



John A. Carey
Inspector General

OFFICE OF INSPECTOR GENERAL
PALM BEACH COUNTY



Inspector General
Accredited

“Enhancing Public Trust in Government”

Redacted per §119.071(5)(b), §119.071(5)(a)5, §414.295, and (5)(f) 1 F.S., 15 U.S.C. §9058(4)(a)

Investigative Report

2022-0013

False Information on Palm Beach County Rental Assistance Program Applications - Anitra Jones March 25, 2026



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INVESTIGATIVE REPORT
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DATE ISSUED: MARCH 25, 2026

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FALSE INFORMATION ON PALM BEACH COUNTY RENTAL ASSISTANCE PROGRAM
APPLICATIONS - ANITRA JONES

SUMMARY

WHAT WE DID

The Palm Beach County (County) Office of Inspector General (OIG) received a complaint from the Palm Beach County Community Services Department (Community Services) concerning [REDACTED] (Applicant 1) and [REDACTED] (Applicant 2)'s applications to the County Emergency Rental Assistance Program.

The complaint alleged Applicant 1 submitted an application for rental assistance for a residence owned by an individual named [REDACTED] (Landlord)

and that the Florida Power & Light (FPL) bill included with that application appeared to be altered. Community Services noted that Applicant 1 had recently submitted a utility assistance application for a different residence that she owned.¹

Additionally, the complaint alleged that Applicant 2 applied for rental assistance

for a different property owned by an individual with the same name as Landlord. Although Community Services approved Applicant 2's application, it later questioned whether she lived at the rental address after finding that she had an active FPL account at another address.

Later, Community Services determined that Applicant 1 and Applicant 2's rental assistance applications were submitted using the same IP address. Community Services also learned that although both rental assistance applications listed the same PO Box for Landlord, the deeds

for the properties listed in Applicant 1 and Applicant 2's rental assistance applications showed that the properties were owned jointly by each Landlord and a different party (a spouse), suggesting that the owners of the properties were not the same individuals.²

Anitra Jones leveraged her County Community Services employment to submit three fraudulent applications and illicitly profit from her scheme.

¹ Community Services confirmed that the FPL account associated with the address listed on Applicant 1's utility assistance application was still active on the date of the rental assistance application submitted in her name for a different address.

² Both applications listed Landlord's address as PO Box 221762, but the two property deeds listed owners as Landlord and spouse ([REDACTED]), of the property in the Applicant 2 application and Landlord and different named

Based upon our initial review of Applicant 1 and Applicant 2's applications and supporting documentation; audit logs reflecting that former Community Services employee Anitra Jones had system-level access to their prior utility assistance applications; records showing that the check payable to Landlord for Applicant 2's rental assistance was deposited into Anitra Jones' bank account; and statements obtained from individuals with knowledge of the applications, the OIG initiated an investigation into the following allegation(s):

Allegation (1): Anitra Jones submitted false information to the County in support of three rental assistance applications and a landlord vendor registration in order to obtain funding from County programs.

Our office reviewed the assistance applications and supporting documents, rental assistance program guidelines, applicable property records, and Ms. Jones' financial records. We also interviewed individuals, including three different individuals with the same name as Landlord. We attempted to interview Applicant 2 and Ms. Jones; however neither responded to our requests for interview.

WHAT WE FOUND

Allegation (1) is supported. We found that Anitra Jones registered as a County vendor using her father's name. She subsequently submitted rental assistance applications listing three individuals as tenants, using personal information about the tenants that she obtained through her

spouse ([REDACTED]), of the property in the Applicant 1 application. The addresses for both Landlords on the date they purchased the properties were in different states.

³ Identified costs are costs that have been identified as dollars that have the potential of being returned to the entity to offset the taxpayers' burden.

County employment. Each application identified a landlord named [REDACTED]; however, the properties were owned by three different individuals who share that name, none of whom had knowledge of or consented to the use of their identities.

As a result of Ms. Jones' actions, the County approved Applicant 2's application and issued a total of \$8,950.00 in funding, which we find to be Identified Costs.³ We also found that Ms. Jones attempted to fraudulently receive an additional \$11,350.00 in inappropriate funding from fraudulent but not-approved applications.

We found sufficient information to warrant referring our findings to law enforcement (with a notification copy to the State Attorney's Office) for a determination of whether the facts arise to a criminal act under Florida law, including but not limited to section 812.014(2)(c), Florida Statutes.

We also found sufficient information to warrant referral of our findings to the United States Attorney's Office for a determination of whether they constitute a violation of Title 18, Chapter 47, Section 1001, United States Criminal Code.

WHAT WE RECOMMEND

We make one recommendation; that the County seek reimbursement of \$8,950.00 in issued funds.



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BACKGROUND

The CARES Act

On March 1, 2020, Florida Governor Ron DeSantis directed the State Health Officer to issue a public health emergency in the State of Florida due to the COVID-19 pandemic. On March 13, 2020, then-Palm Beach County Mayor Dave Kerner declared a state of emergency in the County due to COVID-19.



On March 27, 2020, the President signed the CARES Act into law. The CARES Act allocated \$2.2 trillion in economic relief to individuals, businesses, and governments affected by COVID-19. State governments were allocated a total of \$139 billion based on their populations (as measured by the U.S. Census Bureau in 2019), with no state receiving less than \$1.25 billion. Florida received a total of \$8.328 billion, with \$261,174,832 of that total provided to Palm Beach County.

On May 15, 2020, the Palm Beach County Board of County Commissioners (BCC) dedicated \$40 million of the approximately \$261 million allocated to it for "Emergency Mortgage, Rental and Utility Assistance." Community Services administrated the rental assistance portion of this funding.

CARES Act Coronavirus Relief Fund Rental, Utilities, and Food Assistance Program Guidelines

The CARES Act - Coronavirus Relief Fund Rental, Utilities, and Food Assistance Program was designed to utilize CARES Act funds to provide one-time rental and utility assistance to eligible County residents who experienced loss of income, reduction in hours, or unemployment as a direct result of the COVID-19 pandemic. The Community Services website explained that in order to be eligible for the Program, the applicant must reside within the corporate limits of Palm Beach County and have documentable information to evidence loss of income, reduction in hours, or unemployment because of the COVID-19 pandemic that contributed to missed rental payments and/or utility payments. Eligibility guidelines on the website also listed the income and asset requirements to qualify for the program. Applicants were eligible for assistance for food, past due rent, and/or utilities due from March 1, 2020 to December 31, 2020.

Emergency Rental and Utilities Assistance Program

On March 9, 2021, under the authority of the U.S. Department of Treasury Emergency Rental Assistance (ERA) Program 1 (as established by the Consolidated Appropriations Act, 2021) and 2 (as established by section 3201 of the American Rescue Plan Act of 2021), the Palm Beach County Board of County Commissioners (BCC) approved ERA-1 funding to assist Palm Beach County residents affected by COVID-19 with rental and utility assistance. On August 17, 2021, the BCC approved ERA-2 funding for the same purpose.

Eligible Palm Beach County households are renter households in which one or more individual(s) meets all of the following criteria:

- For ERA-1, qualifies for unemployment or experienced a reduction of household income, incurred significant costs, or experienced other financial hardships **due to** COVID-19 (either directly or indirectly), or for ERA-2, qualifies for unemployment or experienced other financial hardships **during or due to** (either directly or indirectly) COVID-19;
- Demonstrates a risk of homelessness or housing instability; and
- Has a household income at or below 80% of the area median.

