

My public comment is below:

I am a PSH tenant under SDHC's CoC program. I am requesting urgent Board-level review. Townspeople placed me with a landlord under active DA criminal investigation for 17+ years of fraud (Case # [REDACTED]). When I reported violations Townspeople provided no advocacy. When I discovered their co-signer arrangement violates 24 CFR § 578.95 I faced service abandonment and retaliation. Two days after SDHC's October 27, 2025 inspection confirmed five violations, Townspeople filed eviction through a felony-convicted attorney. On November 7, 2025, CEO Lisa Jones responded within 30 minutes and opened an investigation. Jessica Adamo called the allegations serious. On December 22, Adamo acknowledged lease structure concerns in writing — then recalled the email 61 minutes later. Jones and Adamo watched me fight a retaliatory eviction pro se while the grantee under investigation provided updates. A 143-page report submitted March 27, 2026 has received no acknowledgment. The seriousness has turned into silence. Townspeople now issues default threats against me. I ask the Board to review all Jones/Adamo correspondence and assess whether Jones's relationship with Townspeople's ED Melissa Peterman conflicts with this investigation.

In my original submission I requested that all email correspondence between myself, CEO Lisa Jones, and Housing Programs Manager Jessica Adamo from November 2025 through April 2026 be distributed to the Board as supporting documentation. These communications are in SDHC's possession and document the full sequence described in my public comment. Please let me know whether the Board can access them internally or whether you would like me to provide them directly. In either case I will provide a comprehensive timeline of key developments for the Board to review alongside the correspondence. Please also let me know whether you prefer I submit supporting documentation through sdhcdoCKETinfo@sdhc.org or directly to you.

Respectfully,

Dwan M. Green

[REDACTED]
[REDACTED]
Cooperating Witness — DA Case # [REDACTED]

Note: *Given the urgency of the current situation — Townspeople may file for default at any moment against a program participant with zero income — I am attaching three documents for your immediate awareness.*

The first is my formal March 27, 2026 submission to Jessica Adamo and Lisa Jones requesting independent recertification oversight and emergency relocation — which received no acknowledgment.

The second is the correspondence thread from March 11 through April 1, 2026 documenting the recertification demands, the zero income disclosure, and the default threat issued today with Adamo and Jones copied and not intervening.

The third is the Comprehensive Habitability Violations Report submitted March 27 — 143 pages documenting years of habitability violations, corporate fraud, and federal program violations. I recognize it may be too comprehensive for the Board meeting itself, but the Board should be aware it exists, is in SDHC's possession, and has received no acknowledgment. I respectfully request that all three be brought to the Board's attention before the April 16 meeting if possible.

Attachments:

- March 27, 2026 SDHC submission letter — the formal habitability report cover letter
- [REDACTED] correspondence thread — March 11 through April 1, 2026
- Comprehensive Habitability Violations Report submitted March 27, 2026

Sent with [Proton Mail](#) secure email.

Formal Submission: Comprehensive Habitability Violations Report — Emergency Relocation Request — CoC Compliance Concerns

From [REDACTED] <[REDACTED]>
To Jessica Adamo<jessicaa@sdhc.org>, Lisa Jones<lisaj@sdhc.org>
CC Melissa Peterman<melissa@townspeople.org>, [REDACTED]<[REDACTED]>@townspeople.org>
Date Friday, March 27th, 2026 at 3:19 PM

Dear Ms. Adamo and Ms. Jones,

I am writing to formally request that SDHC conduct my annual recertification independently, and to provide context that I believe is necessary for that request to be fully understood.

Townspeople has set a March 31, 2026 deadline for recertification. I have communicated to Townspeople in the accompanying correspondence that I am not refusing to recertify — I am asking that SDHC conduct the process directly. That request is grounded in specific documented concerns, not general objection.

On the recertification conflict:

On February 20, 2026, Townspeople's counsel submitted my financial records through a channel that does not appear in the Registry of Actions. A \$13,174 debt ledger was served by mail on the day of trial — never raised in negotiations. The Registry also reflects two hearing notices mailed to my correct address returned undelivered on February 5, 2026, during active USPIIS Investigation # [REDACTED]. I appeared at the February 23, 2026 trial — but missing that trial could have resulted in a default judgment against me. This occurred at a property Townspeople now claims to manage. Townspeople's role in this matter is no longer one of advocacy or neutral mediation. Providing sensitive financial data to a service provider that has adopted an adversarial posture toward my interests presents a fundamental conflict that 24 CFR § 578.95(c) exists to prevent.

On the structural problem:

My rent payments have always been made to Townspeople, but the lease is between me and [REDACTED]. In 2022, when [REDACTED] dismissed my habitability request, Townspeople directed me to take legal action against [REDACTED], declining to advocate directly or claim any property management authority. In this court case, Townspeople filed as plaintiff and identified itself as landlord in sworn filings. When asked to produce the agreement authorizing that role, it was characterized as an internal contract between owner and property manager. Three incompatible positions, each adopted when financially convenient, none of which describes a compliant CoC structure.

Under 24 CFR § 578.51, rent flows directly to the landlord. HUD Exchange Question ID 248721 confirmed the governing standard: under no circumstances would the co-signer receive CoC Program funding in support of the approved program participant. Townspeople is the co-signer. Townspeople receives CoC Program funding. In eleven years of tenancy, I have never made a single payment directly to the landlord named on my lease. The \$13,174 accumulated over that period represents an amount no landlord operating at arm's length would permit to accumulate — because it was not a landlord-tenant rent obligation.

On how I am being framed:

My decision to end services on August 11, 2025 followed a formal grievance and six days of silence from Townspeople leadership, after three months without an assigned case manager or active support. I am not an obstacle to recertification. I have been living with SDHC-cited habitability violations since October 27, 2025 — unaddressed for 151 days — while being charged rent for a unit operated under dissolved and fictitious business entities. The 35-day correction window expired December 1, 2025. The unlawful detainer was filed three days later. Townspeople negotiated payment of months during which California Civil Code § 1942.4 prohibited the property owner from collecting rent. The recertification being pursued with urgency is for a unit SDHC's own inspection confirmed does not meet habitability standards.

On the Registry:

On [REDACTED] 16, 2026 — 31 days after my Answer was filed on December 16, 2025 — Townspeople filed a Request for Entry of Default against me. That same day, Townspeople filed a Verification by Landlord Regarding Rental Assistance identifying itself as landlord — contradicted by every page of the lease identifying Townspeople solely as co-signor. No documentation establishing landlord status has been provided despite a written request dated February 9, 2026.

On the unsigned proposed order:

The stipulation provided by [REDACTED] on March 16, 2026 bears a blank judicial signature line. The Registry confirms no order has been entered. The case remains Pending. I have made the first installment payment and will continue to honor my obligations — but I am documenting that compliance is occurring under a proposed order whose judicial enforceability has no corresponding entry in the court's own record, managed by an organization whose conflict of interest regulations prohibit.

SDHC indicated in February that it would defer action pending the court's decision. The court produced a settlement under an unsigned proposed order in a case still listed as Pending. The condition for engagement was never met. SDHC's oversight obligation was never discharged.

I am asking SDHC to conduct the recertification independently, to act on the emergency relocation request documented in the accompanying habitability report, and to assess whether federal housing funds have been appropriately administered at this property. I have spent years building this record through proper channels. I am asking those channels to function.

Respectfully,

Dwan M. Green

[REDACTED]
San Diego, CA 92103

[REDACTED]
[REDACTED]
Cooperating Witness: DA Case # [REDACTED]

Attachments: 1. Comprehensive Habitability Violations Report (March 2026) 2. Registry of Actions — Case # [REDACTED] 3. Stipulation for Dismissal; [Proposed] Order (February 23, 2026 — unsigned)

A comprehensive evidence-based timeline covering 2015–2026 will follow within the next week as a companion document to this report. That document addresses the full pattern of conditions, conduct, and institutional failures documented across eleven years of tenancy — including how the debt that became the basis for Case No. [REDACTED] accumulated, the broader financial context that produced it, and the absence of any crisis intervention from Townspeople during the period their own co-signer arrangement was creating financial exposure. The timeline documents conduct that is directly relevant to SDHC's compliance review and that the habitability report does not fully address.

Sent with [Proton Mail](#) secure email.

3.97 MB 3 files attached

Registry Of Actions.pdf 173.28 KB

Green.pdf 245.12 KB

Comprehensive Habitability Violations Report 2015 - 2026.pdf 3.56 MB

Re: PSH Recertification – Income Verification

From [REDACTED] <[REDACTED]@townspeople.org>

To [REDACTED]

CC Jessica Adamo <jessicaa@sdhc.org>, Lisa Jones <lisaj@sdhc.org>, Melissa Peterman <melissa@townspeople.org>

Date Thursday, April 2nd, 2026 at 11:34 AM

Hi Dwan,

Thank you for the update and for providing the payment.

We acknowledge receipt of your April 1 payment. However, the payment plan outlined in the stipulation specifies fixed payment amounts and due dates, including the \$1,000 payment due on April 1, 2026, and separate monthly installments thereafter. Any prior payments, offsets, or combined payments are not reflected in the terms of the agreement.

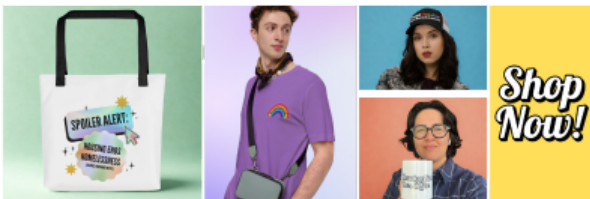
We will review the payment received in relation to the stipulation terms and follow up as needed.

We have also received your income documentation and will continue processing your recertification based on the information provided.

Thank you,



Availability Note: I work a 4-day schedule and am typically out of the office on Friday.



From: Dwan Green [REDACTED] >

Sent: Wednesday, April 1, 2026 12:31 PM

To: [REDACTED] [REDACTED]@townspeople.org>

Cc: Jessica Adamo <jessicaa@sdhc.org>; Lisa Jones <lisaj@sdhc.org>; Melissa Peterman <melissa@townspeople.org>

Subject: Re: PSH Recertification – Income Verification

Hello [REDACTED],

I'm writing to provide an update and to document the April payment situation clearly for the record. SDHC remains copied.

My March provisional SSA payment arrived today — later than the typical advance schedule — and is confirmed as the final provisional payment I am scheduled to receive. I disclosed zero income to you and SDHC on March 31. That status has not changed. SSA determination for benefits reinstatement remains pending and could take up to 60 additional days. There is no guarantee that benefits will resume.

Under the CoC program, rent is calculated at 30% of income. Zero income means zero rent obligation. The re-certification that would formally reflect my current income status has not been processed — despite income documentation being submitted on March 31 as requested — in part because I have asked that SDHC conduct it independently given the documented conflict of interest under 24 CFR § 578.95(c). Until re-certification is completed on the basis of documented zero income, the April rent obligation should not be active.

The settlement installments are separate from rent. They are being demanded from a program participant with documented zero income, under a proposed order that carries no judicial signature and no corresponding entry in the court record. Also while four of the five SDHC-cited habitability violations remain unaddressed 157 days after citation.

I am making a payment of \$788 today. This reflects the April 1 installment of \$1,000 offset by the \$462 March 1 over-payment — which resulted directly from the 15-day delay in delivering the signed stipulation. That leaves a net April 1 obligation of \$538, plus the April 20 installment of \$250, totaling \$788. Combining both obligations into a single payment eliminates the double default threat this month presents under documented zero income conditions.

I am documenting that this payment is being made under the threat of default against a program participant with zero income, in a program designed to maintain housing stability for people in exactly this circumstance. That threat, issued the same day of disclosure, is part of the record.

California Civil Code § 1942.4 prohibits collection of rent following expiration of the 35-day correction window after a cited inspection. That window expired December 1, 2025. That context is also part of this payment record.

I trust SDHC will note the conditions under which this payment is being made.

Respectfully,

Dwan M. Green

[REDACTED]
San Diego, CA 92103
[REDACTED]
[REDACTED]

Sent with [Proton Mail](#) secure email.

On Tuesday, March 31st, 2026 at 4:53 PM, [REDACTED] <[REDACTED]@townspeople.org> wrote:

Hi Dwan,

Thank you for providing the Social Security documentation and update regarding your current income status. We have received the materials and will incorporate them into your recertification.

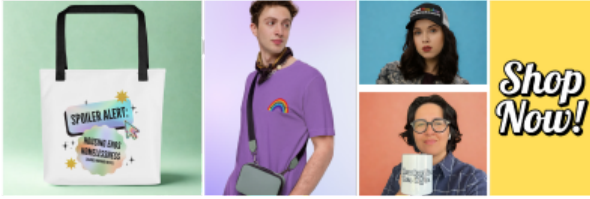
With respect to your statement regarding the April 1 payment, the payment plan outlined in the stipulation remains in effect. If a payment is not made as scheduled, the terms of the stipulation regarding default will apply.

If there are any additional updates or documentation related to your income status, please continue to provide them as they become available so we can complete your recertification.

Thank you,



Availability Note: I work a 4-day schedule and am typically out of the office on Friday.



From: Dwan Green [REDACTED]
Sent: Tuesday, March 31, 2026 12:40 PM
To: [REDACTED] [REDACTED]@townspeople.org
Cc: Jessica Adamo <jessicaa@sdhc.org>; Lisa Jones <lisaj@sdhc.org>; Melissa Peterman <melissa@townspeople.org>
Subject: Re: PSH Recertification – Income Verification

Hello [REDACTED],

Please find attached my Social Security Administration Benefit Verification Letter dated March 30, 2026 and a screenshot of my SSA online account which shows that I don't currently qualify for disability benefits.

I spoke with a SSA representative who confirmed that my provisional Expedited Reinstatement benefits ended in March 2026 and that no formal determination on disability reinstatement has been made as of yet. The review remains pending and could take an additional 60 days. I currently have no income.

The April 1, 2026 payment cannot be made. This is a documented financial emergency, not non-compliance.

This information is being provided to satisfy the requirements for recertification. I trust that the vulnerability resulting from this loss of income will not be used against me.

Respectfully,

Dwan M. Green

Attachments: 1. SSA Benefit Verification Letter — March 30, 2026 2. SSA online account screenshot — March 30, 2026

Sent with [Proton Mail](#) secure email.

On Monday, March 30th, 2026 at 1:14 PM, [REDACTED] <[REDACTED]@townspeople.org> wrote:

Hi Dwan,

Thank you for your email.

With respect to the recertification process, as outlined in Paragraph 5 of the stipulation, you are required to cooperate with the San Diego Housing Commission recertification process, including coordination with Townspeople as the program provider. We will continue to move forward with the recertification accordingly.

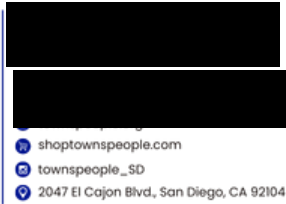
If you prefer to include SDHC directly in the process, you are welcome to do so, and we will coordinate with them as needed. However, this does not change the requirement to provide the requested income documentation so that your recertification can be completed.

As previously noted, please provide all available income documentation by March 31, 2026 so we can proceed. Additional documentation can be submitted as it becomes available.

Regarding the legal matters referenced in your email, those are being handled through counsel and the court process.

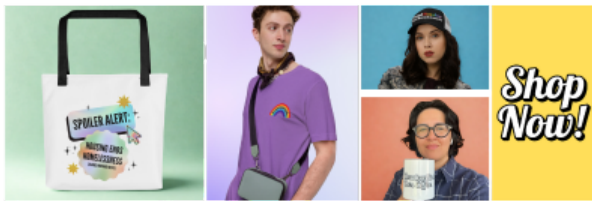
Please let me know if you have any questions regarding the documentation needed to complete your recertification.

Thank you,



shoptownspeople.com
townspeople_SD
2047 El Cajon Blvd, San Diego, CA 92104

Availability Note: I work a 4-day schedule and am typically out of the office on Friday.



From: Dwan Green <[REDACTED]>
Sent: Friday, March 27, 2026 3:00 PM
To: [REDACTED] <[REDACTED]@townspeople.org>
Cc: Jessica Adamo <jessicaa@sdhc.org>; Lisa Jones <lisaj@sdhc.org>; Melissa Peterman <melissa@townspeople.org>
Subject: Re: PSH Recertification – Income Verification

Dear [REDACTED],

I am writing about the recertification process and the status of Case No. [REDACTED].

On March 16, I agreed to provide documents by March 31 because I understood from your email that the stipulation had been fully signed and entered. What I received is a Stipulation for Dismissal with a proposed order that has no judge's signature or date. The attached Registry of Actions still lists the case as Pending with no dismissal entered. I do not see evidence that the case has actually been dismissed. I am therefore requesting a filed, clerk-stamped Request for Dismissal (CIV-110) for Case No. [REDACTED].

The March 1, 2026 payment was made in good faith on the basis that the debt matter had been resolved. What the record shows since that payment is a pattern inconsistent with good faith on the other side: a proposed order that carries no judge's signature; the refusal to produce an eviction authorization contract requested in writing on February 9, 2026; and conduct by Townspeople's counsel throughout this case that I have documented and which speaks for itself. State Bar Record No. [REDACTED] is part of that documentation.

I am also aware that the April 1, 2026 installment is due under the payment plan. Without a filed Request for Dismissal, Case No. [REDACTED] remains Pending. Under California law, a pending unlawful detainer with no filed dismissal preserves the plaintiff's ability to seek ex parte enforcement for any payment default without a new trial. I am documenting that payments are being made under terms whose judicial enforceability has no corresponding entry in the court record, while the CIV-110 that would formally close the case remains unfiled. I also note that the settlement includes amounts covering December 2025 through February 2026

— months during which California Civil Code § 1942.4 prohibited the property owner from collecting rent following the expiration of the 35-day correction window after SDHC's October 27, 2025 inspection.

On recertification:

I am not refusing to recertify. I am asking that SDHC or an independent party handle it directly. Townspeople's counsel submitted my financial records through a channel that does not appear in the Registry consisting of a \$13,174 debt ledger that was served by mail on the day of trial — never raised in negotiations. The Registry also reflects two hearing notices mailed to my correct address returned undelivered on February 5, 2026, during an active USPS mail tampering investigation. Unaware of the returned mail,

I appeared at the February 23, 2026 trial — but missing that trial could have resulted in a default judgment against me. This happened at a property Townspeople now claims to manage. Providing sensitive financial data to a service provider that has adopted

an adversarial posture toward my interests presents a fundamental conflict.

I remain prepared to cooperate fully with SDHC conducting the recertification independently. That is consistent with Paragraph 5 of the stipulation and my March 12, 2026 request. Copying SDHC on Townspeople's process is not the same as SDHC conducting it.

Dwan M. Green

[REDACTED]
San Diego, CA 92103

[REDACTED] | [REDACTED]

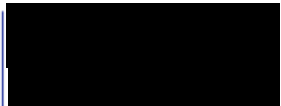
Attachments: 1.

Registry of Actions — Case # [REDACTED]

Sent with [Proton Mail](#) secure email.

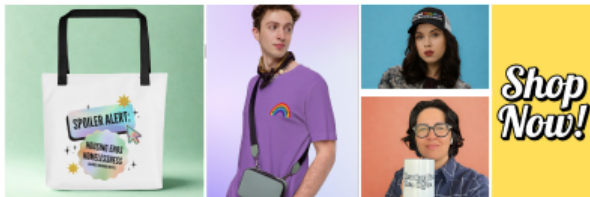
On Tuesday, March 17th, 2026 at 10:49 AM, [REDACTED] <[REDACTED]@townspeople.org> wrote:

Of course. Thank you, Dwan.



- townspeople.org
- shoptownspeople.com
- townspeople_SD
- 2047 El Cajon Blvd, San Diego, CA 92104

Availability Note: I work a 4-day schedule and am typically out of the office on Friday.



From: Dwan Green [REDACTED] >
Sent: Monday, March 16, 2026 1:50 PM
To: [REDACTED] [REDACTED]@townspeople.org>
Cc: Jessica Adamo <jessicaa@sdhc.org>; Lisa Jones <lisaj@sdhc.org>; Melissa Peterman <melissa@townspeople.org>
Subject: Re: PSH Recertification - Income Verification

Dear [REDACTED],

Thank you for confirming how the March 1 payment was applied. I will note the April 1 installment of \$1,000 in my records.

Regarding re-certification: I will provide available documentation by March 31.

Thank you for the flexibility.

Respectfully,
Dwan M. Green

Sent with [Proton Mail](#) secure email.

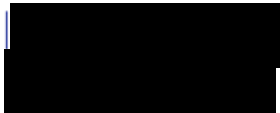
On Monday, March 16th, 2026 at 1:43 PM, [REDACTED] <[REDACTED]@townspeople.org> wrote:

Hi Dwan,

The payment we received has been applied first to the \$1,000 installment due under the stipulation, with the remaining \$462 applied to the outstanding balance under the payment plan. As outlined in the stipulation, the next \$1,000 installment remains due on or before April 1, 2026.

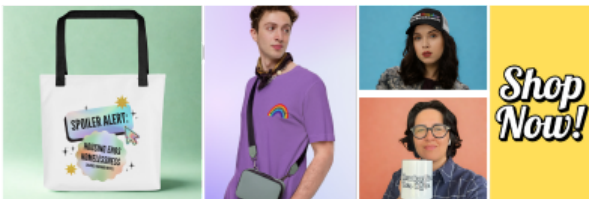
With respect to recertification, I understand that certain documentation related to that process may still be pending. To allow the recertification process to move forward, please provide any available documentation by March 31, 2026. Additional documentation can be submitted as it becomes available.

Thank you,



- townspeople.org
- shoptownspeople.com
- townspeople_SD
- 2047 El Cajon Blvd, San Diego, CA 92104

Availability Note: I work a 4-day schedule and am typically out of the office on Friday.



From: Dwan Green [REDACTED] >
Sent: Monday, March 16, 2026 11:54 AM
To: [REDACTED] <[REDACTED]@townspeople.org>
Cc: Jessica Adamo <jessicaa@sdhc.org>; Lisa Jones <lisaj@sdhc.org>
Subject: Re: PSH Recertification - Income Verification

Dear [REDACTED],

Thank you for providing the signed stipulation.

I am writing to note a discrepancy in the payment record. The stipulation states the first payment is \$1,000 due by March 1, 2026. My records show \$1,462 was delivered on March 1, 2026. Please confirm how the overpayment will be applied — whether to the April 1 installment or to the remaining balance.

Regarding recertification: I will comply with the process as required under Paragraph 5 of the stipulation. I am currently in the process of verifying my income status, as my disability benefits are under a termination review determination that will directly affect my ongoing income. I will submit documentation once that verification is complete. Please confirm in writing the deadline by which documentation is required.

Per your invitation, I am copying Jessica Adamo and Lisa Jones at SDHC on this correspondence.

Regarding the eviction authorization contract: I am noting for the record that Townspeople has declined to produce this document, characterizing it as "an internal agreement between the property owner and property management." This response has been documented.

Respectfully,
Dwan M. Green

[Redacted]
San Diego, CA 92103

[Redacted]

CC: Jessica Adamo, jessicaa@sdhc.org
CC: Lisa Jones, SDHC President and CEO

Sent with [Proton Mail](#) secure email.

On Monday, March 16th, 2026 at 11:18 AM, [Redacted] <[Redacted]@townspeople.org> wrote:

Good morning, Dwan,

Thank you for your email.

Attached is a copy of the signed stipulation for your records.

As outlined in the stipulation, you are required to cooperate with the San Diego Housing Commission recertification process, including providing the documentation necessary to complete your annual recertification. The additional items you requested are not required in order for recertification to proceed. Townspeople is not able to provide internal agreements between the property owner and property management.

Please send proof of your current income (pay stubs, benefits statements, or other documentation reflecting income received) so that we can complete the recertification process.

If you would like to copy your contacts at the San Diego Housing Commission when providing the documentation, that is perfectly fine.

Thank you,



[Redacted]

- townspeople.org
- shoptownspeople.com
- [townspeople_SD](#)
- 2047 El Cajon Blvd., San Diego, CA 92104

Availability Note: I work a 4-day schedule and am typically out of the office on Friday.



From: Dwan Green <[REDACTED]>
Sent: Thursday, March 12, 2026 12:10 PM
To: [REDACTED] <[REDACTED]@townspeople.org>
Subject: RE: PSN Recertification - Income Verification

[REDACTED]

I received your recertification request. I want to be clear that I am not refusing to recertify — I am a program participant and understand it is a requirement. However, I have serious concerns about providing additional financial documentation to Townspeople at this time, given how my financial records were handled most recently.

On February 20, 2026

— one business day before trial — Townspeople's attorney submitted my full rent ledger into evidence without prior disclosure. On the same day as settlement, I received a letter from your attorney claiming a \$13,174 debt that was never mentioned in the original complaint, never disclosed during proceedings, and never part of settlement negotiations. These actions have made it difficult for me to provide financial information to your organization without appropriate safeguards in place.

Before I can proceed with recertification,

I am asking that Townspeople provide the following — all of which have been previously requested and remain outstanding:

1. Signed Settlement Agreement — requested from your counsel through my representative on **March 2, 2026**.
Now 10 days without response.
2. The contract authorizing Townspeople to evict on the property owner's behalf — requested **February 9, 2026** in writing, copying both you and Executive Director Melissa Peterman. No response was received from either of you.

I am in the final stages of completing a comprehensive habitability report and timeline documentation for submission to Jessica Adamo and Lisa Jones at the San Diego Housing Commission for their review and oversight. I anticipate submitting that documentation within the next business day or two.

I am also requesting that recertification proceed with SDHC oversight given my pending documentation submission to the Housing Commission regarding habitability violations and federal program compliance concerns. The involvement of SDHC, as the appropriate oversight body, ensures proper privacy protections for both parties.

Dwan Green

[REDACTED]

[REDACTED]

Sent with [Proton Mail](#) secure email.

Hi Dwan,

I'm glad we were able to reach a settlement and that your housing can remain protected. I appreciate your cooperation in resolving the matter.

One important step is completing your annual recertification. This is a program requirement with the San Diego Housing Commission and helps ensure your housing assistance remains active.

When you have a moment, could you please send over proof of your current income? This can include recent pay stubs, benefits statements, or any other documentation showing income you currently receive.

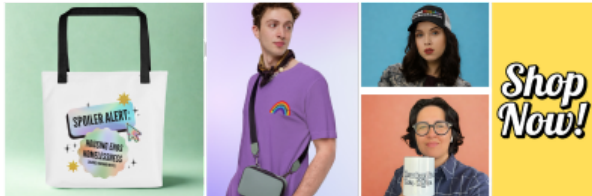
Once I receive that, I'll process the recertification and send it back to you for review and signature.

Thanks,



- townspeople.org
- shoptownspeople.com
- townspeople_SD
- 2047 El Cajon Blvd., San Diego, CA 92104

Availability Note: I work a 4-day schedule and am typically out of the office on Friday.



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COMPREHENSIVE HABITABILITY VIOLATIONS REPORT

2015 - 2026

[REDACTED]

[REDACTED], San Diego, CA

Prepared for: San Diego Housing Commission

Prepared by: Dwan M. Green

Date: March 27, 2026

COMPREHENSIVE HABITABILITY VIOLATIONS REPORT

Federally-Funded Permanent Supportive Housing Program

Property: [REDACTED], [REDACTED], San Diego, CA 92103

Submitted to: San Diego Housing Commission

Prepared by: Dwan M. Green

Date: March 27, 2026

SDHC Property ID: 405000

Program: Continuum of Care

As of March 27, 2026, these are the conditions in my federally-funded Permanent Supportive Housing unit.

Townspiece Inc. placed me with a landlord who has caused documented harm. When that harm was reported — beginning as early as 2021 — Townspiece did not advocate, did not intervene, and did not relocate me to safe housing. When the harm they failed to address affected my ability to maintain financial responsibilities, their prohibited co-signer arrangement meant they were financially exposed. At that point, Townspiece had a choice: fulfill their federally-funded mandate to advocate for me, or protect themselves from the financial and legal consequences of an arrangement they never should have created. They chose themselves.

An unlawful detainer was filed and has since been resolved through settlement. The legal proceedings are addressed in the accompanying comprehensive timeline. What the settlement did not resolve — and what this report documents — are the habitability violations that existed before the litigation began, persisted throughout it, and remain active today.

On October 27, 2025, the San Diego Housing Commission conducted an inspection of this unit and cited multiple habitability violations, including conditions first reported years earlier. Those violations remain unaddressed.

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EXECUTIVE SUMMARY

Applicable Regulations

- **24 CFR § 578.75(b):** All units paid for with CoC funds must meet Housing Quality Standards throughout the grant period; property owners have 30 days to correct cited deficiencies
- **24 CFR § 578.95(c):** Organizational conflict of interest arises when a recipient is unable or potentially unable to render impartial assistance to program participants
- **24 CFR § 578.53(a)(1):** Supportive services must be necessary to assist program participants to obtain and maintain housing

Section Contents

- A. Immediate Safety Concerns
- B. Most Serious Health Violations
- C. Why Violations Persist
- D. Requests to SDHC

Note: *This report documents systematic habitability violations, corporate fraud, and federal regulatory violations affecting a federally-funded Permanent Supportive Housing unit. The San Diego DA Real Estate Fraud Unit has opened an active criminal investigation (Case # [REDACTED]) into the property owner's business operations.*

A. Immediate Safety Concerns

SDHC inspection violations cited October 27, 2025 remain unaddressed as of March 27, 2026 (151 days):

- **Exposed electrical wiring (stove)** — SECOND citation, fire hazard
- **Exposed electrical wiring (hallway closet)** — fire hazard
- **Bathroom baseboard water damage with visible mold**
- **Deteriorating vanity**
- **Additional Smoke Detector** (only violation addressed)

B. Most Serious Health Violations

Carbon Monoxide Poisoning (December 12, 2019):

Medical records confirm CO poisoning (carboxyhemoglobin 2.9%, nearly double normal). Replacement furnace installed with deficient ventilation — only heats living room, bedroom receives no heat (violates CA Title 25 §34).

Immunocompromised tenant forced to use furnace due to thermoregulation needs, creating disproportionate exposure to combustion byproducts.

Soot Contamination Discovered February 2026:

The photographic evidence from February 2026, twenty months after carpet removal, shows extensive soot on the walls, ceiling, furnace grates, and carpet fibers. This suggests years of unknowing exposure to combustion contamination, which appears to be a direct result of the deficient furnace ventilation that was never corrected following the 2019 CO emergency.

C. Why Violations Persist

Structural Conflict of Interest

HUD Exchange confirmed (August 2025) that Townspeople's co-signer arrangement violates federal law under 24 CFR § 578.95 — **a co-signer may not receive CoC Program funding in support of the approved program participant under any circumstances.**

The compliant HUD co-obligor structure is intentionally narrow — limited to a financial guarantee with no management authority, no maintenance responsibility, and no independent eviction standing — precisely so that service providers can advocate for clients without their financial position compromising that advocacy. Townspeople's arrangement at [REDACTED] exceeded every boundary of that structure:

- Payments were routed through Townspeople rather than directly to the landlord, creating financial alignment with property owner interests rather than independence from them

- Townspeople engaged in property maintenance functions the compliant structure explicitly prohibits
- Townspeople staff coordinated directly with property management in ways that served the landlord's interests rather than the client's
- Townspeople participated in the inspection process as required — but did not use that participation to advocate for habitability corrections and in documented instances made corrections themselves

Federal Program Failure

HUD's published CoC framework establishes that services must be participant-centric, with the service provider's fiduciary responsibility to the program participant. CoC providers are required to act as advocates ensuring the landlord maintains the property to federal Housing Quality Standards. After years of ignored habitability requests and health deterioration attributed to housing conditions, Townspeople did not advocate for habitability remediation or relocation to safe housing.

D. Requests to SDHC:

1. Emergency habitability intervention: violations cited October 2025 remain unfixed
2. Investigation of Townspeople's coordination with property management and whether it violated program obligations and client advocacy requirements under 24 CFR § 578.95.
3. Audit of fraudulent business operations: property managed through dissolved entity 17+ years
4. Review of all Townspeople placements at this property: pattern affects multiple clients

SECTION I: CORPORATE FRAUD & ACCOUNTABILITY ISSUES

Applicable Regulations

- **24 CFR § 578.81(a):** Recipients of CoC funds must operate housing in compliance with program requirements for a minimum of 15 years from initial occupancy
- **24 CFR § 578.51(g):** Rent reasonableness standard — CoC funds may not be used to pay rent to an entity that cannot be legally identified or held accountable
- **California Business & Professions Code § 17910:** A person may not conduct business under a fictitious business name without valid registration
- **California Corporations Code:** Operating through a dissolved business entity is prohibited; contracts and legal notices issued through a dissolved entity lack legal standing

Section Contents

- A. Operating Through Dissolved Business Entity
- B. Fictitious Business Name
- C. Violations Pattern Across Multiple Properties
- D. The [REDACTED] Connection

Why This Matters for Habitability Enforcement

Official correspondence with SDHC and tenants consistently uses: [REDACTED] [REDACTED] dissolved September 4, 2008 — operating illegally 17+ years); [REDACTED] (no legal registration); an [REDACTED] (briefly revealed in October 2025, immediately disavowed as "practice"). This corporate structure has been used for years to conduct all property business, collect rent, issue legal notices, and communicate with government agencies. When SDHC attempts to enforce habitability violations, this structure prevents identification of a legally accountable entity responsible for remediation. The active DA investigation — Case # [REDACTED] — is examining this corporate fraud and its housing violations.

