



COMMUNITY DEVELOPMENT COMMISSION
Of
MENDOCINO COUNTY

2025

Annual Report



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COMMUNITY DEVELOPMENT COMMISSION OF MENDOCINO COUNTY

MISSION

Make a positive difference every day.

GOALS

1. Maintain and improve the Community Development Commission's inventory of dwelling units and programs in a manner which is fiscally responsible, provides a positive living environment for residents and an asset to the community.
2. Foster successful tenancy by encouraging tenant and landlord responsibility, and by identifying and making appropriate referrals to community support services, and facilitating transition to private housing when appropriate.
3. Maintain and enhance human resources and management capabilities through staff development and training, and provide the means for staff participation in management decisions.
4. Evaluate operations to determine optimal operating systems such as management, planning, and program delivery.
5. Identify, evaluate, and seek viable funds for housing and community development programs that are within Community Development Commission guidelines and capabilities.
6. Establish and maintain effective working relationships with the federal, state, and local government agencies, other public and private organizations.
7. Develop an effective information program to educate the public regarding lower-income housing and community development needs and programs.
8. Build customer-focused relationships based on trust, understanding, integrity and harmony among our customers, residents, and employees.
9. Increase and preserve affordable housing units for low-and moderate-income households.

A MESSAGE FROM THE CHAIR AND EXECUTIVE DIRECTOR

This year is our 50th year of operation. The challenge to provide affordable housing for Mendocino County residents continues to grow. The need for affordable housing exceeds the availability of resources. The market has not resulted in much new market rate housing and this increases the demands for both housing assistance and new affordable housing development. The federal government can often be dysfunctional. There has not been a new budget for 2025/2026. This has made planning difficult the past year. Even with these difficulties, the Community Development Commission of Mendocino County (CDC) has been able to make significant progress in the past year.

CDC has twenty employees. We also have one new Commissioner on our Board of Commissioners.

Over the past year, there has been a lot of uncertainty with the funding for housing programs. The federal government has not been able to pass a budget for this year and has had one shutdown so far. As of this writing, there is funding for Housing Choice Vouchers to pay rents through February. Beyond that, we do not know what will happen yet. December of last year we were notified by HUD that funding restrictions or reductions were foreseeable. They advised not to lease up anyone new. Because of this, we terminated vouchers of anyone who had been issued a voucher and was looking. We have also not issued new vouchers since then and do not see issuing new vouchers or opening our general wait list for a long time.

The Housing Assets manages our properties, both those owned by CDC and those owned by our nonprofit, Building Better Neighborhoods (BBN). We own 176 rental units throughout the county, with one Low Income Tax Credit project, Walnut Apartments, a 56 unit site in Fort Bragg. At this point, we are doing our best to keep our sites well maintained while preserving affordability.

Despite these challenges, CDC continues to bring together resources, experience, creative thinking, and strong partnerships in an effort to provide affordable housing and to improve services to our constituents.

More information on our programs and projects follows.



**Community Development Commission
Of
Mendocino County**

**1076 North State Street
Ukiah, CA 95482**



HOUSING PROGRAMS 2025 ANNUAL REPORT

The Community Development Commission (CDC) of Mendocino County is committed to offering an array of impactful services and rental assistance programs for low-income individuals and families in our community. CDC is always working towards serving as many households as our funding allows and continuing to help secure stable housing for those in need across Mendocino County.

Through our rental assistance programs, we provide both tenant-based and project-based vouchers to support housing stability and independence.



Tenant Based Vouchers

With tenant-based vouchers, eligible households have the freedom to choose housing in the private rental market. Once they find, lease, and are approved for a unit, a monthly rental subsidy helps make their new home affordable.

Below is a list of our tenant-based voucher programs, each designed to support residents on their journey to lasting housing stability.

