

Community Development Commission of Mendocino County
Regularly Scheduled Meeting Thursday, February 20, 2025
At 1:30 P.M.

Commissioner Langslet called the meeting to order at 1:31 P.M., February 20, 2025 in the conference room at the Community Development Commission at 1076 N. State Street, Ukiah, CA 95482.

1. Roll Call

The recording secretary took roll call and determined there was quorum present.

Commissioner Members Present

Dawn Deetz
Curtis Dightman
Lesli Langslet
Gary Mirata

Commissioner Members Absent

Richard Willoughby

Others Present

Marco Alvarez

CDC Employees

Todd Crabtree – Executive Director
Teresa DeSimone – Deputy Director
Josh Killion – Housing Assets Manager
Wendy McIntire – Controller
Joelle Strain – Public Service Representative
Shanna Drake – Senior Housing Specialist

Members of the Public

None

2. Approval of December 19, 2024 Minutes

Motion by Commissioner Deetz and Seconded by Commissioner Mirata to Approve the December 19, 2024 Minutes.

Ayes: Commissioner Deetz, Commissioner Langslet, Commissioner Dightman, and Commissioner Mirata. Noes: None. Abstained: None. Absent: Commissioner Willoughby.

3. Report of Posting Agenda

Pursuant to Government Code §54954.2, the agenda for this meeting was properly posted February 13, 2025.

4. Committee Reports (Standing Committees)

A. Orientation/Welcome Committee

None

B. Executive Committee

None

C. Budget/Audit Committee

None

D. Development and Loan Committee

None

5. Executive Director Report and Department Reports

A. Administration

The report this period is brief, as Mr. Crabtree has been out for the past several weeks due to illness.

There was a temporary concern regarding the budget due to a federal funding freeze. However, the budget measure has since passed, and operations are proceeding without interruption.

B. Accounting

Presented as written.

C. Housing Assets

Commissioner Deetz inquired about the "cracked pad" referenced on page 38 of Mr. Killion's report. Mr. Killion explained that the unit located at 1530 North Bush Street in Ukiah has a foundation crack, and staff have not yet finalized a comprehensive repair plan.

Commissioner Lanslet commended Mr. Killion on the progress of the Loan Servicing Project. She noted that while driving over the Pudding Creek Bridge, she was reminded of the Glass Beach fence, and inquired whether it would be replaced. Mr. Killion confirmed that he is currently researching replacement options.

D. Housing

CDC successfully maintained full voucher utilization throughout the year. With a strategic goal of reducing the number of assisted households to 950 by year-end, the agency met this target and expended 98.8% of its allocated Housing Assistance Payment (HAP) budget for 2024.

The Family Unification Program (FUP) remained fully utilized for the entire year, demonstrating strong coordination with child welfare services and ongoing housing stability for eligible families and youth.

The Permanent Supportive Housing (PSH) program, which serves chronically homeless individuals with disabilities, continues to perform exceptionally well. HUD recently announced the 2024 Continuum of Care (CoC) Program Awards, which include funding for CDC's PSH program from July 1, 2025, through June 30, 2026. CDC's application was approved for \$2,212,805, representing an increase of \$384,502 over the prior year's award.

The Mainstream Voucher Program, which provides assistance to households with at least one member aged 18–62 with a disability, showed marked progress. CDC was awarded 100 Mainstream Vouchers, and the Housing Programs team increased the number of currently housed participants from 57 to 91 by the end of the year—a significant achievement in expanding housing access for this targeted population.

6. Announcements

None

7. Board Correspondence

None

8. Media/Information

None

9. Unfinished Business

None

10. New Business

**A. Discussion and Possible Action Regarding Resolution #2111-25
Approving Revision of the CDC Residential Lease Agreement**

Motion by Commissioner Mirata and Seconded by Commissioner Deetz
Approving Revision of the CDC Residential Lease Agreement

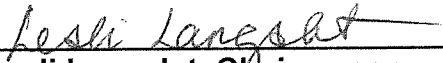
Ayes: Commissioner Deetz, Commissioner Langslet, Commissioner Dightman, and Commissioner Mirata. Noes: None. Abstained: None.
Absent: Commissioner Willoughby.

Commissioner Deetz made a motion to close the CDC Board meeting. Motion seconded by Commissioner Mirata.

11. Public Expression

None

12. Adjournment 2:02 P.M.



Lesli Langslet, Chairperson

ATTEST: 

Todd Crabtree, Executive Director