A. Operating Through Dissolved Business Entity

[REDACTED] 17+ Years of Illegal Operation

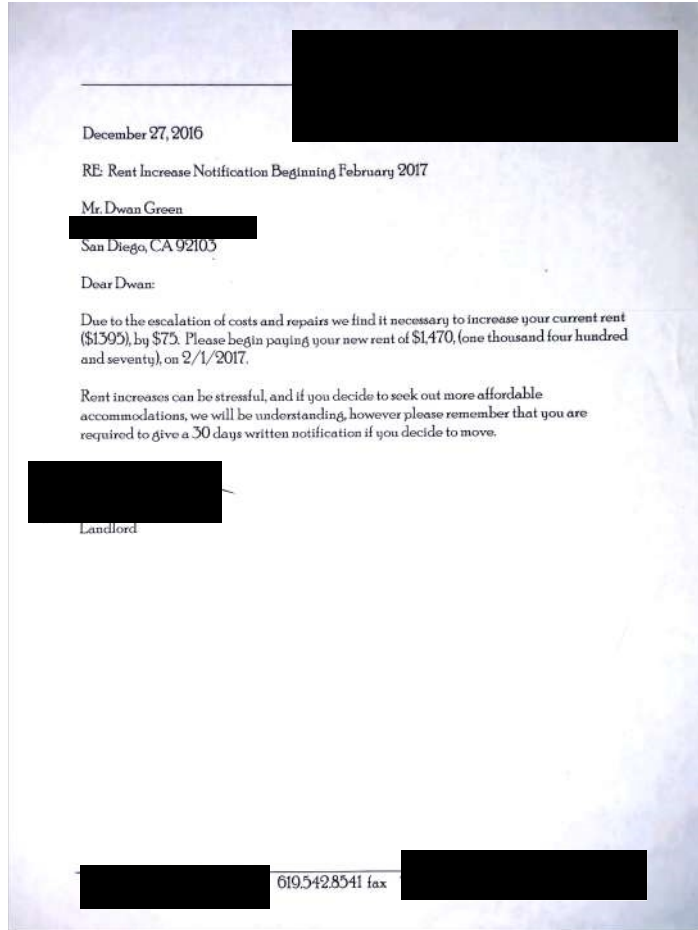
Entity Number	[REDACTED]
Status	DISSOLVED
Dissolution Date	September 4, 2008
Last Known Agent	[REDACTED]

Current Illegal Operations (2021-2026):

- [REDACTED] uses email: [REDACTED]
- All official correspondence conducted through dissolved entity
- Rent increase notices issued under [REDACTED] letterhead
- Legal eviction notices from non-existent entity
- **17+ years** continuous operation after dissolution
- Service Address Abandoned

Documentary Evidence: Pattern Dating Back to 2016

December 27, 2016: [REDACTED] personally used a dissolved business entity and fictitious business name on official tenant correspondence.



[PHOTO: December 27, 2016 rent increase letter from [REDACTED]]

Document shows:

- Letterhead: [REDACTED] (unregistered fictitious name)
- Contact: [REDACTED] (dissolved entity - 8+ years after dissolution)
- Signed: [REDACTED], **Landlord**
- Purpose: Rent increase notification

CERTIFICATE OF CANCELLATION

 State of California Secretary of State		LLC-47 FILED In the Office of the Secretary of State of the State of California SEP 6 4 2008
LIMITED LIABILITY COMPANY CERTIFICATE OF CANCELLATION		
This Space For Filing Use Only (If this is a dissolution of a limited liability company)		
1. Secretary of State File Number 200508715038		2. Name of Limited Liability Company [REDACTED]
3. A final franchise tax return, as described by Section 23332 of the Revenue and Taxation Code, or a final annual tax return, as described by Section 17847 of the Revenue and Taxation Code, has been or will be filed with the Franchise Tax Board, as required under Part 10.2 (commencing with Section 18401) of Division 2 of the Revenue and Taxation Code.		
4. The dissolution was made by a vote of all of the members. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
ADDITIONAL INFORMATION (Enter any other information the manager or members bring the Certificate of Cancellation determine to include. Attach additional pages if necessary. Additional information set forth on attached pages. Entry is interpreted herein by the reference and rate set of this certificate. If the additional information is to be included, leave item 5 blank and proceed to item 6.)		
EXECUTION I, the undersigned, declare that I am the person who has executed this instrument, which execution is my act and deed. Signature of Authorized Person: <i>[Signature]</i> Date: 8/21/08 Type or Print Name and Title of Authorized Person: James P. Nicholas, Manager		
RETURN TO (Enter the name and the address of the person or firm to whom a copy of this filed document should be returned.) NAME: Andrew D. Brooks, Esq. FIRM: Seltzer Caplan McMahon Vitek ADDRESS: 750 B Street, Suite 2100 CITY/STATE/ZIP: San Diego, CA 92101		

[PHOTO: California Secretary of State dissolution record of [REDACTED]]

APPEARANCE OF ABANDONED SERVICE ADDRESS



[PHOTO: July 2025 Abandoned office at [REDACTED]]

July 20, 2025: Building directory at [REDACTED] photographed [REDACTED] LLC no longer listed on directory.

July 23, 2025: "For Lease" sign posted at former [REDACTED] office location. Photographed. [REDACTED] continued using [REDACTED] through October 29, 2025.

B. Fictitious Business Name Violations

[REDACTED] – No Valid Registration

Legal notices and public listings use the unregistered names "[REDACTED]" and "[REDACTED]". The provided service address, [REDACTED] is an abandoned storefront, and no fictitious business name is registered with San Diego County. This lack of a valid service address and legal registration makes proper legal response impossible and violates California Business & Professions Code §17910.

BUSINESS NAME SEARCH

[Redacted] 
Advanced ▾



No results were found for [Redacted]

Try your search again with different filters or a different search term.

[PHOTO:Fictitious Business Name Search]

BUSINESS NAME SEARCH

[Redacted] 
Advanced ▾



No results were found for [Redacted]

Try your search again with different filters or a different search term.

[PHOTO:Fictitious Business Name Search]

C. Pattern Across Multiple Properties

Public records confirm [REDACTED] manages a San Diego property network through various [REDACTED] the mailing address [REDACTED] **San Diego, CA 92103**. This matches the abandoned service address for [REDACTED].

Secretary of State records list at least four active [REDACTED] entities—[REDACTED] LLC, [REDACTED] LLC, [REDACTED] LC, and [REDACTED] LLC—at this same address. As of March 2026, Elementix data indicates his involvement with at least 21 properties and 10 holding companies.

While legitimate corporate entities are maintained for other portfolio properties, this federally-funded CoC unit has been operated through [REDACTED] [REDACTED] dissolved since September 4, 2008—for over 17 years. Despite having the infrastructure for legal entity formation, it was bypassed for the property receiving federal housing funds.

On October 6, 2021 — 23 days before [REDACTED] was introduced as property manager — [REDACTED] published an op-ed in the San Diego Union-Tribune stating: ***"It is always ironic to me that people who have no money at risk and no skin in the game seem to have the loudest voices, often believing they have the right to dictate to owners what they can and cannot do with their property."*** The management transition that followed produced an immediate and documented habitability pattern shift:

- [REDACTED] **(2015–2021)**: Responsive to habitability requests, inspections passed, repairs completed
- [REDACTED] **(October 2021–present)**: Habitability requests dismissed, four consecutive SDHC inspection failures in 2024, violations unfixed 151+ days

Source: [San Diego County Assessor records](#); [California Secretary of State business filings](#) ([REDACTED]); [Elementix investor profile, elementix.ai](#) (public records aggregator, March 2026); [San Diego Union-Tribune op-ed, \[REDACTED\] October 6, 2021](#); [SDHC inspection records](#)

D. [REDACTED]'s Formal Role Across [REDACTED] Entities

The relationship between [REDACTED] and [REDACTED] extends beyond property management at [REDACTED] and is documented across multiple business entities and filings.

October 27, 2025: [REDACTED] sent an email using a [REDACTED] signature block — revealing her affiliation with a separate property management entity not previously disclosed to tenants.



October 29, 2025: [REDACTED] retracted signature, claiming it was "**only for practice**" and "**incorrect.**" This was the last email received from [REDACTED]. The same day Townspeople issued an eviction notice.

L [Redacted]

Wed, Oct 29, 2025, 11:15 AM [Icons]

Hi,

The garages are undergoing maintenance.

My signature line was incorrect. Sorry. I was learning and to create a signature. Please ignore the information as the information is incorrect and was only for practice.

Thank you,

[Redacted]

The [Redacted] Connection: [Redacted] uses a [Redacted] email address. [Redacted] lists a property at the owner's address on their website — [Redacted] the same address listed as the Owner's Address on the October 15, 2015 lease.

My lease (October 15, 2015) lists Owner's Address:

[Redacted] El Cajon, CA 92020

LEASE AGREEMENT

THIS AGREEMENT is made and entered into this 15 day of October, 2015
(day) (month) (year)

Between [Redacted] "OWNER/AGENT", whose address is:
(Name of Owner/Agent)
[Redacted]
(Address of Owner/Agent)

And Dwan M. Green *TOWNSPEOPLE* "Resident."


THE PARTIES AGREE AS FOLLOWS:


1. **RENT UNIT:** Subject to the terms and conditions of this Agreement, Owner rents to Resident and Resident rents from Owner, for Residential use only, the premises located at:
[Redacted] Unit # (if applicable) [Redacted]
(Street address)

San Diego CA, 92103
(City) (Zip)

December 29, 2025: Records from the California Secretary of State verify that [Redacted] signed and filed a Statement of Information for [Redacted] LLC—an active real estate entity owned by [Redacted]—as the registered Agent for Service of Process. This filing, submitted under penalty of perjury, lists her address as [Redacted] an Diego, CA 92103. This is the same service address for [Redacted] that appears to be abandoned.

X


Request Certificate



<i>Initial Filing Date</i>	12/07/2023
<i>Status</i>	Active
<i>Standing - SOS</i>	Good
<i>Standing - FTB</i>	Good
<i>Standing - Agent</i>	Good
<i>Standing - VCFCF</i>	Good
<i>Formed In</i>	CALIFORNIA
<i>Entity Type</i>	Limited Liability Company - CA
<i>Principal Address</i>	[REDACTED]
<i>Mailing Address</i>	[REDACTED]
<i>Statement of Info Due Date</i>	12/31/2027
<i>Agent</i>	Individual
	[REDACTED]

Statement of Information - 12/29/2025			
Amendment Type	Field Name	Changed From	Changed To
Statement of Information	Annual Report Due Date	12/31/2025 12:00:00 AM	12/31/2027 12:00:00 AM
Control ID	CRA Changed	[REDACTED]	[REDACTED]
DATE:			
12/29/2025			
Image Download			
Download			

[REDACTED]'s documented roles include: property manager at [REDACTED] operating through dissolved [REDACTED]; property manager with [REDACTED] [REDACTED] connected to the owner's El Cajon address; and registered Agent for Service of Process for [REDACTED] [REDACTED] real estate entity. These are not the roles of an arms-length property manager. They are the documented roles of a formal business partner.

Source: October 27–29, 2025 email correspondence; [REDACTED] [REDACTED] [website](#); October 15, 2015 lease (Owner's Address); [California Secretary of State, Statement of Information](#), [REDACTED] le No. [REDACTED] led December 29, 2025

SECTION II: CARBON MONOXIDE POISONING

Applicable Regulations

- **24 CFR § 578.75(b):** Units must meet HQS under 24 CFR 5.703, which includes adequate ventilation and functioning heating systems
- **24 CFR 5.703:** Decent, safe, and sanitary standard — requires adequate air quality free of pollutants including carbon monoxide, and functional heating in all habitable rooms
- **California Title 25 § 34:** Every dwelling unit offered for rent must have permanent heating facilities capable of maintaining a minimum temperature of 70°F in all habitable rooms
- **SDHC Housing Inspection Checklist:** A permanent heating system must be present, working, and of sufficient size for the unit; carbon monoxide detectors required outside sleeping areas

Section Contents

- A. Medical Emergency (December 2019)
- B. Emergency Response — Then Ongoing Failure
- C. The Detection Gap
- D. Deficient Furnace Ventilation — 4+ Years Unrepaired

A. Medical Emergency

December 12, 2019 - UCSD Medical Records:

- Chief Complaint: Carbon monoxide exposure from apartment furnace
- Carboxyhemoglobin Level: 2.9% (normal <1.5%)
- Nearly double normal levels
- Symptoms: Headache, nausea, confusion
- Treatment: High-flow oxygen, monitoring
- Source identified: Malfunctioning furnace at [REDACTED]

Emergency department presentation at Hillcrest Emergency, 3:08 AM on December 12, 2019, for new-onset headache.

Dwan Marquie Green "Dwan"

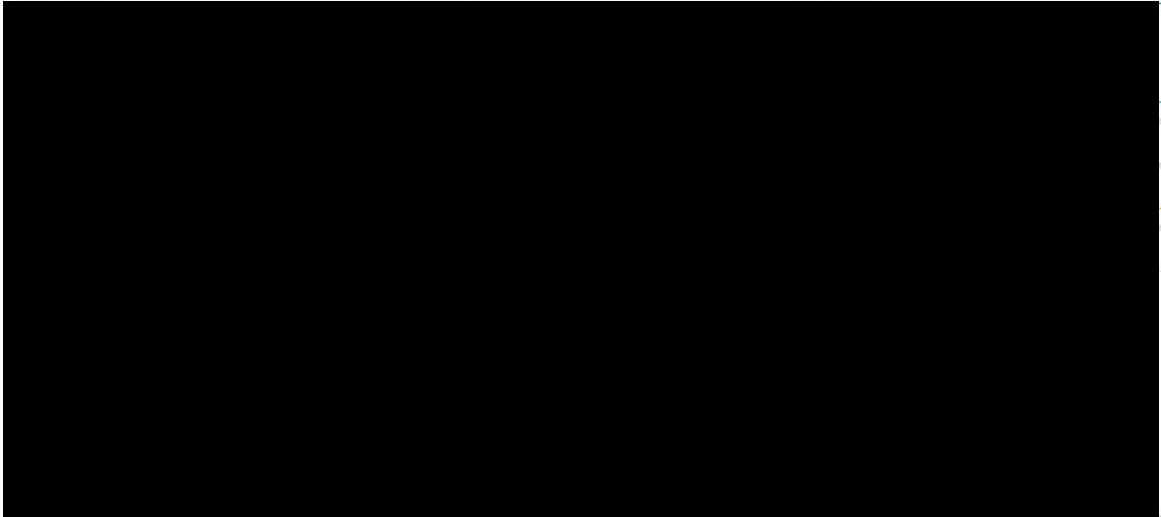
Summary of Care, generated on Feb. 14, 2025

Patient Demographics - Gender: Male; born Oct. 28, 1979

Patient Address

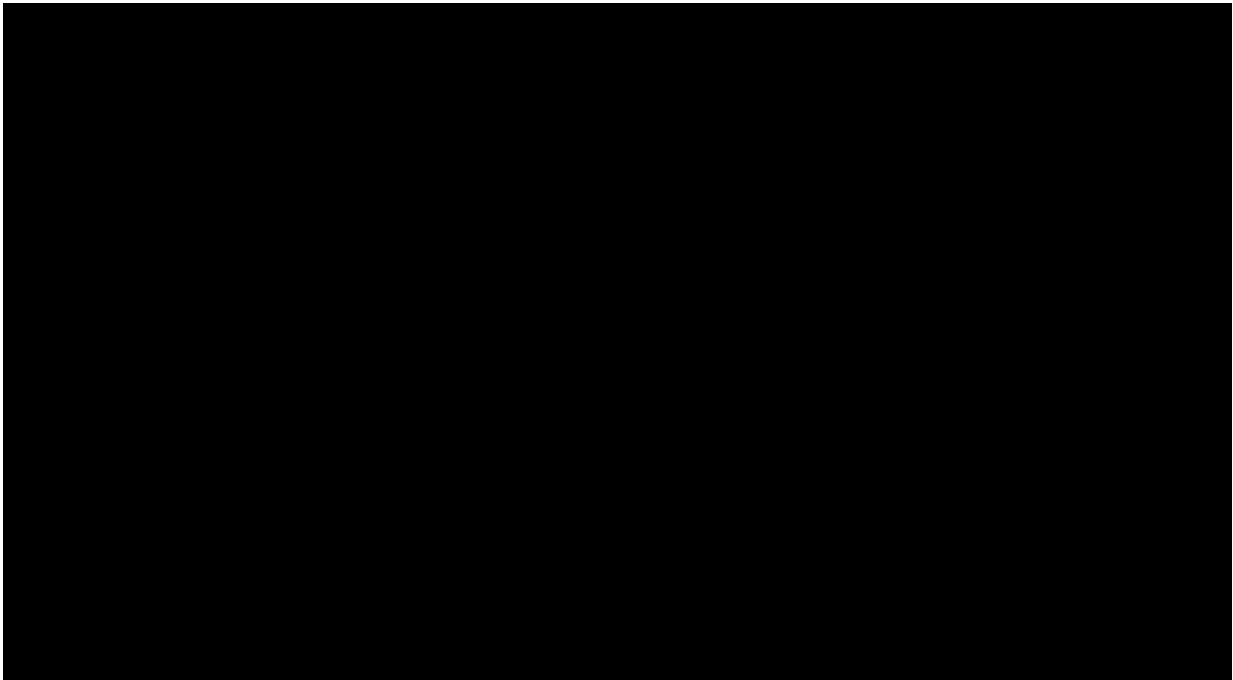
Patient Name

Communication



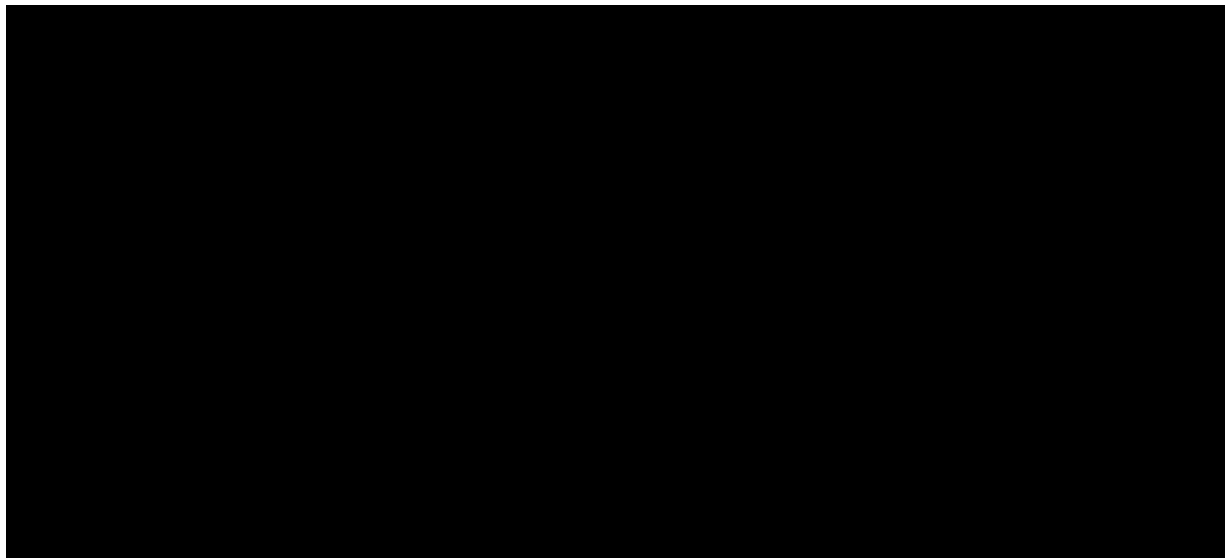
[PHOTO: December 12, 2019 emergency room records]

A 4:54 AM blood test, taken 106 minutes after arrival, recorded a 2.9% carbon monoxide level—nearly double the 1.5% non-smoker threshold. Because carbon monoxide clears within 4-5 hours in room air, this elevated level persists as medical proof of poisoning, even as it was already decreasing.



[PHOTO: Lab results showing carboxyhemoglobin 2.9%]

Chest radiograph ordered at 10:40 AM with clinical history documented as "Carbon monoxide exposure." The treating physician ordered the X-ray to check for immediate damage to the heart and lungs from the exposure.



[PHOTO: X-RAY/Final Result - Carbon Monoxide Exposure]

B. Emergency Response - Then Ongoing Failure

- **██████████'s Response:** 24-hour emergency furnace replacement, Professional crisis management, Immediate action to protect tenant safety.
- **Critical Failure - Deficient Replacement Furnace:** The replacement furnace has deficient ventilation, venting only to the living room and leaving the bedroom without heat. This violates California Code Title 25 §34, which requires adequate heating in all habitable rooms. The issue was never corrected.
- **Inadequate Heating After Replacement: Inadequate Heating After Replacement:** Grateful for ██████████'s 24-hour emergency furnace replacement, I didn't report that the new unit failed to heat the bedroom. Pressured by past housing instability and a desire not to appear ungrateful

for the safety-focused installation, I used a space heater instead of demanding compliance with California heating laws.

C. The Detection Gap

In the weeks before the December 2019 emergency, I replaced the unit's single CO detector with two units. When the first alarm sounded, I initially suspected a malfunction since the second had not triggered; but when the second unit also triggered, I called the fire department. They confirmed dangerously high CO levels on-site and transported me to the ER by ambulance, where testing documented my carboxyhemoglobin at 2.9%—nearly double the normal threshold.

The original furnace was dual-ventilated, circulating combustion byproducts through both the living room and bedroom for four years before the emergency. That was the first time CO concentration exceeded the alarm threshold; the duration of prior sub-threshold exposure remains unknown.

██████████ acknowledged after the emergency that the unit's drafty conditions — documented gaps in windows and the front door threshold — had prevented lethal CO buildup by diluting concentration. Those gaps are themselves habitability violations. They were not installed as a safety mechanism. They functioned as one only because the furnace producing the hazard was never corrected before it caused a medical emergency.

The replacement furnace is a single-vented system that violates California Title 25 § 34 by failing to heat the bedroom. Visible soot staining on the unit indicates incomplete combustion is an ongoing issue. Because the apartment's drafty windows and doors currently act as a safety buffer, sealing them before correcting the furnace performance risks lethal carbon monoxide accumulation.

This hazard has never been disclosed by the property owner, property manager, or service provider.

D. Deficient Furnace Ventilation — 4+ Years Unrepaired

- **November 9, 2021 — [REDACTED]:** Reported the replacement furnace, located between the living room and bedroom, only vents heat to the living room. The original furnace vented to both rooms." [REDACTED]'s
Response: Issue dismissed, never addressed
- **Disproportionate Health Impact — Immunocompromised Tenant:** Diagnosed with [REDACTED] in 2003 (at age 23), then symptomatic HIV in 2019, progressing to Stage 3 [REDACTED] confirmed in [REDACTED] 2023 (CD4 <200). My HIV impairs thermoregulation, necessitating consistent temperature control, as my upper and lower extremities are sensitive to cold temperatures.
- **Forced Exposure:** Must rely on insufficient ventilated furnace for essential heat due to health needs, as space heaters are insufficient and too costly. The required disability accommodation has never been provided.

SECTION III: MANAGEMENT TRANSITION & PATTERN ESTABLISHMENT

Applicable Regulations

- **24 CFR § 578.75(b)(2):** Recipients and subrecipients must inspect all units at least annually to ensure continued compliance with HQS
- **24 CFR § 578.53(a)(1):** Supportive services must be necessary to assist program participants to obtain and maintain housing
- **24 CFR § 578.75(e):** Recipients must conduct ongoing assessment of supportive services needed by residents and make adjustments as appropriate
- **24 CFR § 578.95(c):** Organizational conflict of interest prohibition applies when a recipient's financial position compromises its ability to advocate for program participants

Section Contents

- A. Introduction Letter From [REDACTED]
- B. Townspeople's Full Awareness
- C. Initial Habitability Request (October 2021)

A. Introduction Letter From [REDACTED]

October 29, 2021: [REDACTED] introduced herself via letter and requested all tenants schedule appointments to inspect their units for maintenance issues. Using the fictitious business name [REDACTED], The letter establishes that th [REDACTED] elicited these complaints and was on notice of her obligation to inspect and repair.

10/29/2021

Dear Dwan

Please allow me to introduce myself. My name [REDACTED] and I am the new property manager for your apartment building. I am looking forward to meeting you in person in the next few weeks. My plan is to tour all of the apartments, don't worry I will give you plenty of advanced notice prior to my visit. My aim is to identify any maintenance issues and/or repairs before they become a problem, as well as to acquaint myself with all the various apartments in an effort to better manage them.

I would also like to do a better job at keeping all our residents informed I want to perfect my methods of reaching you [REDACTED]

[REDACTED] would be most appreciative if you would be kind enough to provide me with your email address as well as phone number that you can be reached at.

If you have any current concerns or repair needs, I would encourage you to reach out to me at your earliest convenience so that I might address your needs.

Please understand that the terms and conditions of your lease remain unaltered by the change of management.

I am excited to take on the responsibilities of property management and look forward to your feedback.

Sincerely,

[REDACTED]

[PHOTO: October 29, 2021 letter from [REDACTED] introducing herself and requesting maintenance inspections]

B. Townspeople's Full Awareness

November 5, 2021: I asked Townspeople Asset Manager [REDACTED] to proofread my habitability request before sending it to [REDACTED]. [REDACTED] reviewed the complete list of nine serious issues and confirmed the email looked good and provided dates for joint inspection with [REDACTED].

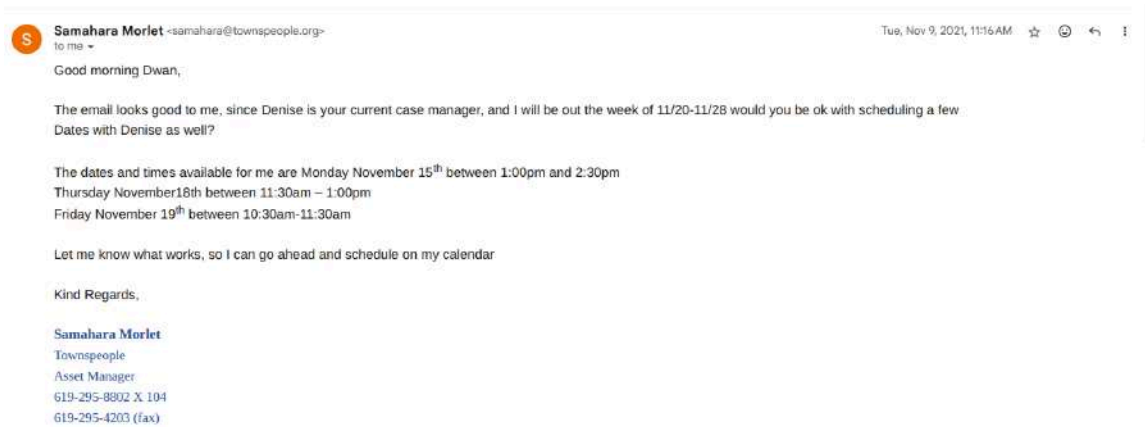


DM G. <dwangreen1@gmail.com>
to Samahara ▾

Fri, Nov 5, 2021, 1:08 PM ☆ ☺ ↶ ⋮

Hello Samahara,

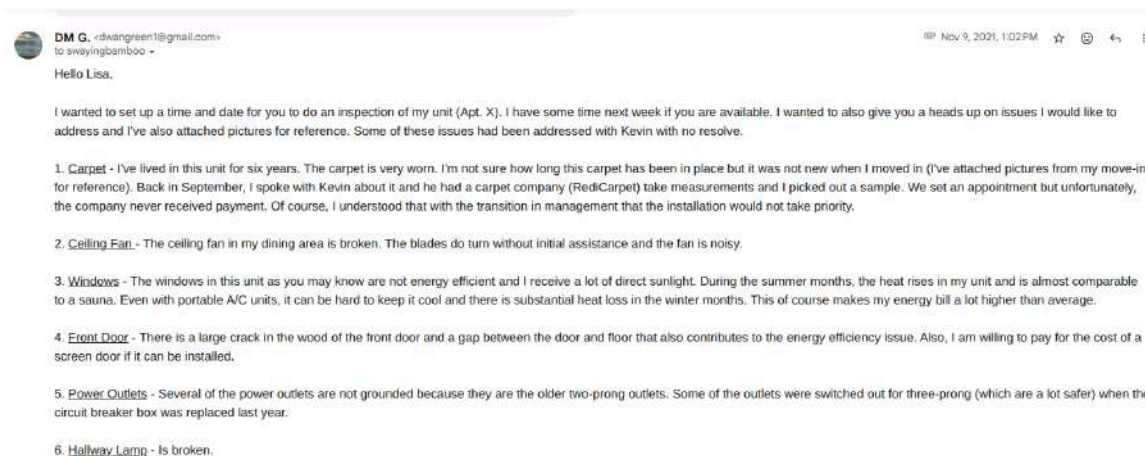
I just want you to proofread this email before I sent it to Lisa and also if you could give me a few dates and times during the next two weeks that you will be available so that when she responds I can give her a date that works for us all.



[PHOTO: November 5, 2021 email to [REDACTED] requesting proofread of habitability request]

C. Initial Habitability Request

November 9, 2021: I submitted a comprehensive habitability request with photographic documentation to [REDACTED] with Townspeople's advance knowledge.



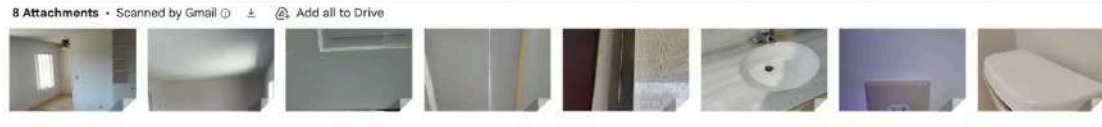
7. **Furnace** - As I mentioned to you I got carbon monoxide poisoning two years ago and the furnace in my unit was replaced. The furnace is positioned between my living room and bedroom. The old furnace was ventilated on both sides which allowed the heat to flow in my living room and also my bedroom. The new furnace seems to be ventilated on one side which allows heat to flow in my living room but not in my bedroom.

8. **Bathroom Vanity** - The countertop and sink on my bathroom vanity are very worn and old. I covered the countertop myself with contact paper to help with the appearance but it gets wet and moldy and has to be changed consistently.

9. **Toilet Cover** - A while ago the toilet in my bathroom had to be replaced due to a leak. I believe that the plumber broke the cover on the new toilet and he replaced it with a cover that does not fit properly and constantly slides out of place.

Hopefully, we can get these issues resolved and I am very patient so there is no rush on my part. I know that you all are in a transition period and I am willing to address things at a time that is feasible for all of us. I look forward to meeting with you soon.

Thanks,
Dwan Green



[PHOTO: November 9, 2021 comprehensive habitability request with 9 issues and photographs]

DM G. <dwangreen1@gmail.com> to Samahara Wed, Nov 10, 2021, 10:49 AM

I'm still waiting on a response from Lisa.

...

Samahara Morlet <samahara@townspeople.org> to me Wed, Nov 10, 2021, 12:57 PM

Hi Dwan,

Ok, hopefully she will respond soon.

Samahara Morlet
Townspeople
Asset Manager
619-295-8802 X 104
619-295-4203 (fax)
samahara@townspeople.org

DM G. <dwangreen1@gmail.com> to Samahara Nov 11, 2021, 9:19 AM

Hello Samahara,

I spoke with Lisa this morning and she said she needs more time to schedule an inspection because she's very busy at the moment. So I don't think we will have anything set for next week or maybe even this month from the sound of it. I'll just keep being patient with them and I'll update you as soon as I know anything.

...



Samahara Morlet <samahara@townspeople.org> to me Nov 11, 2021, 4:01 PM

Hi Dwan ! thank you for the update.

Get [Outlook for iOS](#)

November 11, 2021: I updated [REDACTED] that [REDACTED] was too busy to schedule an inspection. [REDACTED] thanked me for the update.

SECTION IV: IMMEDIATE DISMISSAL

Applicable Regulations

- **24 CFR § 578.53(a)(1):** Supportive services must assist program participants to obtain and maintain housing
- **24 CFR § 578.75(e):** Ongoing assessment of supportive services required; adjustments must be made as appropriate
- **24 CFR § 578.91(c):** For hard-to-house populations in permanent supportive housing, recipients must exercise judgment and examine all extenuating circumstances before taking any action affecting housing stability
- **24 CFR § 578.75(b):** Owner has 30 days to correct HQS deficiencies; service provider obligation to advocate for correction does not expire

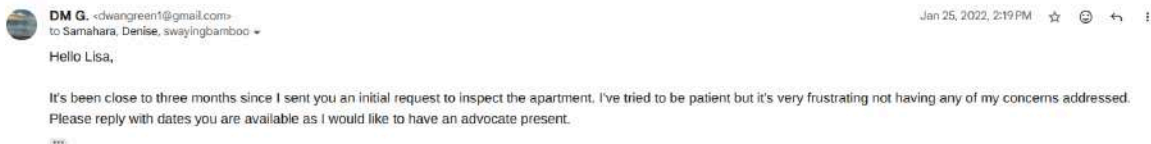
Section Contents

- A. ██████████ 2022 Denials — Three Months After Habitability Request
- B. Townspeople's Response — Townspeople Refers to Legal Aid
- C. February 17, 2022: Burden-Shifting Despite Placement Authority

Critical Context: *The two-year suspension of SDHC inspections due to COVID removed external pressure to resolve documented habitability violations, allowing issues to persist indefinitely. For four years, Townspeople, with complete knowledge of all violations, witnessed ██████████ refuse repairs, make false promises, and shift landlord obligations, subjecting an immunocompromised resident to worsening conditions.*

A. ██████████ 2022 Denials - Three Months After Habitability Request

██████████ **25, 2022:** Three months after receiving a comprehensive nine-item habitability request with photographic documentation, ██████████ asks what issues I would like addressed. Forcing me to repeat a detailed request already provided in writing, demonstrating either deliberate disregard for documented concerns or complete failure to review prior communications.