Rental Assistance Applications

The County accepted applications electronically on the Community Services Online System for Community Access to Resources and Social Services (OSCARSS). OSCARSS required applicants to upload certain supporting documentation, including identification, employment information, a rental lease agreement, and a Balance Statement. The Balance Statement was to be completed by the applicant's landlord or property manager, and was to reflect the amount of rent owed by the applicant.



The form of the application differed slightly throughout the duration of the Programs, but each included eligibility questions and acknowledgements. Applicants were required to affirm these statements by digitally checking a box next to each one.

The Acknowledgement section for applications during the period relevant to this report included the following:

I further certify that I have read the above information and, to the best of my knowledge and belief, the information is accurate and has been properly recorded. Additionally, I understand that I am responsible for the accuracy of the information provided and that said information will be used as a basis for determining my eligibility for services. **I also understand that any**

falsification or misrepresentation of this information is just cause for denial of services and prosecution for fraud. [Emphasis added]

The final page of the application required the applicant's electronic signature and date of submittal.

Community Services assigned applications it received to a Community Services reviewer. The reviewer checked whether the applicant submitted all required information and that there were no discrepancies within the documents. If information was missing, or if information in submitted documents was inconsistent, the reviewer would return the application to the applicant, noting what was missing or inconsistent. If the applicant met the eligibility guidelines and submitted required documentation, and the applicant's landlord had registered or was in the process of registering with the County as a vendor, the reviewer would send the application to a supervisor for review.

Then, applications were sent to Community Services fiscal personnel. Upon the approval of an application for rental assistance, the County sent notice of approval and a request for payment to the County Clerk & Comptroller's Office for payment processing.

The County Clerk and Comptroller's Office paid funds for rental assistance directly to the applicant's landlord, paid utility assistance directly to the utility provider, and issued food assistance to the applicant via a pre-paid debit card. In order to be paid, the landlord had to register as a vendor with the County. If the landlord was not already registered at the time the applicant submitted the assistance application, the County sent the landlord a link to a portal to complete the vendor registration process.

Anitra Jones' Employment with Palm Beach County

The County employed Anitra Jones in several different capacities. She first began working for Community Services through a temporary worker grant under the National Emergency Dislocated Worker Program from March 29, 2021 until October 15, 2021. When that program ended, Ms. Jones transitioned to temporary Community Services direct employment on October 15, 2021. Standard tasks associated with both roles involved direct service and community liaison work focused on increasing public awareness of public assistance programs. Ms. Jones' duties during her employment also included assisting Emergency Rental Assistance (ERA) Program applicants with questions about eligibility, and with processes necessary to qualify for the program and submit applications.

Ms. Jones' employment transferred to County Water Utilities as a Communicator on January 1, 2022. On February 12, 2022, Ms. Jones transferred from Water Utilities back to direct Community Services temporary employment. On July 16, 2022, she transferred from a Community Services temporary position to County Fire Rescue as a full-time Communicator III. Ms. Jones resigned from County Fire Rescue on December 14, 2022.

Vendor Registration

County Vendor registration records established that an individual named [REDACTED] registered with the County as a vendor. The County vendor registration lists Landlord's address as PO Box 221762, West Palm Beach, FL 33422. The last four digits of the Social Security number on the W9 submitted with the registration matches the last four numbers of the social security number linked to Anitra Jones' father, a resident of the State of Georgia.

Property Records for [REDACTED] Riviera Beach, FL 33404

Move-in and rental assistance application 113078 was submitted to the County on behalf of [REDACTED] (Applicant 3) on or about December 29, 2021, listing the rental property's address as [REDACTED] Riviera Beach, Florida 33404, and his prospective property manager as Landlord, at PO Box 221762, with no city, state, or zip code. The application was returned for additional information and re-submitted on January 6, 2022.

The Palm Beach County Property Appraiser's online database shows that [REDACTED], a Florida limited liability company, owned the property from November 2021 until April 2023; at all times during the rental assistance application process.

Property Records for [REDACTED] Boynton Beach, FL 33437

Rental assistance application 115426 was submitted to the County on behalf of Applicant 2 on or about January 12, 2022, listing her rental address as [REDACTED] Boynton Beach, Florida 33437, and her landlord as Landlord, with an address of PO Box 221762, with no city, state, or zip code.

The Palm Beach County Property Appraiser's online database and the Warranty Deed records in the Official Records for Palm Beach County show that Landlord and [REDACTED] have owned the property as husband and wife since August 29, 2008.

Property Records for [REDACTED] Delray Beach, FL 33444

Rental assistance application 121274 was submitted to the County on behalf of Applicant 1 on or about February 3, 2022, listing her address as [REDACTED] Delray Beach, Florida 33444, and her landlord as Landlord, with an address of PO Box 221762, West Palm Beach, FL 33422.

The County Property Appraiser's online database and the Warranty Deed recorded in the Official Records for Palm Beach County show that Landlord and [REDACTED] purchased the property as husband and wife on August 10, 2021 and sold it on April 25, 2024.

Property Records for [REDACTED] West Palm Beach, FL 33401

Utility assistance application 86492 was submitted to the County in the name of Applicant 1 on or about August 23, 2021—approximately six months prior to the submission of rental assistance application 121274 on her behalf for property owned by Landlord. The utility assistance application listed Applicant 1's residential address as [REDACTED] West Palm Beach, FL 33401.

The County Property Appraiser's online database and the Quit Claim Deed recorded in the Official Records for Palm Beach County show that the property was quit claimed to Applicant 1 on March 31, 1995. Applicant 1 owned the property on the date of the submission of utility assistance application 86492 and rental assistance application 121274.

ALLEGATIONS AND FINDINGS**Allegation (1):**

Anitra Jones submitted false information to the County in support of three rental assistance applications and a landlord vendor registrations in order to obtain funding from County programs.

