

March 15, 2024

Mr. Stephen Russell  
Yes on Measure A – Homes for San Diegans  
3939 Iowa Street, Suite I  
San Diego, CA 92104

SENT VIA E-MAIL

Re: Yes on Measure A – Homes for San Diegans, Sponsored by a Coalition of Civic  
Nonprofits and Housing Providers (ID # 1430859)

Dear Mr. Russell:

The Ethics Commission audit of the above-referenced committee is now concluded, and the Final Audit Report is enclosed. This report was delivered to the Ethics Commission at its regularly-scheduled meeting held on March 14, 2024.

Sincerely,

[REDACTED]

Rosalba Gomez  
Audit Program Manager

Enclosure

# FINAL AUDIT REPORT

March 5, 2024

Mr. Stephen Russell  
Yes on Measure A – Homes for San Diegans  
3939 Iowa Street, Suite I  
San Diego, CA 92104

Treasurer: Stephen Russell  
3939 Iowa Street, Suite I  
San Diego, CA 92104

## **SAN DIEGO ETHICS COMMISSION AUDIT REPORT:**

*Yes on Measure A – Homes for San Diegans, Sponsored by a Coalition of Civic Nonprofits  
and Housing Providers*

### **I. Introduction**

This Audit Report contains information pertaining to the audit of the committee, Yes on Measure A – Homes for San Diegans, Sponsored by a Coalition of Civic Nonprofits and Housing Providers, Identification Number 1430859 (“the Committee”) for the period from August 12, 2020, through July 31, 2021. The Committee was selected for audit by a designee of the City Clerk in a random drawing conducted at a public meeting of the Ethics Commission held on September 9, 2021. The audit was conducted to determine whether the Committee materially complied with the requirements and prohibitions imposed by the City of San Diego’s Election Campaign Control Ordinance (San Diego Municipal Code Chapter 2, Article 7, Division 29). The Election Campaign Control Ordinance (ECCO) has been amended on several occasions; all Municipal Code references in this report relate to the provisions of ECCO that were in effect at the time of the actions described herein.

During the period covered by the audit, the Committee reported total contributions of \$1,010,926.37 (inclusive of \$1,200 in non-monetary contributions) and total expenditures of \$1,014,311.37. Total cash contributions relative to total expenditures resulted in a \$4,609.96 differential that was reconciled by the Committee’s cash on hand and miscellaneous increase to cash. **The audit revealed one material finding: the committee failed to timely send notifications of cumulative contributors of \$10,000 or more, in violation of San Diego Municipal Code section 27.2975.**

## II. Committee Information

On August 27, 2020, the Committee filed a Statement of Organization with the San Diego City Clerk indicating that it qualified as a committee. The Committee was formed to support Proposition A (General Obligation Bonds for Affordable Housing) in the November 3, 2020, general election. On August 6, 2021, the Committee filed a Statement of Termination indicating that its filing obligations were completed on July 31, 2021. The Committee's treasurer and principal officer was Stephen Russell.

## III. Audit Authority

The Commission is mandated by San Diego Municipal Code section 26.0414 to audit campaign statements and other relevant documents to determine whether campaign committees comply with applicable requirements and prohibitions imposed by local law.

## IV. Audit Scope and Procedures

This audit was performed in accordance with generally accepted auditing standards. The audit involved a thorough review of the Committee's records for the time period covered by the audit. This review was conducted to determine:

1. Compliance with all disclosure requirements, pertaining to contributions, expenditures, accrued expenditures, and loans, including itemization when required;
2. Compliance with applicable filing deadlines;
3. Compliance with restrictions on contributions, loans and expenditures;
4. Accuracy of total reported receipts, disbursements and cash balances as compared to bank records; and
5. Compliance with all record-keeping requirements.

## V. Summary of Applicable Law

### Section 27.2975 – Major Funding of Primarily Formed Recipient Committees

- (a) Every *primarily formed recipient committee* shall notify the City of San Diego Ethics Commission within three business days of receiving *contributions* cumulatively totaling \$10,000 or more from a single contributor. The notice shall be sent by email and include:
- (1) the committee's full name and identification number;
  - (2) the contributor's name; and
  - (3) if the contributor is a *primarily formed recipient committee* or a *general purpose recipient committee*, the contributor's identification number.

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## VI. Material Findings

### Section 27.2975: Failure to Disclose Cumulative Contributor of \$10,000 or more

SDMC section 27.2975 requires committees formed to support or oppose candidates for elective office or ballot measures to send an email to the Ethics Commission within three days of receiving contributions cumulatively totaling \$10,000 or more from a single contributor. The email should include the committee's full name, identification, the contributors name, and the identification number if the contributor is a primarily formed recipient committee or general purpose recipient committee. The Ethics Commission uses the disclosures to post on its website readily accessible information concerning the major sources of funding to committees formed to support and oppose City candidates and measures.

The Committee received cumulative contributions of \$10,000 or more from various contributors. The Committee failed to timely send email notifications for six contributors who donated cumulative contributions of \$10,000 or more.

(The Committee previously accepted responsibility for this failure to timely send email notifications for cumulative contributions of \$10,000 or more; see stipulation in Case No. 2020-38.)

## VII. Conclusion

Through the examination of the Committee's records and campaign disclosure statements, the Auditor verified that the Committee timely disclosed all contributions received and all expenditures made, and that the Committee maintained all necessary documentation regarding contributions and expenditures in accordance with disclosure and record-keeping provisions of ECCO. **However, the audit revealed the following material finding: the committee failed to timely send notifications of cumulative contributors of \$10,000 or more, in violation of San Diego Municipal Code section 27.2975.**

[REDACTED]

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Rosalba Gomez  
Audit Program Manager

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Date

[REDACTED]

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Sharon Spivak  
Executive Director

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Date