DM G. <dwangreen1@gmail.com>
to Samahara, Denise, swayingbamboo

Jan 25, 2022, 2:19 PM

Hello Lisa,

It's been close to three months since I sent you an initial request to inspect the apartment. I've tried to be patient but it's very frustrating not having any of my concerns addressed. Please reply with dates you are available as I would like to have an advocate present.



Swaying Bamboo <swayingbamboo@gmail.com>
to me, Denise, Samahara

Jan 25, 2022, 3:15 PM

Hi Dwan,

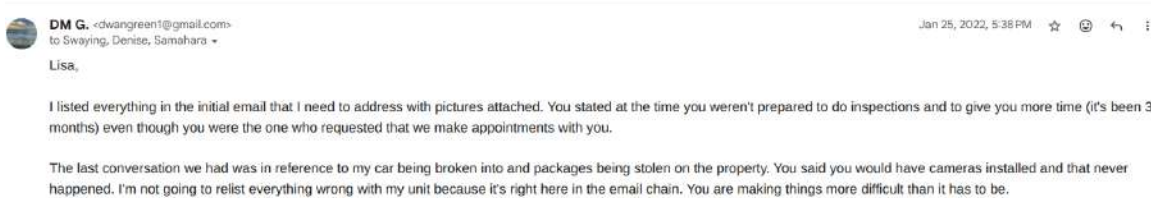
We spoke on the phone and as I stated to you we are not doing inspections, but with any issues you may report them to me and we can address them for you. When I spoke to you I said that the inspections are on hold.

May I ask you what issues you'd like me to address?

Thank you,
Lisa Bashir

[*PHOTO: [REDACTED] 25, 2022 email from [REDACTED] asking me to relist already-documented issues*]

I refused to relist concerns documented in the same email thread, noting the established pattern of broken promises, such as uninstalled security cameras. [REDACTED]'s request to re-explain these issues is a delaying tactic, shifting the burden onto me to repeatedly justify legitimate habitability requests.



DM G. <dwangreen1@gmail.com>
to Swaying, Denise, Samahara

Jan 25, 2022, 5:38 PM

Lisa,

I listed everything in the initial email that I need to address with pictures attached. You stated at the time you weren't prepared to do inspections and to give you more time (it's been 3 months) even though you were the one who requested that we make appointments with you.

The last conversation we had was in reference to my car being broken into and packages being stolen on the property. You said you would have cameras installed and that never happened. I'm not going to relist everything wrong with my unit because it's right here in the email chain. You are making things more difficult than it has to be.

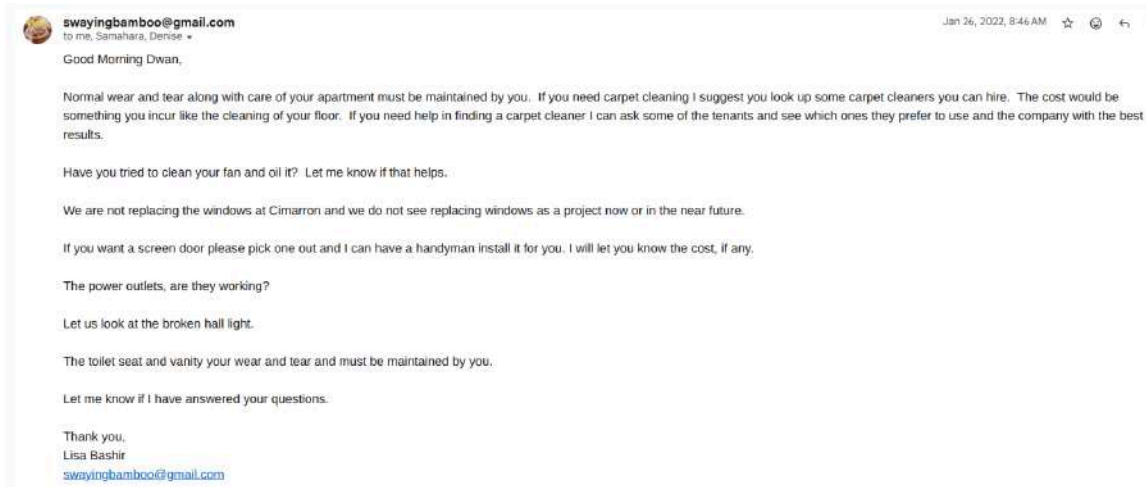
[*PHOTO: My response refusing to re-explain documented habitability issues*]

[REDACTED] claimed a security camera had been installed despite no camera existing on the property. When asked to identify the camera location, she provided no response.

This demonstrates a pattern of false promises about security measures to deflect tenant concerns without actual follow-through.



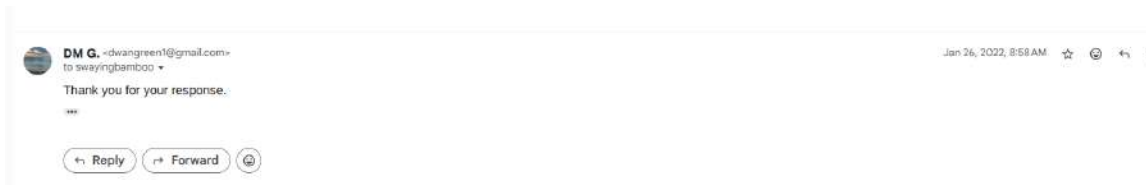
██████████ 26, 2022: ██████████'s Denials



Email dismissal: "Normal wear and tear along with care of your apartment must be maintained by you."

Misclassified landlord responsibilities as tenant "wear and tear":
Moisture-damaged vanity with peeling polyurethane finish, improperly fitted toilet tank cover installed during landlord repair and deficient furnace ventilation.

Explicitly stated: "The windows will not be replaced"



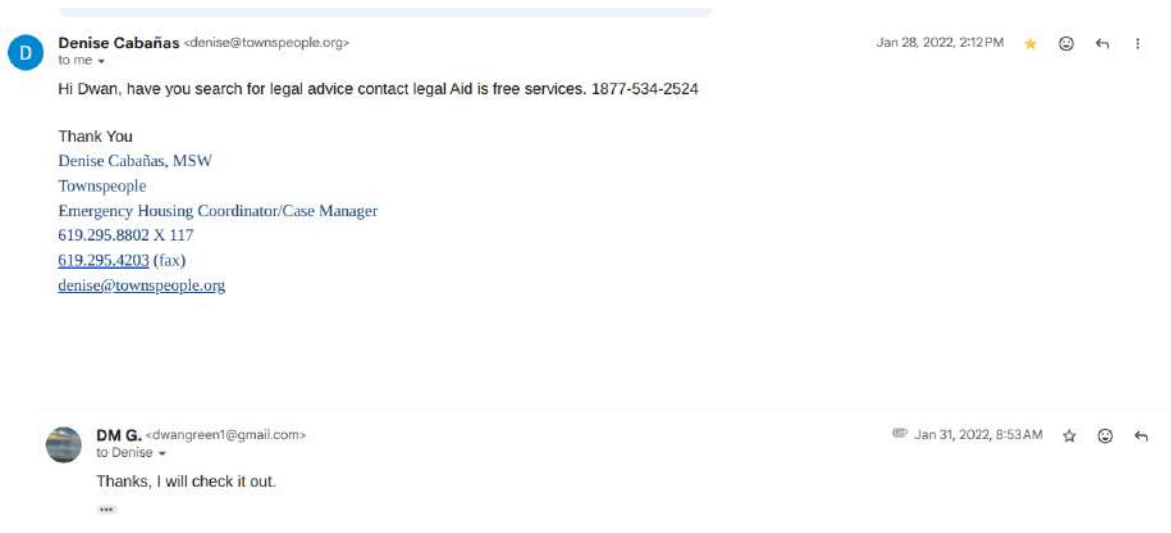
[PHOTO: ██████████ 26, 2022 email from ██████████ dismissing landlord obligations as tenant responsibility]

This exchange establishes [REDACTED]'s approach to habitability issues in the first three months of her tenure: delay by requiring repeated explanations of documented concerns, make false promises about security, deflect landlord obligations by redefining them as tenant responsibility, and refuse legitimate repair requests by mischaracterizing deterioration from deficient materials as normal wear and tear.

B. Townspeople's Response

[REDACTED] 28, 2022: Townspeople Refers to Legal Aid

Two days after the exchange, Townspeople case manager [REDACTED] Cabañas responded to habitability failures by suggesting I contact Legal Aid instead of intervening.



[PHOTO: [REDACTED] 28, 2022 email from [REDACTED] suggesting Legal Aid]

C. February 17, 2022: Burden-Shifting Despite Placement Authority

Three months after the comprehensive November 2021 habitability request that [REDACTED] refused to address, I asked Townspeople Asset Manager [REDACTED] if I had the option to move from the property.



[PHOTO: February 17, 2022 email to [REDACTED] about moving]

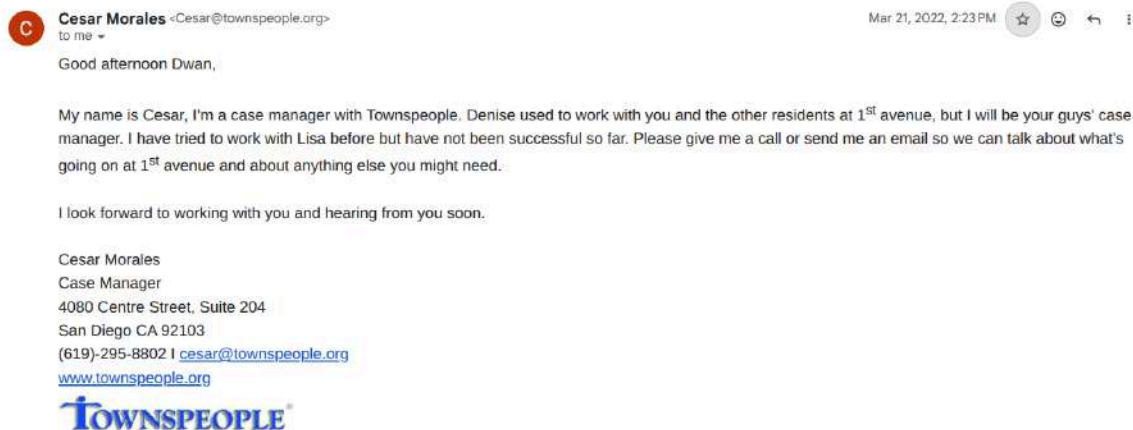
Response (documented in person): If I found a place on my own, Townspeople would help secure it.

Analysis:

- Townspeople exercised its placement authority to establish my initial tenancy at the [REDACTED] property.
- Despite documented deterioration of housing conditions and health/safety risks, the provider refused to facilitate relocation to safe, habitable housing.
- The provider effectively abandoned its placement obligations, shifting the burden of securing alternative housing entirely onto the vulnerable tenant.
- The federally-funded organization created this crisis through inadequate oversight and subsequently abandoned its responsibility for resolving it.

D. March 21, 2022: [REDACTED] acknowledging unsuccessful work with [REDACTED]

Two months after [REDACTED] denied habitability requests, new case manager [REDACTED] introduced himself by stating he had tried to work with [REDACTED] before but had not been successful.



[PHOTO: March 21, 2022 email from [REDACTED] acknowledging unsuccessful work with [REDACTED]]

Despite Townspeople's own acknowledgment of an unworkable property management relationship, they continued the housing arrangement and provided no meaningful advocacy on behalf of tenants subjected to documented habitability violations and false promises.

SECTION V: SDHC INSPECTION PATTERN

Applicable Regulations

- **24 CFR § 578.75(b)(1):** Physical inspection required before assistance is provided to ensure unit meets 24 CFR 5.703
- **24 CFR § 578.75(b)(2):** Annual inspection required throughout grant period to ensure continued HQS compliance
- **24 CFR § 578.95(c):** Organizational conflict of interest prohibition — recipient cannot participate in inspection oversight of a property in which it holds a financial interest
- **24 CFR § 578.103(b):** Confidentiality of program participant records — information may not be disclosed without consent
- **24 CFR § 578.103(a)(9):** Recipients must maintain documentation of HQS compliance including all inspection reports

Section Contents

- A. Baseline: ██████████ Era (2015–2021)
- B. Pattern Change: ██████████ Era Begins (October 2021–2022)
- C. Four Consecutive Inspection Failures (November 2023–March 2024)
- D. Weaponizing the SDHC Inspection Process (March–April 2024)

A. Baseline: ██████████ Era (2015-2021)

Under ██████████ (2015-2021)	Under ██████████ (2021-Present)
Consistent passes	Four consecutive failures(Nov 2023 - March 2024)

Consistent Compliance:

- 2016 annual inspection: PASSED
- 2017 annual inspection: PASSED

- 2018 annual inspection: PASSED
- November 4, 2019 annual inspection: FAILED
 - December 5, 2019 reinspection: FAILED
 - December 20, 2019 reinspection: PASSED
 - Resolved within 6 weeks
- 2020-2021: No inspections (COVID suspension)

Pattern established: Responsive property management, quick resolution of violations, professional communication.

B. Pattern Change: [REDACTED] Era Begins (October 2021-2022)

October 29, 2021: [REDACTED] introduced as property manager, 23 days after [REDACTED]'s anti-regulation op-ed.

Comparison: [REDACTED] vs. [REDACTED]

[REDACTED] (2015-2021)	[REDACTED] (Oct 2021-Present)
Emergency repairs completed within 24 hours (furnace replacement after CO poisoning)	Comprehensive habitability request (Nov 9, 2021) dismissed within 48 hours
Annual SDHC inspections consistently passed	Failed four consecutive inspections (Nov 2023-March 2024)
Maintenance approved and scheduled	October 2025 violations remain unaddressed (151+ days)
Professional communication	Operates through dissolved business entity

C. October 2022: [REDACTED] Intervention

Townspeople Facilities Specialist [REDACTED] was sent to make repairs that [REDACTED] and [REDACTED] refused to address for nearly two years.

Why this matters: Section 2.2 of the compliant HUD Three-Party Rental Assistance model explicitly exempts co-obligors from maintenance or repair liabilities; these rest solely with the landlord. By directing or performing repairs, a co-obligor ceases to function as a financial guarantor and acts as a property manager. The October 2022 repairs by Townspeople—nine months after Bashir dismissed habitability requests—provide direct evidence of a prohibited management role, regardless of how the co-signer characterizes their actions.

Repairs Completed:

- Two ceiling fans (dining area and bedroom)
- Two light fixtures (hallway and kitchen)
- Several ungrounded electrical outlets (fire hazard)

Repairs Completed:

- Two ceiling fans (dining area and bedroom)
- Two light fixtures (hallway and kitchen)
- Several ungrounded electrical outlets (fire hazard)

TWO CEILING FANS

"Have you tried to clean your fan and oil it? Let me know if that helps."

— ██████████, ██████████ 2022

Non-functional ceiling fan in dining area and wobbling/unstable ceiling fan in bedroom; safety hazard and inability to regulate temperature.

Note: Under HQS, if a ceiling fan is installed it must be operative — a non-functioning wired ceiling fan is a documented fail item, and an unstable fan constitutes an additional safety hazard requiring correction.

Original Ceiling Fans



[PHOTO: Original ceiling fans before replacement]

The white ceiling fan in my bedroom was not mentioned in the initial email. However, ██████████ replaced both fans in October 2022 after ██████████ refused to address them.

Replacement Ceiling Fans



[PHOTO: Replacement ceiling fans installed by ██████████]

TWO LIGHT FIXTURES

"Let us look at the broken hall light."

— ██████████, ██████████ 2022

Broken hallway light fixture I reported in my November 9, 2021 habitability request.

Note: Exposed wiring in unsafe places is a mandatory HQS fail item explicitly cited in the SDHC Housing Inspection Checklist.

Missing Fixture/Replacement Fixture



[PHOTO: Hallway wall sconce installed without switch]

A broken hallway light fixture with exposed wiring was also documented in the November 2021 habitability request. Exposed wiring in unsafe places is a mandatory HQS fail item explicitly cited in the SDHC Housing Inspection Checklist.

██████████ replaced the fixture, however the replacement lacks an on/off switch — the bulb must be manually screwed in and out to operate the light. Dennis acknowledged this deficiency after installation. A manually operated light fixture in a hallway does not meet the functional standard the original fixture was required to meet.

I did not advocate for replacement of the new fixture. Townspeople had intervened where the property manager had refused to act for ten months — purchasing and installing a fixture at their own expense. Raising a deficiency with the only party willing to act, immediately after they acted, carried the same perceived cost that had produced silence throughout the original dismissal period. The dynamic that allowed substandard conditions to persist — the pressure to accept inadequate solutions rather than appear ungrateful to the only available intervention — is documented here as it operated in practice.

Replacement Ceiling Fixture



[PHOTO: Kitchen ceiling fixture installed by Townspeople]

Note: ██████████/██████████ routinely replace ceiling fans and fixtures during unit turnovers/renovations.

SEVERAL UNGROUNDED ELECTRICAL OUTLETS

"The power outlets, are they working?"

— [REDACTED], [REDACTED] 2022

Addressing the fire hazard I reported in my November 9, 2021 habitability request.

Context: Circuit Breaker Box - Replaced Under [REDACTED]'s Management

Several ungrounded two-prong outlets remained after [REDACTED] upgraded the circuit breaker and most outlets to grounded three-prong during his tenure. I documented these in my November 9, 2021 habitability request. At the time, I was not aware that two-prong outlets are not prohibited under HQS — it had been decades since I had encountered them in use and I understood the partial upgrade as an acknowledgment that they needed replacing. [REDACTED]'s response — 'The power outlets, are they working?' — addressed basic functionality only, which I now understand is the applicable standard for this issue.

This entry is corrected here in the interest of accuracy. The remaining outlets were replaced by [REDACTED]. What the sequence documents is consistent with the broader pattern: a reasonable request was dismissed with a question that reframed the concern as already resolved, while the underlying issue remained unaddressed until an inspection cycle created institutional pressure to act.



[PHOTO: Circuit breaker box replaced under [REDACTED]]



[PHOTO: Ungrounded two-prong outlet before replacement]



[PHOTO: Grounded three-prong outlet after [REDACTED] replacement]

Note: In 2022, Townspeople resolved more issues — purchasing necessary fixtures and fans — than property management under [REDACTED] had in a year.

D. Four Consecutive Inspection Failures (November 2023-March 2024)

Once Townspeople ceased covering management's duties, pattern emerged:

- November 14, 2023: FAILED (Inspector: Raquel Cintron)
- February 6, 2024: FAILED (Inspector: Victor Martinez)
- March 4, 2024: FAILED (Inspector: ████████ Williams)
- March 12, 2024: FAILED (scheduled outside inspection hours)

Inspection #351034

Inspection #351034 scheduled at 3/12/2024 12:00:00 AM falls outside the scheduling hours defined for th

Location: Unit 3565FIRX, Address 3565 1ST AVE #X, City SAN DIEGO, State-Zip CA 92103, Country, Property 405000 PSH Merged - Program

Contact: Tenant, Owner, Primary Inspector: Employee armandpe Armando Perez, Vendor

Reinspection History:

Inspection Id #	Inspection Type	Status	Scheduled Date	Inspected Date	Inspector
338500	Annual	Fail	11/14/2023	11/14/2023	Raquel Cintron
347394	Reinspection	Fail	02/06/2024	02/06/2024	Victor Martinez
350022	Reinspection	Fail	03/04/2024	03/04/2024	Denise Williams
351034	Reinspection	Fail	03/12/2024	03/12/2024	Armando Perez

[PHOTO: SDHC Inspection Report from ████████'s March 18 Email]

March 15, 2024: Medical Emergency During Reinspection

Severe abscess, MRSA infection at Cabernuva (HIV Antiviral Medication) injection site:

- Required emergency surgery

- Recovering during reinspection period

ED Provider Note

Garrett Kneese, MD at 3/15/2024 5:26 PM

Attestation signed by Amir Aminlari, MD at 3/23/2024 10:32 AM

Attending Attestation:

I personally interviewed and examined the patient during the ED visit beginning 3/15/2024 at 1555 hours, and I have reviewed the note by Kneese, Garrett Steven, MD for the ED visit beginning 3/15/2024 at 1555 hours. I agree with the Resident history, exam, assessment, and plan.

Data Reviewed:

Risk of Complications and/or Morbidity:

- | | |
|---|---|
| <p>1. Cutaneous abscess of other site</p> <p>R Hip over G Trochanter</p> | <p>doxycycline (MONODOX) 100 MG capsule
naproxen (NAPROSYN) 500 MG tablet
acetaminophen (TYLENOL) 500 MG tablet</p> |
|---|---|

Does this Patient meet Critical Care Criteria? No
Amir Aminlari, MD

ED Provider Note

UCSD electronic medical record reviewed for pertinent medical history.

Dwan Marquie Green	DOB: 10/28/1979	PMD: Young, Maile A
--------------------	-----------------	---------------------

Chief Complaint

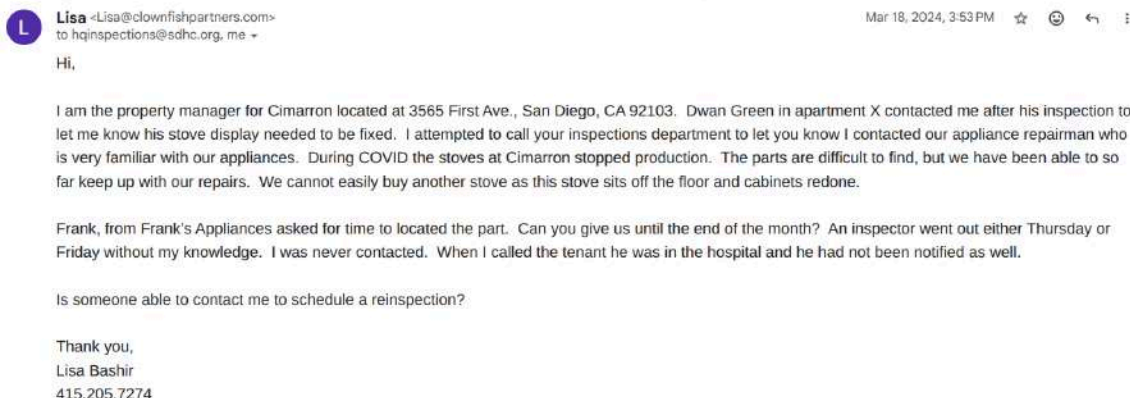
Patient presents with

- Abscess - Simple
Pt has c/o r hip, buttock abscess for one week, states painful, red, some drainage

[PHOTO: Emergency Department Provider Note from surgical procedure]

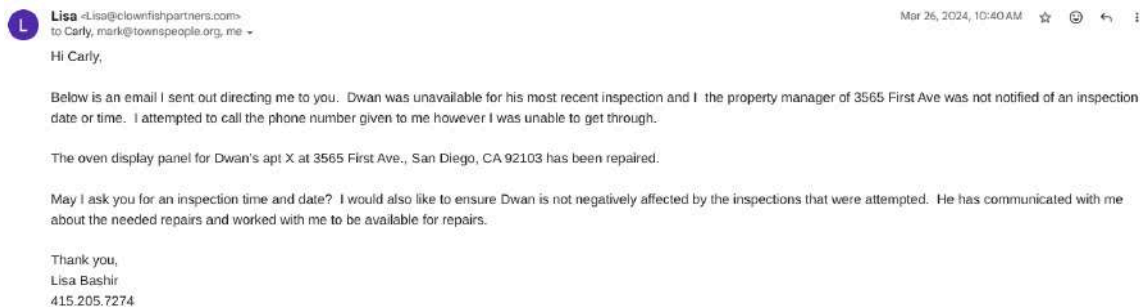
March 18-26, 2024: █████'s Emails Shifts Blame For Inspection Failures

March 18, 2024: █████ emailed SDHC requesting extension for stove repair. I was copied.



[PHOTO: March 18, 2024 email from █████ to SDHC]

█████ claimed the property cannot easily buy another stove because the model sits off the floor with cabinets redone around it, noting that parts are difficult to find.



[PHOTO: March 26, 2024 email from █████ to SDHC]

The March 2024 stove repair █████ reported as complete to SDHC failed again by October 2025, leading to a second SDHC citation for the same exposed electrical wiring defect nineteen months later. This demonstrates a pattern of minimum compliance repairs that fail quickly, requiring repeated interventions.

March 18, 2024 - [REDACTED] wrote to SDHC:

"When I called the tenant he was in the hospital"

March 26, 2024 - [REDACTED] wrote to SDHC:

"Dwan was unavailable for his most recent inspection" "I would also like to ensure Dwan is not negatively affected by the inspections that were attempted."

This language frames the tenant as the obstacle to inspection. SDHC's own Step-by-Step Guide confirms that when no one is present at a unit, the inspection is rescheduled — not failed. The pattern is documented: the same property manager who failed to correct cited violations over four consecutive inspections communicated to the oversight body that the tenant's medical crisis was the relevant factor.

Additionally, I received no advance notice of the February 2024 inspection - only this SDHC door hanger left after the missed inspection:



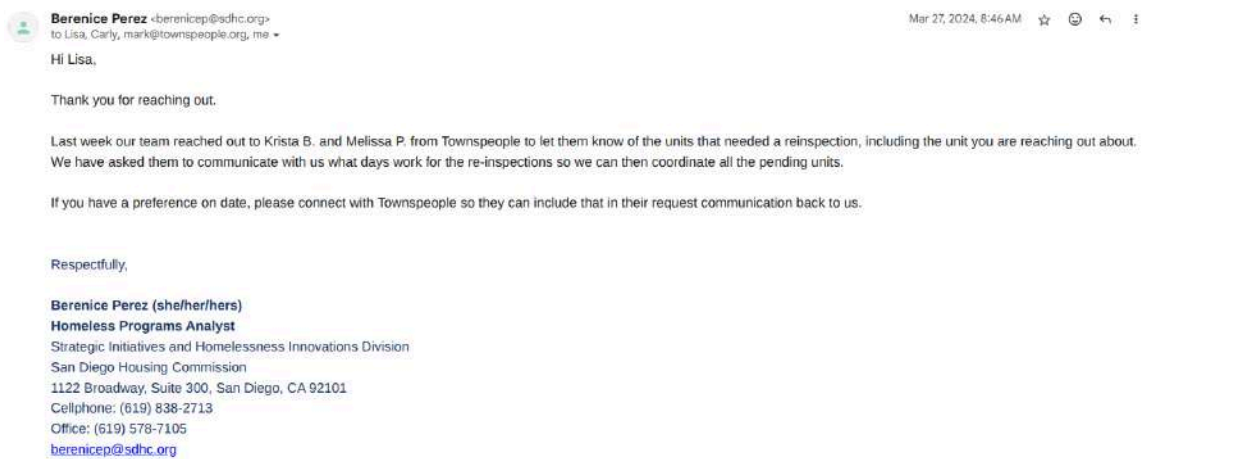
[PHOTO: SDHC Non-Entry Notice dated 2/6, inspector Victor, 10:35 AM]

March 27, 2024: SDHC Response Reveals Coordination Failure

Berenice Perez (SDHC) informed [REDACTED]:

SDHC had already scheduled reinspections with Townspeople the previous week and asked [REDACTED] to coordinate her availability.

[REDACTED] confirmed she was not contacted and learned of the reinspection only through me, requesting SDHC directly notify her of future inspections.



[PHOTO: March 27, 2024 SDHC email to [REDACTED]]

Note: [REDACTED] sent all emails from [REDACTED]fishpartners.com — the email domain of Clownfish Partners LLC, a business entity that has been dissolved since 2008. Official correspondence with a federal housing agency was conducted through a legally non-existent company.

E. Weaponizing the SDHC Inspection Process

March-April 2024

March 28, 2024: Group Email Privacy Violation

■■■■ sent a single group email to "Apartments H, U & X" scheduling reinspection for April 11, 2024 — revealing each tenant's failed inspection status to the other tenants rather than sending individual confidential notices.



[PHOTO: March 28, 2024 group email]

All Three Failing Units: Black Townspeople Clients

Unit	Tenant	Status
Apartment H	Omar Wormly (Black)	Missing from property 60+ days, possessions removed from the property February 16, 2026
Apartment U	Jeffrey Clay (Black)	Status unknown
██████████	Dwan Green (Black)	Current violations unfixed (151+ days), Facing eviction

Pattern: Only units failing inspections were Black tenants.

April 10, 2024: Coordination with Townspeople

██████ emailed Townspeople: *"Please see below reminder for tomorrow's inspections. I have blind copied the tenants. Please respond to the notice to ensure we will have 100% participation."*



[PHOTO: April 10, 2024 email to Mark Seymour and Krista Barlow]

Townspeople's Coordination Failure

March 27: SDHC claimed they contacted Townspeople the previous week to schedule reinspections.

Lack of Resident Notification:

- **█**: *"I have not been contacted for any inspections."*
- **Me: Never informed**; discovered missed inspection only via a slip on the door.

Result: I had to call SDHC myself while recovering from MRSA surgery to coordinate reinspection because my federally-funded service provider failed to perform basic communication.

Context: *By March 2024, Townspeople had already begun abandoning me following my HUD complaint and internal grievance against Townspeople staff. I called SDHC directly because my federally-funded service provider was failing to fulfill their basic coordination responsibilities.*

April 16, 2024: Public Courtyard Meeting

Six days after reinspections, █ called a public outdoor courtyard meeting with the same three tenants — using failed inspections as pretext.

The meeting could have been private. Any information █ needed to communicate — including offering me carpet — could have been handled through individual conversations.

Instead, █:

- Met with three Black Townspeople clients together in public courtyard setting
- Repeatedly identified us as *"Townspeople clients"* (organization exclusively serving HIV+ individuals)
- **Allowed neighbors to overhear and infer HIV status**
- Scolded Omar and Jeffrey for not being *"proactive"* about inspection readiness
- Shifted responsibility for code compliance from property owner to tenants
- Praised me for *"making the process easier"* by confirming my own reinspection
- Offered new carpet as public *"reward"* for cooperation

Pattern Analysis

Weaponization of SDHC Inspection Process

Date	█'s Action	Effect
March 28	Group email about failed inspections	Disclosed individual inspection status to other tenants
April 16	Public courtyard meeting using inspections as pretext	Public HIV disclosure, blame-shifting, created division
May 2024	Made carpet offer deliberately difficult	Abandoned Accommodation Request
June 2024	Vinyl installation created new violations	Bathroom baseboards cited October 2025, still unfixed

█ used SDHC's inspection process — which should be a confidential matter between property owner, tenant, and SDHC — to:

1. Group three Black tenants together
2. Create public stigma around failed inspections
3. Shift blame from property owner (legally responsible for code compliance) to tenants
4. Create division among tenants who should have been united in demanding repairs

The inspection failures were property management failures. Using them to publicly scold and divide tenants weaponizes SDHC's oversight process against the very people it's meant to protect.

Meeting witnessed by Townspeople case manager Mark Seymour (separated from Townspeople May 2025), who acknowledged it was inappropriate and promised to address it with █ but took no action.

SECTION VI: CURRENT SDHC-CITED VIOLATIONS

Applicable Regulations

- **24 CFR § 578.75(b):** HQS continuous compliance requirement; owner has 30 days to correct cited deficiencies
- **24 CFR 5.703:** Decent, safe, and sanitary standard — includes electrical safety, plumbing, and structural integrity
- **SDHC Housing Inspection Checklist:** All outlets and switches must have safe cover plates; no exposed wiring; no leaks in pipes or faucets
- **California Health and Safety Code § 17920.3:** Defines substandard conditions including visible mold, water damage, and dangerous electrical wiring
- **California Civil Code § 1941.1:** Landlord obligation to maintain rental property in habitable condition

Section Contents

- A. Violation 1: Exposed Electrical Wiring — Stove Display Panel
- B. Violation 2: Exposed Electrical Wiring — Hallway Closet
- C. Violation 3: Bathroom Baseboard Water Damage
- D. Violation 4: Bathroom Vanity Deterioration
- E. Violation 5: Additional Smoke Detector

Five Violations Cited:

1. **Exposed electrical wiring (stove)** - SECOND citation
2. **Exposed electrical wiring** (hallway closet)
3. **Bathroom baseboard water** damage and mold
4. **Deteriorating vanity**
5. **Additional smoke detector needed**

As of February 27, 2026:

- Only smoke detector addressed
- All other violations remain unfixed

Demonstrates:

- Pattern of non-compliance spanning 15+ months
- Minimal repairs to pass inspection

- Violations return immediately
- No commitment to maintaining habitability

Violation 1: Exposed Electrical Wiring — Stove Display Panel

The stove's detached display panel exposes internal wiring, posing a serious fire hazard. This is the second citation for this recurrent issue, as the prior repair failed. Since replacement parts are no longer available for this model, the stove cannot be repaired and requires full replacement.