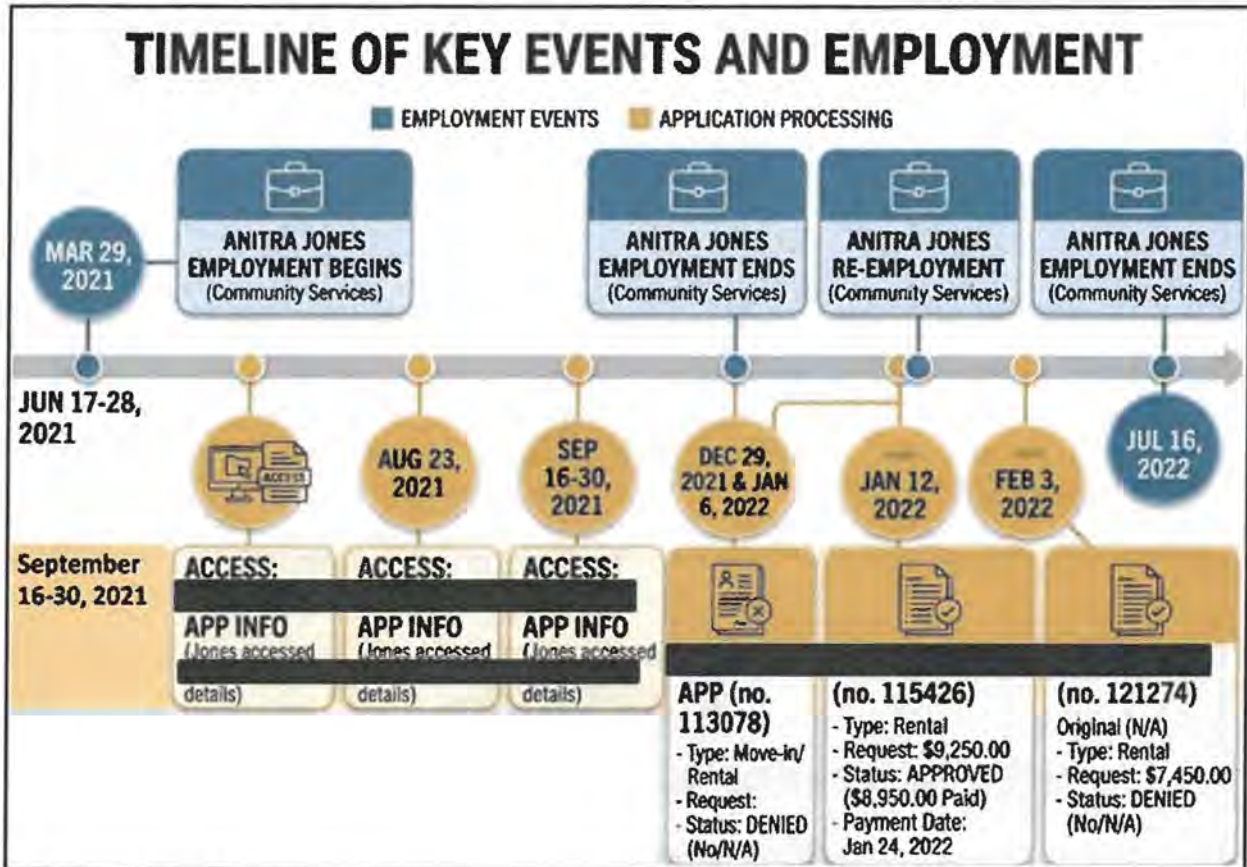
Governing Directives:

Palm Beach County Emergency Rental Assistance (ERA-1 and ERA-2) Program application and program guidelines.

Finding:

The information obtained **supports** the allegation.

OIG Timeline of Anitra Jones Community Services Events:



Application IP Addresses

Palm Beach County Information Systems Services provided the OIG with a list of Internet Protocol (IP) addresses for Applicant 2’s application 115426 and Applicant 1’s application 121274. A review of that information showed that the same IP address used to submit both Applicant 1 and Applicant 2’s applications also linked to assistance applications submitted on behalf of [REDACTED] and Applicant 3. The listed landlord or property manager for Applicant 2’s application 115426, Applicant 1’s application 121274, and Applicant 3’s application 113078 is named Landlord.

Applicant 3 Assistance Application 113078

County records show assistance application 113078 for move-in expenses was initially submitted for Applicant 3 on December 29, 2021. The application listed the applicant’s relocation residential address as [REDACTED] Riviera Beach, Florida. The landlord was listed as Landlord with an address of PO Box 221762; email address of [REDACTED]; and phone number of [REDACTED].

The application requested a monthly rent amount, and first and last month’s rent, for a total of \$3,900.00 for move-in assistance.

| Additional Questions - Moving/Relocation Expenses | |
|---|-------------------|
| Are you currently receiving section 8 or any federal housing subsidies? | No |
| Landlord's Name: | [REDACTED] |
| Landlord's Address: | PO BOX 221762 |
| Landlord's Email Address: | [REDACTED] |
| Landlord's Phone Number: | [REDACTED] |
| How many Bedrooms are in your Home? | 3 |
| Security Deposit Requested: | \$1,300.00 |
| What is your Move-in Date? | 01/03/2022 |
| What is your Lease End Date? | 12/31/2022 |
| Monthly Rent Amount: | \$1,300.00 |
| First Month Amount Requested? | \$1,300.00 |
| Last Month Amount Requested? | \$1,300.00 |
| Additional Months Requested: | |
| Additional Months Amount Requested: | \$0.00 |
| Total Rent Related Requested Amount | \$3,900.00 |

The Residential Rental Lease submitted with the application is dated December 27, 2021, commencing on January 3, 2022 for [REDACTED] Riviera Beach, Florida. The landlord is listed as [REDACTED] with the Property Manager listed as Landlord.

RESIDENTIAL RENTAL AGREEMENT

THIS LEASE (the "Lease") dated this 27 day of December, 2021 BETWEEN:

[REDACTED]
(the "Landlord")

[REDACTED] (the "Property Manager")

- AND -

[REDACTED]
(the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the apartment, municipally described as [REDACTED] Riviera Beach FL 33404 (the "Property"), for use as residential premises only.

The monthly rental amount listed shows \$1,300.00 to be paid to "Landlord Property Manager Landlord at PO Box 221762 West Palm Beach FL 33422 by check or money order."

Term

8. The term of the Lease commences at 12:00 noon on January 3, 2022 and ends at 12:00 noon on December 31, 2022.

9. Any notice to terminate this tenancy must comply with the applicable legislation of the State of Florida (the "Act").

Rent

10. Subject to the provisions of this Lease, the rent for the Property is \$1,300.00 per month (the "Rent").

11. The Tenant will pay the Rent on or before the first (1st) day of each and every month of the term of this Lease to the Landlord Property Manager [REDACTED] at P O BOX 221762 WEST PALM BEACH FL 33422 by check or money order.

The lease is purported to be electronically signed by the landlord, property manager, and tenant Applicant 3.

| | |
|---------------------------|-------------------------|
| Landlord Signature: _____ | Property Manager: _____ |
| Tenant Signature: _____ | |
| 27 | December |
| | 21 |

A Property Management Agreement between property owner [REDACTED] and Landlord, with an effective date of November 1, 2021, was submitted with the application. The Property Management Agreement appointed Landlord as the Property Manager, with an address of PO BOX 221762, West Palm Beach FL 33422, for the property located at [REDACTED] Riviera Beach, FL 33404.

PROPERTY MANAGEMENT AGREEMENT

PARTIES

This Property Management Agreement is entered into on November 1, 2021 by and between Property Owner, [REDACTED] with property address of [REDACTED] Riviera Beach FL 33404 and Property Manager [REDACTED] with an address of PO BOX 221762 West Palm Beach FL 33422

GENERAL

Hereby, the Owner exclusively appoints [REDACTED], as the property manager/agent for the property located at [REDACTED] RIVIERA BEACH FL 33404

TERM

This Agreement shall have an "Effective Date" of November 1, 2021 and will terminate with a written 60 day notice given by the property owner.

RESPONSIBILITIES OF THE PROPERTY MANAGER

- To RENT; lease as well as operate the property.
- To ACCEPT rental payments, security deposits and any other monies applicable from current or potential tenants, on the property owner's behalf.

The agreement was purportedly electronically signed by Landlord and [REDACTED] without identifying a natural person as a company representative.

| | |
|-----------------------|-----------------------|
| OWNER | AGENT |
| Name: [REDACTED] | Name: [REDACTED] |
| Signature: [REDACTED] | Signature: [REDACTED] |
| Date: 11/1/2021 | Date: 11/1/2021 |

The County returned the application on January 4, 2022 for additional information, and the application was resubmitted on January 6, 2022. The County sent the Balance Statement link to the landlord on January 10, 2022 using the email address listed in the application, and the Statement was submitted to the County the next day.

