From:	Katheryn Rhodes
To:	Traynor, Meghan C
Cc:	Simonds,Keene; Mumpower, Priscilla; Sellen, Erica A; patrick@arenapublic.com; Katheryn Rhodes
Subject:	Re: [External] Fwd: 11/02/2026 LAFCO Agenda Item 6A Regional Taskforce on the Homeless (RTFH) White Paper "Homeless Services + Governance in San Diego County"
Date:	Friday, November 13, 2026 10:57:19 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png image010.png image.png 20120731_HUD_Continuum_of_Care_COC_Interim_Rule_2012-17546_46-Pages.pdf 20241231_RTFHSD_Form-990_NonProfit_Financials_38-Pages.pdf

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Hi Meghan,

Just more info for your White Paper on the RTFHSD and HUD-mandated Continuum of Care (CoC) publishing of meeting agenda and minutes for public review, and the RTFHSD Form 990.

HUD's Continuum of Care (COC) Interim Rule 2012-17546 was published on 07/31/2012 in the Federal Register, which is linked below and attached.

https://www.govinfo.gov/content/pkg/FR-2012-07-31/pdf/2012-17546.pdf

The Interim Rule states that CoC are required to "published agendas and meeting minutes."

Does "published agenda" mean the 1-page Agenda listing that the RTFHSD currently has published online for the CoC, or the full Agenda Package given to CoC Board Members, and published for Board Members who have log in accounts only?

Thankfully, the RTFHSD just started publishing online the 1-page Agenda for the first time for the 11/12/2026 CoC meeting which is linked below. Big deal.

https://www.rtfhsd.org/wp-content/uploads/2026/04/November-2026-GM-Agenda_final.pdf

However, the RTFHSD still has not published meeting minutes that are required under HUD's Interim Rule. If possible, in your White Paper please recommend that the full CoC Agenda Packages that are given to CoC Board Members be published online, not just the 1-page Agenda listing. Along with the missing CoC's Meeting Minutes before any governance changes to the RTFHSD.

Also, the HUD's Interim Rule required the CoC to have a "Governance Charter that is reviewed and updated annually." With "a written process to select a board… The process must be reviewed, updated, and approved by the Continuum at least once every 5 years;"

Since there are no published CoC Meeting Minutes, I am not sure if the CoC Governance Charter has been updated since it was amended as Version 10.0 in September 2024, over 2 years ago. Also, please investigate if the CoC's Governance Charter was reviewed in the last year, and the process to select a board was reviewed and approved in the last 5 years.

Also attached is the RTFHSD's 2024 Non-Profit Financial Form 990. Page 34 documents that Tamara Kohler received $296,627 in compensation. With 37 Employees.

https://projects.propublica.org/nonprofits/organizations/113723093

Below is Tamera Kohler's compensation from Forms 990s in Pro Publica.

2024 - $296,627. +15% Increase in Pay from 2023.
2023 - $257,786. + 9% Increase in Pay from 2022.
2022 - $236,101. +15% Increase in Pay from 2021.
2021 - $206,170. + 0.4% Increase in Pay from 2020.
2020 - $205,329. +19% Increase in Pay from 2019.
2019 - $172,245. +17% Increase in Pay from 2018.
2018 - $147,619.

In 6 Years from 2018 to 2024, Tamera Kohler received a +$149,008 increase in compensation. Which equals to a +101% increase in raises in 6 years.

Regards,

Katheryn Rhodes

On Thu, Nov 12, 2026 at 7:45 PM Katheryn Rhodes <laplayaheritage@gmail.com> wrote:

> Hi Meghan:
>
> Thank you for our discussion today.
>
> FYI. The Regional Taskforce on the Homeless (RTFH) finally put their 1-Page 11/12/2026 CoC General Membership Agenda for today online. A

published Agenda is a great start, but is still incomplete public information that does not allow for public analysis and accountability.

https://www.rtfhsd.org/event/coc-general-membership-meeting-74/

image.png



https://www.rtfhsd.org/wp-content/uploads/2026/04/November-2026-GM-Agenda_final.pdf

The RTFHSD used to publish the full RTFHSD and CoC Agenda Packages, not just the Agendas. Previously, the public could access the same Agenda backup documentation given to board members for review before the meeting.