[PHOTO: Full view of GE Profile stove - wall-mounted unit]



[PHOTO: Control panel with digital display showing separation with brownish-yellow discoloration]



[PHOTO: Complete separation from stove body with exposed internal wiring and rust-colored staining]

Safety Concern Beyond Exposed Wiring

The stove's exposed wiring is worsening due to daily use. Activating the buttons pushes the display panel inward, widening the gap and negating the prior adhesive repair. Using the oven physically worsens this fire hazard.

Violation 2: Exposed Electrical Wiring — Hallway Closet

Exposed electrical wiring without a protective cover extends from a ceiling junction box, violating safety standards and presenting immediate electrocution and fire hazards as of February 2026.

This safety issue has not been inspected during my tenancy, which is unacceptable for a tenant in federally-funded housing.



[PHOTO: Exposed electrical wiring - hallway closet ceiling junction box]

Violation 3: Bathroom Baseboard Water Damage

June 2024: Management installed vinyl flooring (owner's preference, negating my accommodation request for carpet). Bathroom linoleum was replaced with vinyl and ill-suited wooden baseboards, leading to water damage and mold growth beneath baseboards. Inappropriate flooring material constitutes hazardous habitability violation (SDHC-cited), particularly dangerous for an immunocompromised tenant.

Bathroom Before 2024 Installation



[PHOTO: Bathroom with original linoleum flooring and appropriate baseboards]



Bathroom During Installation — Wall Exposed



[PHOTO: Wall exposed during installation showing deteriorated drywall with water damage and mold]

Bathroom After Installation — Damage Concealed



[PHOTO: Bathroom after installation with new vinyl and wooden baseboards concealing damage]

Current Condition



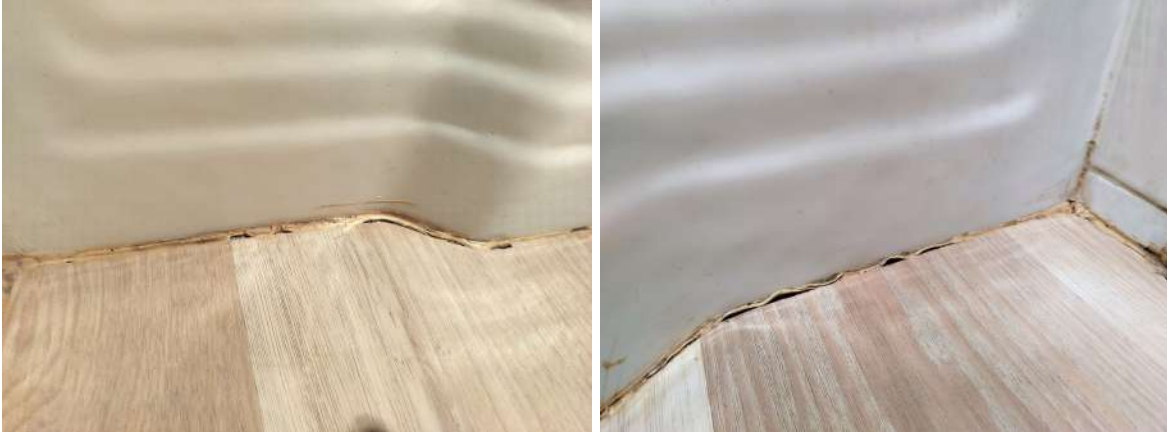
[PHOTO: Current condition showing severe water damage and mold on wooden baseboards near tub]



[PHOTOS: Corner near tub showing wooden baseboards separating at joint, saturated with moisture]

Contributing Factor: Bathtub Caulking Failure

Note: While SDHC's October 2025 inspection cited "bathroom baseboard water damage and mold," the inspection report did not separately cite the deteriorated bathtub caulking that is the direct source of the water infiltration.



[PHOTO: Bathtub caulking showing deterioration, brown discoloration, cracking, Feb 2026]

The bathtub caulking along the tub-to-wall seam is completely deteriorated, showing brown discoloration, cracking, and separation. The contractor used aesthetically displeasing tan caulking instead of white. Large gaps now permit water infiltration behind the tub surround and beneath the flooring, eliminating the moisture barrier.

This water seepage directly contributes to the water damage and mold growth cited by SDHC in October 2025. The failed caulking represents property management's pattern of substandard repairs - using wrong materials (tan instead of white), poor installation, and allowing complete deterioration without replacement.

Timeline: Caulking was visible and deteriorated during October 2025 inspection. Remains unfixed as of March 2026, continuing to cause water damage that was cited 4+ months ago.

Violation 4: Bathroom Vanity Deterioration

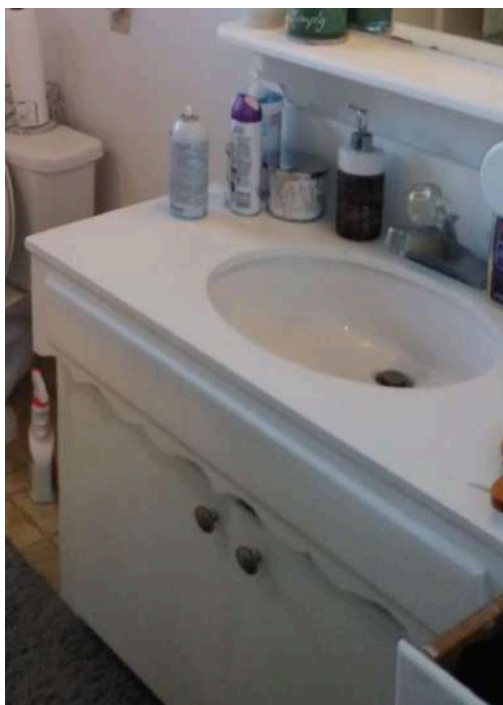
"The toilet seat and vanity your wear and tear and must be maintained by you."— ██████,

██████ 2022

- First reported November 2021
- Three months later, ██████ dismissed as "wear and tear"
- "Polyurethane" repair promised November 2023, never done
- Vanity continues degrading, basin peeling
- Estimated replacement cost: \$300-\$500

As an immunocompromised resident, I was forced to cover deteriorating vanity with contact paper every few weeks at my own expense to maintain basic hygiene.

Bathroom Vanity - Original Condition

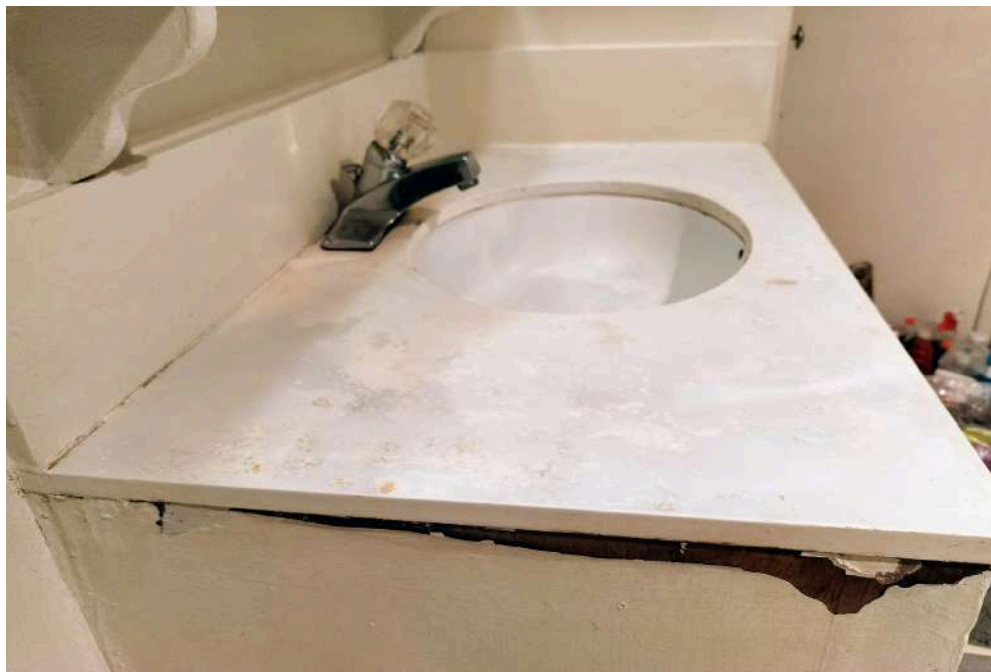


[PHOTO: Bathroom vanity original condition showing white polyurethane finish]

Bathroom Vanity Current Condition



[PHOTO: Bathroom vanity current condition showing severe surface deterioration]



[PHOTO: Bathroom vanity side edge showing delamination and material breakdown]

Bathroom Vanity with Contact Paper Cover



[PHOTO: Bathroom vanity with contact paper cover - tenant solution to landlord failure]

Violation 5: Additional Smoke Detector

Following SDHC's October 2025 citation, [REDACTED] immediately sent a maintenance worker without notice to install a living room smoke detector and relocate the hallway unit to the bedroom, meeting the 24-hour repair mandate.

Smoke Detector Installed in Living Room



[PHOTO: Smoke detector installed in living room after October 2025 SDHC citation]

All other violations remain unaddressed as of February 2026

SECTION VII: TOWNSPEOPLE'S SYSTEMATIC FAILURE TO ADVOCATE

Applicable Regulations

- **24 CFR § 578.53(a)(1):** Supportive services must be necessary to assist program participants to obtain and maintain housing
- **24 CFR § 578.75(e):** Ongoing assessment of supportive services required; service package must be adjusted as conditions change
- **24 CFR § 578.95(c) and (d):** Organizational conflict of interest and covered persons prohibition — no person exercising functions with respect to assisted activities may obtain a financial benefit from those activities
- **24 CFR § 578.103(b):** Confidentiality requirements — protected identifying information of program participants must be kept secure and confidential
- **24 CFR § 578.91(c):** Hard-to-house population protections — extenuating circumstances must be examined before any action affecting housing stability

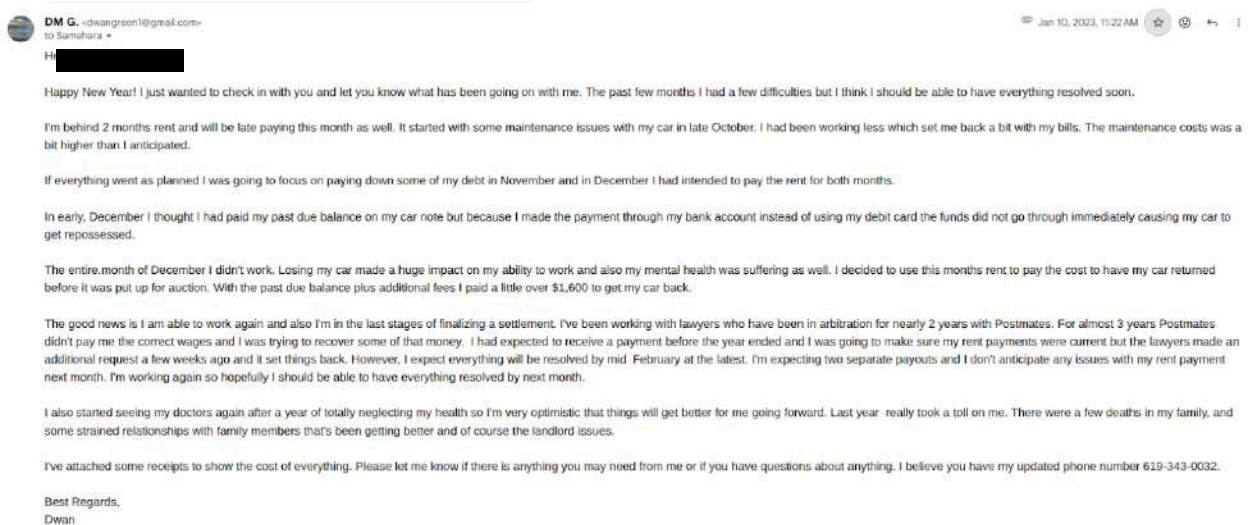
Section Contents

- A. █████ 2023: █████ Diagnosis + Problematic Management Acknowledged
- B. August 2023: █████ Enters — Third Townspeople Representative
- C. August 22, 2023: Confidential Disclosure of Legal Intent — █████ Copied
- D. August 2023: █████'s Coordination with Property Management and Confidentiality Breach
- E. █████'s Property Management Background and Inappropriate Boundary Violation

A. [REDACTED] 2023: [REDACTED] Diagnosis + Problematic Management Acknowledged - No Action Taken

[REDACTED] 10, 2023: I contacted Townspeople Asset Manager [REDACTED] explaining:

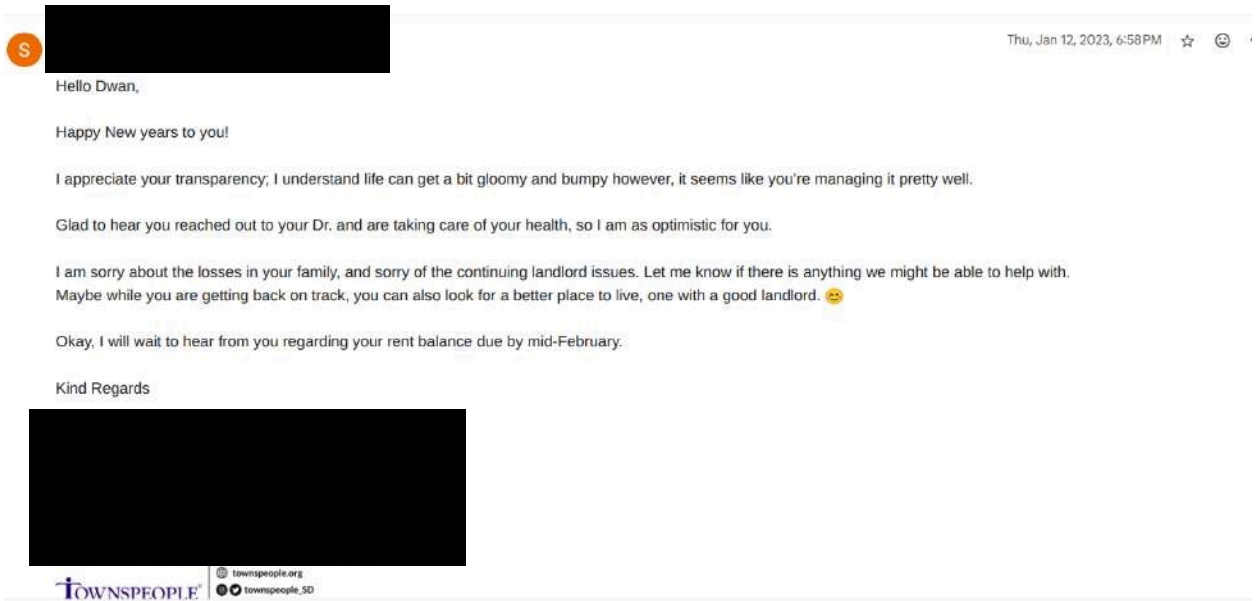
- 3 months behind on rent (October, November, December 2022)
- Car repossessed in December, used rent money to retrieve it (\$1,600)
- Mental health suffering
- Not working entire month of December
- Expecting Postmates wage theft settlement by mid-February
- Started seeing doctors again "after a year of totally neglecting my health"
- Multiple stressors: "There were a few deaths in my family, and some strained relationships with family members that's been getting better and of course the landlord issues."



[PHOTO: [REDACTED] 10, 2023 email to [REDACTED]]

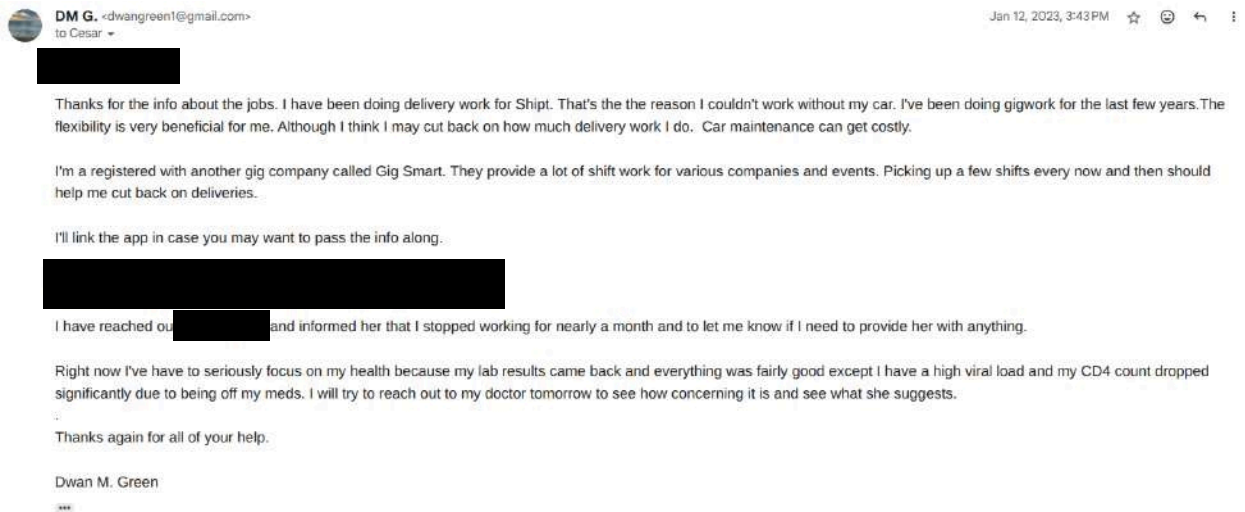
[REDACTED] 12, 2023: [REDACTED] responded acknowledging "continuing landlord issues" and suggested:

"Maybe while you are getting back on track, you can also look for a better place to live, one with a good landlord. 😊"



[PHOTO: [Redacted] 12, 2023 email from [Redacted]]

[Redacted] 12, 2023: I disclosed to case manager [Redacted]: *"my lab results came back... I have a high viral load and my CD4 count dropped significantly due to being off my meds."*



[PHOTO: [Redacted] 18, 2023 email]

██████████ 18, 2023: I disclosed Stage 3 ██████████ diagnosis to ██████████:

*"I got my lab results back and **my CD4 count is below 200**. Viral load was very high which I expected because I was not adhering to my meds."*

CD4 count below 200 is the medical definition of Stage 3 ██████████.



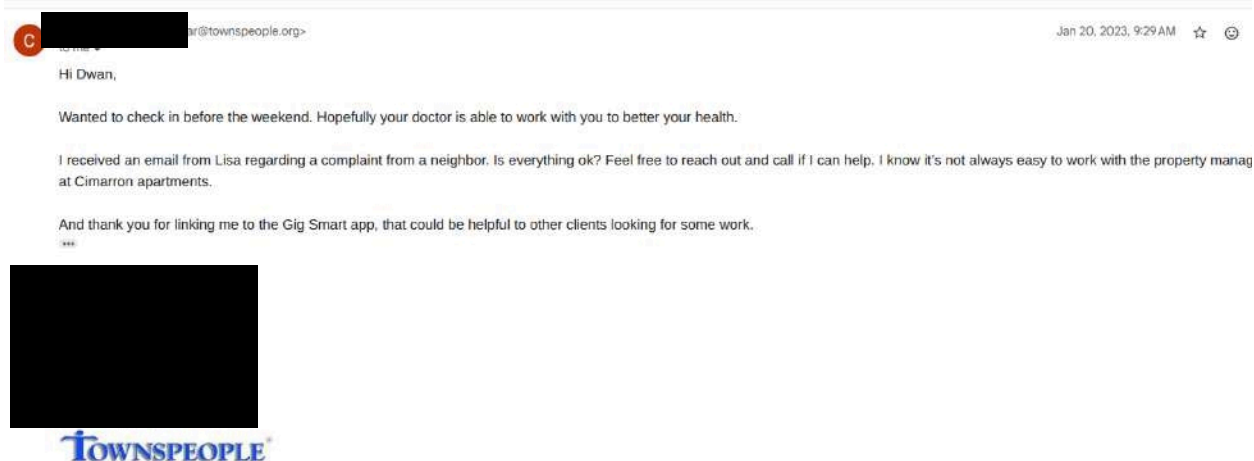
[PHOTO: ██████████ 18, 2023 email disclosing CD4 count below 200]

██████████ response to ██████████ diagnosis disclosure: None. No reply.

██████████ 20, 2023: Case manager ██████████ wrote:

"Wanted to check in before the weekend. Hopefully your doctor is able to work with you to better your health.

I received an email from ██████████ regarding a complaint from a neighbor. Is everything ok? Feel free ██████████ ch out and call if I can help. I know it's not always easy to work with the property management at ██████████ ██████████."

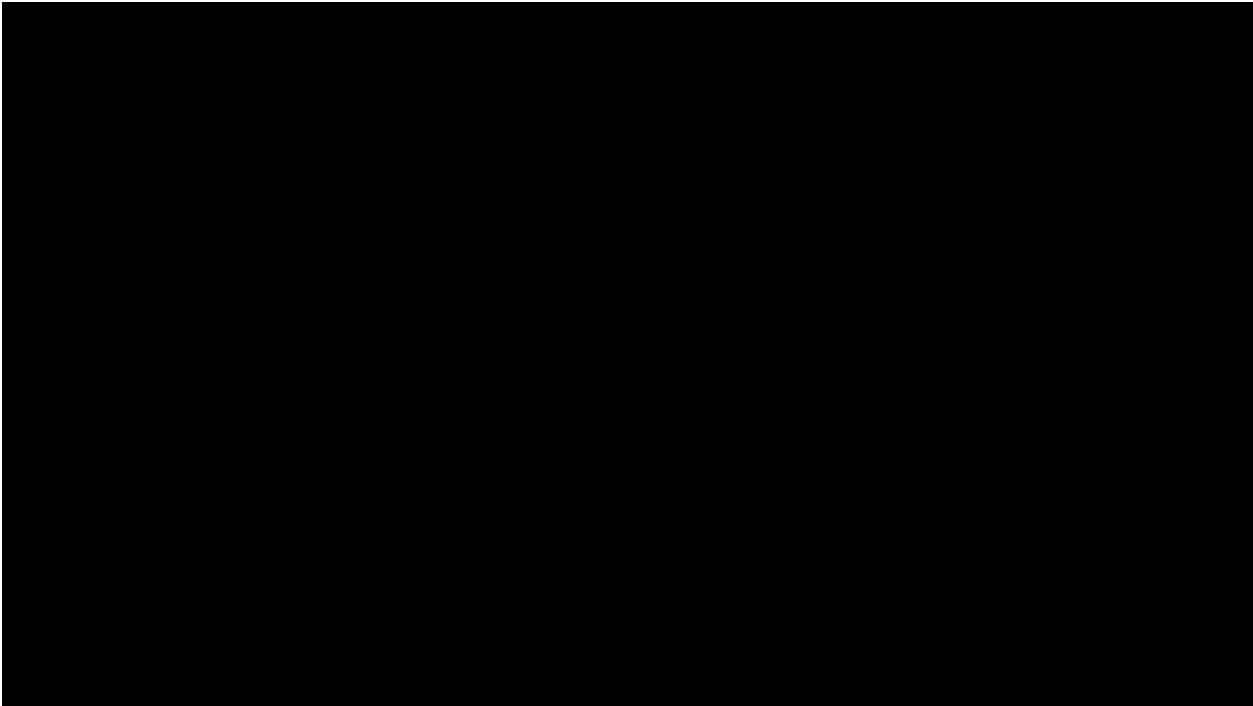


[PHOTO: [REDACTED] 20, 2023 email from [REDACTED]

Pattern: Rather than addressing tenant concerns directly, [REDACTED] communicated complaints to Townspeople case managers — creating a documented record in the case management file before the tenant had any opportunity to respond or clarify.

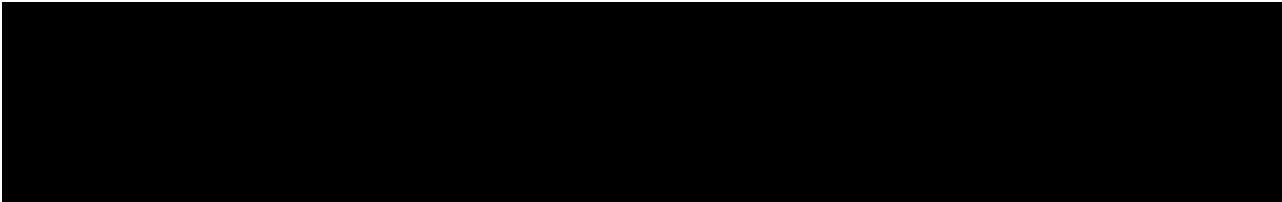
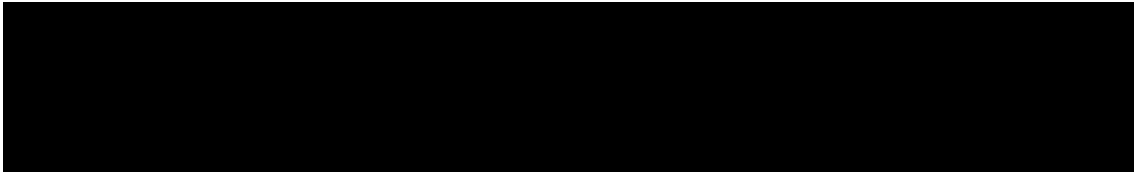
Under 24 CFR § 578.53(a)(1), supportive services must assist program participants to obtain and maintain housing — not receive and transmit the property manager's complaints about them. A direct communication channel between the property manager and the case management organization, used to document tenant complaints before the tenant is informed, inverts the advocacy relationship the CoC framework requires. The case manager's impression is formed by the property manager's framing before the tenant speaks. Townspeople's awareness that the property management relationship was problematic — documented in [REDACTED] wn words — did not prevent them from serving as a conduit for it.

Medical Documentation of [REDACTED]

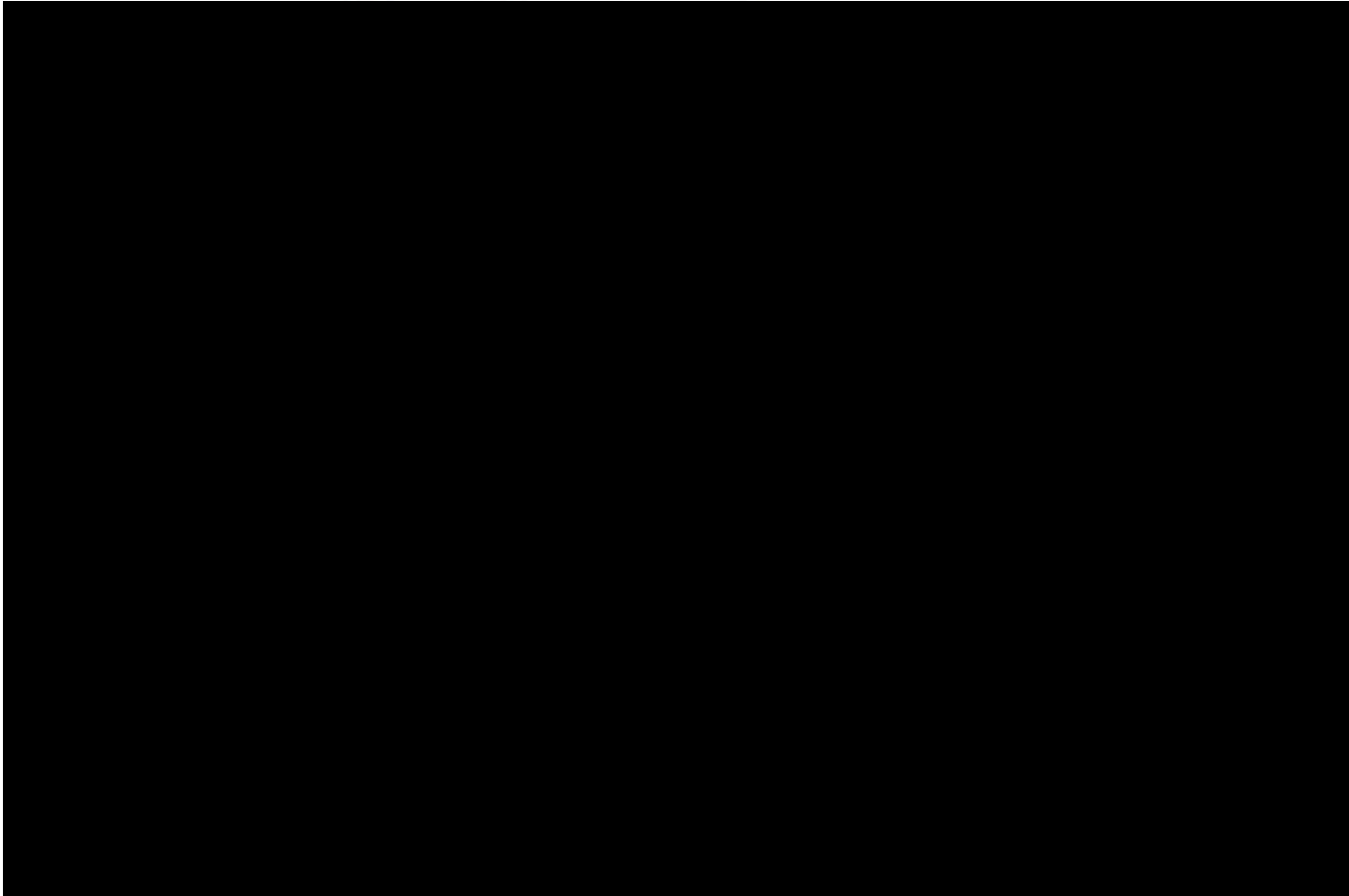


[PHOTO: [REDACTED] 9, 20 [REDACTED] Quant lab results]

Lab Results Collected [REDACTED] 9, 2023:



Name: Dwan Marquie Green | DOB: 10/28/1979 | MRN: 2664510-1 | PCP: Maile A Young, MD | Legal Name: Dwan Marquie Green



[PHOTO: [REDACTED] 9, 202 [REDACTED] lab results]

I informed Townspeople case managers [REDACTED] and [REDACTED] [REDACTED] of my severe [REDACTED] tatus in [REDACTED] 2023.

Both case managers acknowledged:

1. Problematic property management.
2. Declining health requiring medical intervention.
3. My [REDACTED] status.

Despite this, Townspeople:

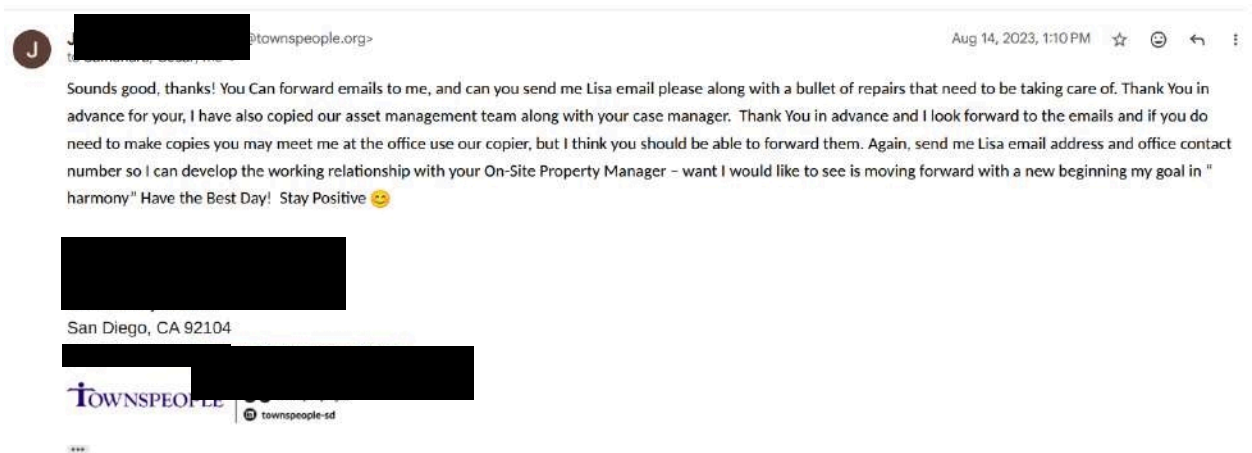
- Suggested I find my own housing, failing to use their placement authority.
- Offered no relocation assistance.
- Took no action to remove me from the problematic, substandard environment with known habitability violations since November 2021.

B. August 2023: [REDACTED] Enters - Third Townspeople Representative

Townspeople failed to use their placement authority to relocate me, despite having documented knowledge of my living conditions since November 2021. Instead, they tasked yet another staff member with negotiating repairs with a property manager who is acknowledged as problematic and who maintains a hostile environment.

[REDACTED] intervened because [REDACTED] could not communicate with me directly.

August 14, 2023: [REDACTED] (third Townspeople representative) requested I send comprehensive documentation including photographs and all emails with [REDACTED]



[PHOTO: August 14, 2023 Email From [REDACTED]]

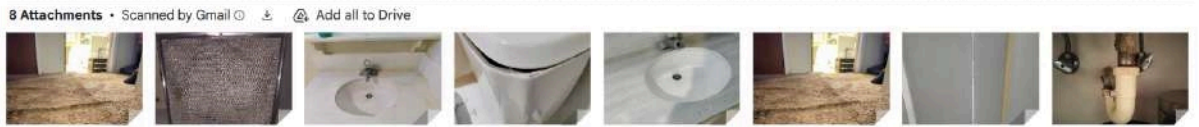
August 15, 2023: I provided complete documentation including photographs of the carpet showing extensive dark discoloration. At the time, I understood this to be soiled carpet requiring replacement. I did not yet know that the discoloration was consistent with soot deposits — the product of years of incomplete combustion from two deficient furnaces. That connection was not made until the contamination was documented photographically in May 2024 and independent research helped me to establish and identify patterns.