The Balance Statement, allegedly electronically signed by Landlord on January 11, 2022, was submitted to the County. The Balance Statement lists Applicant 3 as the tenant of [REDACTED] Riviera Beach and lists move-in expenses of \$3,900.00, which included a security deposit and first and last month's rent. The vendor name and address is listed as Landlord at PO Box 221762, West Palm Beach, FL and contained the following certification:

- I certify that the above information is true and correct and I am authorized to collect the Move-In Expenses on this property.

Landlord's Balance Statement

Tenants Name: [REDACTED]
Tenants Address: RIVIERA BEACH
 FL 33404

Vendor Code: [REDACTED]
Vendor Name: [REDACTED]
Vendor DBA: [REDACTED]
Vendor Address: PO Box 221762
 West Palm Beach
 FL 33422-1762

| | |
|-------------------------|-------------------|
| Move-In Date | 01/03/2022 |
| Lease End Date | 12/31/2022 |
| Security Deposit | \$1,300.00 |
| First Month Rent Amount | \$1,300.00 |
| Last Month Rent Amount | \$1,300.00 |
| Total Amount: | \$3,900.00 |
| Grand Total: | \$3,900.00 |

I certify that the above information is true and correct and I am authorized to collect the Move-In Expenses on this property.
 I certify that the Security Deposit will be used only for damages due or returned to Palm Beach County when Tenant vacates the property.
 I certify that I will return any Future Rent paid on my Tenant's behalf to Palm Beach County if they vacate my property prior to any Future Rent collected as stated in this Balance Statement.
 I certify that the mailing address is correct.
 I understand that by signing and submitting this balance statement I am agreeing to accept funds on behalf of the tenant for the property listed above and that in doing so, tenant may remain on the property and no steps will be taken to evict the tenant for the period covered by this Move-In Expenses assistance, whether the received check is cashed or not.
 I certify that the tenant and I (the Landlord) are in agreement on lease status.

 Electronically Signed By

 Date 01/11/2022

The County initially denied the application noting,

The applicant just applied for a grocery card at [REDACTED] and it was processed on 12/19/2021 and is now relocating? There was a diff mailing address on food app. The owner for this new address [REDACTED] has the property address on all of his businesses. Questionable PM info. Owner of record needs to register.

Ultimately, the application was denied on October 20, 2022, due to "no activity."

Anitra Jones' Access to Applicant 3's OSCARSS Account

A review of OSCARSS showed that prior to the December 29, 2021 submission of application 113078 on behalf of Applicant 3 for move-in assistance, application 79023 was submitted to the County on his behalf on June 17, 2021. The Community Services routing log showed that then-employee Anitra Jones was the assigned Community Services reviewer for application 79023. In her role, she accessed Applicant 3's account multiple times from June 17, 2021 to June 28, 2021 and as per the reviewer notes below, assisted with the application.

| | | | |
|------------------------------------|-------------------------------|--|---------------------------|
| Anitra Jones AJones1@pbcgov.org | Email Notification sent | Sent Email Notification of Notes Entered to Reviewer | 06/28/2021 01:13:52 pm |
| Anitra Jones AJones1@pbcgov.org | Email Notification sent | Sent Email Notification of Notes Entered to Client | 06/28/2021 01:13:52 pm |

| | | | |
|------------------------------------|-------|--|---------------------------|
| Anitra Jones AJones1@pbcgov.org | Notes | uploaded recent utility bill for applicant | 06/28/2021 01:13:51 pm |
|------------------------------------|-------|--|---------------------------|

| | | | |
|------------------------------------|-------------------------------|---|---------------------------|
| Anitra Jones AJones1@pbcgov.org | Email Notification sent | Sent Email Notification of Notes Entered to Reviewer | 06/23/2021 08:12:36 pm |
| Anitra Jones AJones1@pbcgov.org | Email Notification sent | Sent Email Notification of Notes Entered to Client | 06/23/2021 08:12:36 pm |
| Anitra Jones AJones1@pbcgov.org | Notes | Uploaded applicantsSINGLEQUOTE current unemployment benefit letter with payment history and LL utility bill showing he/she does not live at the property. Applicant advise utility bill is in another language because LL lives in Venezuela. | 06/23/2021 08:12:35 pm |
| Anitra Jones AJones1@pbcgov.org | Email Notification sent | Sent Email Notification of Notes Entered to Reviewer | 06/22/2021 02:30:54 pm |
| Anitra Jones AJones1@pbcgov.org | Email Notification sent | Sent Email Notification of Notes Entered to Client | 06/22/2021 02:30:51 pm |
| Anitra Jones AJones1@pbcgov.org | Notes | applicant came into library for application status/wanted to know if we had received BS from LL/ advised applicant we did nit | 06/22/2021 02:30:51 pm |

| | | | |
|------------------------------------|-------|-------------------------------|---------------------------|
| Anitra Jones AJones1@pbcgov.org | Notes | uploaded documents for client | 06/17/2021 12:36:51 pm |
| Anitra Jones AJones1@pbcgov.org | Notes | | 06/17/2021 12:35:42 pm |

██████████'s Payment to Ms. Jones

The OIG reviewed Ms. Jones' bank records, which showed that ██████████, the owner of the property listed in Applicant 3's application, paid Ms. Jones \$200.00 on January 21, 2022.⁴

| | | | |
|-------|-------------------------------|--------|----------|
| 01/21 | Zelle Payment From ██████████ | 200.00 | 1,151.80 |
|-------|-------------------------------|--------|----------|

Applicant 2's Rental Assistance Application 115426

County records show on January 12, 2022, rental assistance application 115426 was submitted in the name of Applicant 2. The application listed Applicant 2's residential address as ██████████ Boynton Beach, Florida, 33437. The application listed the landlord as Landlord, with an address of PO Box 221762; an email address of ██████████ (the same landlord email address and PO Box address as listed in Applicant 3's application 113078); and a phone number of ██████████.


⁴ The Zelle records do not indicate the reason for the payment.


The monthly rent is listed as \$1,700.00 a month with a past due amount of \$9,250.00, including late fees, for November 2021 through March 2022.

| Additional Questions - Rental Assistance | |
|--|---|
| What is the Rent Due Date? | |
| What is your Landlord's Name? | [REDACTED] |
| What is your Landlord's Address? | po box 221762 |
| What is your Landlord's Email Address? | [REDACTED] |
| What is your Landlord's Phone Number? | [REDACTED] |
| What is your Monthly Rent Amount? | \$1,700.00 |
| Are you currently receiving section 8 or any federal housing subsidies? | No |
| Did you receive a Rental Late or Eviction Notice? | Yes |
| Have you received an eviction notice (issued after 3/15/2020) caused by the COVID-19 pandemic? | Yes |
| What is the Rental Months Requested? | 03/2022,02/2022,01/2022,12/2021,11/2021 |
| What is the Rental Past Due Amount Requested? | \$8,500.00 |
| What is the Rental Late Fees Amount Requested? | \$750.00 |
| What is the Rental Total Amount Requested? | \$9,250.00 |
| How many Bedrooms are in your Home? | 3 |

Benefits Notice Submitted with Application 115426

The State of Florida Department of Children and Families benefits notice submitted with this application showed the name Applicant 3 and a residential address similar to the address on the application. The address on benefits notice showed "[REDACTED]" instead of "[REDACTED]". The discrepancy in the street number created an inconsistency between the application and supporting documentation and suggested that the benefits notice may have been fabricated or manipulated. The benefits notice was dated September 10, 2021, with a case number of [REDACTED].

| | | |
|---|--|---|
| ACCESS CENTRAL MAIL CENTER P.O. BOX 1770 OCALA FL 34478 | Notice of Case Action State of Florida Department of Children and Families |  |
| September 10, 2021 | Case: [REDACTED] | Phone: (866) 762-2237 |


[REDACTED]
BOYNTON BEACH FL 33437

Dear [REDACTED]

The following is information about your eligibility.

