Thank you Commissioners for your time. Today, I come before you to discuss critical issues of governance and transparency in our community.

On April 4, 2024, Margaret McNulty, our tenant association president, was nominated for the Local Homeless Coordinating Board. Despite this, she had not yet been legally elected to a third term.

Since 2022, CCSD has documented 18 points of compliance issues with Ms. McNulty, including her preventing a recall vote by causing a meeting to end prematurely.

Ms. McNulty's proposed Residents Council of Advisors plan misinterprets federal regulations. The Code of Federal Regulations, Part 24, is designed to protect resident rights, not to grant unilateral fund distribution to association leadership.

On May 14, 2024, she issued a meeting notice that violated transparency laws:

"All voting members of the resident community must be given sufficient notice (at least 30 days) for nomination and election. The notice should include a description of election procedures, eligibility requirements, and dates of nominations and elections."

This breaches the Brown Act, Sunshine Act, and specific federal regulatory requirements.

To promote transparency, tenants have established a website providing open access to all relevant association information.

Thank you for your attention to these governance concerns.

Thank you Commissioners for your time today. Today, I come before you to discuss critical issues of governance, transparency, and the importance of following established regulatory procedures in our community.

On April 4, 2024, Margaret McNulty, the president of our tenant association, was nominated for seat 11 on the Local Homeless Coordinating Board. At the time, I was a board member of her tenant association, and I'm deeply concerned about the subsequent events that highlight significant procedural irregularities.

The board was unaware of McNulty's nomination. Moreover, McNulty had not yet been legally elected to a third term, which would not occur until June 2024.

Since 2022, CCSD has been working to address serious compliance issues with Ms. McNulty. In April 2024, they had compiled 18 points of cause for her recall. Notably, McNulty's actions prevented a vote on this matter by causing the meeting to end prematurely.

Ms. McNulty has proposed a Residents Council of Advisors plan, ostensibly to improve resident representation. However, a careful review reveals a fundamental misunderstanding of federal regulations. The Code of Federal Regulations, Part 24, is designed to protect resident rights, not to empower a single leader to unilaterally distribute association and technology funds.

On May 14, 2024, Ms. McNulty issued a flier announcing a nomination meeting on May 28 and an election on June 26. This notice violated multiple transparency laws:

"All voting members of the resident community must be given sufficient notice (at least 30 days) for nomination and election. The notice should include a description of election procedures, eligibility requirements, and dates of nominations and elections."

This breach contravenes the Brown Act, the Sunshine Act, and specifically the Code of Federal Regulations Title 24, Subtitle B, Chapter 9, part 964, Subpart B, Sec. 964.130/a/5.

To promote transparency, a group of tenants has established a website to provide open access to all relevant tenant association information.

Thank you for your time and attention to these critical governance issues.

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| Republican | | | 149 | | 71 | 0 | 2 |
| Democratic | | | 165 | | 46 | 0 | 2 |
| Independent | | | 0 | | 0 | 0 | 0 |
| Total | | | 314 | | 117 | 0 |  |
| Party | Yes | No | |
| Republican | 149 | 71 | |
| Democratic | 165 | 46 | |
| Independent | 0 | 0 | |
| Total | 314 | 1170 | |