[PHOTO: Email with comprehensive documentation including carpet photos]

August 15, 2023: [REDACTED] Sends Repair Requests to Property Management

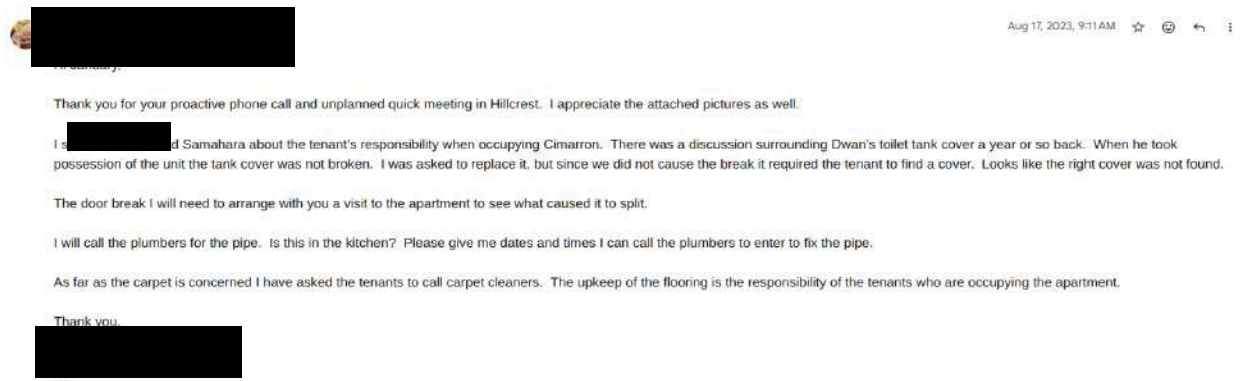
Twenty-one months after my initial November 2021 habitability request, [REDACTED] sent [REDACTED] seven photographs of issues requiring repair or replacement - some new issues, some still unresolved from 2021. She copied [REDACTED], and me.



[PHOTO: August 15, 2023 [REDACTED] email to [REDACTED] ith repair requests]

August 17, 2023: [REDACTED] sponded, revealing coordination with Townspeople staff that led to dismissals:

"Thank you for your proactive phone call and unplanned quick meeting in Hillcrest... I spoke to [REDACTED] nd [REDACTED] about the tenant's responsibility when occupying [REDACTED]"



[PHOTO: August 17, 2023 email fro [REDACTED]

█████ then systematically dismissed habitability violations as tenant responsibility:

- **Toilet tank cover: Claimed I broke it** (false - plumber broke it during landlord-initiated repair, documented in my November 2021 request)
- **Door crack:** Required inspection to **"see what caused it to split"** (aging door, normal deterioration)
- **Carpet: "The upkeep of the flooring is the responsibility of the tenants"**

█████ framed landlord habitability obligations as **"tenant responsibility."** Rather than Townspeople staff challenging █████ is characterization of landlord obligations, they participated in discussions about how to shift responsibility onto the tenant.

(Detailed analysis of these specific violations in Section VIII)

C. August 22, 2023: Confidential Disclosure of Legal Intent - █████ Copied

August 22, 2023: I sent email to case manager █████ copying █████:

"I'm considering my options about moving but I still feel as if I'm being forced out as I never had a problem living in this complex until █████ arrived. I still think it's worth it for me to find a lawyer. I have a lot on my plate as it is but I will have to find the time to finally get this situation addressed legally."

DM G. <dwangreen1@gmail.com>
to Cesar, January

Aug 22, 2023, 11:14 AM

[REDACTED]

Hope all is well. I just wanted to follow up with both of you. Tomorrow I am expecting that someone will be repairing the leaky pipe in my bathroom. That seems to be the only issue [REDACTED] to address. I know she mentioned that one of you could come to the property to look at the crack in the door to "determine how it happened" but I really don't see the point in that at all other than making things difficult.

I've attached more emails that are relevant to this ongoing issue with Lisa. Over the weekend she sent out an email about preparation for the storm. I simply replied with a question and of course she decided not to respond.

I'm considering my options about moving but I still feel as if I'm being forced out as I never had a problem living in this complex until Lisa arrived. I still think it's worth it for me to find a lawyer. I have a lot on my plate as it is but I will have to find the time to finally get this situation addressed legally.

Thanks again for all your help.

Dwan

[PHOTO: August 22, 2023 email [REDACTED] copying [REDACTED]

Context in email:

- [REDACTED] nly willing to address leaky pipe
- [REDACTED] quiring Townspeople inspection of door crack to **"determine how it happened"** - I noted this seemed to be **"making things difficult"**
- [REDACTED] ignored my safety question about unsealed windows during Storm Hilary preparation
- Attached additional emails documenting [REDACTED] attern

[REDACTED] <[REDACTED]@townspeople.org>
Aug 22, 2023, 1:43 PM

Hi Dwan,

Thank you for sharing these with us, they'll be added to your file here.

We're ready to help you look for housing leads if you decide that's what you need, and are here if you need us for anything else as well. Keep us posted regarding your efforts to find a legal solution to the situation and let us know too if there are any documents or support you need from us as well.

Best regards,

[REDACTED]

cesar@townspeople.org
www.townspeople.org

TOWNSPEOPLE | townspeople.org | townspeople_3D | townspeople_4d

[PHOTO: August 22, 2023 response from [REDACTED]

██████████ response:

"Thank you for sharing these with us, they'll be added to your file here. We're ready to help you look for housing leads if it you decide that's what you need... Keep us posted regarding your efforts to find a legal solution to the situation"

Ten minutes later, ██████████ sent second email offering "extra case management resources":

- Family Health Centers
- San Ysidro Health
- Neighborhood House Association
- Being Alive (utility assistance)



[PHOTO: August 22, 2023 1:31 PM email from ██████████ with referrals]

Analysis: Townspeople offered general agency referrals rather than the required housing advocacy, management intervention, or relocation from unsafe conditions. ██████████ received confidential communications detailing my intent to seek legal action for habitability violations and my feeling of being "forced out" by the new property manager. This information was disclosed solely to housing provider staff, not to property management or the owner.

Nine days later, ██████████ revealed that she spoke with ██████████ / ██████████ and discussed future plans for the unit **"when you move."**

D. August 2023: ██████████'s Coordination with Property Management and Confidentiality Breach

August 30, 2023: Hardwood Flooring Offer and Confidentiality Breach Revealed

On a phone call, ██████████ offered hardwood (vinyl) floors as an "upgrade" from ██████████ and ██████████. During this call, she revealed:

- ██████████ already planned to install the flooring "when you move"
- Rent would increase from \$2,020/month up to \$2,800/month after planned renovations (improvements he was willing to make upon my departure but not when I brought up habitability issues)
- **"You don't own the building"** and **"the owners decide upgrades"**

***Note:** During the conversation, ██████████ made me feel I was being difficult or demanding, as she reminded me that I do not own the property and she considered the flooring to be an "upgrade." I did not. Her tone suggested she expected gratitude and had already coordinated this with ██████████ and ██████████.*

This phone call occurred nine days after I confidentially disclosed to Townspeople case managers (copying ██████████) that I was considering moving.

██████████'s revelation that ██████████ knew about "when you move" proved:

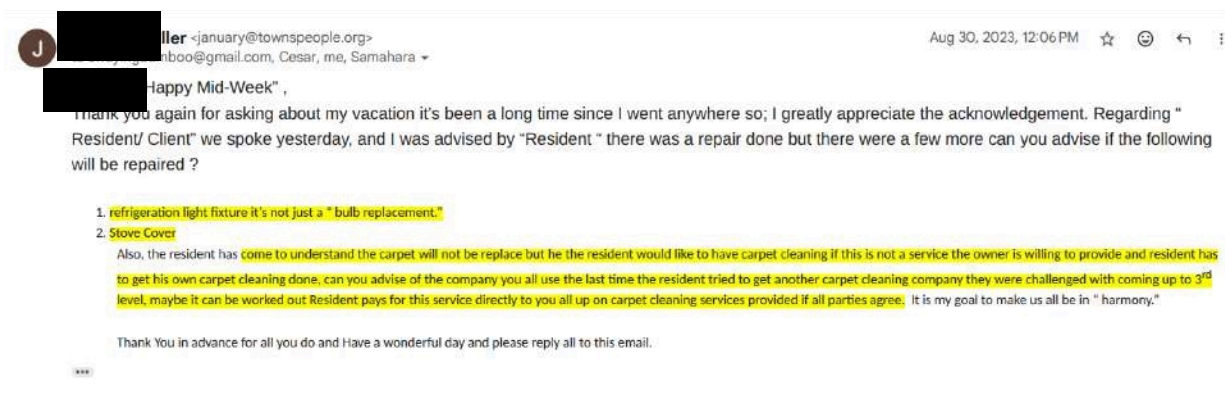
- My confidential discussions about moving had been shared with property owner
- ██████████ knew I was planning to leave
- The hardwood "offer" was owner's profit strategy for after my departure, not client advocacy
- Townspeople breached client confidentiality

I declined hard flooring because carpet is a medical accommodation for ██████████ providing insulation and cushioning for chronic pain and

temperature sensitivity. I only requested carpet replacement, which was previously approved and scheduled by [REDACTED] in September 2021.

Same day (August 30, 2023, 12:06 PM): [REDACTED] wrote t [REDACTED]

"Happy Mid-Week, Thank you again for asking about my vacation... *Regarding 'Resident/Client' we spoke yesterday, and I was advised by 'Resident'... the resident has come to understand the carpet will not be replace*"



[PHOTO: August 30, 2023 email from [REDACTED] to [REDACTED]

Analysis:

- [REDACTED] built personal rapport with [REDACTED] "Happy Mid-Week," vacation chat) despite 21 months of ignored habit [REDACTED] violations
- [REDACTED] adopte [REDACTED] position that carpet would not be replaced, framing it as my "understanding" rather than property management's refusal to honor [REDACTED]'s September 2021 approved installation

Note: [REDACTED] *never correctly spelled my name in any documented correspondence across seven months of case management — addressing me as 'Dawn,' 'Dawan,' 'D,' and 'Hello There' in direct emails, while addressing [REDACTED] [REDACTED] by name throughout the same communications. When coordinating with property management, she referred to me as 'the client/Resident,' 'Resident/Client,' and 'the resident' in emails where I was copied — categorical labels used in direct correspondence, not internal case notes. Every other documented staff member — [REDACTED], [REDACTED], [REDACTED] — used my correct name. [REDACTED] never did, from her first email through her last documented communication. The contrast is not subtle. It is the entire correspondence record.*

August 30, 2023, 3:12 PM: After I declined hardwood flooring based on medical need [REDACTED] eframed my declining of her unsolicited offer as canceling my request:

"I also cancelled your new hardwood floor install"



[REDACTED]

Aug 30, 2023, 3:12 PM ☆

Thank you, Dwan. I also cancelled your new hardwood floor install.

Best,

[REDACTED]



DM G. <dwangreen1@gmail.com>
to Swaying, January, Cesar, Samahara ▾

Aug 30, 2023, 3:16 PM ☆

No problem. It was just a matter of preference on my part. I'll stick with the carpet.

[PHOTO: August 30, 2023 3:12 PM email from [REDACTED]]

I never requested hardwood floor installation. I consistently requested carpet replacement for a documented medical need. [REDACTED] framed my declining her offer as me canceling a request I never made.

August 31, 2023: [REDACTED]'s Alignment with Property Management Interests

[REDACTED] sent email to [REDACTED]:

"Thank You [REDACTED] appreciate your efforts we had a very successful conversation and I do have an acumen for 'property management'... I know the ends and outs of managing real estate 'apartment communities' tel [REDACTED] I appreciate his willingness to upgrade the flooring. Please advise me once the other repairs complete – It is agreed that resident decline flooring upgrade."



[PHOTO: August 31, 2023 email from [REDACTED] to [REDACTED] one-word email to me]

[REDACTED]:

- Thanked [REDACTED] r **"successful conversation"**
- Showcased property management credentials TO property management
- Thanked [REDACTED] for **"willingness to upgrade"** flooring that contradicted my medical need
- Adopted [REDACTED] also framing: **"resident decline flooring upgrade"** (I declined owner's unsolicited hardwood offer, not an "upgrade")

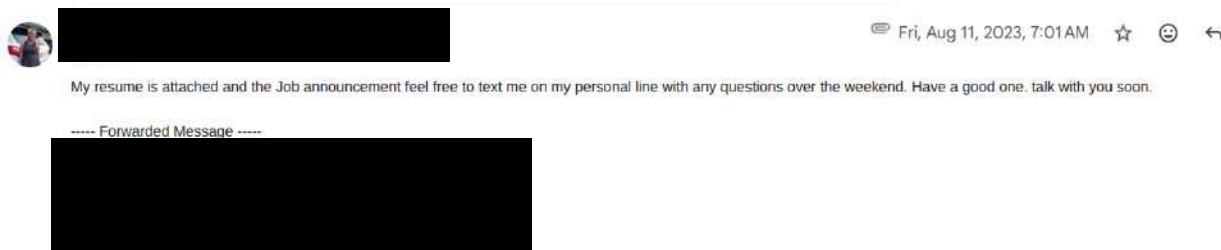
[REDACTED] then sent me a separate one-word email: **"Noted."**

This exchange reveals who [REDACTED] aligned with: [REDACTED] and [REDACTED]. She showcased expertise to them, thanked them for considering the owner's profit interests, and reduced the immunocompromised client to one-word acknowledgment.

[REDACTED]'s Property Management Background and Inappropriate Boundary Violation

August 11, 2023: [REDACTED] (using personal email [REDACTED]) sent me her resume and a job announcement,

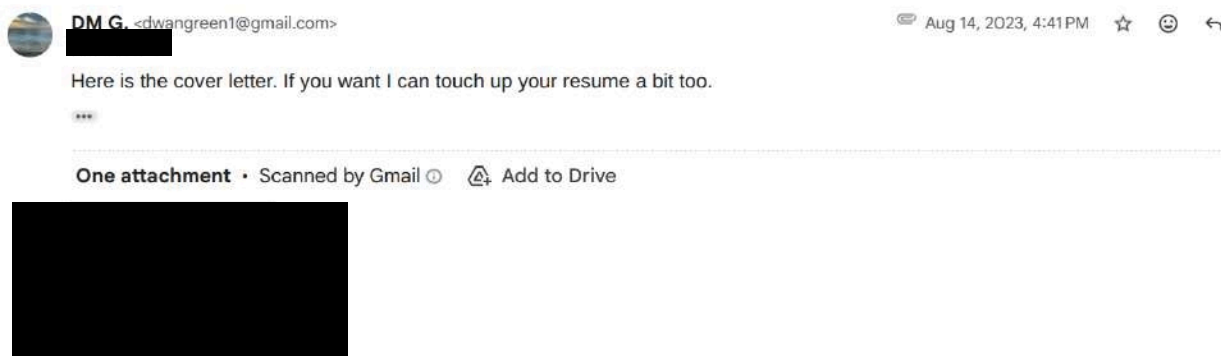
She wrote: **"feel free to text me on my personal line with any questions over the weekend."**



[PHOTO: August 11, 2023 email from [REDACTED] requesting cover letter]

August 14, 2023: I delivered the completed cover letter to her.

September 5, 2023: [REDACTED] responded: *"Thank you. I have it I think my aunties death and my trip got me all weird I didn't see this email wow thank you this is fire"*



[PHOTO: August 14, 2023 email delivering cover letter and acknowledging receipt]

I was never paid for this professional service, despite her promise of payment.

The service provider tasked with advocating for me:

- Requested I perform professional services for her personal employment search
- Never compensated me despite promise of payment
- Treated vulnerable client experiencing financial difficulties as unpaid freelancer rather than maintaining appropriate professional boundaries

SECTION VIII: SYSTEMATIC HABITABILITY VIOLATIONS (2021-2026)

Applicable Regulations

- **24 CFR § 578.75(b)(1) and (b)(2):** Pre-assistance and annual inspection requirements; ongoing HQS compliance obligation throughout grant period
- **24 CFR 5.703:** Decent, safe, and sanitary standard including air quality, ventilation, and structural integrity
- **24 CFR § 578.51(g):** Rent reasonableness — CoC funds may not support a unit that fails to meet habitability standards
- **California Title 25 § 34:** Permanent heating required in all habitable rooms
- **California Health and Safety Code § 17920.3:** Substandard conditions including water damage, mold, and deteriorating surfaces
- **24 CFR § 578.95(c):** Conflict of interest — service provider coordination with property management that served landlord interests over client welfare

Section Contents

- A. Carpet — 6+ Years Old, Installation Betrayed, Finally Removed
- B. Soot Contamination Discovery & Furnace Issues Persist
- C. Windows & Vanity — Promises From Same Communication, Both Broken
- D. Kitchen Sink & Faucet — Selective Maintenance, Burden Shifting
- E. Toilet Tank Cover — False Accusations, Mismatched Replacement
- F. Cracked Front Door — Delayed Patch, Significant Threshold/Frame Gap

A. Carpet - 6+ Years Old, Installation Betrayed, Finally Removed

Move-In Documentation (October 2015)

Housing Background: I moved into this unit from transitional housing following a period of housing instability on October 15, 2015.

- Photographed carpet condition at move-in
- Carpet aged/worn even in 2015
- Bedbugs discovered within two weeks

- Did not complain about carpet condition

Note: *I moved into this unit on October 15, 2015, following a period of housing instability. Though I photographed the carpet's condition at move-in and noted it was already aged and worn, I did not complain. Within two weeks, [REDACTED] treated a bedbug infestation I did not cause. Coming from homelessness and navigating its associated stigma, I understood that advocating for better conditions risked being labeled a "difficult tenant"—a perception with documented consequences for vulnerable individuals. This initial accommodation set a decade-long pattern: accepting substandard conditions in silence because the perceived cost of speaking out exceeded the cost of living with the issues. I managed the frequency of my habitability requests with restraint — waiting far longer than any reasonable standard required before formally documenting conditions I had been living with for years.*



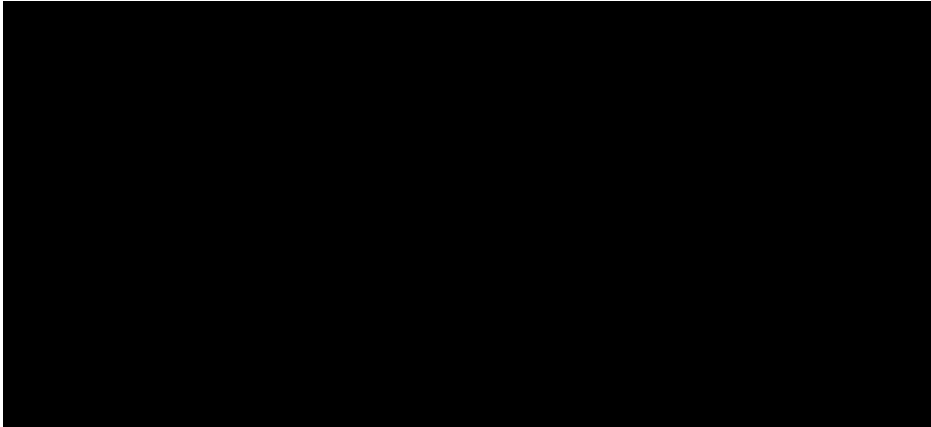
[PHOTOS: Living Room Move-in carpet condition Taken September 30, 2015]



[PHOTOS: Living Room and Bedroom Move-in carpet condition Taken September 30, 2015]

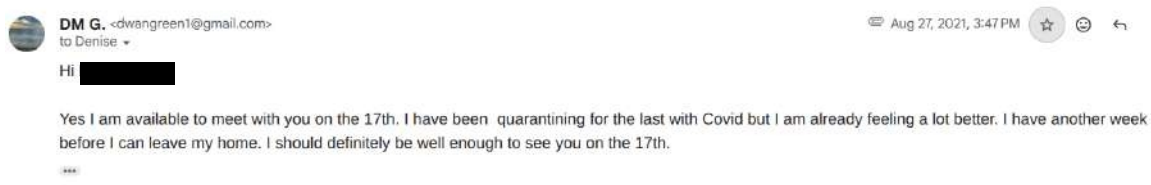
Late August 2021: COVID Recovery

August 22, 2021: [REDACTED]



[PHOTO: August 22, 2021] [REDACTED]

Late August 2021: I was quarantining with COVID-19. Townspeople case manage [REDACTED] scheduled follow-up appointment for September 17, 2021.



[PHOTO: August 27, 2021 email exchange with [REDACTED] documenting COVID quarantine]

[REDACTED] Carpet Arrangement & Cancellation

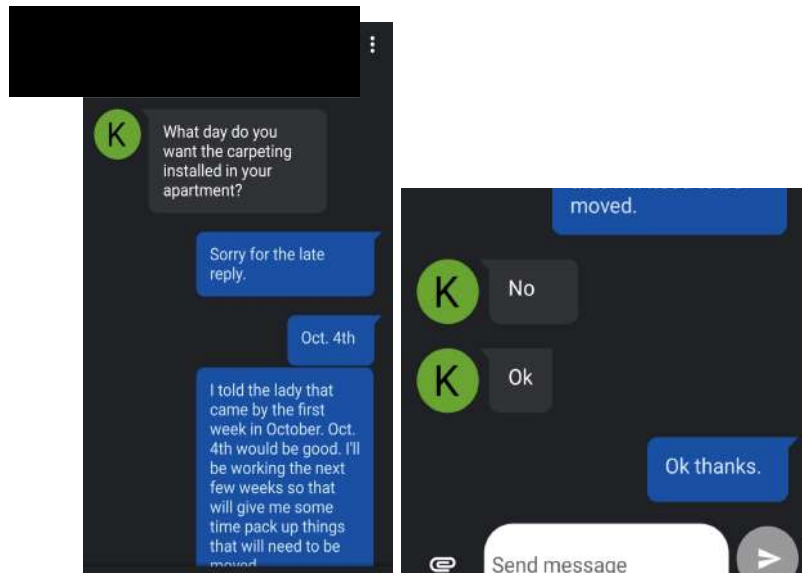
While recovering from COVID, [REDACTED] approved a request for carpet replacement.

September 9, 2021: [REDACTED] representative [REDACTED] came to the unit with samples and to [REDACTED] ents.



[PHOTO: [REDACTED]]

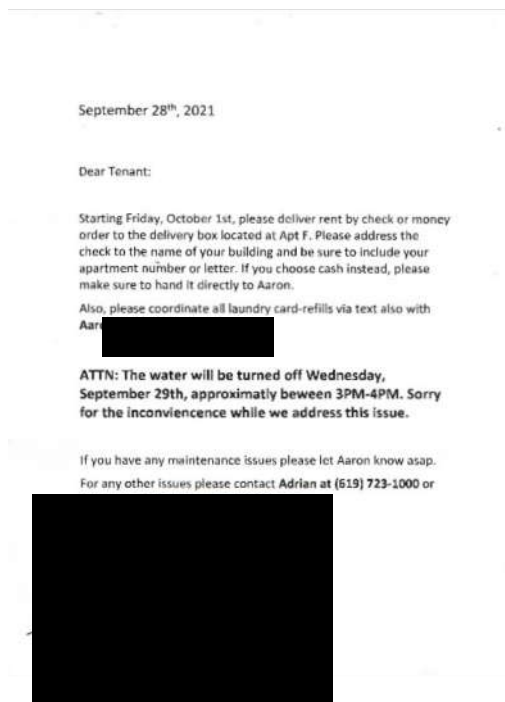
September 13, 2021: [REDACTED] scheduled carpet installation for October 4, 2021. Over the following two weeks, while still recovering from COVID, I packed my entire apartment in preparation for the installation.



[PHOTO: September 13, 2021 text from [REDACTED] eduling carpet installation]

September 28, 2021: Management Transition Begins

██████ letter to all tenants establishing his role as property contact, directing all maintenance requests to himself and other issues to ██████ or ██████ at ██████ the dissolved corporate entity.



[PHOTO: September 28, 2021 letter from ██████ establishing role]

Five days before scheduled carpet installation, property management changed hands.

September 30, 2021: Carpet Installation Canceled

Called ██████ to confirm the October 4th appointment. The company stated they need ██████ payment or follow-up from ██████ about the appointment.

██████'s response: Carpet is **"a low priority."** ██████ will be **"removed by the end of October."** Characterized ██████'s approved maintenance requests as promises made **"while under the influence"** — creating blanket justification for voiding all pending repairs.



[PHOTO: Email to [REDACTED] documenting carpet cancellation]

November 9, 2021: Request to [REDACTED]

Included carpet replacement in comprehensive nine-item habitability request with photographic documentation submitted to new property manager [REDACTED].

Context provided to [REDACTED]

"Back in [REDACTED] I spoke with [REDACTED] about it and he had a carpet company [REDACTED] take measurements and I picked out a sample. We set an appointment but unfortunately, the company never received

payment. **Of course, I understood that with the transition in management that the installation would not take priority."**

Townspeople [REDACTED] had proofread this request before I sent it, so Townspeople had full knowledge of carpet cancellation and ongoing need.

[REDACTED] 26, 2022: [REDACTED] Dismissal

[REDACTED] mail response: **"Normal wear and tear along with care of your ent must be maintained by you... I suggest you look up some carpet cleaning companies"**

Analysis:

- Landlord responsibility dismissed as tenant obligation
- Carpet now 6+ years in my tenancy
- Professional company already measured and selected sample
- [REDACTED] could have simply paid [REDACTED] and scheduled installation
- Instead, dismissed 6+ year-old carpet as my maintenance responsibility

April 16, 2024: Carpet Offered as "Reward"

During a courtyard meeting following four consecutive inspection failures [REDACTED] offered new carpet as "reward" for cooperation during re-inspections. 6 months after I declined the offer for "hardwood" vinyl flooring.

When I explained that [REDACTED] had already measured and I had selected samples, [REDACTED] declined to use them. She has an excuse about not working with the company anymore.

Process made deliberately difficult:

- Required that I accompany her to carpet stores
- Sourcing issues and delays
- Claims owners shifting away from carpet installs
- Made so burdensome I eventually accepted vinyl flooring instead

May 28 - June 6, 2024: Vinyl Flooring Installation

Twice in three years, I packed my entire apartment for flooring work. The first attempt (September 2021) with approved carpet was canceled. The second (May 2024) involved unwanted vinyl I accepted after the carpet process was made difficult. This two-week installation required moving all belongings between rooms and allowed [REDACTED]'s contractors unsupervised access to my unit.

May 28 - June 6, 2024: Vinyl flooring was installed throughout the unit based on owner preference. The installation created new habitability violations when contractors installed wooden baseboards in the bathroom over pre-existing water damage visible during installation.



[PHOTO: Vinyl flooring installation showing complete removal of carpet]

Vinyl Installation Created New Violations

Bathroom: Contractors replaced linoleum with vinyl and installed wooden baseboards — inappropriate materials for a wet environment.

Result: Water damage and mold growth beneath bathroom baseboards, cited by SDHC October 27, 2025 and still unfixed February 2026. *(Detailed in Section VI)*

B. Soot Contamination Discovery & Furnace Issues Persist

While preparing this report 20 months after carpet removal, I connected a previously misunderstood pattern in photographs spanning several years. Dark discoloration documented on the carpet, bedroom doorframe, furnace grates, and ceilings aligns with soot deposits from two deficient furnace systems. These instances share characteristics consistent with combustion byproduct accumulation: specific placement along air circulation paths, distinct color and texture, and high concentration near furnace surfaces.

- Extensive dark contamination embedded in the carpet — photographed May 2024
- Bedroom doorframe staining present since the original furnace era, 2015–2019
- Furnace grate discoloration visible in both 2019 and 2026 photographs
- Ceiling surface darkening visible after vinyl installation — photographed July 2024

The connection between these observations and the documented furnace history is consistent with the pattern — but professional assessment would be required to confirm the composition of the deposits.

May 28, 2024: Extensive Dark Contamination Discovered in Carpet

While prepping for vinyl flooring, I photographed extensive dark contamination, later identified as soot (Feb 2026), embedded in the carpet, especially near the furnace. This discovery occurred nearly 20 months after the photo and carpet removal.





[PHOTO: Carpet showing concentrated contamination near furnace area May 28, 2024]



[PHOTO: Carpet near furnace area showing concentrated contamination May 28, 2024]

The carpet may have been acting as a particulate filter for the duration of the tenancy or longer. The contamination did not end with the carpet removal — the replacement furnace continues to operate with the same deficiency. Professional assessment would be required to confirm the composition of the deposits, but

the documented furnace history, the confirmed CO emergency, and the pattern of discoloration are collectively consistent with ongoing soot accumulation in an inadequately ventilated furnace.

June 2024: Contaminated Carpet Removed - No Disclosure

- Nine years of carpet were removed and disposed of.
- Property management provided no disclosure about the contamination: its nature, health risks, or cause.

Replacement Furnace - Deficient from Installation:

- Installed with only single vent (living room only)
- Bedroom vent eliminated
- Six years later (Feb 2026): Shows same soot contamination as original
- Still violates California Title 25 §34
- Underlying combustion problem never corrected

Replacement Furnace



[PHOTO: Furnace Wall and grate showing heavy black soot Feb 2026]

Connection to December 2019 Carbon Monoxide Poisoning

(See Section II for complete medical emergency documentation: carboxyhemoglobin 2.9%, emergency treatment, [REDACTED]'s 24-hour furnace replacement)

Three days after the CO emergency, I documented the original furnace. Both ventilation grates show visible dark contamination. This furnace heated both the living room and bedroom.

December 15, 2019 - Original Furnace Already Showing Soot:



[PHOTOS: Original furnace showing BOTH vents - upper living room and bedroom, bedroom door visible soot contamination Dec 15, 2019]

Current Photo



[PHOTO: Bedroom door and sealed vent showing soot Feb 2026]

July 2024 — one month after carpet removal. Visible darkening on ceiling surfaces and upper walls is consistent with soot deposit accumulation from two deficient furnace systems spanning 2015–2024. Discoloration is concentrated near the furnace unit and follows airborne particulate settlement patterns. The bedroom doorframe visible in the background shows contamination consistent with the original furnace's bedroom ventilation path prior to the December 2019 carbon monoxide emergency. No painting was performed in this space during the tenancy except one accent wall adjacent to the bookcase.

July 16, 2024: Soot Visible on Ceiling



[PHOTO: Taken after vinyl installation showing dark soot contamination across ceiling, July 16, 2024]

An additional complicating factor: Medical Necessity and Exposure: Because [REDACTED] impairs my thermoregulation, I relied heavily on the furnace to maintain constant temperatures my condition requires. This necessity likely increased my cumulative exposure to combustion byproducts from the deficient systems.

Recent Indicators: In February 2026, I stopped using the furnace after identifying a contamination pattern. During heavy rains on February 17–18, 2026, I experienced headaches and nausea while hearing water in the ventilation—symptoms consistent with the backdrafting mechanism that caused my 2019 carbon monoxide emergency.

Unresolved Dilemma: I cannot risk further carbon monoxide poisoning, yet space heaters are financially unsustainable and medically inadequate to maintain the stable ambient temperatures I require.

The full extent of the cumulative harm remains unknown. Since 2015, potential exposure to combustion byproducts from deficient furnace systems has posed serious health risks. For an immunocompromised individual, years of potential soot inhalation carry respiratory and immune consequences that require professional evaluation to assess fully.

What Soot Is and How I Identified It

Soot is fine black carbon residue produced by incomplete combustion of fuels. According to the EPA, "Particles, released when fuels are incompletely burned, can lodge in the lungs and irritate or damage lung tissue."^[1] Residential heating systems with improper ventilation or combustion issues release combustion byproducts including particulate matter (soot), carbon monoxide, and other pollutants that deposit on surfaces as visible dark staining.^[2]

Characteristic indicators that confirmed this was combustion-related soot:

- Black/dark discoloration concentrated around heat source (furnace)
- Progressive accumulation over time (visible worsening from 2019-2026)
- Distribution pattern following airflow from furnace vents throughout apartment
- Correlation with documented CO poisoning from same furnace system (December 2019, carboxyhemoglobin 2.9%)

The CDC/ATSDR identifies combustion byproducts including soot as respiratory hazards: "People who have heart or lung disease are more vulnerable to the toxic effects of carbon monoxide."^[3] Immunocompromised individuals face heightened risks from prolonged exposure to combustion pollutants.^[4]

Furnace maintenance guidance: The EPA states that "Blocked, leaking, or damaged chimneys or flues release harmful combustion gases and particles and even fatal concentrations of carbon monoxide," and recommends annual professional inspection of all combustion appliances.^[5]

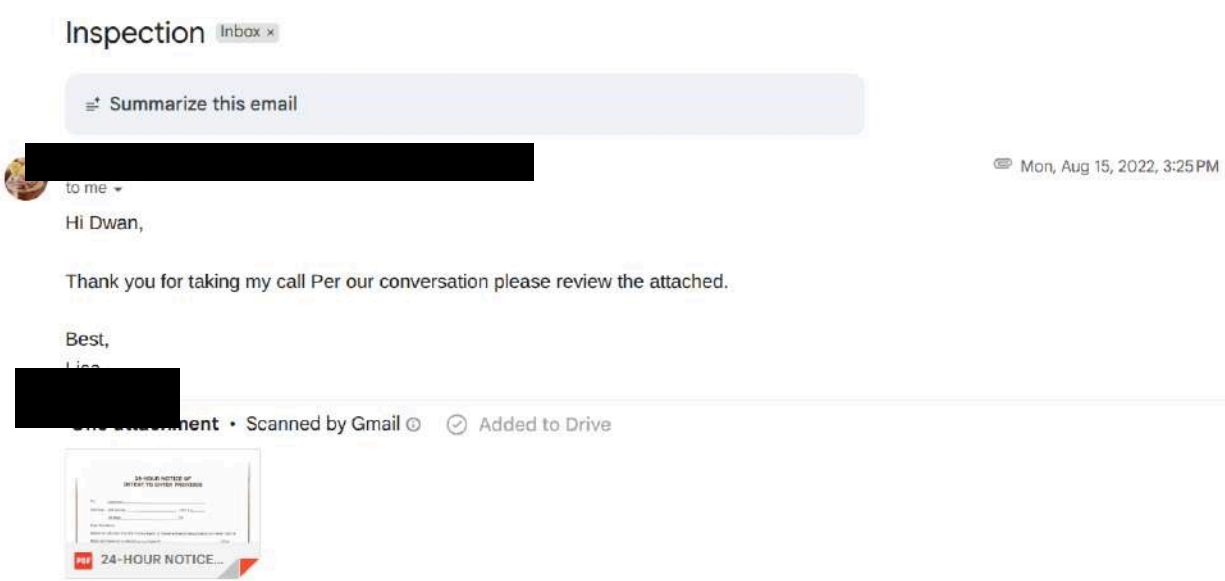
██████████'s Direct Knowledge and the Flooring Campaign

September 2021: After ██████████'s removal, the replacement furnace's pilot light failed. I contacted ██████████ (listed on the September 28, 2021 letter), and ██████████ personally came to relight it. ██████████, whom I had never met and didn't realize was the property owner, physically worked on the replacement furnace. He was directly aware of the deficient system that caused my December 2019 carbon monoxide poisoning.