Housing Choice Voucher (HCV) Program -Tenant Based Vouchers

The Housing Choice Voucher (HCV) program—formerly known as Section 8—is the CDC’s largest and most impactful rental assistance initiative. Through the HCV program, CDC supports eligible low-income individuals and families in accessing safe, decent, and affordable housing. At the start of 2025, CDC was assisting approximately 979 households through the HCV program. In anticipation of potential federal budget reductions and to prepare for the transition of Emergency Housing Voucher (EHV) participants, the CDC has allowed the number of HCV-assisted households to gradually decrease through natural attrition, reaching approximately 912 households by late 2025.



In early 2025, HUD informed CDC that the EHV program would sunset and that no additional federal funding would be provided. In response, CDC developed a transition plan to move approximately 60 EHV households into the HCV program, contingent upon funding availability.

As of the time of this report, CDC is awaiting the final Congressional budget decision for the upcoming fiscal year. If Congress maintains HCV program funding at current levels, CDC expects to proceed with integrating EHV households into the HCV program. However, if the federal budget is reduced, CDC will be unable to absorb the EHV households without risking over-leasing or financial overextension.

CDC will continue to monitor HUD guidance and funding announcements closely and will adjust program operations accordingly to preserve both fiscal integrity and housing stability for participating families.

Emergency Housing Voucher (EHV) Program – Tenant Based Vouchers

The Emergency Housing Voucher (EHV) program is designed to provide essential rental assistance to Mendocino County's low-income and vulnerable populations. This program opened doors to safe, stable housing for individuals and families facing significant challenges, such as homelessness, housing instability, or the urgent need to flee situations of domestic violence, sexual assault, or human trafficking.

Since its launch in November 2021, the EHV program has made a profound impact, successfully housing 82 individuals and families through collaboration with local Homeless Service Providers, the CoC, CDC staff and our Landlord Liaison.

As of this year, the EHV program is closed to new applicants, and HUD has confirmed that no additional funding will be made available. The CDC currently projects that it can continue providing rental assistance to existing EHV households through approximately November 2026, utilizing available funds.

The CDC is actively planning for a transition of eligible EHV participants to the Housing Choice Voucher (HCV) program, contingent upon future federal budget allocations. For more information, please refer to the Housing Choice Voucher Program section of this Report.

Permanent Supportive Housing (PSH) Program – Tenant Based Vouchers



The Permanent Supportive Housing (PSH) program is a life-changing rental assistance initiative offered in collaboration with the Continuum of Care and local homeless service providers. This program is dedicated to supporting our community's most vulnerable: chronically homeless individuals/families who have a disability. Through the joint efforts of CDC's staff, our

Landlord Liaison and local homeless service providers, the PSH program currently provides 134 households with the security of safe, sustainable, and permanent housing.

Beyond housing, each household also benefits from and is offered ongoing supportive services offered by community partners. Supporting them to build stability, independence, and a bright future in a home of their own.

As of the time of this report, HUD released the FY 2025 Continuum of Care (CoC) Notice of Funding Opportunity (NOFO) for this program, introducing a new 30% cap on rental assistance funding, including for PSH. As a result, rental assistance funding for the PSH program may reduce by approximately 70%, shrinking capacity from 134 to just 40–50 households and leaving 84–94 extremely vulnerable households at risk of losing their rental assistance.

Most PSH participants are seniors, people with disabilities, or extremely low-income families, and many face a high risk of returning to homelessness if assistance ends. The CDC, CoC, and local partners are prepared to work together to reduce harm by providing case-by-case support, identifying local housing alternatives, coordinating with the VA for veterans, and engaging workforce agencies to assist work-capable households.

In response to these nationwide funding changes, a coalition of 20 states—including California—has filed a federal lawsuit challenging HUD's new restrictions and funding caps. The lawsuit seeks to block what it calls unlawful cuts to permanent housing programs for individuals experiencing homelessness.

Approximately one hour prior to the court hearing, HUD withdrew the NOFO to make changes and stated it would be re-issued.

