



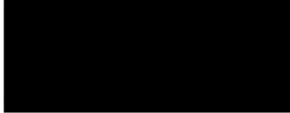
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, D.C. 20410-0500

Office of General Counsel  
Departmental Enforcement Center

VIA FEDEX

FEB 26 2026

Ms. Tanisha Sands



Re: Notice of Final Determination

Dear Ms. Sands:

By notice dated December 17, 2025 (Notice), you were informed of the proposed debarment actions against you by the U.S. Department of Housing and Urban Development (HUD) for a three-year period from February 16, 2024, the date of your suspension. You were informed of your right to submit, within 30 days of your receipt of the Notice, a written request for a hearing in opposition to the proposed debarment action. The Notice also advised you that if you did not respond within 30 days, a final determination would be issued.

You did not respond to the Notice within the required 30 days and therefore, your debarment has become final. During your period of debarment, you are excluded from procurement and nonprocurement transactions, as either a principal or participant, with HUD and throughout the Executive Branch of the Federal Government. Your debarment is now effective until February 15, 2027. Your suspension is hereby superseded by this debarment.

This action is separate and independent of any other enforcement actions that HUD has taken or may take in the future. Nothing herein waives HUD's or any other agency's right to investigate or take any action that they deem appropriate.

Sincerely,

2/26/2026

X Mark G. Borum

Mark G. Borum

Signed by: MARK BORUM

Mark G. Borum  
Director  
Departmental Enforcement Center