Additional Documentation Avenue: "Lender Appraisal" Inspections

██████████ scheduled inspections described as "lender appraisals" or "annual inspections conducted on behalf of our Federal lender" where an unnamed person entered my home, took digital photographs of every room, and left without conducting any actual inspection work.

August 15, 2022: ██████████ notified me of inspection scheduled for August 19, 2022:



24-HOUR NOTICE OF INTENT TO ENTER PREMISES

To: Dwan Green

Address: [REDACTED]

San Diego, CA

Dear Resident:

Please be advised that the Owner/Agent or Owner's/Agent's employee(s) will enter above listed premises on or about (Date/Time) August 19, 2022, during normal business hours for the reason listed below:

- To make necessary or agreed repair(s) and/or improvement(s)
- To exhibit the premises to: a prospective tenant, workers and/or contractors
- Other:
Inspection required by third party from 1:30 PM-6:00 PM

If you have any questions, please don't hesitate to call.

Owner/ [REDACTED]

Date: 08/15/2022 PH [REDACTED]

This notice is given in accordance with the provisions of Section 1954 of the California Civil Code.



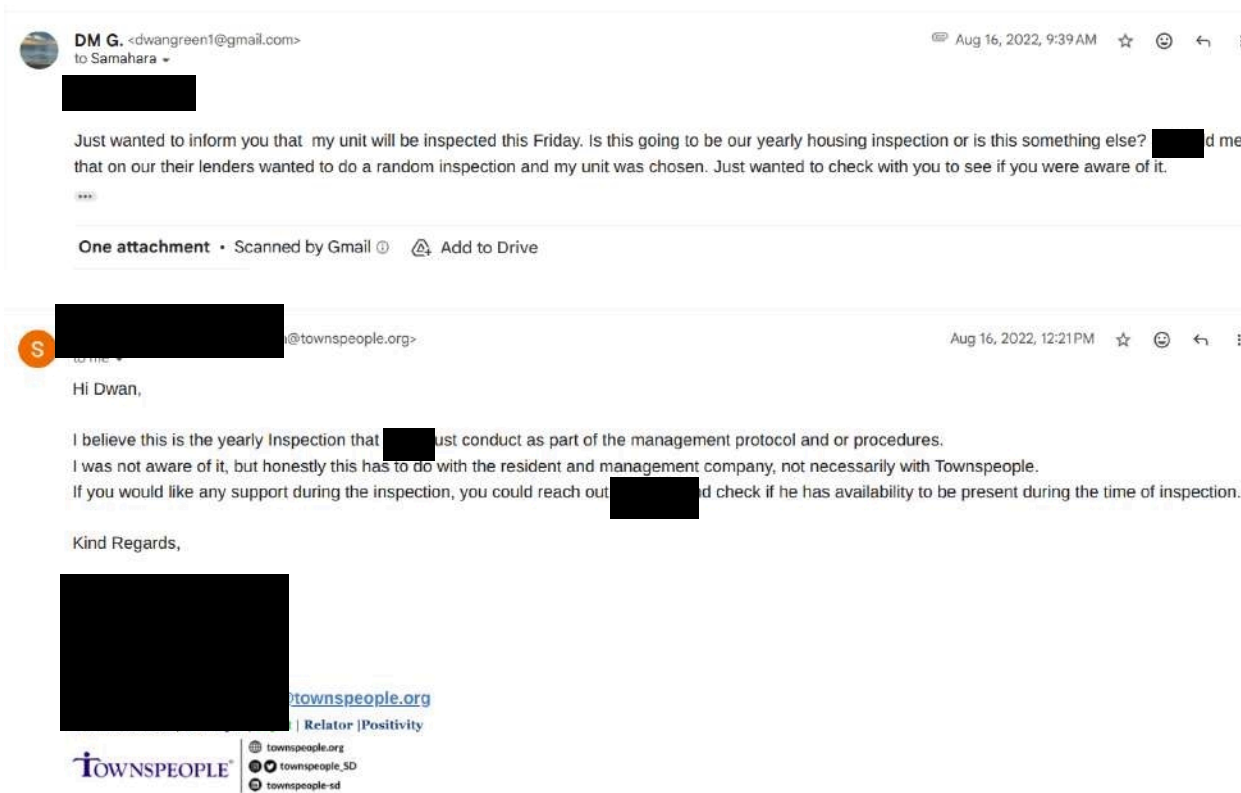
AGA Form No. 130 (Rev. 04/05) - Copyright 2005 - Apartment Owners Association of California - www.aoa.org
• San Fernando Valley (818)888-0200 • Los Angeles (323)637-8811 • Long Beach (562)597-2422 • Garden Grove (714)539-0000 • San Diego (619)280-7007 • Northern California (510)709-7521

[PHOTO: Email with 24-Hour Notice attachment August 15, 2022]

[REDACTED] ld me **"their lenders wanted to do a random inspection and my unit was chosen."**

August 16, 2022: I contacted Townspeople's [REDACTED] asking if this was the yearly housing inspection or something else. [REDACTED] responded: **"I believe this is the yearly Inspection that [REDACTED] must conduct as part of the management protocol and or procedures. I was not aware of it, but honestly this has to do with the resident and management company, not necessarily with Townspeople."**

Even Townspeople's Asset Manager was not aware of this inspection and seemed uncertain about its purpose.



[PHOTO: Email thread regarding Inspection to [REDACTED] - August 16, 2022]

This August 2022 "lender appraisal" inspection provided another avenue for [REDACTED] an [REDACTED] to obtain detailed photographic documentation of the apartment's condition, including the contaminated carpet, under a pretext that concealed their actual purpose. The disposition and use of those photographs is unknown.

Pattern continued - November 29, 2024: [REDACTED] sent another 24-hour notice for December 4, 2024 inspection, again described as "annual inspections conducted on behalf of our Federal lender." This was after the carpet had been removed in

June 2024, suggesting these "lender appraisal" inspections may serve other surveillance purposes beyond what is disclosed to tenants.



[PHOTO: Email November 29, 2024]

I found this email after overlooking it and I do not know if they entered my apartment on December 4, 2024.

What Changed After August 2023

August 14-15, 2023: [redacted] received photographs of carpet showing extensive dark contamination

August 22, 2023: I confidentially disclosed to [redacted]: **"I still think it's worth it for me to find a lawyer"** and **mentioned considering moving**

Nine days later (August 31, 2023): [redacted] revealed [redacted]'s plan to install hardwood flooring **"when you move"** and raise rent to \$2,800/month. This proves some level of confidential information was shared with the property owner. There was no operational need to rush flooring - he could wait for my departure.

The Flooring Campaign Pattern

Serious issues left unfixed:

- Deficient furnace (no bedroom heat): Unrepaired for over four years after November 2021.
- Exposed wiring (stove): Cited in October 2025 (second citation); unrepaired for more than 151 days.
- Exposed wiring (closet): Unrepaired for more than 151 days after October 2025.
- Unsealed windows: Never replaced in over four years after November 2021.
- Bathroom vanity (deterioration/discoloration/mold risk): Never repaired in over four years after November 2021.

Flooring pursued urgently instead (Aug 2023–Jun 2024)

- **August 30, 2023:** I declined hardwood based on a medical need for carpet; █████ confirmed cancellation.
- **April 2024:** █████ offered carpet but made the process difficult enough that I accepted vinyl.
- **June 2024:** Carpet removed and vinyl installed.

Why the pattern matters

- Addressing the furnace would have required disclosure.
- Fixing the ventilation or replacing the furnace would mean explaining that years of incomplete combustion and soot exposure posed a health hazard to an immunocompromised tenant.
- Either path creates an obligation to disclose the nature and duration of my exposure to combustion byproducts.
- Changing the flooring erased key evidence
- Removing the carpet destroyed nine years of physical evidence that could have been tested for combustion contamination, exposure duration, and particle composition.
- Installing vinyl created a surface on which soot could be easily wiped away instead of absorbed, preventing documentation of ongoing contamination
- The furnace contamination itself has never been investigated, explained, or disclosed.

Timing And Priorities

By August 2023, ██████████ had ample reason to understand the significance of the carpet contamination: his 2021 service of the replacement furnace, possible access to the 2022 appraisal photos, ██████████'s photos in August 2023, and my documented December 2019 CO poisoning. Taken together, those facts support the inference that he recognized the dark carpet staining as evidence of furnace-related ventilation failure and continued combustion byproduct release.

The resulting pattern is:

- The source of contamination (the deficient furnace) remained unaddressed for over four years.
- The most compelling evidence of that contamination (the carpet) was removed and discarded over a ten-month campaign.
- A contamination-resistant surface (vinyl), which undermined evidence-preservation and conflicted with my disability-related medical need, was installed instead.

██████████ had already said the flooring would be changed **“when you move,”** yet the June 2024 carpet removal was rushed while I still lived there. That timing, after the evidentiary value of the carpet was clear, supports treating the removal itself as destruction of evidence rather than routine turnover work.

Footnotes:

[1] U.S. Environmental Protection Agency, "Sources of Combustion Products," <https://www.epa.gov/indoor-air-quality-iaq/sources-combustion-products> (accessed February 2026)

[2] California Air Resources Board, "Combustion Pollutants in Your Home - Guidelines," <https://ww2.arb.ca.gov/resources/documents/combustion-pollutants-your-home-guidelines>

[3] Agency for Toxic Substances and Disease Registry (ATSDR), "Carbon Monoxide ToxFAQs,"

<https://wwwn.cdc.gov/TSP/ToxFAQs/ToxFAQsDetails.aspx?faqid=1163&toxid=253>

[4] Centers for Disease Control and Prevention, "Clinical Guidance for Carbon Monoxide Poisoning," <https://www.cdc.gov/carbon-monoxide/hcp/clinical-guidance/index.html> (January 2025)

[5] U.S. Environmental Protection Agency, "The Inside Story: A Guide to Indoor Air Quality," <https://www.epa.gov/indoor-air-quality-iaq/inside-story-guide-indoor-air-quality>

C. Windows & Vanity - Both Broken Promises

Windows: Three Years of Broken Promises and Unaddressed Safety Concerns

"We are not replacing the windows at [REDACTED] and we do not see replacing windows as a project now or in the near future."

— [REDACTED], [REDACTED] 2022

November 9, 2021: Included unsealed windows in comprehensive habitability request to [REDACTED]. Windows are poorly sealed, shaky even during normal rainstorms, causing extreme temperature fluctuations and high utility bills.



[PHOTO: From November 9, 2021 habitability request]

August 19, 2023: Before Storm Hilary (major weather event), [REDACTED] sent building-wide email instructing tenants to secure outdoor items. I replied same day at 12:09 PM:

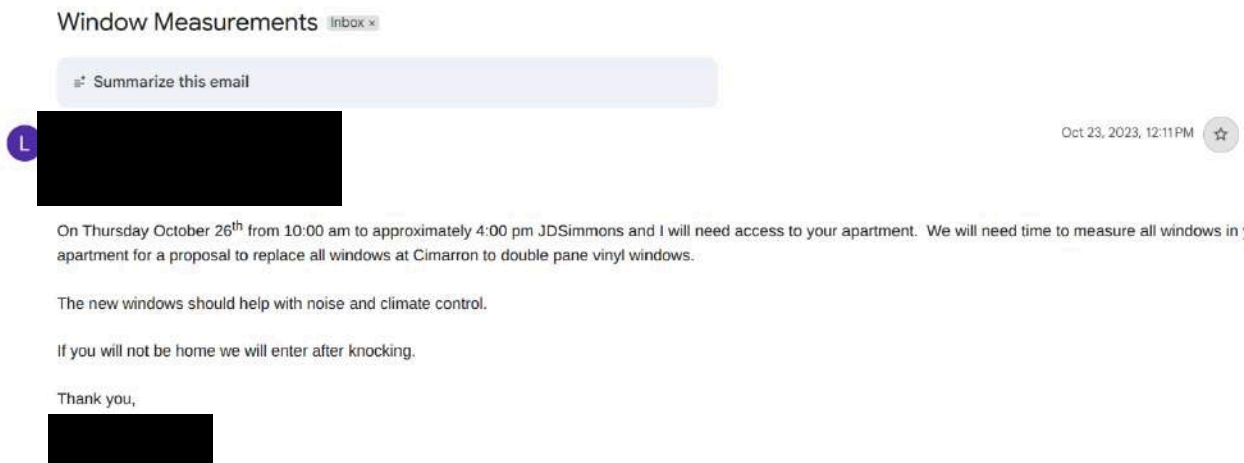


[PHOTO: August 19, 2023 email exchange]

"Any suggestions for windows? They aren't sealed and are already quite shaky during normal rainstorms."

█'s response: None.

October 23, 2023: Two months after ignoring Storm Hilary safety concerns, █ sent building-wide email announcing window replacement:



[PHOTO: October 23, 2023 email]

"On Thursday October 26th from 10:00 am to approximately 4:00 pm █ and I will need access to your apartment. We will need time to windows in your apartment for a proposal to replace all windows at █ to double pane vinyl windows. The new windows should help with noise and climate control."

October 26, 2023: Scheduled measurements never occurred.

November 8, 2023: Despite measurements never happening, █ told me during the repair list discussion that *"they are in the process of having the windows replaced but that won't occur until after the rainy season is over. So probably a few months from now."*



[PHOTO: November 8, 2023 email to Townspeople documenting [REDACTED]'s statement]

March 2026: Windows never measured, never replaced.

The false promise pattern: Safety concern ignored → Measurements announced → Never conducted → Claimed "in process" anyway → Never completed.

Bathroom Vanity: Pattern of Broken Promises

November 9, 2021: Reported deteriorating bathroom vanity with visible mold in initial habitability request.

November 8, 2023: During the same conversation about windows, [REDACTED] agreed to have vanity "refinished with polyurethane (I believe). I'm not sure how soon that will be though."

March 2026: Vanity never refinished. 15+ months since promise. *(Current condition and SDHC citation details in Section VI)*

Pattern: Two repair promises made during the same November 8, 2023 discussion. Both require professional work. Neither ever completed.

Not [REDACTED] *ceived a new window due to a leak - demonstrating capacity to repl [REDACTED] ws when property damage creates urgency. Other units received new vanities, and renovations upon tenant turnover.*

D. Kitchen Sink & Faucet - Selective Maintenance, Burden Shifting

Corroded, Unsanitary Basin

The fixture: Cast iron sink with degraded porcelain enamel coating. Compromised surface exposes iron substrate, causing active rust corrosion visible from underside. Cannot be fully sanitized - direct health concern for immunocompromised resident who must hand-wash all dishes daily.

Medical necessity context: No dishwasher in my unit (other units have dishwashers). Food preparation occurs at this contaminated surface. For immunocompromised, the surface creates bacterial colonization risk in microscopic crevices that normal cleaning cannot address.

Standard replacement cost: \$150-\$300 for stainless steel basin.



[PHOTO: Full view of kitchen sink showing degraded dual basin with modern replacement faucet installed over deteriorated fixture, Feb 14, 2026]



[PHOTO: Kitchen sink overhead view showing differential wear, Feb 14, 2026]



[PHOTO: Left basin showing extensive enamel degradation, Feb 14, 2026]



[PHOTO: Drain area showing severe rust corrosion, Feb 14, 2026]



[PHOTO: Right basin showing extensive enamel degradation, Feb 14, 2026]



[PHOTO: Sink underside showing extensive rust corrosion, Feb 12, 2026]

Improperly Installed Faucet - Tenant Directed to Fix Contractor's Error

April 2024: [REDACTED]'s contractor installed a replacement faucet on a structurally failing, corroded fixture despite documented leaks. The defective installation causes the supply line to knock against the wall, creating loud noise audible to neighbors.

April 3, 2025: After Townspeople relayed noise complaints (not the landlord), I identified the faucet as the source. I explained that lacking a dishwasher necessitates hand-washing and offered to adjust my timing. I explicitly asked [REDACTED] to address the installation or suggest alternatives, yet she directed me to use household items like towels to muffle the noise, shifting the burden of her contractor's error onto me.



DM G. <dwangreen1@gmail.com>
to Lisa, Mark ▾

Apr 3, 2025, 12:57 PM ☆ 😊 ↶ ⋮

Hi [REDACTED]

I was informed by [REDACTED] that there have been some noise complaints. I suspect that the issue is the new faucet that was installed last year in the kitchen. The cord/cable that runs from under the cabinet knocks against the wall whenever the faucet is extended. I can confirm that it does get rather loud even from just washing dishes, pots, and pans in the sink. However, I don't have a dishwasher so there is no alternative but to hand wash my dishes.

I will be more conscious about this issue and avoid washing dishes late at night or early in the morning. This is the only thing I can think of that may be causing the excessive noise described by [REDACTED]. Please let me know if you'd like to address this issue with the faucet installation or if you have any other suggestions.

Thank you,
Dwan

[PHOTO: April 3, 2025, 12:57 PM email offering to let [REDACTED] fix installation]

[REDACTED]'s response: Rather than correcting the improper installation that caused the noise complaint, she directed me to "place a bucket with towels or store something under the sink like paper towels to prevent the faucet hitting something that makes noise" - shifting responsibility for her contractor's defective installation onto the tenant.



Apr 3, 2025, 1:58 PM ☆ 😊 ↩ ⋮

Hi Dwan,

Thank you for your quick and considerate response. I understand you want to do your dishes at a time convenient for you. Can you place a bucket with towels or store something under the sink like paper towels to prevent the faucet hitting something that makes noise?

I will ask your neighbor if this helps. I'm sorry about this. Thank you for your approachable exchange.

Best,



[PHOTO: April 3, 2025, 1:58 PM email directing tenant solution]

█ thanked me for an **"approachable exchange,"** framing my cooperation in fixing her contractor's failure as noteworthy. She consistently ignores requests, breaks promises, and communicates through third parties, yet praises my "approachability" after directing me to compensate for professional plumbing work done incorrectly.



DM G. <dwangreen1@gmail.com>
to Lisa, Mark ▾

Thu, Apr 3, 2025, 2:14 PM

Ok. I will make some adjustments to prevent it from knocking.

...

My compliance: "Ok. I will make some adjustments to prevent it from knocking."
This is the response of a tenant worn down by years of documented dismissals.



[PHOTO: Under-sink plumbing showing bubble wrap I installed per [REDACTED]'s directive, Feb 12, 2026]

Nearly one year later (February 2026): Bubble wrap still in place.

The Pattern & Ongoing Impact

[REDACTED]'s pattern of relaying complaints through Townspeople staff rather than communicating directly created a "problem tenant" narrative with my housing provider, weaponizing ordinary activities (daily dishwashing) while her own defective work remained unaddressed.

E. Toilet Tank Cover - Landlord's Damage, False Accusations, Mismatched Replacement

"The toilet seat and vanity your wear and tear and must be maintained by you." — [REDACTED], [REDACTED] 2022

November 9, 2021 - Reported to [REDACTED]: "A while ago the toilet had to be replaced due to a leak. I believe that the plumber broke the cover on the new toilet and he replaced it with a cover that does not fit properly and constantly slides out of place."

[REDACTED] 26, 2022: [REDACTED] dismissed as **"your wear and tear."**

August 17, 2023: In her email to [REDACTED] (Section VII-B), [REDACTED] wrote:

"I spoke to [REDACTED] and [REDACTED] about the tenant's responsibility when occupying [REDACTED]. There was a discussion surrounding Dwan's toilet tank cover a year or so back. **When he took possession of the unit the tank cover was not broken. I was asked to replace it, but since we did not cause the break it required the tenant to find a cover. Looks like the right cover was not found.**"

This is a fabrication. My November 9, 2021 statement was clear: **the landlord's plumber broke the cover during their leak repair and installed an improperly fitted replacement.**

November 2023: [REDACTED] finally installed replacement cover - after falsely accusing me of breaking the original and purchasing an improper replacement.



[PHOTO: Toilet tank with mismatched cover, Feb 15, 2026]



[PHOTO: Close-up showing color mismatch, Jan 20, 2026]

While this cover does not shift out of place like the 2021 improperly fitted cover, the replacement [REDACTED] installed is visibly a different color than the toilet tank, indicating it is a used replacement sourced from another fixture.

Timeline: 2+ years from initial report to mismatched replacement, only after written false accusation to my housing advocate.

F. Cracked Front Door - Delayed Patch, Significant Threshold/Frame Gap

"The door break I will need to arrange with you a visit to the apartment to see what caused it to split." — [REDACTED]

November 9, 2021 - Reported to [REDACTED]: *"There is a large crack in the wood of the front door and a gap between the door and floor that also contributes to the energy efficiency issue."*



[PHOTO: Door crack running full length of panel, Nov 4, 2021]



[PHOTO: Gap between door and carpet threshold, Nov 4, 2021]

August 17, 2023: In her email to [REDACTED] (Section VII-B), [REDACTED] wrote:

"The door break I will need to arrange with you a visit to the apartment to see what caused it to split."

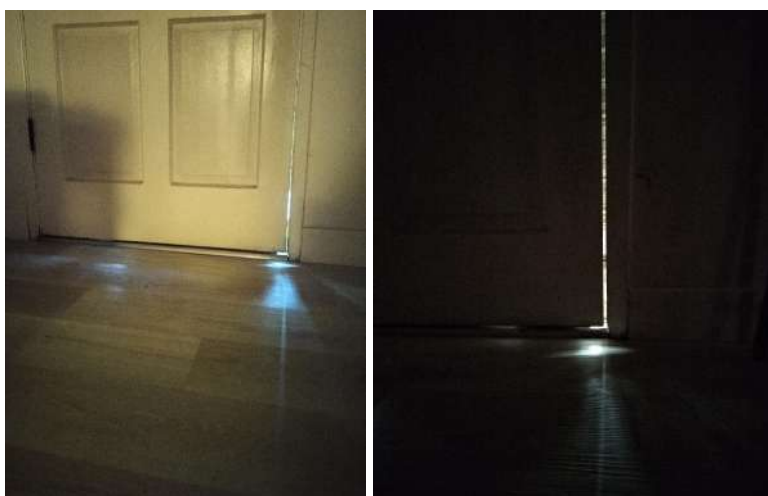
[REDACTED] insisted on coordinating an inspection with Townspeople. This is an aging door on a decades-old building exhibiting normal deterioration. There is no mystery to solve, no incident to blame on anyone, and no reason to involve Townspeople for an inspection - just a delay tactic.

August 22, 2023: I told Townspeople: "I know she mentioned that one of you could come to the property to look at the crack in the door to 'determine how it

happened' but I really don't see the point in that at all other than making things difficult."

November 2023: Crack finally patched - two years after initial documentation. The patch addressed only the visible crack while ignoring the compromised door frame, gap issues, and lack of proper weather sealing.

June 2024: Vinyl flooring installation lowered the floor level. The door was not refitted, resealed, or replaced afterward, leaving the gap persistent.



[PHOTO: Front door after vinyl installation showing persistent gap, June 2024]

March 2026: Threshold gap remains unrepaired.

Security risk: Structural crack and gap compromise door integrity.

Energy efficiency: Gap allows heat loss/gain, increasing utility costs.

Status: Crack patched but gap ignored for 4+ years, 3 months.

Notable context regarding door/window gaps: After my December 2019 carbon monoxide poisoning, property representative ██████████ told me the drafty apartment *"saved my life"* - the gaps and poorly sealed windows prevented lethal CO buildup.

██████████ is aware of the CO poisoning, the deficient replacement furnace (serviced in September 2021), and the gaps that prevented lethal exposure. Sealing the gaps without fixing the persistently deficient furnace is dangerous, risking fatal CO accumulation. The existing dangerous gaps are necessitated by a

deficient furnace, and avoiding addressing both means years of combustion contamination are undisclosed to an immunocompromised tenant.

Section Note: *The scope of this report was limited for length, but the remaining issues are extensive. A bathtub lacking an appropriate drain stopper and experiencing persistent clogs, and a refrigerator bulb that hangs by a wire because it cannot be secured properly, represent just two of what I am certain are many additional violations.*

SECTION IX: WASTE MANAGEMENT FAILURES AND HEALTH HAZARDS

Applicable Regulations

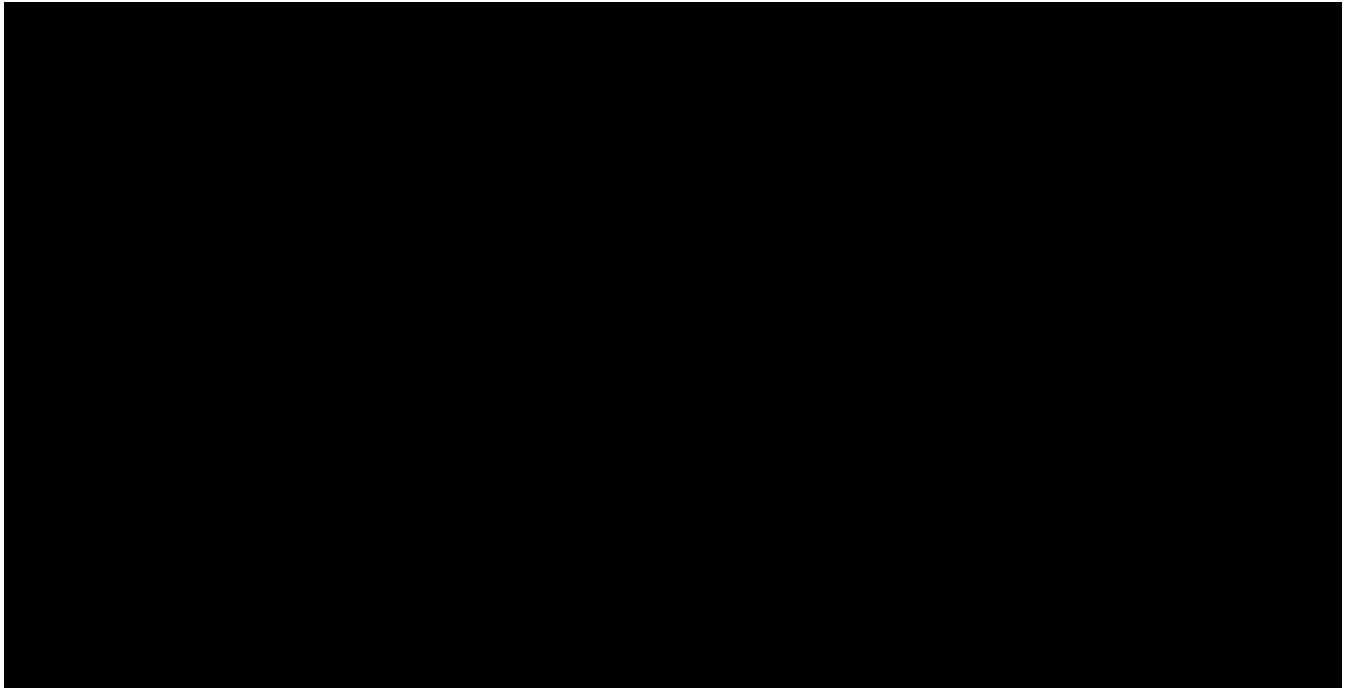
- **24 CFR § 578.75(a)(2):** Services provided with CoC assistance must comply with all applicable state and local health and safety requirements
- **California Health and Safety Code § 17920.3:** Accumulation of garbage or rubbish constitutes a substandard condition
- **24 CFR § 578.55(b)(1):** Operating costs include maintenance and repair of housing — property owner obligation to maintain sanitary conditions
- **24 CFR 5.703:** Decent, safe, and sanitary standard applies throughout the grant period

Section Contents

- A. March 2022: Complaint Met With Eviction Threat
- B. July 2025: Three-Week Health Crisis Through Mismanagement

A. March 2022: Complaint Met With Eviction Threat

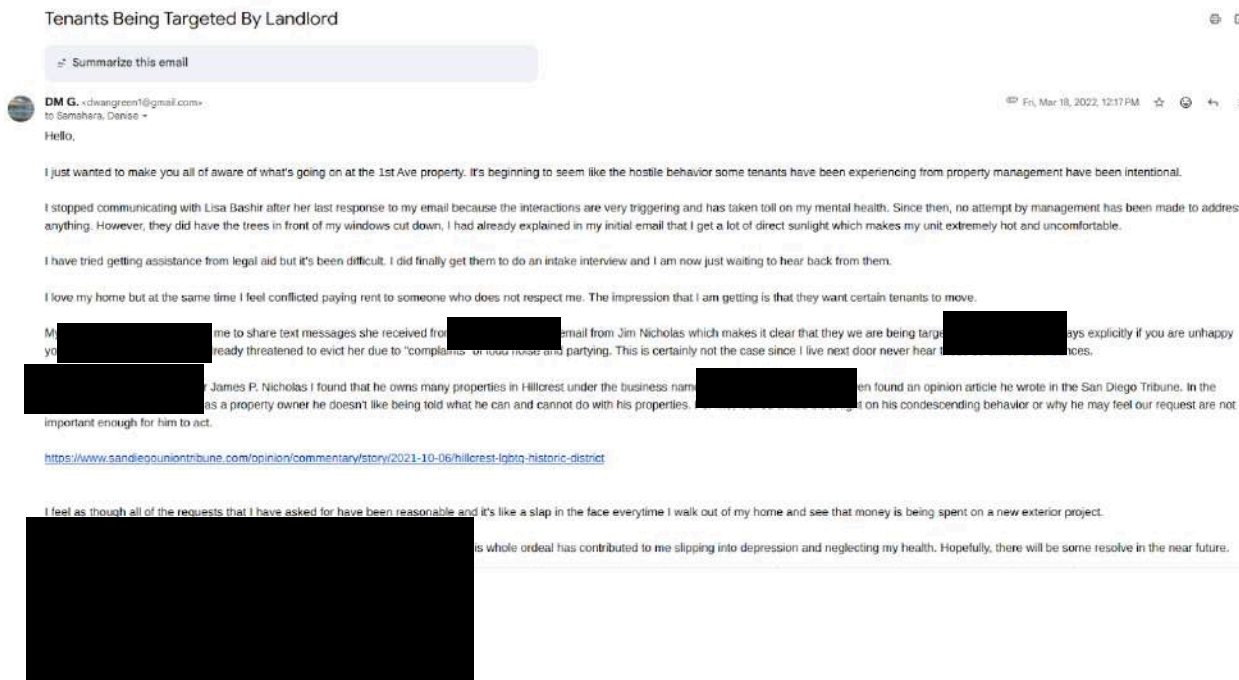
March 2022: Tenant [REDACTED] contacted [REDACTED] about a dumpster in the alleyway of [REDACTED].



[PHOTO: Email/text thread showing [REDACTED]'s response and [REDACTED]'s threat, March 17-18, 2022]

Townspeople Informed, No Response

March 18, 2022: I forwarded the exchange between [REDACTED], [REDACTED], and [REDACTED] to Townspeople case managers [REDACTED] and [REDACTED]:



[PHOTO: Email to Townspeople, March 18, 2022]

"I just wanted to make you all of aware of what's going on at the [redacted] It's beginning to seem like the hostile behavior some tenants ha [redacted] en experiencing from property management have been intentional..."

"I stopped communicating with [redacted] after her last response to my email because the interactions are very triggering and has taken toll on my mental health."

"My neighbor [redacted] has allowed me to share text messages she received from [redacted] and an email from [redacted] which makes it clear that they we are being targeted. In [redacted]'s email he says explicitly if you are unhappy you need to move. They have already threatened to evict her due to 'complaints' of loud noise and partying."

"I love my home but at the same time I feel conflicted paying rent to someone who does not respect me. The impression that I am getting is that they want certain tenants to move."

"I will await on a response from legal aid to see what my next step should be but this whole ordeal has contributed to me slipping into depression and neglecting my health."