Even though it is great that at least an CoC Agenda is now available, there are still no videos of the semi-public meeting where the public are allowed to view online in real time, without video available after the fact. Plus during CoC meetings, the public is not allowed to be part of the online discussion amongst CoC Board Members.

Again, thank you to LAFCO and you Meghan, for your work on alternative governance structure for our RTFHSD and CoC. I look forward to your updated White Paper.

Regards,

Katheryn Rhodes

On Tue, Nov 10, 2026 at 3:24 PM Traynor, Meghan C <MeghanC.Traynor@sdcounty.ca.gov> wrote:

> Hi Katheryn,
>
> Thank you for your diligence in assembling these documents and accompanying timeline. We will forward your emails to the LAFCO Commission as additional supplemental correspondence on Item

6a.

In response to your requests and RTFH's letter, we will request RTFH's June 14, 2018 and current bylaws, the October 1, 2020 resolution regarding its separation from the CoC, the current CoC Governance Charter, and any CoC bylaws to clarify RTFH's role as CoC staff and will use them to inform and make any merited changes to the white paper.

We will also consult with LAFCO Counsel regarding the applicability of GC 54952(c) to the RTFH and CoC Board, including whether Brown Act and PRA requirement apply by law or by voluntary bylaw.

The remainder of your requested amendments fall outside the established scope of the white paper – including those concerning individual staff conduct – and will not be reflected in revisions to the white paper ahead of LAFCO staff returning with the revised white paper to the Commission, as early as February.

Thank you again for your input and engagement on this important project, and please do not hesitate to reach out with any additional questions.

Best regards,

Meghan

_____

Meghan Traynor (she/her)

Local Government Analyst

San Diego Local Agency Formation Commission

Subdivision of the State of California | Regional Service Planning

O: (619) 321-3380 | C: 858-298-7280

2550 Fifth Avenue, Suite 725

San Diego, California 92103-6624



From: Katheryn Rhodes <laplayaheritage@gmail.com>
Sent: Wednesday, November 4, 2026 6:56 PM
To: Traynor, Meghan C <MeghanC.Traynor@sdcounty.ca.gov>; Sellen, Erica A <Erica.Sellen@sdcounty.ca.gov>; Simonds,Keene <Keene.Simonds@sdcounty.ca.gov>; Katheryn Rhodes <laplayaheritage@gmail.com>; Mumpower, Priscilla <Priscilla.Mumpower@sdcounty.ca.gov>; Peters, Michaela A <Michaela.Peters@sdcounty.ca.gov>; Burila, Joelle <Joelle.Burila@sdcounty.ca.gov>; Velasquez, Aiden <Aiden.Velasquez@sdcounty.ca.gov>; Ngu, Dieu <Dieu.Ngu@sdcounty.ca.gov>; patrick@arenapublic.com; Adam@awilson-consulting.com
Subject: [External] Fwd: 11/02/2026 LAFCO Agenda Item 6A Regional Taskforce on the Homeless (RTFH) White Paper "Homeless Services + Governance in San Diego County"

Hi LAFCO,

Based on the limited information available regarding the 10/01/2020 RTFHSD meeting, as part of the Updated White Paper, I am requesting that LAFCO investigate whether RTFHSD Staff hoodwinked the RTFH and COC Boards when they put forth Bylaws changes, to split into the RTFH Board of Directors, and the Regional Continuum of Care Council (RCCC) into two boards.

Then without discussion from the Board, RTFHSD staff took it upon themselves to add wording to the Draft Bylaws to also eliminate Brown Act and Public Records Act compliance by eliminating wording in Bylaws Article VII, Sections 7.11, 7.13, 7.14, 7.16 and 7.22, without direction from the Board.

As far as I remember, I did not hear the RTFHSD or

COC boards discussing taking out Brown Act or PRA compliance in the Bylaws prior to the 10/01/2020 meeting.

