



**Housing Authority
Regular Meeting Minutes - Draft**

Monday, April 27, 2026

1:30 PM

1. CALL TO ORDER

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

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

None.

3. ROLL CALL

Present 5 - Chair Andrew Smith, Vice Chair Claudia Cappio, Commissioner Angela Conte, Commissioner Jeffrey Owen, and Commissioner Scott Wimmer

Absent 2 - Commissioner Wayne Downey Ph. D, and Commissioner Gregory Fearon

4. STATEMENTS OF ABSTENTION

None.

5. STUDY SESSION

5.1 FISCAL YEAR 2026-2027 NOTICE OF FUNDING AVAILABILITY PRIORITIES

The Housing Authority (Authority) issues Notices of Funding Availability (NOFAs) for its federal, state and local funds for affordable housing services annually and as new funding opportunities arise. This Study Session will review the estimated amount of available funds for the upcoming Fiscal Year 2026-2027 NOFA and discuss priorities for funding awards.

Kelli Kuykendall, Housing and Community Services Manager, presented and along with Megan Basinger, Executive Director, responded to Commissioner questions; staff recommended nominating two Commissioners to the NOFA Ad Hoc Committee, with Commissioner Conte self-nominating and Commissioner Wimmer nominating Commissioner Fearon, and by consensus of the Board, these members were appointed.

Public Comment:

Janice Karrman expressed concern about the proposed ad hoc committee structure and recommended including members outside the Housing Authority to ensure independence.

5.2 REVIEW OF FY 2026/27 PROPOSED HOUSING AUTHORITY BUDGET

The purpose of this Study Session is to provide an overview of the draft FY 2026/27 budget for the Housing Authority's (Authority) review and commentary.

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

Public Comment:

Janice Karrman commended staff's presentation efforts given limited data, expressed concern about rising technology costs and long-term debt financing, encouraged exploring alternatives to additional bonds, and advised community engagement and voter participation.

6. PUBLIC COMMENTS (ON NON-AGENDA ITEMS)

Public Comment:

Janice Karrman expressed concern about lack of representation in Rincon Valley, difficulty accessing meeting information, and recommended improved transparency and centralized access to public meeting materials.

7. APPROVAL OF MINUTES

7.1 Draft Minutes - March 23, 2026.

Approved as submitted.

Public Comment:

None.

8. CHAIRMAN/ COMMISSIONER REPORTS

8.1 MOTION - APPOINTMENT OF AD HOC COMMITTEE FOR HUD-VASH PROGRAM

RECOMMENDATION: The Housing and Community Services Department recommends that the Housing Authority, by motion, select three Commissioners to establish an Ad Hoc Committee to review the Veterans Affairs Supportive Housing (HUD-VASH) program.

Commissioner Conte recommended the appointment of herself, Commissioner Wimmer, and Vice-Chair Cappio to the HUD-VASH Ad Hoc Committee. By consensus of the Board, these members were appointed.

Public Comment:

Janice Karrman requested clarification regarding the three Commissioners appointed to the Ad Hoc Committee.

RECOMMENDATION

The Housing and Community Services Department recommends that the Housing Authority, by motion, select three Commissioners to establish an Ad Hoc Committee to review the Veterans Affairs Supportive Housing (HUD-VASH) program.

9. COMMITTEE REPORTS

None.

10. EXECUTIVE DIRECTOR REPORTS/ COMMUNICATION ITEMS:

- 10.1** PENDING DEVELOPMENT PIPELINE UPDATE - Provided for information.

Megan Basinger, Executive Director, presented the Housing Pipeline for information only and responded to Commissioner questions.

Public Comment:

Janice Karmann expressed concerns regarding prolonged project timelines, permitting challenges, and regulatory delays, and encouraged more efficient processes and exploration of policy impacts.

11. CONSENT ITEMS

None.

12. REPORT ITEMS

None.

13. ADJOURNMENT

Seeing no further business, Chair Smith adjourned the meeting at 2:45 p.m.