



**COMMUNITY DEVELOPMENT COMMISSION
OF MENDOCINO COUNTY**
Scheduled Meeting Agenda
for Thursday, October 15, 2020 at 1:30 p.m.

CDC Conference Room
1076 N. State Street
Ukiah, CA 95482

1. **Roll Call**
2. **Approval of February 20, 2020 minutes** (Attached) - Pages 5-7
3. **Report of Posting Agenda:** Pursuant to Government Code §54954.2, the Agenda for this meeting was properly posted on October 8, 2020.
4. **Committee Reports** (Standing Committees)
 - A. Orientation/Welcome Committee
 - B. Executive Committee
 - C. Budget/Audit Committee
 - D. Development and Loan Committee
5. **Executive Director Report and Department Reports**
 - A. **Administration** - *10 Minutes* (Attached) - Page 8-10
 1. Executive Director's Report
 - B. **Accounting** - *10 Minutes* (Attached) - Pages 11-25
 1. Controller's Report
 2. Summary of Revenues and Expenses Summary Comments
 3. CDC and BBN Combined Summary of Revenues and Expenses Report
 4. HCV HAP Tracking Report
 5. HCV Admin Tracking Report
 6. HCV Cares Admin Report
 7. Mainstream HAP Tracking Report
 8. Mainstream Admin Tracking Report
 9. Permanent Supportive Housing Utilization Report
 10. Coordinated Entry Report
 11. BBN and Business Activities Revenues and Expenses Report
 12. State/Local Combined Summary Revenues and Expenses Report

- C. **Development and Sustainability - 10 Minutes** (Attached) - Pages 26-29
 - 1. Development & Sustainability Department Report
 - 2. Work Order Analysis by Completion Month Report

- D. **Housing - 15 Minutes** (Attached) - Pages 30-54
 - 1. Housing Manager's Report
 - 2. Housing Quality Inspection Report
 - 3. Occupancy Status Report
 - 4. Agency Owned Report

- 6. **Announcements**
None

- 7. **Board Correspondence**
None

- 8. **Media/Information**
None

- 9. **Unfinished Business**
None

- 10. **Board Comments to Staff**
None

- 11. **New Business -15 Minutes**
 - A. **TIMED ITEM 1:40 PM Public Hearing, Discussion and Possible Adoption of Resolution # 2026-20 Approving PHA Certifications of Compliance with Annual Plans, Five Year Plan and Related Regulations: Board Resolution to Accompany the Annual PHA Plan and Five Year Plan: -**
Pages 55-71

 - B. **Discussion and Possible Action Item Regarding Resolution 2027-20 Approving Updated Success Rate Payment Standards Based on the 2021 50th Percentile Fair Market Rents for the Housing Choice Voucher Program, to be Effective 12/1/2020 -** Pages 72-74

 - C. **Discussion and Possible Action Regarding Resolution 2028-20 Adopting Updated Utility Allowance Schedules for use in all Rental Assistance Programs with an Effective Date of 12/01/2020 -** Pages 75-83

 - D. **Discussion and Possible Action Regarding Resolution 2029-20 Modification of:**

**CHAPTER III COMPLETION OF APPLICATION, PREFERENCES,
DETERMINATION OF ELIGIBILITY, AND SELECTION OF FAMILIES and**

CHAPTER VII HOUSING QUALITY STANDARDS AND INSPECTIONS, and

CHAPTER XXI PROJECT BASED VOUCHER

To the Housing Choice Voucher Administrative Plan, which is a supporting document to the Public Housing Annual Plan. - Pages 84-195

- E. Discussion and Possible Action Regarding Resolution 2030-20 Approving Revised Chapter II of the Permanent Supportive Housing Program Administrative Plan. - Pages 196-207**
- F. Discussion and Possible Action Regarding Resolution #2031-20 Approving the Budget for Fiscal Year 2020/2021 - Pages 208-215**
- G. Discussion and Possible Action Regarding Resolution # 2032-20 Approving the Audit for the 2018/2019 Fiscal Year - Pages 216-276**

12. Public Expression

13. Adjournment

PUBLIC EXPRESSION

The Commission welcomes participation in the meeting. Comments shall be limited so that everyone may be heard. This item is limited to matters under the jurisdiction of the Commission which are not on the posted agenda and items which have not already been considered by the Commission. The Commission limits testimony on matters not on the agenda to three minutes per person and not more than 10 minutes for a particular subject. No action will be taken. Individuals wishing to address the Commission under Public Expression are welcome to do so throughout the meeting day. To best facilitate these items, please notify either the Chair of the Board, or a Commissioner.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

The Commission complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Office Representative I by calling (707) 463-5462 x 121 at least five business days prior to the meeting.

ADDITIONS TO AGENDA

The Brown Act identifies the following three situations in which a body is permitted to take action on a matter not on the posted agenda:

- (1) Pursuant to Section 54954.2(b) (2) the body may discuss a non-agenda item when the body determines that the matter in question constitutes an emergency pursuant to

Section 54956.5.

(2) Pursuant to Section 54954.2(b) (2) the body may discuss a non-agenda item when the body determines (by 2/3 of the total body, or by unanimous vote if less than 2/3 present) that there is a need for immediate action which cannot reasonably wait for the next regularly scheduled meeting. However, the need for immediate action must have come to the attention of the body after the agenda had already been posted. This determination must be made by two-thirds of the total body or by unanimous vote if less than 2/3 are present.

3) Pursuant to Section 54954.2(b)(3) when an item has been posted on an agenda for a prior meeting, the item may be continued to a subsequent meeting which is held within five days of the meeting for which the item was properly posted. Under these circumstances, the item need not be posted for the subsequent meeting.



Persons requiring an accommodation due to a disability may request such an accommodation at any time during this process.