The issue of board direction or no direction to staff cannot be confirmed, as most Agenda documents including Minutes and documents created prior to 10/01/2020 have been deleted from online access.

As discussed on the RTFHSD Letter to LAFCO, the important 10/01/2020 meeting where two separate Boards were created is shown on the RTFHSD Board of Directors' website.

https://www.rtfhsd.org/about-rtfh/501c3-board-of-directors/

"The RTFH Board of Directors is the result of a significant structure change effective October 1, 2020, whereas the prior singular board was separated into two boards in order to best serve the needs, expectations and requirements of a 501c3 nonprofit while also meeting the HEARTH Act requirements of a CoC:

1) The RTFH Board of Directors; and

2) The Regional Continuum of Care Council (RCCC), aka the CoC Board of Directors

Due to the RTFH undertaking as a significant funder of the county with increased financial responsibilities, as well as real or perceived conflicts of interest, the structure of the organization was reviewed and finalized into two separate but linked entities. The Board voted to approve the new structure as of October 2020.

RTFH Board Packet "

Was the Brown Act and Public Records Act compliance eliminated as a secret add on on 10/01/2020 when the two boards were formed? Please ask the board

members at the time if they knew the Brown Act and Public Records Act (PRA) compliance would end with the amended Bylaws to create 2 boards.

Can LAFCO recommend the RTFHSD immediately conform to the Brown Act and the Public Records Act (PRA) for at least the Regional Continuum of Care Council (RCCC), aka the HUD-mandated CoC Board of Directors by changing their Bylaws ASAP ? I am requesting a recommendation for an interim solution on Bylaw changes before State laws on the governance is changed.

If someone at LAFCO can ask these legal questions to your legal counsel for discussion in your White Paper, it would be appreciated.

Page 63 of the White Paper states:

"*Public Accountability. CoC Board and Full Membership meetings are open to the public, agendas are published online...*

Past meeting and committee materials are not consistently archived, and RTFH's nonprofit status does not subject its own Board meetings to California's open meeting requirements, so public access to those proceedings depends on the nonprofit's bylaws and disclosure policies...

Under the existing model, the public can raise concerns about RTFH's operations through public comment at CoC Board and Full Membership meetings."

Some of these statements are incorrect and should be changed in the updated White Paper including the following:

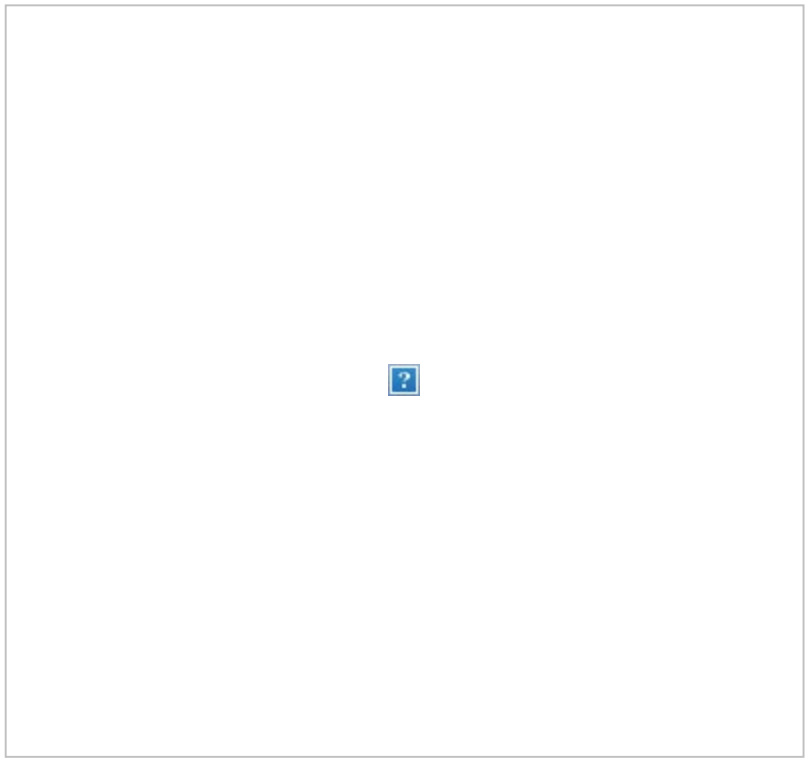
- CoC Board and Full Membership meetings are **NOT** open to the public. And agendas are **NOT** published online. As shown below, the only thing published is a Calendar that states the date and times of meetings with a Zoom link. There are no links to the Agendas that show the onsite location of the meetings. On the calendar, there is only a link to a virtual Zoom meeting with a date and time. With no Agendas posted. The Public can only attend online, not in person.