On Friday December 19, 2025 HUD re-issued the NOFO for public review and stated they understand the NOFO to be enjoined pursuant to a preliminary injunction. HUD

will not implement or enforce this NOFO pending further court order and that HUD will issue further clarification on the status as necessary.

CDC is watching for official guidance from HUD and staying prepared to respond to any requests related to renewal processing.

Veterans Affairs Supportive Housing (VASH) Program – Tenant Based Vouchers

The Veterans Affairs Supportive Housing (VASH) program is a partnership between the CDC and the Department of Veterans Affairs (VA) in Mendocino County. VASH is dedicated to providing homeless Veterans with stable supportive housing. Through this program, Veterans receiving case management and clinical services from the VA gain access to safe, affordable housing with supportive services attached.



The VASH program currently assists 62 Veteran households, each receiving personalized services to support lasting housing success. Every month, the CDC and VA social workers meet to coordinate housing needs, ensuring that our Veterans receive the care, respect, and stability they deserve. As a referral-only program, VASH is uniquely tailored to serve those identified through the VA, making an extraordinary difference in the lives of Veterans throughout our community.

Family Unification Program (FUP) – Tenant Based Vouchers

The Family Unification Program (FUP) provides vital support to low-income families in Mendocino County, helping prevent the separation of families by ensuring that safe, stable housing is never a barrier to family unity. This program assists families identified by the County's Public Child Welfare Agency where housing challenges put children at risk of removal from their home or delay reunification.



In addition, FUP extends Youth Vouchers to individuals aged 18-24 who have aged out of foster care and face homelessness or housing instability. Currently, the CDC is proud to fully utilize the FUP program by providing rental assistance to 20 households.

Project-Based Vouchers - Building Stability, One Community at a Time

Project-Based Vouchers (PBVs) offer eligible low-income individuals and families the stability of an affordable rental subsidy directly tied to a specific housing unit. Many of these units, are tailored to meet the unique needs of our community, enhancing the path to housing stability. CDC owns and operates approximately 143 Project Based Voucher units throughout Mendocino County, ranging from senior housing, to two, three, four- and five-bedroom apartments, townhouses and single-family homes. CDC also administers project-based voucher rental assistance at the following developments below.

Sun House – Project-Based Vouchers

Located in Ukiah, Sun House offers 10 one- and two-bedroom PBV units designated for senior Veterans. These units, filled through VA referrals, provide a secure and supportive home for those who have served our country. CDC collaborates with RCHDC and the local VA to make this community a welcoming home for Veterans receiving supportive services.

Orr Creek Commons – Project-Based Vouchers

Also, in Ukiah, Orr Creek Commons a development managed by RCHDC, features 20 one- and two-bedroom PBV units dedicated to eligible low-income individuals and families. CDC partners with RCHDC to provide homes for households connected to Redwood Community Services or Health and Human Services. These units are a critical resource for those who are homeless or receiving In-Home Supportive Services.

The Plateau – Project-Based Vouchers

Completed in November 2022 and managed by DANCO, The Plateau is located in Fort Bragg and includes 20 PBV units for individuals and families who are homeless or at risk of homelessness. Through a collaboration with DANCO, the CoC and local homeless service providers, CDC brings hope and stability to this growing community by ensuring access to safe, affordable housing.

Walnut Apartments – Project-Based Vouchers

Walnut Apartments in Fort Bragg is home to 25 PBV units and marks CDC's first tax credit project, which underwent a successful rehabilitation completed in December 2022.

Landlord Liaison & Tenant Matching Services

CDC has a robust, evidence-based Landlord Liaison and Tenant Matching Service to bridge gaps and overcome barriers for eligible unhoused individuals and families seeking housing.