Food Assistance

Your Food Assistance benefits will decrease from \$352.00 to \$336.00 effective October 01, 2021.

| | |
|-----------------------|---|
| Name | Oct, 2021 Thru February 28, 2022 |
| [REDACTED] | Eligible |
| Benefit Amount | \$336.00 |

Reason: Federal Cost of Living Adjustments for food assistance
 The law that supports this action is:
 (FL Admin. Code = R) (FL Statute = S), S414.31

Lease Submitted with Application 115426

The Standard Lease Agreement submitted in support of application 115426 listed Applicant 2 as tenant and Landlord as the landlord for [REDACTED], Boynton Beach, FL 33437. The monthly rent was \$1,700.00, for the period of May 3, 2021 through May 1, 2022.

STANDARD LEASE AGREEMENT

This Agreement, dated May 3 2021, by and between 2 individuals known as [REDACTED] Boynton Beach, FL 33437 , hereinafter known as the "Landlord"

AND

An individual known as [REDACTED] hereinafter known as the "Tenant(s)", agree to the following:

OCCUPANT(S): The Premises is to be occupied strictly as a residential dwelling with only the Tenant(s) mentioned above as the Occupant(s).

OFFER TO RENT: The Landlord hereby rents to the Tenant(s), subject to the following terms and conditions of this Agreement, [REDACTED] Boynton Beach, Florida, 33437 consisting of 3 bathroom(s) and 2 bedroom(s) hereinafter known as the "Premises". The Landlord may also use the address for notices sent to the Tenant(s).

PURPOSE: The Tenant(s) and any Occupant(s) may only use the Premises as a residential dwelling. It may not be used for storage, manufacturing of any type of food or product, professional service(s), or for any commercial use unless otherwise stated in this Agreement.

FURNISHINGS: The Premises is not furnished.

APPLIANCES: The Landlord shall provide the following appliances:
 Air Conditioner(s), Dishwasher, Dryer (for Laundry), Fan(s), Hot Water Heater, HVAC, Microwave, Oven(s), Refrigerator, Stove(s), Washer (for Laundry), and all other appliances to be provided by the Tenant(s). Any damage to the Landlord's appliances shall be the liability of the Tenant(s), reasonable wear-and-tear excepted, to be billed directly or less the Security Deposit.

LEASE TERM: This Agreement shall be a fixed-period arrangement beginning on May 3 2021 and ending on May 1 2022 with the Tenant(s) being required to move-out at the end of the Lease Term if a new Lease Agreement is not authorized. Hereinafter known as the "Lease Term".

RENT: Tenant(s) shall pay the Landlord in equal monthly installments of \$1,700.00 (US Dollars) hereinafter known as the "Rent". The Rent will be due on the First (1st) of every month and be paid via the following instructions:

NON-SUFFICIENT FUNDS (NSF CHECKS): If the Tenant(s) attempts to pay the rent with a check that is not honored or an electronic transaction (ACH) due to insufficient funds (NSF) there shall be a fee of \$35.00 (US Dollars).

LATE FEE: If rent is not paid on the due date, there shall be a late fee assessed by the Landlord in the amount of: \$150.00

The lease was purportedly electronically signed by Landlord and tenant Applicant 2.

The parties have agreed and executed this agreement on May 3 2021.


LANDLORD(S) SIGNATURE

Landlord's Signature: [REDACTED]


TENANT(S) SIGNATURE
 [REDACTED] 5/4/21

Landlord Balance Statement Submitted with Application 115426

The landlord Balance Statement submitted with application 115426 lists Applicant 2 as the tenant of [REDACTED], with a past due amount of \$8,950.00, including late fees. The vendor name is Landlord with an electronic signature of "[REDACTED]"



Landlord's Balance Statement



Tenants Name: [REDACTED]

Tenants Address: BOYNTON BEACH
FL 33437

Vendor Code: [REDACTED]

Vendor Name: [REDACTED]

Vendor DBA: [REDACTED]

Vendor Address: PO Box 221762
West Palm Beach
FL 33422-1762

| Month | Rent Due | Late Fee | Legal Fee | Total Due | |
|---------------------|---------------|------------|-----------|-----------|-------------------|
| Month 1 | November 2021 | \$1,700.00 | \$150.00 | \$0.00 | \$1,850.00 |
| Month 2 | December 2021 | \$1,700.00 | \$150.00 | \$0.00 | \$1,850.00 |
| Month 3 | January 2022 | \$1,700.00 | \$150.00 | \$0.00 | \$1,850.00 |
| Month 4 | February 2022 | \$1,700.00 | \$0.00 | \$0.00 | \$1,700.00 |
| Month 5 | March 2022 | \$1,700.00 | \$0.00 | \$0.00 | \$1,700.00 |
| Grand Total: | | | | | \$8,950.00 |

I certify that the above information is true and correct and I am authorized to collect rental payments on this property.

I certify that the months requested by my tenant are past due and I have not received rents for the month's listed on this request and/or any future month's rent requested by my tenant will be applied towards the tenant's account

I certify that I will return any Future Rent paid on my Tenant's behalf to Palm Beach County if they vacate my property prior to any Future Rent collected as stated in this Balance Statement.

I certify that the mailing address is correct.

I understand that by signing and submitting this balance statement I am agreeing to accept funds on behalf of the tenant for the property listed above and that in doing so, tenant may remain on the property and no steps will be taken to evict the tenant for the period covered by this rental assistance, whether the received check is cashed or not.

I certify that the tenant and I (the Landlord) are in agreement on lease status.

