

**Community Development Commission of Mendocino County**  
**Regularly Scheduled Meeting Thursday, July 9, 2026**  
**At 1:30 P.M.**

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Commissioner Deetz called the meeting to order at 1:27 p.m., July 9, 2026, 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**

Marco Alvarez  
Dawn Deetz  
Curtis Dightman  
Gary Mirata  
Richard Willoughby

**Commissioner Members Absent**

None

**Others Present**

Juliana Sanchez – Via Zoom

**CDC Employees**

Todd Crabtree – Executive Director  
Teresa DeSimone – Deputy Director  
Josh Killion – Housing Assets Manager  
Wendy McIntire – Controller – Via Zoom  
Shanna Drake – Senior Housing Specialist

**Members of the Public**

None

**2. Approval of May 21, 2026, Minutes**

Motion by Commissioner Mirata and Seconded by Commissioner Alvarez to Approve the May 21, 2026 Minutes.

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

**3. Report of Posting Agenda**

Pursuant to Government Code §54954.2, the agenda for this meeting was properly posted July 2, 2026.

#### **4. Committee Reports (Standing Committees)**

**A. Orientation/Welcome Committee**

None

**B. Executive Committee**

None

**C. Budget/Audit Committee**

The Audit Committee met today at 12:45 p.m. to go over the Audit, which was presented by John Cropper of Cropper Rowe, LLP. The Board was extremely happy with the report.

**D. Development and Loan Committee**

None

#### **5. Executive Director Report and Department Reports**

**A. Administration**

Presented as written.

**B. Accounting**

Presented as written

**C. Development and Sustainability**

Presented as written.

**D. Housing**

Presented as written. CDC is going to increase the payment standards effective September 1, 2026. They have not been increased since 2024. HUD released a NOFO in June of 2026 for the PSH program. This will result in an approximate 40% reduction to the program. In anticipation of this potential reduction CDC anticipates transitioning 25 households by the end of the calendar year of 2026 to the HCV program. In the beginning of 2026 HUD restricted CDC from issuing Mainstream vouchers. HUD has since authorized CDC to issue Mainstream vouchers. CDC expects approximately 20 households to lease units with rental assistance through the Mainstream Voucher program.

#### **6. Announcements**

None

#### **7. Board Correspondence**

None

#### **8. Media/Information**

None

## 9. Unfinished Business

### A. Discussion and Possible Action Regarding Executive Director Yearly Evaluation (Closed Session) – Government Code 54957

Motion by Commissioner Mirata and Seconded by Commissioner Alvarez to table this Agenda for the next meeting.

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

## 10. New Business

### A. The Board opened the Public Hearing for the Agency Annual PHA Plan at 1:53 p.m.

No members of the public were present.

Hearing no public comments, the Chair closed the Public Hearing at 1:56 p.m.

**The Board closed the Public Hearing at 1:54 p.m.**

### **TIMED ITEM Public Hearing, Discussion and Possible Adoption of Resolution #2127-26 Approving PHA Certifications of Compliance with Annual Plans, Five-Year Plan and Related Regulations: Board Resolution to Accompany the Annual PHA Plan**

Motion by Commissioner Willoughby and Seconded by Commissioner Mirata 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

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

### B. Discussion and Possible Action Regarding Resolution #2128-26 Approving the Commission Audit for the 2024-2025 Fiscal Year

Motion by Commissioner Willoughby and Seconded by Commissioner Alvarez Approving the Commission Audit for the 2024-2025 Fiscal Year

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

### C. Discussion and Possible Action Regarding Resolution #2129-26 Approving CDC Code of Conduct Policy

Motion by Commissioner Mirata and Seconded by Commissioner Alvarez  
Approving the Commission Audit for the 2024-2025 Fiscal Year

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

**Commissioner Willoughby made a motion to close the CDC Board meeting at  
1:59 p.m. and open the BBN Board Meeting. Motion seconded by  
Commissioner Dightman.**

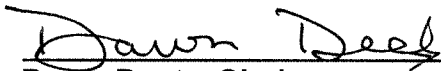
**CDC Board Meeting re-opened at 2:02 p.m.**

**Commissioner Mirata made a motion to close the CDC Board meeting at 2:04  
p.m. Motion seconded by Commissioner Alvarez.**

**11. Public Expression**

None

**12. Adjournment 2:04 p.m.**

  
Dawn Deetz, Chairperson

ATTEST:

  
Todd Crabtree, Executive Director