



Memorandum

Miami-Dade County Office of the Inspector General
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To: Nathan Kogon, Director
Department of Housing and Community Development

From: Felix Jimenez, Inspector General 

Date: September 11, 2026

Subject: Two Individuals Sentenced and One Arrested in Connection with Scheme to Defraud Miami-Dade County's Emergency Rental Assistance Program, Ref. IG23-0016-I and IG24-0003-I

Joint investigations by the Miami-Dade County Office of the Inspector General (OIG) and the Miami-Dade State Attorney's Office (SAO), resulted in the sentencing of Eleanor Humphrey-Jones and Tranell Brownlee and in the felony arrest of Reshavia Lawrence. All three are alleged to have defrauded the Miami-Dade County's Emergency Rental Assistance Program (ERAP).

The County's ERAP, administered by the Department of Housing and Community Development (HCD), used federal funding to provide emergency rental assistance to Miami-Dade residents experiencing financial hardship due to the COVID-19 pandemic. The County committed additional funds to expand the program in 2022. Funds awarded under the ERAP were to be used to pay rent and/or utilities. ERAP applicants were required to provide, among other things, an attestation of household income and/or loss, the total of rental arrearages, and photo identification.

Ms. Humphrey-Jones, who was arrested on February 12, 2026, entered a plea of guilty to one (1) count of Grand Theft (Over \$20,000) in violation of Florida Statute 812.014, a second degree felony, and two (2) counts of Petit Theft in violation of Florida Statute 812.014, first degree misdemeanors. Ms. Humphrey-Jones was sentenced to four (4) months of house arrest with the special condition of 60 days jail, followed by eight (8) years of probation. As part of the conditions of her probation, Ms. Humphrey-Jones is ordered to pay restitution in the amount of \$112,800, jointly and severally with her co-defendants. Also, as part of the plea, Ms. Humphrey-Jones paid \$29,600 to HCD and costs of investigation to the OIG at the time of sentencing.

Ms. Brownlee, who was arrested on April 6, 2025, also entered a plea on September 3, 2026. Ms. Brownlee was sentenced to four (4) years of probation on one (1) count of Grand Theft (Over \$10,000) in violation of Florida Statute 812.014, third degree felonies. Ms. Brownlee was ordered to pay restitution in the amount of \$14,400. Ms. Brownlee was

charged with receiving ERAP funds that she failed to provide to her landlord to pay her arrearages.

Ms. Lawrence was arrested on September 10, 2026, and charged with one (1) count of Organized Scheme to Defraud (Over \$50,000), in violation of Florida Statute 817.034, a first-degree felony, and three (3) counts of Grand Theft (Over \$20,000) in violation of Florida Statute 812.014, a second-degree felony. The charges in Ms. Lawrence's case stem from her submission of false information and fraudulent documents to HCD purporting to be a renter in arrears in connection with an ERAP application. A check in the amount of \$36,600 was made payable to the purported landlord identified by Ms. Lawrence. Per the Affidavit for Arrest Warrant, the investigation found payments to Ms. Lawrence from the putative landlord over several months after receipt of the ERAP funds.

Ms. Lawrence's charges also reflect her participation in the submission of two (2) other fraudulent ERAP applications. ERAP issued checks in the amounts of \$40,300 and \$42,900 in relation to those fraudulent applications.

Some of these ERAP-related crimes involved innocent homeowners, resulting in jeopardizing their Homestead Exemption. As such, the Property Appraiser is copied in this communication.

The OIG appreciates the assistance of HCD, and its law enforcement partner, the Miami-Dade State Attorney's Office.

cc: Honorable Katherine Fernandez Rundle, State Attorney
Honorable Tomas Regalado, Property Appraiser
Geri Bonzon-Keenan, County Attorney
Jess M. McCarty, First Assistant County Attorney
Yinka Majekodunmi, Commission Auditor
Basia Pruna, Clerk of the Board