 97 ATM withdrawals made by (b)(6) in the amount of \$24,860, during the period from February 10, 2023, through the first week of April 2023. (b)(6) had converted the credit card to an ATM card, and the bank account was subsequently frozen. (b)(6) admitted taking the funds from the MCDC for her own personal use. (b)(6) submitted her resignation from the MCDC on April 24, 2023, and offered to make restitution.	Case Adjudicated

Date Closed	Investigative Description	Disposition
05/28/2024	A referral from a Housing Authority reported allegations of fraudulent activity by a housing authority employee. According to the allegation, the new executive director discovered that the employee had been drawing unseemly large amounts of money from the housing authority's payroll and program funds. HUD OIG, along with other federal and state local investigators initiated an investigation into the allegations. The OIG investigation substantiated the allegations and determined that the employee did wrongfully obtain money from the housing authority's financial accounts by means of fraud. While employed at the Housing Authority, between January 1, 2021, and August 18, 2022, the employee knowingly abused their position to obtain money by entering fraudulent time and attendance information for multiple pay periods throughout years 2021 and 2022. The employee falsely entered information into the housing authority's payroll system, overcharging multiple payroll categories such as, overtime, vacation, and sick leave, resulting in payroll deposits the employee was not entitled to, and fraudulently obtained. The employee's fraudulent activity resulted in over \$633,000.00 of fraudulent payroll payments to be deposited into the employee's bank accounts. Subsequent to a Plea of Guilty to Count 1 of the Information filed by the United States Attorney's Office, the former employee appeared before the United States District Court and was sentenced to 41-months imprisonment, 3 years supervised release, and \$575,014.50 restitution.	Employee Matter Referred
05/31/2024	A Complainant alleged that a Public Housing Authority (PHA) was committing Procurement, Contract and Bid Process fraud. Additionally, the complainant alleges the PHA was participating in an ongoing bid process rigging with multiple contractors, paying for services not rendered and some sort of contractor profit sharing.	Prosecution declined (b)(7)(E)
06/03/2024	U.S. Attorney's Office-Chief of Major Crimes Unit received voicemail message from complainant alleging that (b)(6) owns properties in other people's names and is renting the properties in bad conditions.	Lack of evidence/information
06/04/2024	(b)(6) (b)(7)(C) Bayonne Housing Authority (BHA) contacted HUD OIG, Newark, NJ Office and advised that approximately 16 tenants from the BHA received SBA Paycheck Protection Program (PPP) loans for allegedly owned business entities, and failed to declare any of the income on their yearly certifications. BHA was not aware that these individuals owned businesses since it was never disclosed.	Prosecution declined (b)(7)(E)
06/04/2024	The U. S. Secret Service requested HUD OIG participation in the Connecticut Financial Crimes Task Force. The task force is made up of federal, state, and local law enforcement. HUD OIG will focus on subjects having a HUD program nexus.	Case Adjudicated
06/06/2024	(b)(6) (b)(7)(C) and others allegedly filed forged quit claim deeds to take over FHA properties in foreclosure and rented the properties out collecting an income from each property.	Prosecution declined (b)(7)(E)
06/06/2024	The complainant, (b)(6) is wanting to report on July 14, 2023 multiple employees were terminated for putting friends and families on the waitlist or approving them for HUD benefits. The waitlist has been closed since November 2021, yet these employees were still adding and approving people during that time. Some of the beneficiaries have since lost their rights to the benefits, but there are still approx. 40 cases that are under review. This is after the director over these housing authorities had been removed and these issues were able to be seen. He would like to be contacted about this matter to help share files and other details and has a email at (b)(6) (b)(7)(C) transferred before any evidence was found against her, but might be apart of the fraud.	Prosecution declined (b)(7)(E)
06/08/2024	HUD OIG received allegations that a Housing Choice Voucher unit was deemed uninhabitable due to mold and broken sewage pipes, although the unit had passed required inspections conducted by the Housing Authority and the city. The property was allegedly owned by a trustee of the city the property was located in. The USAO declined to pursue any HUD related charges. The USAO is continuing to pursue other allegations of corruption being investigated by the FBI, however, HUD OIG is withdrawing from the investigation and closing the case due to the lack of HUD nexus related to the activity currently being investigated.	Lack of HUD nexus (b)(7)