Townspiece's response: **None documented.**

Townspiece's Duty of Care & Failure: As my housing provider for a vulnerable, immunocompromised client, Townspiece had a duty to intervene when informed that property management harassment was causing health decline. They failed to act, took no protective measures, ignored the hostile environment, and continued funding entities engaged in tenant intimidation while my mental and physical health deteriorated.

June 2025: ██████████ a market-rate tenant, not a Townspiece client - who was threatened with eviction in March 2022 for reporting dumpster issues, vacated the property.

B. July 2025: Three-Week Health Crisis Through Mismanagement

July 2, 2025: ██████ announced via email:



[PHOTO: ██████'s July 2, 2025 email to ██████ tenants]

"Dear ██████ Tenants, I am so sorry, but the wrong dumpster was removed from ██████. The earliest I am told we can possibly get a dumpster on site is July 7th. There is a dumpster o ██████ ehind the white large building which is part of our property. If you can't hold on to your trash, please use this in the meantime. I apologize for any inconveniences this is causing. Thank you, ██████"

█████'s proposed solutions were both unacceptable and unrealistic:

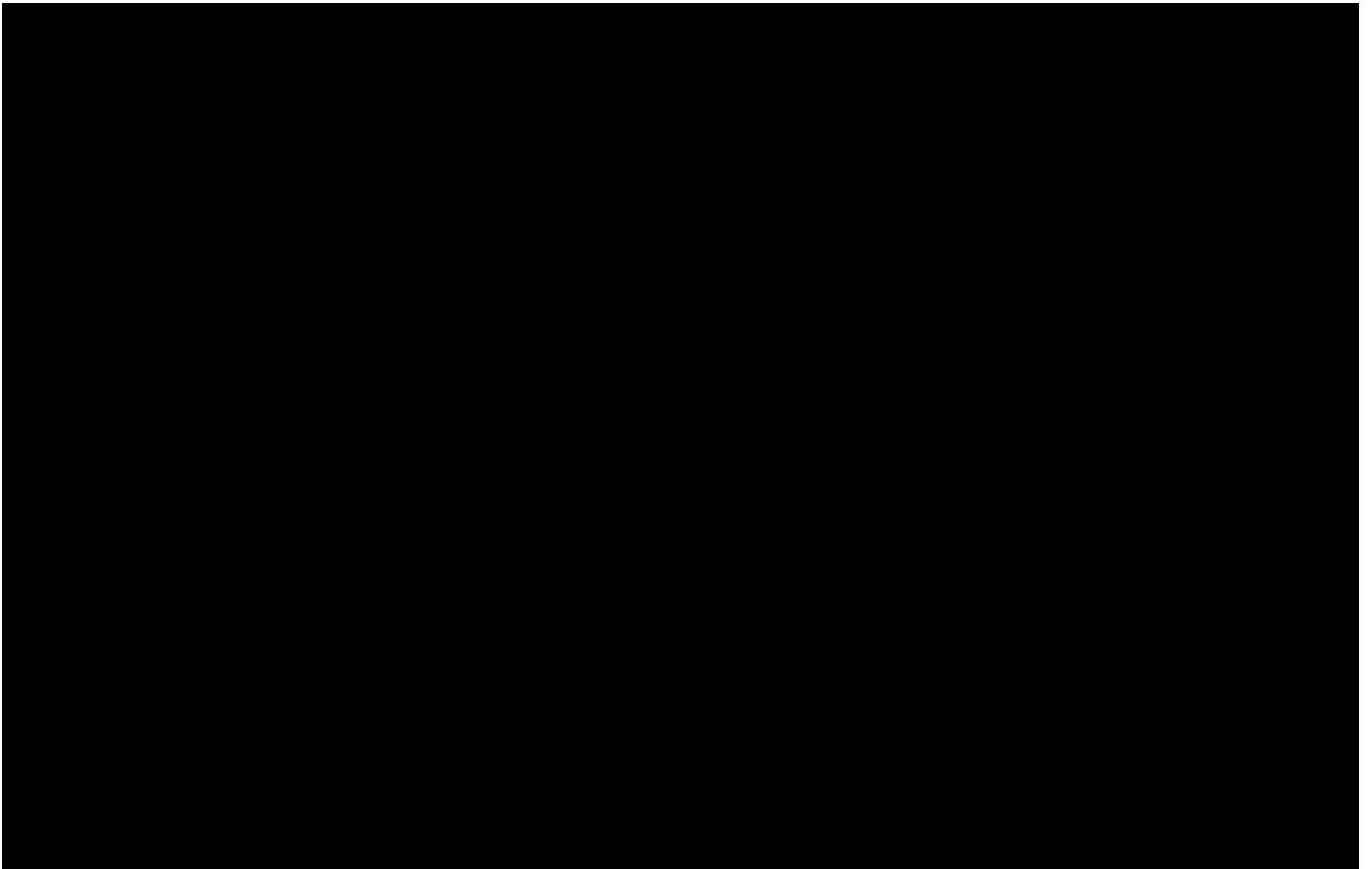
Option 1: "Hold on to your trash"

- Asking tenants to store garbage inside their units for 5+ days
- Creates pest attraction, odors, and health hazards inside living spaces
- Completely inappropriate for food waste, which begins decomposing immediately
- Not a solution—a directive to create unsanitary conditions inside homes

Option 2: "Use dumpster at property on ██████"

█████ claimed there was a "dumpster" at the ██████ property. This was false. The ██████ property only has standard residential trash bins.

- Redirecting a large apartment building's waste to smaller, residential bins immediately overwhelmed the capacity, creating conflict with existing residents and health hazards
- ██████ claims to manage both properties, yet there's no evidence she communicated with ██████ property residents that an entire apartment building would be using their residential bins for weeks



Scale comparison showing [REDACTED]'s proposed "solution": Direct tenants from large apartment building ([REDACTED] - Missing Dumpsters) to use residential bins at smaller community ([REDACTED] Ave).

July 7, 2025: Promised replacement date - no dumpster provided.

July 13, 2025 (11 days without proper disposal)

Weeks of trash accumulation creating unsanitary conditions, pest attraction, odors, and health hazards - particularly dangerous for immunocompromised tenants living in close proximity to decomposing waste.



[PHOTO: Showing extent of trash pile, July 13, 2025]



[PHOTO: Handwritten neighbor note on fence]

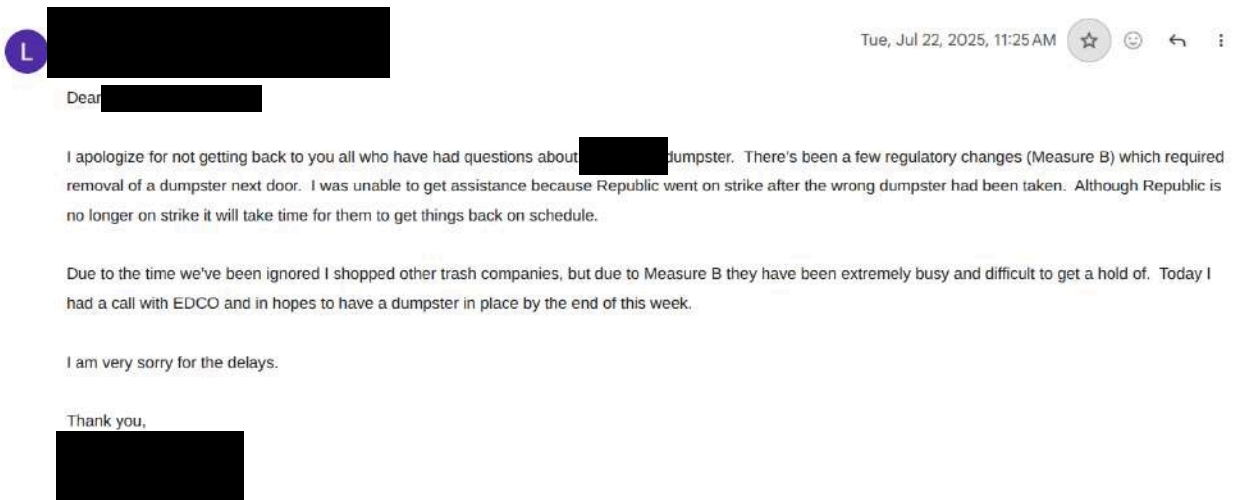
Handwritten neighbor note posted on fence during July 2025 dumpster crisis: **“PLEASE STOP throwing your garbage here ↓ Contact your Manager to provide the proper container. THANK YOU! Your Neighbors.”** Note demonstrates community frustration with improper waste disposal.

July 22, 2025 (20 days without proper disposal)



[PHOTO: Massive trash accumulation against fence, July 22, 2025]

July 22, 2025: [REDACTED] wrote:



[PHOTO: [REDACTED]'s July 22, 2025 email to [REDACTED] tenants]

"Dear ████████ Tenants, **I apologize for not getting back to you all who have had questions about ████████'s dumpster.** There's been a few regulatory changes (Measure B) which required removal of a dumpster next door. I was unable to get assistance because Republic went on strike after the wrong dumpster had been taken....."

██████'s admission: **She ignored tenant communications about a building-wide health hazard for three weeks.**

July 23, 2025: Dumpsters photographed in place.



[PHOTO: Dumpster enclosure with two EDCO dumpsters, July 23, 2025]

Timeline: 21 days from initial removal to replacement. Promised 5 days, took 21.

C. Analysis

Failures in basic sanitation at this property have become tools for tenant control, creating severe health hazards for vulnerable residents.

- **March 2022:** When tenant [REDACTED] reported dumpster issues, owner [REDACTED] responded with eviction threats, telling complaining tenants to "move" rather than addressing the sanitation concerns.
- **July 2025:** A 21-day waste disposal failure created a health crisis. Residents lived with accumulating garbage and pests, while [REDACTED] provided inadequate solutions that demonstrated gross negligence.
- **By July 2025, Townspeople abandoned its advocacy role.** Despite receiving federal funds for supportive services, the organization left me without a case manager from May through August 2025, providing no support during the three-week sanitation hazard.
- For immunocompromised residents, prolonged exposure to decomposing waste and pest vectors poses critical risks, including respiratory complications and opportunistic infections.
- SDHC oversight must prevent management from failing to maintain sanitation systems. It should also ensure federally-funded providers maintain active advocacy for vulnerable clients.
- **August 4, 2025:** Twelve days after the crisis, [REDACTED] issued a 3-Day Notice with false allegations, copying Townspeople administrators.

SECTION IX-A: WATER SERVICE DISRUPTIONS

Applicable Regulations

- **24 CFR § 578.75(a)(2):** State and local health and safety code compliance required for all CoC-assisted units
- **24 CFR 5.703:** Decent, safe, and sanitary standard includes uncontaminated water supply with hot and cold running water
- **24 CFR § 578.55(b)(1):** Maintenance and repair of housing is an eligible and required operating cost
- **California Civil Code § 1941.1:** Landlord must maintain effective waterproofing, plumbing, and water supply in habitable condition

***Note:** For Townspeople clients in the building living with HIV/AIDS, water access is a necessity. Emergency shutoffs with minimal advance notice carry specific health implications for this population. At the time of this report, Townspeople clients represent a small number of the building's approximately 26 units.*

2022 (From [REDACTED])

1. **April 7, 2022** → Hot water shutoff, 12:00 PM–4:00 PM
2. **May 12, 2022** → Water shutoff, 9:15 AM–11:15 AM
3. **June 17, 2022** → Water shutoff, 9:00 AM–10:00 AM
4. **June 29–July 1, 2022** → Water shutoff, 10:00 AM–3:00 PM — three consecutive days
5. **July 14, 2022** → Water shutoff, 10:00 AM–3:00 PM
6. **July 17, 2022** → Water shutoff, 12:00 PM–5:00 PM — 5-hour shutoff for hot water circulator installation
7. **July 19, 2022** → **UNANNOUNCED** — water off again day after scheduled shutoff; property manager stated she was unaware water was off
8. **August 1, 2022** → Water shutoff, 12:00 PM–1:00 PM
9. **August 3, 2022** → Water shutoff, 12:00 PM–1:00 PM
10. **September 16, 2022** → Water shutoff, 10:00 AM–4:00 PM — camera work for hot water repiping

11. **September 29–October 14, 2022 → TWO-WEEK EXTENDED PROJECT** — hot water shutoffs 10:00 AM–4:00 PM Monday through Friday for approximately two weeks. October 7 notice stated plumbers would attempt to minimize disruptions; tenant documentation confirmed entire water system — not just hot water — was shut off without proper notice on multiple days
12. **November 14, 2022 → EMERGENCY** — both hot and cold water shut off due to leak, no advance notice

2022 total: 12 notices (two-week project counted as one notice; produced approximately 10 individual disruption days)

2023 (From [REDACTED])

13. **[REDACTED] 20, 2023 → Water shutoff, [REDACTED] 25, 2023 (9:00 AM–2:00 PM)** — City of San Diego required backflow installation
14. **February 14, 2023 → Water shutoff, February 17, 2023 (10:00 AM–12:00 PM)**
15. **May 19, 2023 → Water shutoff, May 22, 2023 (12:00 PM–4:00 PM)**
16. **May 30, 2023 → Water shutoff, June 1, 2023 (12:30 PM–2:00 PM)**
17. **June 1, 2023 → EMERGENCY** — same-day notice
18. **June 12, 2023 → Water shutoff, June 15, 2023 (10:00 AM–12:00 PM)**
19. **October 19, 2023 → EMERGENCY** — water already shut off when notification sent at 3:06 PM: "Just notified by plumbers there is an emergency water shutoff. The water has been shutoff."

2023 total: 7 notices (2 emergency)

2024 (From [REDACTED] [REDACTED] dissolved September 4, 2008)

20. **February 3, 2024 → Water shutoff, February 4, 2024 (9:00 AM–10:00 AM)**
21. **February 19, 2024 → Water shutoff, February 20, 2024 (12:00 PM–1:00 PM)**
22. **March 15, 2024 → Water shutoff, March 17, 2024 (7:00 AM–10:00 AM)** — early morning shutoff
23. **March 25, 2024 → Water shutoff, March 27, 2024 (10:00 AM–2:00 PM)**
24. **April 17, 2024 → EMERGENCY** — approximately 30 minutes notice

- 25. **May 15, 2024 → EMERGENCY** — approximately 15 minutes notice
- 26. **September 26, 2024 →** Water shutoff, September 30, 2024 (10:00 AM–4:00 PM) — 6-hour shutoff
- 27. **October 27, 2024 →** Water shutoff, October 28, 2024 (1:00 PM–3:00 PM)
- 28. **October 31, 2024 →** Water shutoff, November 5, 2024 (10:00 AM–12:00 PM)
- 29. **November 21, 2024 →** Water shutoff, November 24, 2024 (12:00 PM–2:00 PM)
- 30. **December 27, 2024 →** Water shutoff, December 30, 2024 (11:30 AM–1:30 PM)

2024 total: 11 notices (2 emergency)

2025 (From [REDACTED]

- 31. [REDACTED] **3, 2025 →** Water shutoff, [REDACTED] 6, 2025 (10:00 AM–2:00 PM)
- 32. [REDACTED] **14, 2025 →** Water shutoff, [REDACTED] 15, 2025 (10:00 AM–2:00 PM)
— [REDACTED] acknowledged: "We did not get it right the first time and need to shut off again" — repeat disruption caused by failed [REDACTED] 6 workmanship
- 33. **October 17, 2025 →** Water shutoff, October 21, 2025 (10:00 AM–2:00 PM)

2025 total: 3 notices (1 repeat due to failed workmanship)

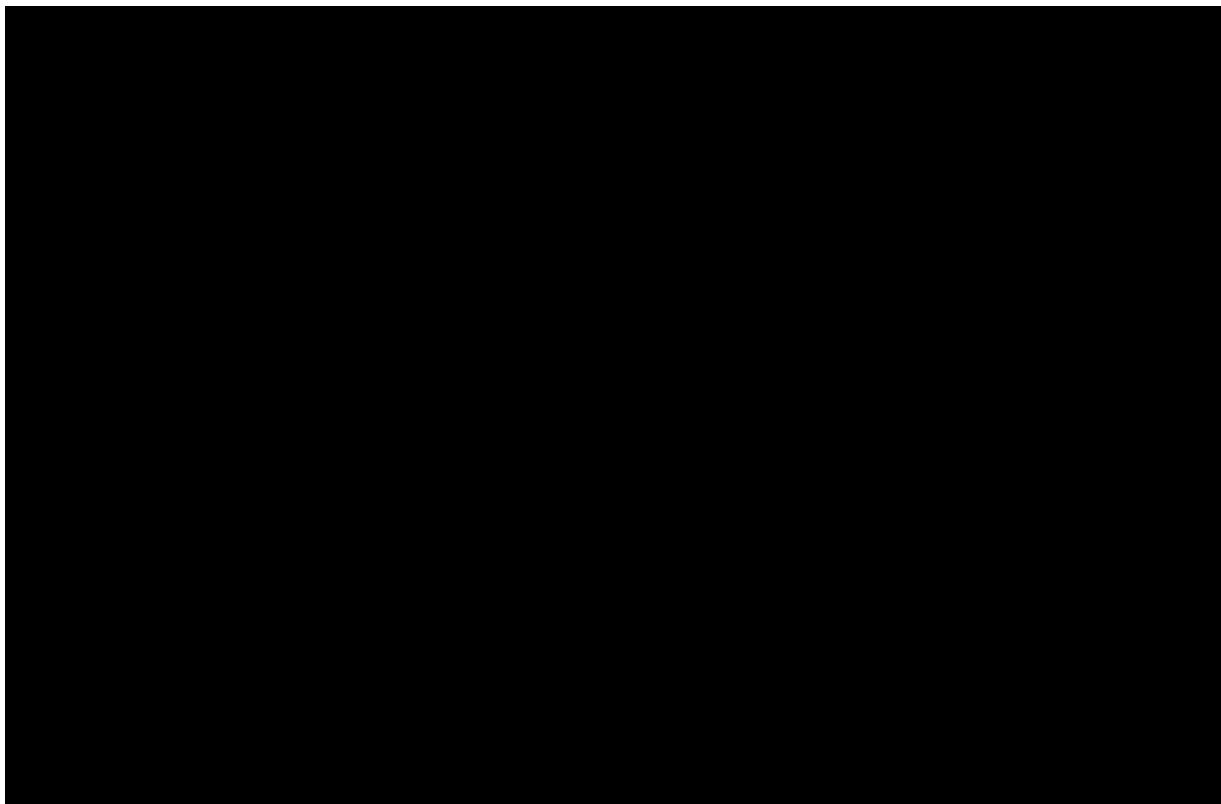
2026 (From [REDACTED]
dissolved September 4, 2008)

- 34. **March 24, 2026 →** Water shutoff, March 26, 2026 (10:00 AM–2:00 PM) — 48-hour advance notice. Water confirmed off at approximately 10:00 AM. Still off at 11:43 AM.

2026 total: 1 notice

INDEPENDENT TENANT COMPLAINTS — WATER SERVICE

Four documented complaints from independent tenants across four separate incidents:



SUMMARY

Total documented notices: **34**

Estimated individual disruption days: **40+**

Emergency or unannounced shutoffs: **5**

Repeat disruption due to failed workmanship: **1**

Independent tenant complaints documented: **4**

SECTION X: THE INSPECTION SYSTEM FAILURE

Applicable Regulations

- **24 CFR § 578.75(b)(1):** Physical inspection required before assistance is provided to ensure unit meets 24 CFR 5.703
- **24 CFR § 578.75(b)(2):** Annual inspection required throughout grant period to ensure continued HQS compliance
- **24 CFR § 578.103(a)(9):** Recipients must retain documentation of HQS compliance including all inspection reports
- **24 CFR 5.703:** Decent, safe, and sanitary standard — the baseline all inspections are designed to verify

Section Contents

- A. What Inspectors See — and What They Miss
- B. The Five-Minute Inspection
- C. Inspector Statements Contradicted by Published Standards
- D. The Carbon Monoxide Detection Gap
- E. The Systemic Context

A. What Inspectors See — and What They Miss

On September 30, 2015 — sixteen days before I moved in — I photographed the unit. It looked clean. Fresh paint throughout. Functional kitchen and bathroom. Dated but acceptable finishes. The unit appeared to meet basic habitability standards.



[PHOTOS: September 30, 2015 - unit with fresh paint, clean appearance]

This is what SDHC's inspection process sees: cosmetic condition and basic functionality. What the inspection process doesn't catch — what it's not designed to catch — are the hidden infrastructure failures that accumulate over years of deferred maintenance:

- Furnace ventilation deficiencies that produced apparent symptoms until the December 2019 carbon monoxide emergency

- Plumbing corrosion happening inside walls, not visible until pipes fail
- Water damage accumulating behind bathroom baseboards
- Soot from incomplete combustion collecting in ductwork that tenants breathe for years

Fresh paint covers water-stained walls. Vinyl flooring covers water-damaged subfloors. Patched doors hide compromised frames. Each surface repair passes inspection. What lies beneath it does not get inspected.

I am not a building inspector. I relied on the federal housing inspection process to ensure I was being placed in safe, habitable housing. The unit passed SDHC inspections year after year — while I was breathing soot, living with corroded plumbing, and relying on a furnace that nearly killed me with carbon monoxide in December 2019.

B. The Five-Minute Inspection

SDHC's own published videos document the inspection process, observably taking fifteen to twenty minutes to complete the required checklist. The inspections I witnessed at this unit lasted approximately five to ten minutes. The checklist requires verification of outlets, weather stripping, screens, bedroom door condition, window locks, heating system ventilation, and more. A five-minute inspection cannot complete that checklist.

The bedroom door alone, had it been checked, would have not only revealed that it doesn't have the required door stopper but also soot staining on its reverse face — documentation of years of combustion contamination from the original furnace. The inspection protocol existed to find exactly this evidence. It was not followed.

Even while making this report I had to narrow the list of violations to consider length but a tub that doesn't have the correct drain stopper and is clogged as consistently as the refrigerated bulb that won't stay secured and dangles by a wire are two of what I'm sure are many more violations.

C. Inspector Statements Contradicted by Published Standards

Inspections of this unit produced verbal assurances that the replacement furnace's failure to heat the bedroom was acceptable and that window gaps—already documented as an HQS deficiency—would not be cited because the remedy was building-wide.

Both assurances conflict with published standards. California Building Code R303.10 and HUD HQS thermal-environment requirements mandate permanent heating in every habitable room, including bedrooms; a living-room heater does not satisfy this when the bedroom has a closeable door. The inspector's statement that the replacement furnace was acceptable directly contradicts the standard the original dual-ventilated furnace met and that the replacement was required to maintain.

Regarding windows, HQS classifies any window that cannot form a reasonably tight seal as a severe deficiency requiring citation and correction within 30 days. The building-wide scope or cost of remediation does not alter whether a violation exists, and the inspection standard does not exempt violations because they are expensive to repair; it requires citation regardless.

Whether the documented pattern of under-inspection reflects assumptions about what a PSH client in a subsidized unit is entitled to cannot be established from the record alone. The record does clearly establish a gap between the published standard and its application—and identifies who bore the consequences of that gap.

D. The Carbon Monoxide Detection Gap

SDHC's inspection protocol verifies that carbon monoxide detectors are present and functioning; it does not test ambient CO levels or the furnace's combustion performance. An inspection passes if detectors work, even when a furnace is emitting combustion byproducts below the alarm threshold.

This unit had working CO detectors before the December 2019 emergency, yet the original dual-ventilated furnace still produced a confirmed CO poisoning event. The alarms triggered only after concentrations exceeded the threshold in

a drafty unit where ventilation gaps diluted accumulation. Annual inspections had consistently verified detector presence and passed the unit, without assessing whether the furnace was producing sub-threshold combustion byproducts between visits.

The replacement furnace installed after the 2019 emergency is a different system: single-ventilated and heating only the living room. Visible soot staining on its grates is a documented condition consistent with incomplete combustion, but the record does not establish whether it poses the same CO risk as the original furnace. What the record does show is that the inspection protocol remains unchanged: annual inspections verify detector presence, pass the unit, and do not evaluate whether the replacement furnace's combustion performance warrants concern.

A functioning detector confirms detection capability, not a safe furnace. The same inspection system that passed this unit under the original furnace — which ultimately caused a documented CO emergency — continues to pass it under a replacement furnace showing early warning signs that merit professional evaluation, an assessment that has never been conducted or required.

The danger also extended to foreseeable changes in the unit's condition. SDG&E's Energy Savings Assistance program offers no-cost weatherization measures — weatherstripping, caulking, insulation — to eligible low-income residents, a category that likely included me throughout my tenancy. Had I enrolled before the December 2019 emergency, that weatherization work would have sealed the same gaps ██████████ acknowledged helped save my life. In a properly sealed unit with the original deficient furnace still operating, the same CO output could have accumulated to a potentially fatal level before the detectors alarmed. A program designed to protect residents in my exact circumstances could have turned a survivable emergency into a fatal one, because the underlying furnace deficiency was never disclosed, corrected, or evaluated.

E. The Systemic Context

SDHC's own published materials acknowledge that the agency continues to use Housing Quality Standards — a legacy framework being replaced by the more rigorous NSPIRE standards, which prioritize resident health and safety over

cosmetic conditions. NSPIRE implementation for CoC programs has been delayed to October 1, 2026. The inspections that passed this unit annually were conducted under a standard that SDHC itself has acknowledged requires updating.

The conditions documented in this report — a furnace deficiency persisting for 4+ years, electrical violations cited twice without correction, water damage concealed behind installed baseboards — are consistent with a system that passes units on cosmetic condition, accepts verbal assurances from property managers, and lacks the tracking infrastructure to ensure cited deficiencies are actually remediated.

Sources: *SDHC Step-by-Step Guide for Housing Quality Standards Inspections; SDHC Housing Inspection Checklist; SDHC CO Detector Requirements policy; California Building Code R303.10; HUD HQS thermal environment requirements; UCSD Health emergency records (December 12, 2019); [REDACTED] statement; NSPIRE implementation timeline (HUD); performance audit findings; HUD OIG documentation; photographic documentation; contemporaneous inspection observations*

NOTE ON DISCOVERY & DISCLOSURE

Applicable Regulations

- **24 CFR § 578.75(b)(1):** Pre-assistance inspection obligation — unit must be verified as meeting HQS before assistance begins
- **24 CFR § 578.23(c):** Required grant agreement provisions include compliance with all program requirements
- **24 CFR § 578.77(b):** Occupancy charges must be calculated on adjusted income, not gross income
- **24 CFR § 578.103(b):** Confidentiality and protection of program participant records
- **24 CFR § 578.95(c) and (d):** Conflict of interest prohibition — Townspeople co-signed a lease that shifted liability onto their own client without documented negotiation on the client's behalf

Section Contents

- A. Move-In Inspection Failure
- B. The Cumulative Liability Structure

Much of what I now understand about the hazards in this unit — I discovered through independent research, years after moving in. None of it was disclosed by the property owner, the property manager, or my service provider. I am a tenant in a federally-funded Permanent Supportive Housing program who relied on the people responsible for my housing to tell me the truth. They did not.

This did not happen in isolation. I had moved into this unit from transitional housing, already navigating the stigma that attaches to that history, already understanding that advocating for better conditions carried a perceived cost. The misinformation ■■■ provided landed on that foundation — each dismissal confirming what the accommodation at move-in had already established: that my requests would not be honored, that pushing back carried risk, and that silence was the rational response to conditions I had no power to change.

A. Move-In Inspection Failure

The move-in inspection form was completed without my participation or signature. Both signature lines designated for me — "Dwan M. Green" and "Resident" — remain blank.

MOVE-IN/MOVE-OUT ITEMIZED STATEMENT

Resident Name(s): **Dwan M. Green** Townspeople (co-signor)

Address: [REDACTED] **San Diego CA 92103**

Initial Inspection Date _____ Inspected By: [REDACTED] Move-in Date _____

Final Inspection Date _____ Inspected By: [REDACTED] Move-out Date _____

The condition of these premises is clean, unobstructed, in good working order and adequate for customary use unless otherwise noted herein. Use codes and comments to describe exceptions. Cross out items not applicable.

CODES: NCC - Needs complete cleaning · REP - Replace · SC - Needs spot cleaning · SP - Needs spot painting · RPR - Needs repair
RPR - Needs repair · PT - Needs painting · SCR - Scratched · CLN - Clean · NEW - New

Move-In Inspection:

[Redacted] _____ date
 _____ 10/16/15 date
 _____ date
 Resident _____ date

Initial Inspection:

[Redacted] _____ date
 _____ date

Any security shall be held by the landlord for the tenant with a parity to the lease or agreement. The claim of a tenant to the security shall be prior to the claim of any creditor for the landlord. (Civil Code Section # 1950.5(d))
 According to Civil Code Section 1950.5(b), the security deposit may be used by the owner for any purpose, including, but not limited to, any of the following:
 (1) The compensation of a landlord for a tenant's default in the payment of rent.
 (1) The repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant.
 (2) The cleaning of the premises upon termination of the tenancy necessary to return the unit to the same level of cleanliness it was in at the inception of the tenancy.
 (3) To remedy future defaults by the tenant in any obligation under this rental agreement to restore, replace, or return personal property or appliances, exclusive of ordinary wear and tear, if the security deposit is authorized to be applied by the rental agreement.
 From the time of the initial inspection until the termination of the tenancy, the tenant may remedy the deficiencies identified in the initial inspection, in a manner consistent with the rights and obligations of the parties under the rental agreement, in order to avoid deduction from the security deposit.

The law allows the Owner/Agent to use the security deposit for legal deductions identified in this statement that are not corrected by the Resident prior to the termination of the tenancy or that were not identified due to the presence of the Residents' possessions during the time of the initial inspection. It also allows

[PHOTO: Move-in inspection signature page showing unsigned resident lines]

Timeline:

- **September 30, 2015:** Photographed the unit alone. Carpet already aged and worn.
- **October 15, 2015:** [Redacted] signed the lease.
- **October 16, 2015:** I signed the lease and all addenda. [Redacted] signed for Townspeople. [Redacted] signed the move-in inspection. My signature lines remain blank. Whether the form was overlooked in the stack of documents signed that day or was not presented to me, the result is the same: I moved into this unit without ever formally documenting the conditions I was accepting.

The carpet was not cleaned between September 30 and October 16. Within two weeks, bedbugs were discovered — proving no cleaning or treatment occurred before move-in. An immunocompromised person was placed in a unit with uncleaned carpet harboring bedbugs.

On October 16, 2015, I signed a lease containing Section 10's claim that I "inspected the premises and found them to be satisfactory" — while never having signed the actual move-in inspection form that would have given me legal standing to document deficiencies from day one.

Note: SDHC's own published inspection standards require proof that a unit is bed bug free before assistance begins. The bedbug discovery within two weeks of move-in documents that no such verification occurred.

B. The Cumulative Liability Structure

The lease provisions collectively function to shift liability onto the tenant: the tenant accepts the unit as satisfactory on day one, bears responsibility for its condition going forward, and if mold appears, it is presumed the tenant's fault. The mold notification addendum states the property has already been inspected — yet no abatement protocols were documented when the furnace was replaced or vinyl flooring was installed. The asbestos addendum discloses the property "may contain asbestos" in original building materials. The Drug-Free Housing addendum is standard for federally-assisted housing — confirming all parties knew federal funds were involved even as every federal protection those funds required was excluded from the document.

There is no documented evidence that Townspeople negotiated on my behalf or objected to provisions that shifted liability onto their own client. They co-signed a document that protected everyone except me.

Source: Lease Agreement and addenda (October 16, 2015)

C. The Federal Funds Question

Over approximately eleven years, the property owner has collected an estimated \$230,000 or more — a combination of tenant income and federal funds — through entities that do not legally exist, for a unit with active habitability violations confirmed by SDHC's own inspection. Rent increased from \$1,395 to \$2,180 over this period — a 56% increase — with every dollar justified as the cost of housing a vulnerable, immunocompromised person in a unit simultaneously being allowed to deteriorate. That is approximately \$26,160 per year for an

apartment with corroded plumbing, water-damaged walls, soot contamination, unsealed windows, a furnace that caused carbon monoxide poisoning in December 2019 and a replacement that does not heat the bedroom in violation of California Title 25 § 34..

These are the conditions documented in this report. The question it puts before the San Diego Housing Commission:

How much has this property owner received in federal housing funds over eleven years, and what did he deliver in return?

Source: Rent ledger; recertification records (2015–2026); SDHC inspection report (October 27, 2025); San Diego County Assessor records

TIMELINE: SDHC's Handling of Federal Violations Complaint

November 2025 – April 2026

Prepared for SDHC Board of Commissioners

Re: Dwan M. Green — PSH Tenant — CoC Program

DA Case [REDACTED] (Cooperating Witness)

OVERVIEW

SDHC received a federal violations complaint on November 7, 2025. The CEO opened an investigation within 30 minutes, and the Housing Programs Manager acknowledged the allegations as 'serious in nature'. On December 22, 2025, SDHC admitted concerns regarding the lease structure — an acknowledgment of the co-signer arrangement prohibited by 24 CFR § 578.95(c) — but recalled the email 61 minutes later.

Since February 10, 2026, SDHC has been completely silent — taking no action and issuing no responses — despite a cooperating DA witness facing retaliatory eviction, default threats under zero income, and habitability violations surpassing 160 days. On April 9, 2026, the USD Housing Rights Clinic confirmed the standing defense would have resulted in a win and that outside counsel should assess the standing issue, retaliation, and code enforcement.

