



**Housing Authority
Regular Meeting Minutes - Draft**

Monday, May 18, 2026

1:30 PM

1. CALL TO ORDER

Chair Smith called the meeting to order at 1:30p.m

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953.8)

None.

3. ROLL CALL

Present 4 - Chair Andrew Smith, Vice Chair Claudia Cappio, Commissioner Gregory Fearon, and Commissioner Scott Wimmer

Absent 3 - Commissioner Angela Conte, Commissioner Wayne Downey Ph. D, and Commissioner Jeffrey Owen

4. STATEMENTS OF ABSTENTION

None.

5. STAFF BRIEFING

5.1 Housing Authority FY 2025/26 Quarter 3 Financial Update

This memo summarizes Housing Authority ("Authority") expenditures and funding for July 1, 2025 - March 31, 2026.

Kate Goldfine, Administrative Services Officer and Megan Basinger, Executive Director, presented the item for information only and responded to commissioner's questions.

Public Comment:

Duane Dewitt expressed support for additional funding in certain areas and requested that future budget briefings include emergency response options, citing a veteran at risk of losing his home due to predatory lending.

Fred Allebach commented on housing impact and in-lieu fees, expressing support for the housing impact fee and exemptions for nonprofit developers, and requested clarification on when the fee may be waived while questioning the use of in-lieu fees in place of inclusionary housing requirements.

Chair Smith requested that staff respond to public questions raised by both Duane Dewitt and Fred Allebach.

6. STUDY SESSION

None.

7. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Late Correspondence (Uploaded 05-14-2026)

Public Comment:

Fred Allebach asked about the implications of the recent mobile home park lawsuit the City won and requested clarification from the City Attorney or Director on how the outcome may affect other mobile home parks going forward and the City Attorney provided clarification.

Duane Dewitt commented on efforts to support veterans and vulnerable residents, sharing input from younger veterans and requesting that the Housing Authority consider advocating to the federal government for emergency housing voucher options to better assist veterans in urgent situations.

8. APPROVAL OF MINUTES

8.1 Draft Minutes - April 27, 2026.

Approved as submitted.

Public Comment:

None.

9. PROCLAMATIONS/PRESENTATIONS

9.1 PROCLAMATION - PROCLAMATION OF APPRECIATION FOR AFFORDABLE HOUSING MONTH.

A proclamation for Affordable Housing Month was read by Commissioner Fearon recognizing the John Stewart Company's contributions to the Cannery at Railroad Square and was presented to Evelyn Catalan and Susanne Wilson on behalf of the organization.

Public Comment:

Duane Dewitt shared that as a Roseland resident he has followed the project since its inception, including early discussions with a financial advisor connected to Jon Stewart, and expressed appreciation that the project has progressed to its current stage, adding a lighthearted remark about the group photo.

10. CHAIRMAN/ COMMISSIONER REPORTS

Commissioner Wimmer and Vice Chair Cappio reported on the new Ad Hoc Committee for the HUD-VASH program that outreach to veterans is underway, including engaging both unhoused and housed individuals to assess barriers to accessing housing, with findings expected to be available in the coming months.

Public Comment:

None.

11. COMMITTEE REPORTS

None.

12. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

12.1 PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.

Megan Basinger, Executive Director, presented the Housing Pipeline and responded to commissioner's questions.

Public Comment:

Duane Dewitt emphasized the importance of maintaining key political relationships and identified the State's Deputy Director of Community Development and Housing as a potential funding resource, encouraging outreach to state and legislative offices to better understand available funding opportunities and priorities.

12. CONSENT ITEMS

None.

13. REPORT ITEMS

None.

14. ADJOURNMENT

Seeing no further business Chair Smith adjourned the meeting at 2:20.p.m.