

Community Development Commission of Mendocino County
Regularly Scheduled Meeting Thursday, December 18, 2025
At 1:30 P.M.

Commissioner Deetz called the meeting to order at 1:40 P.M., December 18, 2025 at the Baechtel Creek Village Heather Blough Community Room, 61 Alder Court, Willits, CA 95490.

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

None

CDC Employees

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

CDC Employees Absent

None

Members of the Public

None

2. Approval of November 6, 2025 Minutes

Motion by Commissioner Mirata and Seconded by Commissioner Alvarez to Approve the November 6, 2024 Minutes.

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

3. Report of Posting Agenda

Pursuant to Government Code §54954.2, the agenda for this meeting was properly posted December 11, 2025.

4. Committee Reports (Standing Committees)

None

5. Executive Director Report and Department Reports

A. Administration

Presented as written.

B. Accounting

Presented as written. Update regarding federal government funding. At this time, funding has been approved to continue HAP payments through January. Additional information is expected once Congress passes the federal budget. Until then, there are no changes to current HAP processing, and CDC will continue normal operations.

C. Housing Assets

Presented as written. Staff have been in contact with an individual who has expressed interest in potentially serving as a CDC Commissioner. CDC continues to experience increased traffic and activity at the Tanya and Zinfandel properties, which has raised operational and neighborhood impact concerns. Staff are monitoring the situation and assessing potential strategies to address safety, access, and property management impacts.

D. Housing Programs

Presented as written. HUD released a national Continuum of Care (CoC) Notice of Funding Opportunity (NOFO) that proposed significant changes to how funding for Permanent Supportive Housing (PSH) would be allocated and prioritized. Following its release, multiple states and stakeholders raised concerns and filed legal challenges regarding the proposed changes. In response, HUD withdrew the NOFO and announced its intent to revise and reissue it. HUD has stated that a revised NOFO will be released prior to the deadline for distributing awards in 2027. At this time, HUD has not provided a specific timeline for reissuance.

The Community Development Commission is monitoring HUD guidance and will update the Board once a revised NOFO is released and its potential impacts are known.

With our Emergency Housing Vouchers assuming our current budget levels remain consistent through 2026 and 2027, CDC will be positioned to transition approximately 61 households currently assisted under the Emergency Housing Voucher (EHV) program into the Housing Choice Voucher (HCV) program. This transition would prevent these households from losing assistance due to federal funding reductions.

6. Announcements

None

7. Board Correspondence

None

8. Media/Information

None

9. Unfinished Business

- A. Discussion and Possible Action Regarding Committee Assignments and Composition.**

10. New Business

- A. Discussion and Possible Action Regarding Resolution #2121-25 modification of:**

Chapter III. Completion of Application, Preferences, Determination of Eligibility, and Selection of Families

to the Housing Choice Voucher Administrative Plan, which is a supporting document to the Public Housing Annual Plan.

Motion by Commissioner Willoughby and Seconded by Commissioner Mirata modification of Chapter III. Completion of Application, Preferences, Determination of Eligibility, and Selection of Families

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 #2122-25 Modification of:**

The Permanent Supportive Housing Program Policies and Procedures Manual

Motion by Commissioner Mirata and Seconded by Commissioner Alvarez Modification of the Permanent Supportive Housing Program Policies and Procedures Manual

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

- C. Discussion and Possible Action Regarding Adoption of Board Meeting and Holiday Schedule for 2026.**

Motion by Commissioner Alvarez and Seconded by Commissioner Dightman Regarding Adoption of Board Meeting and Holiday Schedule for 2026.

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

E. Discussion and Possible Action Regarding Election of Officers for 2026

Motion by Commissioner Deetz and Seconded by Commissioner Mirata Regarding Election of Officers for 2025.

Chairperson – Commissioner Dawn Deetz

Vice Chairperson – Commissioner Richard Willoughby

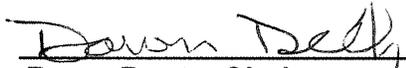
Ayes: Commissioner Alvarez, Commissioner Deetz, Commissioner Dightman, Commissioner Mirata and Commissioner Willoughby. Noes: None. Abstained: None. Absent: None

Commissioner Willoughby made a motion to close the CDC Board meeting Motion Seconded by Commissioner Alvarez.

11. Public Expression

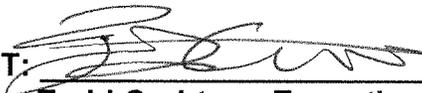
None

12. Adjournment 2:16 p.m.



Dawn Deetz, Chairperson

ATTEST:



Todd Crabtree, Executive Director