[REDACTED]

Electronically Signed By

01/18/2022

Date

Anitra Jones' Access to Applicant 2's OSCARSS Account

An OIG review of OSCARSS showed that prior to the January 12, 2022 submission of rental assistance application 115426 on behalf of Applicant 2, application 84287 was submitted to the County in the name Applicant 2 on September 24, 2021. The Community Services routing log showed that then-employee Anitra Jones was the assigned Community Services reviewer for utility assistance application 84287. Ms. Jones accessed Applicant 2's account and assisted with uploading documents to the application on September 16 and 30, 2021.

| | | | |
|------------------------------------|-------|--|------------------------------|
| Anitra Jones AJones1@pbcgov.org | Notes | uploaded applicants ID and assisted w/resubmitting application | 09/30/2021 01:19:11 pm |
| Anitra Jones AJones1@pbcgov.org | Notes | applicant called to inquire if her lights could be cut back on today. advised applicant reviewer needs her DL to finish processing her application. applicant advises she will upload it . | 09/30/2021 11:28:41 am |
| Anitra Jones AJones1@pbcgov.org | Notes | uploaded following documents for LIHEAP: Hytina birth cert & social security card, [REDACTED] social security card (school records are still needed), snap denial & eligibility letter , section 8 form, FPL aug bill, aug past due bill & sept bill, child support letter, social security rep payee letter and Johnny ssi benefits | 09/16/2021 12:30:48 pm |

Anitra Jones' Employment Email Account

The OIG reviewed Ms. Jones' County email account. We found that documents appearing to belong to Applicant 2 were forwarded from email account anitrajones@ymail.com to

| | | | | |
|-------|---------------------------|---|----------|----------|
| 01/31 | ATM Check Deposit 6243 | 01/31 2959 N Military Trl West Palm Bea FL Card | 8,950.00 | 8,958.94 |
|-------|---------------------------|---|----------|----------|

Applicant 1's Rental Assistance Application 121274

County records show rental assistance application 121274 was initially submitted for Applicant 1 on February 3, 2022. The application listed the applicant's residential address as [REDACTED], Delray Beach Florida. Landlord is the listed landlord with an address of PO Box 221762, West Palm Beach, Florida; an email address of [REDACTED]; and phone number of [REDACTED] -- the same email, PO Box, and phone number listed on Applicant 3's application 113078 and the same email address and PO Box information listed on Applicant 2's application 115426. The application listed the monthly rent as \$1,750.00 and a past due amount of \$7,450.00, including late fees, for December 2021 through March 2022.

Additional Questions - Rental Assistance

| | |
|--|--|
| What is the Rent Due Date? | |
| What is your Landlord's Name? | [REDACTED] |
| What is your Landlord's Address? | PO Box 221762 West Palm Beach FL 33422 |
| What is your Landlord's Email Address? | [REDACTED] |
| What is your Landlord's Phone Number? | [REDACTED] |
| What is your Monthly Rent Amount? | \$1,750.00 |
| Are you currently receiving section 8 or any federal housing subsidies? | No |
| Did you receive a Rental Late or Eviction Notice? | Yes |
| Have you received an eviction notice (issued after 3/15/2020) caused by the COVID-19 pandemic? | Yes |
| What is the Rental Months Requested? | 03/2022,02/2022,01/2022,12/2021 |
| What is the Rental Past Due Amount Requested? | \$7,000.00 |
| What is the Rental Late Fees Amount Requested? | \$450.00 |
| What is the Rental Total Amount Requested? | \$7,450.00 |
| How many Bedrooms are in your Home? | 3 |

A food assistance benefits notice, dated September 10, 2021 with a case number of 1419892827, submitted in support of application 121274, showed the name Applicant 1 along with the residential address listed on the application. This benefits notice had the same date, case number, effective benefits decrease date, eligibility dates, and reason for the action taken as the benefits notice submitted in support of Applicant 2's application 115426.

| | | |
|--|---|---|
| ACCESS CENTRAL MAIL CENTER P.O. BOX 1770 OCALA FL 34478 | Notice of Case Action State of Florida Department of Children and Families |  |
| September 10, 2021 | Case [REDACTED] | Phone: (886) 762-2237 |
| [REDACTED] DELRAY BEACH FL 33444 | | |
| Dear [REDACTED] | | |
| The following is information about your eligibility. | | |
| Food Assistance | | |
| Your Food Assistance benefits will decrease from \$152.00 to \$110.00 effective October 01, 2021 | | |
| Name | Oct, 2021 Thru February 28, 2022 | |
| Maybet Brown | Eligible | |
| Benefit Amount | 110.00 | |
| Reason: Federal Cost of Living Adjustments for food assistance | | |
| The law that supports this action is: | | |
| (FL Admin. Code = R) (FL Statute = S), S414.31 | | |

The Rental Agreement submitted in support of the application detailed that an agreement between tenant Applicant 1 and Landlord for [REDACTED], Delray Beach, FL 33444. The monthly rent was \$1,750.00, for a period beginning on October 15, 2021 and ending on October 15, 2022.

| |
|--|
| RENTAL AGREEMENT |
| <p>This Rental Agreement shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Landlord [REDACTED] will be referred to as "OWNER" and Tenant [REDACTED] shall be referred to as "RESIDENT." As consideration for this agreement, OWNER agrees to rent to RESIDENT and RESIDENT agrees to rent from OWNER for use solely as a private residence, the premises located at [REDACTED] Ave, Delray Beach, FL 33444</p> <p>1. TERMS: RESIDENT agrees to pay \$1,750.00 per month on the 3rd day of each month. This agreement shall commence on 10/15/2021 and continue until 10/15/22. Thereafter it shall become a month-to-month tenancy. If RESIDENT should move from the premises prior to the expiration of this time period, he shall be liable for all rent due until such time that the Residence is occupied by an OWNER approved paying RESIDENT and/or expiration of said time period, whichever is shorter.</p> <p>2. PAYMENTS: Rent and/or other charges are to be paid via zell.</p> <p>3. SECURITY DEPOSITS: The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT within 60 days after the premises have been completely vacated less any amount necessary to pay OWNER: a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement.</p> <p>4. LATE CHARGE: A late fee of \$150.00 shall be added and due for any payment of rent made after the 3rd of the month.</p> |

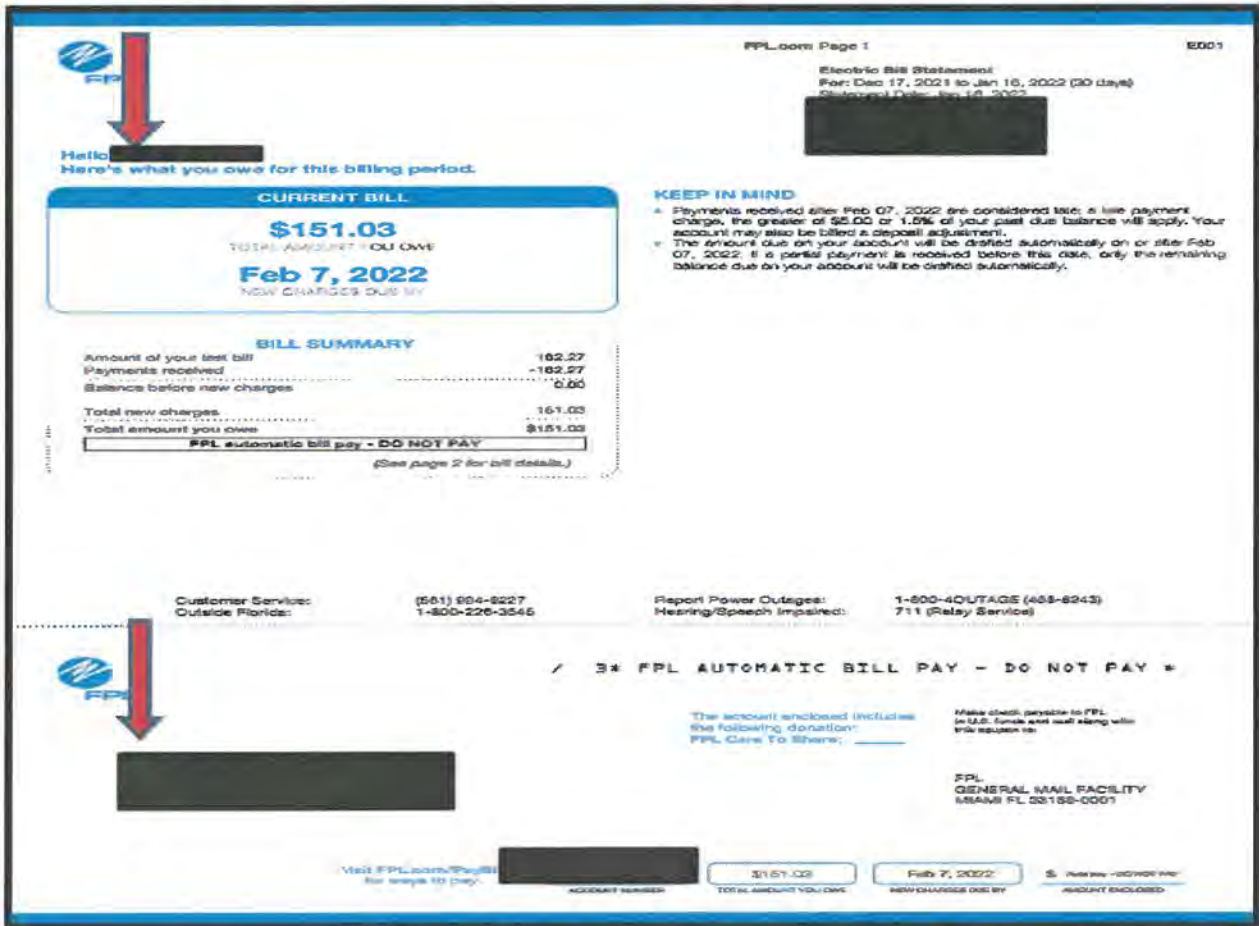
The lease was purported to be electronically signed by Landlord and tenant Applicant 1.