And the public cannot ask questions or be part of the CoC meetings.

- Under the existing model, the public **CANNOT** raise concerns about RTFH's operations through public comment at CoC Board and Full Membership meetings. Mainly because the CoC Agendas are not posted, RTFH operations are secret, and the public is not allowed to comment on Agenda and Non-Agenda items. Or know where the meetings are being held, or what will be discussed.

Example:

https://www.rtfhsd.org/event/coc-general-membership-meeting-74/



As shown above, there is a future CoC Meeting next week on Thursday, 11/12/2026 at 10:30 am. Prior to this meeting please direct LAFCO staff to confirm or deny if a CoC Agenda with the backup documented is posted online for public review.

And confirm or deny if there is an opportunity for the public to attend the CoC meeting in person and to raise concerns about RTFH's operations through public comments. Or if the public is banned from

attending in person. Or if the public or LAFCO staff is banned from commenting during the online Zoom meetings.

Then include their findings on CoC meetings in the new White Paper.

Thank you again for a fine report on possible solutions for public oversight of homeless service dollars.

Regards,

Katheryn Rhodes

Subject: 11/02/2026 LAFCO Agenda Item 6A Regional Taskforce on the Homeless (RTFH) White Paper “Homeless Services + Governance in San Diego County”
To: <erica.sellen@sdcounty.ca.gov>, <Meghan.Traynor@sdcounty.ca.gov>, <Keene.Simonds@sdcounty.ca.gov>, Katheryn Rhodes <laplayaheritage@gmail.com>

Erica Sellen - Commission Clerk of LAFCO.

Keene Simonds - Executive Officer

Meghan Traynor - Local Government Analyst/

Hi LAFCO,

Thank you for discussing making the private, non-profit Regional Taskforce on the Homeless (RTFHSD) and HUD Continuum of Care (COC) for the homeless answerable to the public through a change in governance structure. Which was part of the 11/02/2026 LAFCO meeting for Item 6A White Paper “Homeless Services + Governance in San Diego County.”

https://www.youtube.com/watch?v=DjVJkIEuarc&t=6398s

I believe a Joint Powers Authority (JPA) or a Special District would allow

the public to be part of the regional meetings on homelessness in San Diego using public funding.

Plus, potentially turn the current private non-profit RTFHSD and COC meetings, into public meetings under the Brown Act, were the public is allowed to participate and request records, instead of being silenced.

Currently, the RTFHSD and HUD Continuum of Care (COC) systems are not working. Public residents and taxpayers have been shut out by the actions of the RTFHSD staff and Board when they took out voluntary Brown Act compliance in their Bylaws on 10/01/2020. We need public accountability for the millions in public homeless dollars spent.

Prior to 2020, there would be only a few public attendees of the meetings. As I stated at the hearing, in the summer of 2020 a large group of black homeless individuals came before the RTFHSD with their grievances. The meeting was longer than usual, and all items were heard, and there were no problems. This may have been the first and only meeting the organized group of black homeless individuals attended.

The staff at the RTFHSD and the Continuum of Care (COC) were annoyed and decided that the new group of black public speakers were making the public meeting longer than necessary.

RTFHSD staff's excuse for deleting Brown Act compliance was because the RTFHSD and COC had a large boards and wanted to keep a quarum. The RTFHSD staff wanted to shorten the meeting time by getting rid of public comments for non-agenda and agenda items.