[REDACTED] Iso acknowledged that *"everything about Townspeople's structure is weird."*

This timeline details SDHC's knowledge and institutional inaction. I am submitting this record to request the Board's direct intervention and independent review of SDHC's compliance oversight.

BACKGROUND CONTEXT

WHO I AM

- Permanent Supportive Housing (PSH) tenant since 2015
- Federal CoC rental assistance administered by Townspeople, Inc.
- HIV+, disabled (Major Depressive Disorder)
- Cooperating witness in active DA criminal investigation (Case [REDACTED])

THE CORE VIOLATIONS

Federal Program Violation: Townspeople operates as co-signer on my lease while simultaneously receiving federal CoC funds and administering my rental assistance — a direct violation of 24 CFR § 578.95(c). HUD Exchange Guidance (Question ID 248721) states: **"Under no circumstances would the co-signer be allowed to receive CoC Program funding."**

FRAUDULENT LANDLORD ENTITIES

- [REDACTED] **" (lease entity) —** Registered as a fictitious business name by [REDACTED] on May 18, 2022, after decades of unregistered use; not a legal entity, corporation, LLC, or registered business — a trade name only, with no independent legal standing to enter contracts, hold property, or pursue eviction. Federal CoC funds flowed to this entity from 2015 forward, including seven years before the name was formally registered.
- [REDACTED] **(operating entity) —** Dissolved September 4, 2008 (17+ years of illegal operation)
- **Federal CoC funds flow:** SDHC → Townspeople → Fictitious/Dissolved Entities

PROPERTY OWNER UNDER CRIMINAL INVESTIGATION

[REDACTED] is under active investigation by San Diego DA Real Estate Fraud Unit (Case [REDACTED]) for operating through dissolved and fictitious entities while collecting federal funds for 17+ years.

HABITABILITY VIOLATIONS

SDHC's October 27, 2025 inspection identified 5 violations. As of April 10, 2026 (163 days later), 4 violations remain unaddressed. My 143-page Comprehensive Habitability Violations Report (submitted March 27, 2026) documents these violations as part of a systematic pattern spanning 2015–2026.

KEY PARTIES & INSTITUTIONAL RELATIONSHIPS

Brief identifiers for individuals mentioned throughout this timeline. Full context helps the Board assess whether SDHC's response was appropriate given the relationships involved.

DWAN M. GREEN

- **PSH tenant since 2015** at [REDACTED]; CoC rental assistance administered by Townspeople; HIV+, disabled (Major Depressive Disorder); cooperating witness in DA Real Estate Fraud investigation (Case [REDACTED]); filed federal complaints with DOJ ([REDACTED] HUD [REDACTED]), CA vs. Hate ([REDACTED] submitted federal violations complaint to SDHC November 7, 2025; faced unlawful detainer December 2025–February 2026 (Case [REDACTED]); zero income as of April 1, 2026.

TOWNSPEOPLE, INC. (SDHC Subrecipient | Plaintiff in UD)

- **Administered my CoC rental assistance 2015–2025**; operated as prohibited "co-signer" on my lease (24 CFR § 578.95(c) violation); filed UD December 4, 2025 (78 days after I terminated services, 72 days after DA opened investigation into property owner); receives ~\$800,000 annually from SDHC, \$146M+ cumulatively in HUD CoC funding; subject of SDHC compliance investigation since November 7, 2025.
- **Executive Director: Melissa Peterman** (received my August 5, 2025 formal grievance, no substantive response provided; documented RTFH participant)
- **Key Personnel:** [REDACTED] [REDACTED] (conducted recertification while simultaneously threatening default; delivered signed stipulation March 16, 2026)

[REDACTED] [REDACTED] ([REDACTED])

- [REDACTED] **owns** [REDACTED]; operates through [REDACTED] (dissolved 2008) and [REDACTED]" — a fictitious business name with no independent legal standing to enter contracts or pursue eviction; maintains 10 properly structured LLCs for other properties; subject of DA Real Estate Fraud investigation (Case [REDACTED], opened August 18, 2025); public records show ~\$87.3M mortgage exposure across 21+ properties.

- [REDACTED] serves a [REDACTED] operated a documented tenant surveillance network (2021–2025); 4 of 5 SDHC-cited violations remain unaddressed 163+ days after October 27, 2025 inspection.

USD HOUSING RIGHTS CLINIC / [REDACTED]

- **Offered representation in the hallway immediately before my February 23, 2026 trial** (no prior relationship, no advance knowledge of the case); acknowledged the standing defense had merit and would have resulted in a win; acknowledged the eviction appeared retaliatory; recommended settlement without disclosing that Townspeople could simply re-file — a tradeoff I was not given the opportunity to evaluate; case settled for \$4,249 without the standing defense being argued; signed stipulation as "attorney for Defendant, specially appearing for the purposes of negotiating only"; proposed order never signed by judge. The case remains listed as 'Pending' in the Registry of Actions — meaning no final judgment has been entered, no signed order exists, and the settlement has not been formally ratified by the court.
- [REDACTED] worn December 17, 2024); March 2025 appeared publicly alongside RTFH CEO Tamera Kohler announcing \$8.4M state grant for homelessness in Lemon Grove.

LISA JONES (SDHC CEO)

- **Responded to my November 7, 2025 complaint within 30 minutes, committed to investigation;** copied on all subsequent correspondence through April 9, 2026 including December 22 recalled email, December 23 witness retaliation notice, February 10 mental health crisis disclosure, March 27 143-page report, March 31–April 1 zero income/default threat correspondence; zero substantive responses since November 7, 2025 (5 months executive silence). Documented institutional partnership with RTFH as lead CoC administrator.

JESSICA ADAMO (SDHC Housing Programs Manager)

- **Assigned to investigate my complaint November 10, 2025;** called allegations "serious in nature," committed to "thorough review" with updates (November 12); sent email acknowledging "concerns related to the structure of your lease agreement," promised meeting with Townspeople leadership and update "in mid January" (December 22, 10:32 AM); recalled email 61 minutes later (December 22, 12:33 PM); promised January meeting never happened; confirmed SDHC receiving updates from

Townspiece (subject of investigation) throughout UD proceedings, deferred action until "court renders a decision" (February 10); received my mental health crisis disclosure February 10, no action taken; no response since March 27, 2026.

SCOTT MARSHALL (SDHC VP of Communications & Government Relations)

- **Responded to docket email (April 2, 2:45 PM)** informing me the April 10 meeting was adjourned and my webform comment was not received; instructed resubmission for April 16 special meeting; confirmed April 13, 2026 that public comment will be distributed to commissioners in advance of the April 16 meeting and posted publicly on SDHC's website.

INSTITUTIONAL CONTEXT — RTFH

- **RTFH is the lead agency for the San Diego Continuum of Care** — the same federal funding structure through which SDHC distributes CoC funds to Townspiece.
- **On March 3, 2025, Mayor Alysson Snow and RTFH CEO Tamera Kohler** appeared together at a joint news conference announcing an \$8.4 million state grant for homelessness in Lemon Grove.
- **This context is documented for the Board's awareness.** No assertion is made regarding whether this relationship influenced the representation or oversight outcomes. The Board may assess for itself whether SDHC's response was appropriately independent given the institutional relationships involved.

BACKGROUND: EVENTS LEADING TO SDHC COMPLAINT

- **August 4, 2025 — False 3-Day Notice by [REDACTED]** Defective notice issued through dissolved entity ([REDACTED] and unregistered fictitious name [REDACTED]) — undated, using abandoned service address, containing contradictory allegations. Copied to Townspiece administrators who took no action.
- **August 5, 2025 — Formal Grievance to Townspiece** Documented federal violations, racial disparity, safety abandonment. Peterman out-of-office reply. No substantive response.
- **August 11, 2025 — Service Termination** Formal termination citing prohibited co-signer arrangement and coordination with dissolved/fictitious entities.

- **August 15, 2025 — DA Complaint Filed** Core allegation [REDACTED] dissolved 2008, [REDACTED] unregistered, [REDACTED] signed leases personally as fictitious entity, Townspeople co-signer receiving CoC funding.
- **August 18, 2025 — DA Opens Case** [REDACTED] Criminal investigation opened three days after complaint submission.
- **August 18, 2025 — Tampered Federal Mail:** Discovered SSA envelope opened and resealed with tape. No USPS delivery notification received despite active alerts. USPS Investigation [REDACTED] opened September 11, 2025.
- **October 21, 2025 — Illegal Entry Attempt** - Townspeople staff [REDACTED] and [REDACTED] attempted unannounced entry using a key without 24-hour notice during active DA investigation. Entry prevented by chair under doorknob from documented safety concerns. Entry denied. Recertification papers offered and declined. Demanded documented federal violations be addressed.
- **October 24-25, 2025 — Harrington Heights Apartments Housing Offer Declined** 352 sq ft studio offered through SDHC's Project Based Rental Assistance — 56% smaller than current unit in high risk, high crime neighborhood. Declined. Remained on waitlist requesting comparable replacement.
- **October 27, 2025 — SDHC Inspection — Five Violations Found** inspection confirmed violations fire hazards and contamination presenting a mold risk. [REDACTED] installed an additional smoke detector within the 24 hour deadline — remaining four violations unaddressed.
- **October 27, 2025 — [REDACTED] Entity Discovery** [REDACTED]'s email from [REDACTED] connecting to owner's address on 2015 lease. Reported to the DA the same day. Four-month communication blackout follows.
- **October 29, 2025 — Townspeople Issues 3-Day Notice** 78 days after service termination. Through an attorney with prior felony conviction and State Bar suspension.
- **November 3, 2025 — 13-Page Pro Se Legal Response** Sent to [REDACTED] certified mail documenting Townspeople's lack of standing under CCP § 1161, dissolved entities, retaliation timeline, federal violations, active DA investigation. November 8 deadline for withdrawal set. Copied to DA.

- **November 5, 2025 — Legal Aid Declines** Attorney described legal analysis as impressive. Supervisor declined because the matter "didn't come from the actual landlord" — implicitly confirming the standing argument.
- **November 7, 2025 — First SDHC Complaint** Entry point for the SDHC timeline already in the document.

TIMELINE OF SDHC'S RESPONSE

NOVEMBER 7, 2025 — INITIAL COMPLAINT

- **12:39 PM: I submitted a comprehensive complaint to SDHC CEO Lisa Jones** documenting the federal CoC violation, fraudulent landlord entities, active DA investigation, retaliation timeline, with 15 supporting documents.
- **1:09 PM (30 minutes later): CEO Lisa Jones responds:** "Thank you, Mr. Green, for reaching out. I am confirming that I have indeed received your most recent email. I will forward it to my CoC team for further investigation, and someone will reach out to you."

Status: CEO commits to investigation and promises contact.

NOVEMBER 10, 2025

- **3:52 PM: Jessica Adamo (Housing Programs Manager)** asks why I stopped paying rent.
- **10:25 PM: I respond with a detailed explanation:** I ceased payments after discovering federal violations; the core issue is the federal violation, not rent.

NOVEMBER 12, 2025 — SDHC ACKNOWLEDGES SERIOUSNESS

- **2:34 PM: Jessica Adamo responds:** "Thank you for bringing your concerns to us. We agree these are serious in nature and are committed to conducting a thorough review. We will be in touch to provide you with updates as we move through this process."

Status: SDHC calls allegations "serious in nature" and commits to thorough review with updates.

NOVEMBER 17, 2025

- **10:49 AM: I submitted supplemental evidence to Jessica Adamo (Lisa Jones copied):** [REDACTED] email signature switching and retraction; Townspeople rental assistance practices; CEO Melissa Peterman's non-response to my federal violation complaint; [REDACTED] denying service termination.
- **12:19 PM: Jessica Adamo confirms receipt.**

SDHC COMPLIANCE VIOLATIONS (NOVEMBER 2025)

- **24 CFR § 578.95(c) violation acknowledged:** SDHC aware allegations are "serious in nature" — yet has funded Townspeople's prohibited co-signer arrangement for ~10 years at ~\$800,000 annually
- **24 CFR § 578.75(b) violation:** SDHC aware of October 27 inspection citing 5 habitability violations; 30-day correction window expires November 26, 2025 — SDHC takes no enforcement action
- **Independent monitoring failure:** SDHC conducting compliance investigation while receiving updates from Townspeople (subject of investigation) rather than independently

DECEMBER 4, 2025

- **Townspeople files Unlawful Detainer (Case [REDACTED])** — one day before the DA confirms receipt of my supplemental evidence. (See Appendix A: Court Registry Actions.)

DECEMBER 22, 2025 — WRITTEN ACKNOWLEDGMENT, THEN RECALL

- **10:32 AM: Jessica Adamo sends email:** "Dear Mr. Green, Thank you for your patience while we conducted a thorough review of your concerns. SDHC shares your concerns related to the structure of your lease agreement and will be meeting with Townspeople leadership to discuss next steps. I will provide another update in mid January. Enjoy your holidays."
- **12:33 PM (61 minutes later): Jessica Adamo recalls the email.**

Status: SDHC puts in writing that they share concerns about the lease structure, then recalls the acknowledgment 61 minutes later. No mid-January update was ever provided.

DECEMBER 23, 2025 — SERVED WITH SUMMONS

- **12:00 PM:** A process server loudly announces at my door that he is delivering "a summons on behalf of my landlord Townspeople" — publicly disclosing my association with an [REDACTED] rvice provider.
- **2:31 PM: I notify Jessica Adamo and Lisa Jones:** DA confirmed receipt December 5; UD filed December 4; served December 23 (one day after SDHC email recall); Legal Aid declined; I am representing myself pro se.
- **12:06 PM (December 24):** Jessica Adamo confirms receipt and states they will review.

Status: No substantive response. Lisa Jones remains silent (copied on all correspondence).

SDHC COMPLIANCE VIOLATIONS (DECEMBER 2025)

- **Written Acknowledgment of Federal Violation:** recalled 61 minutes after sending, during active compliance investigation
 - **Fair Housing Act § 3617 Violation:** On December 23 SDHC receives formal written notice that I — a cooperating DA witness — am facing retaliation through a UD filed by a CoC-funded subrecipient — no action taken
 - **24 CFR § 578.75(b) violation:** 30-day habitability correction window expired December 1, 2025 — SDHC has not enforced the correction requirement
-

JANUARY 2026 — THE PROMISED MEETING NEVER HAPPENED

- **No communication from SDHC throughout January 2026.** Jessica Adamo's recalled December 22 email stated SDHC would be "meeting with Townspeople leadership to discuss next steps" and would "provide another update in mid January." No update was provided. No meeting outcome was communicated. Complete silence.
- **During this period I was preparing for trial alone while representing myself pro se, experiencing a severe mental health crisis:** Major Depressive Disorder exacerbated by the stress of litigation, living in uninhabitable conditions, and institutional

FEBRUARY 10, 2026 — SDHC DEFERS ACTION UNTIL COURT DECIDES

- **9:04 AM: Jessica Adamo responds:** "Thank you for your thorough update. I have been receiving updates from Townspeople as this unfolds and am aware of the February 23rd continuance. I will continue to monitor the situation, and we can discuss options once the court renders a decision."

Status: SDHC confirms receiving updates from a grantee under compliance investigation throughout court proceedings. SDHC explicitly defers oversight action until litigation concludes. Lisa Jones remains silent.

FEBRUARY 23, 2026 — SETTLEMENT

- **In the hallway immediately before being called into the courtroom,** [REDACTED] **and** [REDACTED] **from the** [REDACTED] **offered representation.** No prior relationship. No adv [REDACTED] case, the standing defense, or the active investigations. I accepted the offer.
- [REDACTED] **cknowledged standing was a legitimate issue and that the eviction appeared retaliatory.** She recommended settlement. The standing argument did not require complex litigation — it was documentable from the lease itself, listing Townspeople as co-signor on every page, not as landlord.
- **The case was settled for \$4,249** — without the standing defense being argued, without compelling production of the authorization-to-evict contract, and without any reviewed documentation entering the court record. [REDACTED] signed the stipulation as attorney for the defendant, specially appearing for the purposes of negotiating only.

Settlement Terms per Stipulation (Case [REDACTED])

- March 1, 2026: \$1,000
- April 1, 2026: \$1,000
- April 20, 2026 onward: \$250/month until remaining \$2,249 paid in full
- Plaintiff waives all other rents, amounts, charges, damages, fees, tolls, and levies related to the tenancy to date

The \$13,174 Exhibit

On February 20 — one business day before trial — I was served by mail an exhibit stating a total debt of \$13,174. A Friday service for a Monday trial guaranteed the

document would arrive after proceedings concluded. It arrived after the settlement was already signed. Neither [REDACTED] had seen it [REDACTED] ever raised the figure in negotiations. Townspeople accepted \$4,249 in settlement — the gap between what they served and what they accepted shows the \$13,174 was not a good-faith calculation.

The figure does not represent rent owed to a landlord. It represents an internal reimbursement balance accumulated under the prohibited co-signer structure — where Townspeople covered payments to the landlord and tracked what I owed them internally. No landlord operating at arm's length permits \$13,174 in arrears to accumulate before acting. The accumulation only makes sense under that structure.

The figure is further contested by a documented income correction request I submitted in writing on May 19, 2023. For approximately one year, my rent portion was calculated on an inflated income figure resulting from a miscalculation of my earnings as an independent contractor. For six months of that period, my written request to correct that income figure was denied, and rent continued to be charged on the overstated amount. Townspeople presenting the resulting figure as an undisputed debt — without acknowledging the outstanding correction request or the inflated income basis — is a material misrepresentation of how that balance accumulated.

SDHC COMPLIANCE VIOLATIONS (FEBRUARY 2026)

- **February 10:** Jessica Adamo confirms SDHC receiving investigative updates from Townspeople (subject of investigation) — structural conflict compromises oversight integrity
- **February 10:** I disclosed that I stopped taking medications, am missing medical appointments, and am struggling with basic self-care — "I am one of the clients your grantee has failed to support effectively" — SDHC takes no action
- **24 CFR § 578.53(a)(1) violation:** CoC supportive services must assist participants in maintaining housing — SDHC takes no protective action
- **24 CFR § 578.75(b) violation ongoing:** 4 of 5 SDHC-cited violations remain unaddressed 100+ days after citation

MARCH 11–16, 2026 — RECERTIFICATION DEMANDS BEGIN

- **March 11:** ██████████ requests income documentation for recertification.
- **March 12:** I request SDHC conduct recertification independently due to conflict of interest.
- **March 16:** ██████████ denies my request, states Townspeople will continue the recertification process. He delivers the signed stipulation 15 days after the first payment was already made. The proposed order bears a blank judicial signature line.

Status: SDHC copied on all correspondence. No intervention. No response.

MARCH 27, 2026 — FORMAL SDHC SUBMISSION

- **I submitted to Jessica Adamo and Lisa Jones:** a formal email requesting independent recertification oversight and emergency relocation assistance; and my 143-page Comprehensive Habitability Violations Report documenting violations 2015–2026, corporate fraud, federal program violations, retaliation timeline, and health impacts.

Status: No acknowledgment received from Jessica Adamo or Lisa Jones.

MARCH 31, 2026 — ZERO INCOME DISCLOSURE

- **12:40 PM: I notify ██████████ (Jessica Adamo and Lisa Jones copied):** my SSA provisional benefits ended in March 2026; no formal determination on reinstatement has been made; I currently have zero income; the April 1 payment cannot be made. I attached my SSA Benefit Verification Letter and SSA account screenshot.
- **Email stated:** *"I spoke with an SSA representative who confirmed that my provisional Expedited Reinstatement benefits ended in March 2026 and that no formal determination on reinstatement has been made. The review remains pending and could take an additional 60 days. I currently have no income. The April 1, 2026 payment cannot be made. This is a documented financial emergency. I am disclosing this information to satisfy the recertification documentation requirement. I trust that the vulnerability resulting from this loss of income will not be used against me."*

MARCH 31, 2026 — ██████████ RESPONSE — DEFAULT THREAT ISSUED SAME DAY

- **4:53 PM: ██████████ responds:** "If a payment is not made as scheduled, the terms of the stipulation regarding default will apply." He did not acknowledge my zero income disclosure or the financial emergency. He did not reference the SSA documentation I attached.

Status: A default threat was issued the same day I formally disclosed zero income. SDHC was copied. SDHC did not intervene.

SDHC COMPLIANCE VIOLATIONS (MARCH 2026)

- **143-page Comprehensive Habitability Violations Report submitted March 27** — no acknowledgment or response from SDHC
- **24 CFR § 578.75(b) violation ongoing:** 4 of 5 violations remain unaddressed 150+ days after citation (correction window expired December 1, 2025)
- **Lisa Jones executive silence:** CEO copied on all correspondence since November 7, 2025 — 5 months of silence while my case remains active

APRIL 1, 2026 — PAYMENT MADE UNDER DURESS

- **12:31 PM: I made a payment of \$788, documenting:** the payment reflects the April 1 installment (\$1,000) offset by the \$462 overpayment credit from March 1 confirmed by Torres on March 16, leaving a net April 1 obligation of \$538, plus the April 20 installment of \$250, totaling \$788. Total paid since March 1: \$2,250. Total required through April 20: \$2,250. I cited the CoC program rule that zero income means zero rent obligation and California Civil Code § 1942.4 (rent collection prohibited after uncorrected habitability violations). I documented the payment was made under threat of default with zero income.

Status: SDHC was copied on the entire thread. SDHC did not intervene.

APRIL 2, 2026 — ██████████ REFUSES OVERPAYMENT CREDIT

- **11:34 AM: ██████████ acknowledges receipt of my payment but states "any prior payments, offsets, or combined payments are not reflected in the terms of the**

agreement." He refuses to recognize the \$462 overpayment credit he confirmed on March 16. He leaves the default threat open.

Status: Townspeople is manufacturing a default over a \$212 technicality against a PSH participant with documented zero income, while SDHC watches in silence.

APRIL 1–2, 2026 — PUBLIC COMMENT SUBMISSION

- ♦ **April 1, 2026 (9:37 PM):** I submitted a public comment via SDHC webform for the April 10, 2026 Board meeting. I also emailed sdhcdoCKETinfo@sdhc.org requesting that all email correspondence between myself, CEO Lisa Jones, and Jessica Adamo from November 2025 through April 2026 be distributed to the Board as supporting documentation.
- ♦ **April 2, 2026 (2:45 PM): Scott Marshall — SDHC's Vice President of Communications and Government Relations** — responded to my docket email stating the April 10 meeting had been adjourned, that my webform comment had not been received, and instructing me to resubmit through the webform or by replying directly to him.
- ♦ **April 2, 2026 (4:23 PM):** I replied directly to Marshall resubmitting my public comment in the body of the email, requesting Board distribution of the Jones/Adamo correspondence, and attaching three documents: the March 27 SDHC submission letter, the [REDACTED] correspondence thread (March 11–April 1, 2026), and the 143-page Comprehensive Habitability Violations Report. I noted the urgency — Townspeople may file for default at any moment against a program participant with zero income — and requested all three be brought to the Board's attention before April 16.

APRIL 3, 2026 — OFFICIAL SSA NOTICE SUBMITTED

- ♦ **11:08 AM:** I sent the official SSA Notice of Change in Benefits (dated April 3, 2026) to [REDACTED] confirming zero income as of April 1, 2026. I reiterated: zero income means zero rent obligation under CoC program rules; I have paid \$2,250; the stipulation requires \$2,250 through April 20; no default exists; my next scheduled payment is May 20, 2026 (\$250). SDHC remains copied.

Status: As of April 9, 2026, [REDACTED] has not responded. SDHC has not intervened. The default threat remains active.

APRIL 9, 2026 — [REDACTED] CONFIRMS STANDING DEFENSE HAD MERIT

- **On April 9, 2026, I had a 52-minute phone conversation with [REDACTED] regarding the unsigned proposed order, the active default threat, and the standing defense that was never argued.** During that call [REDACTED] confirmed the standing defense had merit and would have resulted in a win. She disclosed that the reason she did not pursue the standing defense was because Townspeople could simply re-file a corrected notice — a tradeoff she did not disclose at the time of settlement.
- **She identified three issues for outside counsel to assess:** the co-signor issue (standing), retaliation, and code enforcement.
- **During the call, I asked [REDACTED] directly whether she had prior relationships with Townspeople or SDHC through her capacity as [REDACTED]** [REDACTED] She denied any prior relationships with Townspeople or SDHC. She acknowledged her March 2025 public appearance alongside RTFH CEO Tamera Kohler but stated the RTFH grant to Lemon Grove had nothing to do with her representation of me.
- [REDACTED] also acknowledged that ***“everything about Townspeople’s structure is weird.”***
- **This exchange is documented for the Board’s awareness.** No assertion is made regarding whether these relationships influenced the representation or oversight outcomes. The Board may assess for itself whether SDHC’s response was appropriately independent given the institutional relationships involved.

APRIL 10, 2026 — DIRECT OUTREACH TO COMMISSIONER VÁSQUEZ

Given the absence of confirmation that my public comment and supporting documentation would reach the Board through official channels, I contacted **Commissioner Melinda Vásquez** directly at her professional address. Commissioner Vásquez is a practicing real estate attorney and SDHC Board member.

I provided a documentation package including:

- **18-page SDHC timeline** (Federal Violations Complaint)
- **Scott Marshall April 2, 2026** VP Communications correspondence
- **Jessica Adamo December 22, 2025** email acknowledging lease structure concerns

- **Jessica Adamo December 22, 2025** email recall (61 minutes later)
- **Jessica Adamo February 10, 2026** email confirming Townspeople updates throughout UD proceedings
- **March 27, 2026** formal SDHC submission letter

I requested that she review the documentation and bring it to the Board's attention before April 16.

Status: No response received as of April 14, 2026.

APRIL 13, 2026 — SCOTT MARSHALL CONFIRMS DISTRIBUTION TO COMMISSIONERS

- **Scott Marshall responded April 13, 2026 (2:03 PM)** — confirming that my written public comment will be provided to commissioners in advance of the April 16, 2026 Board meeting and posted on SDHC's website as a non-agenda public comment. He offered to provide specific messages to commissioners upon request and noted that any messages posted publicly would have personally identifiable information for other individuals redacted per federal and California privacy law.

Status: Public comment confirmed for distribution. Specific supporting correspondence being provided to Marshall for commissioner review per his offer.

SUMMARY OF SDHC'S RESPONSE PATTERN

- **November 7, 2025:** CEO Lisa Jones commits to investigation within 30 minutes
- **November 12, 2025:** Jessica Adamo calls allegations "serious in nature," commits to thorough review with updates
- **December 22, 2025:** SDHC acknowledges concerns about lease structure in writing
- **61 minutes later:** Email recalled
- **December 23, 2025:** Served with summons (one day after recall)
- **February 10, 2026:** SDHC confirms receiving updates from Townspeople, defers action until court decides
- **March 27, 2026:** 143-page Habitability Report submitted — no acknowledgment

- **April 1, 2026:** Default threat issued against zero-income client with SDHC copied — no intervention
- **April 2, 2026:** Public comment submitted for Board review
- **April 9, 2026:** USD Housing Rights Clinic confirms standing defense would have resulted in a win and identifies retaliation and code enforcement as key issues — SDHC remains silent
- **April 10, 2026:** Commissioner Vásquez contacted directly with full documentation package — no response
- **April 13, 2026:** Scott Marshall confirms public comment will be distributed to commissioners

Total responses from CEO Lisa Jones since November 7, 2025: Zero (5 months of silence while copied on everything)

Total responses from Jessica Adamo since February 10, 2026: Zero (2 months of complete silence)

CURRENT STATUS (April 13, 2026)

- **Habitability violations:** 4 of 5 violations remain unaddressed (163 days since SDHC inspection)
- **Income status:** Zero income since April 1, 2026
- **Default threat:** Active (issued April 1 by service provider receiving SDHC funds)
- **SDHC investigation:** Acknowledged as "serious" November 12, then silence
- **Written acknowledgment:** Issued December 22, recalled 61 minutes later
- **143-page report:** Submitted March 27, no acknowledgment
- **Board oversight:** Public comment confirmed for distribution to commissioners April 13, 2026 — 163 days after initial complaint, following direct outreach to commissioner

I am a PSH tenant with zero income, facing default threats from a federally-funded service provider under compliance investigation, living with unaddressed habitability violations in a property with fraudulent entities under DA criminal investigation, while the oversight agency that called my allegations "serious in nature" has taken no substantive action since February 10, 2026. The proposed order remains unsigned. The case remains pending. The default threat remains active. I have zero income. Four habitability violations remain unaddressed 163+ days after SDHC cited them.

SUMMARY OF CONCRETE SDHC VIOLATIONS

- **Funded prohibited arrangement 10 years** (\$800,000/year)
- **November 12: Acknowledged seriousness, promised updates** — failed to provide
- **December 22: Acknowledged lease structure concerns in writing** — recalled 61 minutes later
- **December 23: Received formal witness retaliation notice** — no action
- **Habitability enforcement failure:** 30-day correction window expired December 1 — 4 violations remain unaddressed 163+ days later
- **February 10: Received my mental health crisis disclosure** — no action
- **Receiving updates from subject of investigation** — structural conflict
- **March 27: 143-page report submitted** — no acknowledgment
- **April 1: Payment under duress** — copied, no intervention
- **No independent recertification** despite conflict requiring it
- **Lisa Jones:** 5 months executive silence while copied on active correspondence
- **April 9, 2026:** USD Housing Rights Clinic confirms standing defense would have resulted in a win and identifies retaliation and code enforcement as key issues — while SDHC takes no action, remains silent

Prepared by: Dwan M. Green

PSH Tenant — CoC Program

Cooperating Witness — DA Case [REDACTED]

[REDACTED] | [REDACTED]

Date: April 13, 2026

APPENDIX A: COURT REGISTRY ACTIONS (Dec 2025 – Mar 2026)

Detailed court proceedings timeline documenting procedural exploitation, false representations, and temporal retaliation pattern.

DECEMBER 2025

- **December 4 — Unlawful Detainer Complaint filed (Case [REDACTED]):** Filed 116 days after I terminated services, 72 days after the DA opened a criminal investigation into my landlord, 3 days after the 35-day habitability correction window expired under CA Civil Code § 1942.4 (making rent collection legally prohibited).
- **December 4 — Plaintiff's Mandatory Cover Sheet:** Classifies case as "Residential Unlawful Detainer (<\$10,000)" — inconsistent with the \$13,174 debt exhibit filed February 20, 2026.
- **December 4 — Summons issued:** Issued by a party with no landlord standing under CA Civil Code § 1161 — lease identifies Townspeople solely as "co-signer" on every page.
- **December 16 — Filed Answer:** Answer documented the standing defect, dissolved business entities, prohibited co-signer arrangement, active DA investigation, federal violations, and retaliation timeline — all facts opposing counsel later claimed to be "unaware of" on February 3, 2026.
- **December 16 — Request to Waive Court Fees:** Granted same day. Zero income documented; my financial vulnerability established at time of proceedings.

JANUARY 2026

- **January 16 — Request for Entry of Default:** Filed despite my Answer on record (December 16) — requesting default against a party who had already responded is procedurally improper.
- **January 16 — Verification By Landlord Regarding Rental Assistance:** Townspeople verified itself as "landlord" under penalty of perjury despite the lease identifying it only as "co-signer" — constitutes a sworn misrepresentation of legal status in a court filing.
- **January 16 — Notice of Remote Appearance:** Plaintiff electing remote appearance while I — an unrepresented defendant — was required to appear in person.

FEBRUARY 2026

- **February 3 — Trial hearing (no ruling issued):** The judge explicitly stated she would not accept evidence not on the record. Opposing counsel introduced a claimed

eviction authorization contract for the first time in a post-hearing phone call — a channel designed to avoid judicial scrutiny.

- **February 5 — Two returned mail notices:** Mail returned from the address where I actively resided. Occurred during active USPS mail tampering case (Case [REDACTED]).
- **February 20 — \$13,174 debt exhibit filed:** Filed one business day before the February 23 trial, served by mail to guarantee arrival after proceedings concluded. Never referenced in the original complaint or during negotiations. Arrived after the settlement was already signed. Now permanently in the court record, uncontested.
- **February 23 — Settlement reached:** Case settled for \$4,249 without the standing defense being argued, without compelling production of the claimed authorization contract, and without the \$13,174 exhibit being contested.
- **February 24 — Minute Order:** Proposed order bears a blank judicial signature line — [REDACTED] never signed the order — case remains listed as "Pending" in the Registry of Actions.

MARCH 2026

- **March 2 — Status Conference:** Cancelled. No formal judicial disposition confirming settlement terms exists.
- **March 16 — Signed stipulation delivered by [REDACTED]:** Delivered by Townspeople' [REDACTED] — not by opposing counsel [REDACTED]. Deliv [REDACTED] nt was already made under the unsigned proposed order.

PATTERN ANALYSIS ACROSS REGISTRY ACTIONS

- **Procedural exploitation of pro se status:** Default request filed despite my Answer on record; material exhibit filed one business day before trial; claimed contract introduced post-hearing in off-record channel
- **Self-characterization fraud:** Townspeople verified itself as "landlord" under penalty of perjury (January 16) despite the lease identifying it only as "co-signer"
- **Temporal retaliation pattern:** Every escalation occurred during active federal investigations
- **Unsigned judicial order:** Settlement executed under proposed order never signed by judge — case remains "Pending" — no formal judicial disposition exists
- **Misclassification:** Complaint classified as "<\$10,000" UD — inconsistent with \$13,174 exhibit filed eve of trial
- **Mail interference during federal witness period:** Two returned mail items February 5 — USPS investigation active