RECEIPT OF AGREEMENT: The undersigned RESIDENTS have read and understand this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement.

OWNER'S Sign [Redacted] Date 10/15/2021
 RESIDENT'S Sign [Redacted] Date 10/16/2021

As proof of Palm Beach County residency, an FPL statement with an account number of 73408-58235 dated February 7, 2022 was submitted with the application. The FPL statement shows the name "[Redacted]" associated with the account for the service address [Redacted], Delray Beach. However, the bottom of the same statement shows "[Redacted]" as the name associated with the account.

Documents provided by FPL to the OIG show that the account number and customer name associated with the true account number for this address do not match the information on the FPL statement submitted with the application.



Additionally, on the date of the submission of application 121274 in Applicant 1's name, she had an active FPL account at [Redacted], West Palm Beach, FL 33401, a property which she has owned since March 1995.

Landlord Balance Statements Submitted with Application 121274

Two Balance Statements were submitted with application 121274: one dated February 4, 2022, with an address of [REDACTED], Delray Beach, FL 33444 and a second dated February 7, 2022, with an address of [REDACTED], Delray Beach, FL 33444. The statements listed Applicant 1 as the tenant and listed the past due amount as \$7,450.00, including late fees. The vendor name on both statements is Landlord, with an electronic signature for Landlord.

Landlord's Balance Statement

| | |
|---|--------------------------------|
| Tenants Name: [REDACTED] | Vendor Code: [REDACTED] |
| Tenants Address: DELRAY BEACH, FL 33444 | Vendor Name: [REDACTED] |
| | Vendor DBA: [REDACTED] |
| | Vendor Address: PO Box 221762 |
| | West Palm Beach, FL 33422-1762 |

| Month | Rent Due | Late Fee | Legal Fee | Total Due |
|-----------------------|------------|----------|-----------|------------|
| Month 1 December 2021 | \$1,750.00 | \$150.00 | \$0.00 | \$1,900.00 |
| Month 2 January 2022 | \$1,750.00 | \$150.00 | \$0.00 | \$1,900.00 |
| Month 3 February 2022 | \$1,750.00 | \$150.00 | \$0.00 | \$1,900.00 |
| Month 4 March 2022 | \$1,750.00 | \$0.00 | \$0.00 | \$1,750.00 |
| Grand Total: | | | | \$7,450.00 |

- I certify that the above information is true and correct and I am authorized to collect rental payments on this property.
- I certify that the months requested by my tenant are past due and I have not received rents for the months listed on this request and/or any future month's rent requested by my tenant will be applied towards the tenant's account.
- I certify that I will return any Future Rent paid on my Tenant's behalf to Palm Beach County if they vacate my property prior to any Future Rent collected as stated in this Balance Statement.
- I certify that the mailing address is correct.
- I understand that by signing and submitting this balance statement I am agreeing to accept funds on behalf of the tenant for the property listed above and that in doing so, tenant may remain on the property and no steps will be taken to evict the tenant for the period covered by this rental assistance, whether the received check is cashed or not.
- I certify that the tenant and I (the Landlord) are in agreement on lease status.

02/04/2022

Electronically Signed By
Date

Landlord's Balance Statement

| | |
|---|--------------------------------|
| Tenants Name: [REDACTED] | Vendor Code: [REDACTED] |
| Tenants Address: DELRAY BEACH, FL 33444 | Vendor Name: [REDACTED] |
| | Vendor DBA: [REDACTED] |
| | Vendor Address: PO Box 221762 |
| | West Palm Beach, FL 33422-1762 |

| Month | Rent Due | Late Fee | Legal Fee | Total Due |
|-----------------------|------------|----------|-----------|------------|
| Month 1 December 2021 | \$1,750.00 | \$150.00 | \$0.00 | \$1,900.00 |
| Month 2 January 2022 | \$1,750.00 | \$150.00 | \$0.00 | \$1,900.00 |
| Month 3 February 2022 | \$1,750.00 | \$150.00 | \$0.00 | \$1,900.00 |
| Month 4 March 2022 | \$1,750.00 | \$0.00 | \$0.00 | \$1,750.00 |
| Grand Total: | | | | \$7,450.00 |

- I certify that the above information is true and correct and I am authorized to collect rental payments on this property.
- I certify that the months requested by my tenant are past due and I have not received rents for the months listed on this request and/or any future month's rent requested by my tenant will be applied towards the tenant's account.
- I certify that I will return any Future Rent paid on my Tenant's behalf to Palm Beach County if they vacate my property prior to any Future Rent collected as stated in this Balance Statement.
- I certify that the mailing address is correct.
- I understand that by signing and submitting this balance statement I am agreeing to accept funds on behalf of the tenant for the property listed above and that in doing so, tenant may remain on the property and no steps will be taken to evict the tenant for the period covered by this rental assistance, whether the received check is cashed or not.
- I certify that the tenant and I (the Landlord) are in agreement on lease status.

02/07/2022

Electronically Signed By
Date

The County returned the application on February 4, 2022 for additional information; the application was resubmitted that same day. On February 24, 2022, the County denied the application due to "incorrect documents," "invalid income docs," and "false lease for docs in app 121274...."