06/12/2024	On 8/17/2023, (b)(6) (b) and I interviewed (b)(6) (b)(7)(C) Bridgeton Housing Authority. (b) advised the following - (b)(6) was employed by BHA from (b)(6) (b)(7)(C) - The over payment in funds was discovered during their Quarterly Pension Report. - (b)(6) was not authorized to receive these funds because she did not retire. - (b)(6) was hired as (b)(6) (b)(7) but also took on the responsibilities of (b)(6). The check was dated 1/13/2023, which was after (b)(6) last date of employment (b)(6) (b). While speaking with (b) it was discovered that BHA is funded Federally through HUD.	Prosecution declined (b)(7)(E)
06/12/2024	(b)(7)(E)	Prosecution declined (b)(7)(E)
06/13/2024	Information received from written complainants and from the HUD PIH staff alleges that (b)(6) (b)(7) at the Village of Hempstead PHA misused PHA funds, that large contract "irregularities" were uncovered that suggest PHA payments were made for ghost work, and that bidding processes were either circumvented or not done, with the permission and/or knowledge of the (b)(6) (b)(7)(C)	Case Adjudicated
06/13/2024	This office was contacted by IRS-CID regarding possible fraud and embezzlement from the St. Croix Housing Authority and Casino. This case is actively being investigated by the IRS-CID, FBI, and USAO in Madison. The HUD-OIG also received an anonymous complaint from the Hotline which contain similar allegations to the ones originally referred to the OIG by the IRS and FBI. These HL allegations will be incorporated into the ongoing investigation.	Case Adjudicated
06/14/2024	USAO-EDNY requested HUD-OIG's assistance regarding a possible FHA-related mortgage fraud scheme involving alleged HUD impersonators. Information received alleges that two individuals claiming to be HUD employees deceived a homeowner into signing over title of their FHA-insured property to (b)(6) (b)(7). According to ACRIS (b)(6) (b) seems actively engaged in the sale of some 60+ properties in Brooklyn and Queens for the past few years. Additionally, we do not know at this time how many, if any, of the 60+ properties are or were FHA-insured.	(b)(7)(E)
06/18/2024	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

Date Closed	Investigative Description	Disposition
06/21/2024	It is alleged that the (b)(6) of the PHA Board of Commissioners and the (b)(6) (b)(7)(C) are engaged in a scheme to receive kickbacks from consultant contracts.	Lack of evidence/information
06/24/2024	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.	Case Adjudicated
06/24/2024	This case was proactively developed. Information obtained alleged that a loan officer and multiple real estate agents conspired to inflate the incomes and assets of mortgage applicants. The investigation revealed that a majority of the alleged fraudulent loans had been refinanced and were no longer FHA insured. Additionally, there did not appear to be a correlated pattern of fraudulent documents to obtain mortgages. The facts of this case were presented to the United States Attorney's Office for prosecutorial consideration, however, was declined due to lack of actionable evidence.	Prosecution declined (b)(7)(E)
06/26/2024	HUD-OIG was contacted by the US Attorney's Office regarding an investigation involving drug treatment programs that allegedly bribed program participants by paying their rent, which in many cases was paid to Public Housing Authorities, HUD-subsidized Multifamily complexes, and HCVP landlords. While some rent payments on behalf of tenants could be confirmed from entities controlled by the subject, they were not regular or recurring. It was also confirmed that the subject's entities did not receive HUD funding.	Lack of HUD nexus (b)(7)
06/27/2024	(b)(6) (b)(7)(C) Dakota County Sheriff's Office contacted our office to discuss an investigation he was conducting at the Dakota County Community Development Authority. It appears (b)(7) was receiving her great aunt's Social Security benefits that she was not entitled too or received after her death. (b)(7) did not report her great aunt's benefits to the CDA and it appears she may have benefitted from her great aunt being a vulnerable adult. Based on these allegations, a joint investigation is warranted.	Case Adjudicated
06/27/2024	This office received a phone call from (b)(6) (b)(7)(C) Hennepin County Welfare Fraud. (b)(7) informed (b)(6) that she was working with the FBI on a Hennepin County employee case involving CARES Housing fraud. (b)(7) stated that (b)(6) received multiple checks for housing assistance under different names. (b)(7) submitted assistance request forms to the Minnesota Housing Finance Agency (MHFA) in her own name and to Hennepin County utilizing names of friends and family members. (b)(7) stated that the case was already open at the U.S. Attorney's Office in Minneapolis.	Prosecution declined (b)(7)(E)