



Memorandum



Miami-Dade County Office of the Inspector General
A State of Florida Commission on Law Enforcement Accredited Agency
601 NW 1st Court ♦ South Tower, 22nd Floor ♦ Miami, Florida 33136
Phone: (305) 375-1946 ♦ Fax: (305) 579-2656
Visit our website at: www.miamidadeig.org

To: Honorable Carlos A. Gimenez, Mayor, Miami-Dade County
Honorable Audrey M. Edmonson, Chairwoman
and Members, Board of County Commissioners, Miami-Dade County

From: Mary T. Cagle, Inspector General 

Date: September 27, 2019

Subject: Property Manager for a County-funded Low-Income Apartment Building
Arrested for Bribery, Ref. 18-0010-I

Earlier this week, on September 24, 2019, Daisy Recalde, the former property manager of the Royal Palms Apartments in Opa Locka, Florida, a low-income apartment building, surrendered to the United States Marshal's Service in Miami, Florida. Ms. Recalde was criminally charged by federal authorities with one count of bribery for extorting a low-income renter for a placement on the apartment's waiting list. The investigation resulting in her arrest was jointly conducted by the Miami-Dade County Office of Inspector General (OIG) and the OIG for the U.S. Department of Housing and Urban Development (US HUD).

The Royal Palms Apartments, owned and operated by the Peninsula Housing Development, Inc. XVI (Peninsula) was built with the aid of a \$500,000 Miami-Dade County allocated HOME Program loan, in addition to other direct federal funding. HOME Program funds are especially targeted for low and very low-income individuals. The County loan to Peninsula, made in 2005, required Peninsula (among other building requirements, such as number of units, size, etc.) to maintain very low monthly rents (pursuant to a formula) and annually provide the County with an occupancy report. The majority of tenants at the Royal Palms Apartments are Section 8 housing voucher recipients. Pursuant to the loan agreement, these conditions would be in effect for 30 years after the date that the project was completed.

In May 2018, the victim, a low-income Miami-Dade County resident, informed the County OIG that Ms. Recalde, the on-site property manager of the Royal Palms Apartments was attempting to extort her. Ms. Recalde, an agent of Peninsula, was employed through CNC Management, LLC, a property management company affiliated with Peninsula.

The victim explained that she was on a waitlist for low-income housing at the Royal Palms Apartment since 2013. She was required to re-submit an annual re-certification for eligibility, which she did annually. In June 2017, the victim failed to re-certify her eligibility

for the apartment and was dropped from the waitlist. The victim contacted the Royal Palms Apartments to try to get back on the list. Ms. Recalde informed the victim that the only way to be reinstated on the waitlist would be to pay her a \$1,000 bribe.

The OIG partnered with the US HUD OIG and conducted an undercover investigation. In a controlled setting, the victim paid Ms. Recalde the \$1000 bribe payment and was given the keys to an apartment.

Federal authorities charged Ms. Recalde with one count of Bribery Concerning Programs Receiving Federal Funds in violation of Title 18, United States Code (USC), Section 666(a)(1)(B).

The OIG appreciates the partnership with US HUD OIG and the assistance afforded by the Miami-Dade Public Housing and Community Development Department in this investigation.

cc: Alex Ferro, Chief of Staff, Office of the Mayor
Maurice Kemp, Deputy Mayor
Michael Liu, Director, Public Housing and Community Development Department
Cathy Jackson, Director, Audit and Management Services Department
Yinka Majekodunmi, Commission Auditor