Anitra Jones' Access to Applicant 1's OSCARSS account

A review of OSCARSS showed that on August 23, 2021, prior to the submission of rental assistance application 121274 in Applicant 1's name, application 86492 for utility assistance was submitted to the County on her behalf. The routing log for this application 86492 shows Anitra Jones was the Community Services Reviewer. She accessed Applicant 1's account multiple times on August 23, 2021, and assisted with the utility assistance application.

| | | | |
|------------------------------------|-------------------------|--|---------------------------|
| Anitra Jones AJones1@pbcgov.org | Email Notification Sent | Sent Email Notification of Notes Entered to Reviewer | 08/23/2021 03:28:42 pm |
| Anitra Jones AJones1@pbcgov.org | Email Notification Sent | Sent Email Notification of Notes Entered to Client | 08/23/2021 03:28:41 pm |
| Anitra Jones AJones1@pbcgov.org | Notes | uploaded applicants SNAP benefits | 08/23/2021 03:28:41 pm |
| Anitra Jones AJones1@pbcgov.org | Email Notification Sent | Sent Email Notification of Notes Entered to Reviewer | 08/23/2021 12:03:01 pm |
| Anitra Jones AJones1@pbcgov.org | Email Notification Sent | Sent Email Notification of Notes Entered to Client | 08/23/2021 12:03:00 pm |
| Anitra Jones AJones1@pbcgov.org | Notes | assisted applicant w/resubmitting application | 08/23/2021 12:03:00 pm |
| | Submitted | Submitted | 08/23/2021 12:01:49 pm |

OIG Efforts to Contact the Owner of [REDACTED], Riviera Beach, FL

At the time of the submission of Applicant 3' assistance application 113078, [REDACTED] owned [REDACTED], Riviera Beach, FL. According to the Florida Department of State, [REDACTED] was administratively dissolved on September 27, 2024, for failure to file an annual report. At the time of Applicant 3' application and [REDACTED] administrative dissolution, [REDACTED] was listed with the Department of State as the company's registered agent and manager.⁵ The OIG made multiple attempts to contact [REDACTED] with no response.

OIG Interview of Landlord, Owner of [REDACTED], Boynton Beach, FL

The OIG contacted the owner of [REDACTED], Boynton Beach, FL, whose name is [REDACTED] (Landlord 1). Landlord 1 told the OIG that he currently lives in Michigan, but that during the rental term listed in the lease agreement, he and his wife resided at [REDACTED], and did not rent to anyone. Landlord said he did not know Applicant 2, and the lease agreement listing his name and property address is "fraudulent."

OIG Interview of Landlord, Owner of [REDACTED], Delray Beach, FL

The OIG contacted the owner of [REDACTED], Delray Beach, FL, whose name is also [REDACTED] (Landlord 2).⁶ Landlord 2 told the OIG that he and his wife have never rented their property, and that the house was demolished shortly after they purchased it.⁷ Additionally, Landlord said he did not know Applicant 1 nor Anitra Jones.

⁵ A manager is a person designated to perform the management functions of a manager-managed limited liability company.

⁶ The Landlord associated with the Boynton Beach address and the Landlord associated with the Delray Beach address are different individuals.

⁷ Palm Beach County property records show that Landlord purchased this property on August 10, 2021 and that a Delray Beach issued a permit to demolish the house on July 30, 2022.

OIG Interview of Landlord, Anitra Jones' Father

The OIG contacted Ms. Jones' father, [REDACTED] (Landlord 3). Landlord 3 told the OIG he lives in Georgia, and that he did not sign any documents related to an assistance applications or vendor registration, nor did he authorize anyone to use his personal information. Landlord 3 told the OIG that he has never had any relationship of any kind with the address [REDACTED]. The OIG told Landlord that the County issued a check to a Landlord totaling \$8,950.00 that was endorsed with the names Landlord and Anitra Jones, and deposited into Ms. Jones' bank account. He stated that he had not received any money from Palm Beach County, nor did he sign any checks issued by the County or instruct anyone to sign checks on his behalf.

Landlord 3 said he did not attempt to obtain funds from Palm Beach County through assistance applications, and did not instruct anyone else to do so. He said he does not have a mailbox or PO Box in Florida and did not authorize anyone to establish one in his name.

Landlord 3 said Anitra Jones is his daughter. However, he told the OIG that he never authorized Ms. Jones to speak or act on his behalf.

OIG Efforts to Interview Applicant 3

The OIG made multiple attempts to contact Applicant 3 via phone, email, and text, all of which were met with no response.

OIG Efforts to Interview Applicant 2

The OIG attempted to contact Applicant 2 via phone, email, and text, but she did not respond.

OIG Interview of Applicant 1

Applicant 1 told the OIG that she owns her home and did not need, nor did she apply for rental assistance at any time. She did not agree to answer any additional OIG questions.

OIG Efforts to Interview Anitra Jones

The OIG made multiple attempts to contact Ms. Jones via phone, email, and text, all of which were met with no response.

Conclusion

Applications were submitted in the names of Applicant 3, Applicant 2, and Applicant 1 from the same IP address associated with [REDACTED]. The landlord or property manager listed in Applicant 3, Applicant 1, and Applicant 2's applications is identified as Landlord at P.O. Box 221762, West Palm Beach. County vendor records

show that the Social Security number used to register that landlord corresponds to Ms. Jones' father. However, her father denied owning the properties listed in the applications or registering with the County as a vendor. Property records confirm that the actual property owners, also named [REDACTED], were different individuals who told the OIG they did not rent their properties to the applicants.

County records further show that \$8,950.00 in rental assistance was issued to the purported landlord for Applicant 2's assistance application and that the check from the County was endorsed with the names [REDACTED] and Anitra Jones, and deposited into Ms. Jones' bank account. Additional applications submitted in the names of Applicant 3 and Applicant 1 sought an additional \$11,350.00, but were denied.

Taken together, this evidence demonstrates that Ms. Jones used false identities and false vendor information to obtain County funds for personal benefit. Accordingly, the allegation that Ms. Jones provided false vendor information to the County to register as a landlord and submitted false information to obtain funding from County programs is supported.

IDENTIFIED, QUESTIONED, AND AVOIDABLE COSTS

Identified Costs: \$8,950.00

ACKNOWLEDGEMENT

The Inspector General's Investigations Division would like to thank the Palm Beach County Community Services Department staff for their cooperation throughout this investigation.

RECOMMENDED CORRECTIVE ACTIONS

The OIG recommends that the County seek reimbursement of \$8,950.00 of inappropriately issued funds.

RESPONSE FROM MANAGEMENT

Pursuant to Article XII, Section 2-427 of the Palm Beach County Code, Community Services was provided the opportunity to submit a written explanation or rebuttal to the findings as stated in this Investigative Report within ten (10) calendar days. Their written response is as follows:

We concur with the findings for Investigative Report 2022-0013 and will pursue recovery of the \$8,950 in identified costs. Community Services (CSD) takes this matter seriously. The actions described by this former employee represent intentional misconduct that circumvented established processes, and once identified, we referred the case to the Inspector General. CSD will cooperate with the US Attorney's Office and State Attorney's Office. In addition, we have reinforced

internal controls, including enhanced system access monitoring, strengthened verification procedures, and additional separation of duties to further safeguard client information and public funds.

RESPONSE FROM MS. JONES

Pursuant to Article XII, Section 2-427 of the Palm Beach County Code, Ms. Jones was provided the opportunity to submit a written explanation or rebuttal to the findings as stated in this Investigative Report within ten (10) calendar days.

Ms. Jones did not submit a response.

This Investigation has been conducted in accordance with the ASSOCIATION OF INSPECTORS GENERAL Principles & Quality Standards for Investigations.