On 10/01/2020, without any prior public input or public discussion, the

RTFHSD staff without discussing the issues in prior meetings, changed their legal Bylaws to delete Brown Act compliance from Bylaws Article VII, Sections 7.11, 7.13, 7.14, 7.16 and 7.22 which previously stated the RTFHSD would follow the California Brown Act and Public Records Requests voluntarily.

A copy of the previous Bylaws was not part of the 10/01/2020 Agenda package, and changes to the new Bylaws made were not clear, as RTFHSD staff did not provide a strike-out of the old Bylaws.

Also, this 10/01/2020 meeting agenda's Zoom link did not work, and the Zoom link was blank so no one online could attend online. The only Agenda Item was the change to the Bylaws. I only knew the important meeting happened after the fact.

When I did a Public Records Act (PRA) request for the recording of the 10/01/2020 meeting to see if RTFHSD staff mentioned taking out voluntary Brown Act compliance to the Board, I did not get any answers. I went to the offices of the RTFHSD and was told the RTFHSD was a private non-profit and does not have to provide the public with any information, documents, or recordings of meetings.

After the 10/01/2020 Bylaws change I was kicked out of both RTFHSD and COC meetings by RTFHSD staff. After being kicked out, I heard from a friend who was a homeless advocate that they were allowed to attend the meetings and sit on the side. At the next RTFHSD and COC meetings, we decided to go together to see if I would be kicked out again. In the company of my friend who is a well known homeless advocate, RTFHSD staff allowed me to restart attending the RTFH and COC meetings. Plus I was allowed to sit on the side chairs and not say anything, or contribute to the conversations, as was previously allowed before. However, some people who were not on the board and were siting in the public sections were allowed to speak. Even on Agenda items.

Attached are the 10/01/2020 RTFH Amended Bylaws with the missing

Zoom link that does not work. I cannot find my copy of the previous RTFHSD bylaws, and could not find the RTFHSD prior Bylaws online. As some of their documents are secret, and behind a membership only website, Membership Log-In page, and COC Membership Portal.

https://coc.rtfhsd.org/login

Also attached is the new 05/09/2024 San Diego Continuum of Care Board Governance Charter that does not allow for public recordings of the private COC meetings.

See Board Policy "CoCBP8. Use of Artificial Intelligence Meeting Assistants and Meeting Recordings." Approved on October 19, 2023. See Pages 47-48.







As stated above, the RTFHSD has decided not to allow public recordings of COC meetings without the prior consent of attendees. Which as far as I know has never happened. As I do not believe anyone has asked for the consent of attendees to record.

Plus, the recordings of COC meetings are not available to the public or to the press. And instead "Meeting recordings shall be maintained in files accessible only to RTFH employees."

There have also been many news reports on how other elected officials and members of the press were not given information from the RTFHSD finances because they are a private non-profit agency that does not voluntarily comply with the Brown Act or the Public Records Act.

In the LAFCO update to the White Paper please include how voluntary Brown Act compliance was deleted from the Bylaws on 10/01/2020. And how other elected officials, the public, and the press have been ignored by the private non-profit RTFHSD. And only members are allowed to speak at meetings. Plus the RTFHSD does have a calendar with Zoom link, but the meeting Agendas are not available to the public or press.

Please include by email (without the attachments) as part of Agenda Item 6a to be given to the LAFCO Board members.

I am recommending that in the LAFCO updated White Paper, LAFCO staff

recommend that the RTFHSD immediate redo their Bylaws and put back in Brown Act compliance into their Bylaws Article VII, Sections 7.11, 7.13, 7.14, 7.16 and 7.22 , and in the COC Governance Charter, and allow for public recordings of all RTFHSD and COC meetings. Plus put all their hidden agendas and video recordings of meetings online. All these recommendations can happen with the existing private non-profit even before the Governance structures changes in a few years.

Until the public is allowed to participate in meetings, no public funding should be given to the RTFHSD or COC.

Regards,

Katheryn Rhodes

laplayaheritge@gmail.com

619-402-8688