This service is instrumental in helping that experiencing homelessness to secure safe, stable housing. Services include:

- **Landlord Incentive Payments:** Provided when a household moves into a unit.
- **Security Deposit Assistance:** CDC will help pay the Security Deposit.
- **Application Fee Assistance:** For households required to pay fees to process suitability for a unit.
- **Mitigation Retention Funds:** Available to cover landlord expenses when tenants vacate with outstanding balances.
- **Utility Deposit/Arrears Assistance:** CDC may provide utility deposit/arrears assistance in which a utility deposit or any arrears amount owed would be determined a barrier in finding housing.
- **Identifying Units:** CDC assists households to identify potential available units during their housing search, including physically accessible units with features for family members with differing abilities.
- **Assistance with Paperwork and Expedited Leasing Process:** To ensure the leasing process is expedited, CDC will stay in close communication with the tenant, case manager and landlord. CDC also will provide a landlord with enhanced customer service, identifying barriers and when applicable addressing those barriers with landlord incentives. CDC may also conduct pre-inspections of units, attend lease signing meetings, and be a direct liaison between all parties involved.
- **Coordination with other Agencies and Additional Services:** CDC provides information to tenants,



landlords and partner agencies about assisted housing programs, and their rights and responsibilities. CDC will also facilitate interactions between owners and tenants and case managers and refer to appropriate entities as needed.

Citizenship Status

In early 2025, HUD and the Department of Homeland Security (DHS) entered into a new interagency agreement under the *American Housing Programs for American Citizens* Memorandum of Understanding (MOU). This initiative was established in response to Executive Order 14218: “*Ending Taxpayer Subsidization of Open Borders*,” signed on February 19, 2025.

Key provisions of the MOU include:

- Embedding HUD staff within the federal Incident Command Center (ICC) to facilitate interagency data-sharing and monitor program compliance.
- Reinforcing that only U.S. citizens and eligible non-citizens may receive rental assistance through HUD-funded housing programs, in accordance with existing federal law.
- Imposing potential funding restrictions on jurisdictions identified as “sanctuary cities” for noncompliance with federal enforcement directives.

Following formal notifications issued by HUD, the Community Development Commission (CDC) conducted a comprehensive review of participant eligibility within its rental assistance programs. As of this report:

- Of the approximately 1,253 households receiving assistance, only 3% include at least one household member who is a non-eligible non-citizen.
- In accordance with the regulatory requirements, assistance for these mixed-status households is pro-rated. That is, only the eligible members of the household receive subsidy — ensuring compliance with federal regulations.
- Among these mixed-status households:
 - 75% are working households contributing to rent payments.
 - 8% include a senior household member.
 - 83% include at least one minor child who is an eligible citizen.

CDC continues to monitor eligibility and documentation requirements to ensure full compliance with HUD guidance and remains committed to equitable and lawful administration of federal housing assistance.

Enhancing Communication

As part of our strategic planning goal, the Housing Programs Team set an ambitious, measurable goal: enhancing communication to support our department's 2025 mission of improving public relations. We have implemented an advanced SMS messaging platform, *DialMyCalls*.



This system has allowed us to streamline communication with participants, partner agencies, and landlords like never before. With just a click, *DialMyCalls* enables us to send voice-recorded messages, SMS texts, and emails offering unmatched communication and efficiency.

Here are some ways we use this platform:

- **For Applicants:** Instantly notify individuals selected from the waiting list and prompt them to look for their application in the mail and contact us if they do not receive it.
- **For Participants:** Send reminders about upcoming annual recertifications and mailed paperwork, non-compliance issues, notify them of upcoming inspections and conferences, send participant newsletters, and notify them with payment due reminders for any repayment agreements.
- **For Landlords:** Share digital newsletters via text or email—saving time and mailing costs—and notify them when lease agreements or contracts are ready for review and signature.

Our website has been updated with a "Get Notified" page, making it easy for people to subscribe to updates from CDC.

Landlord Briefing Video – Expanding Access

In line with CDC's ongoing efforts to streamline operations and enhance landlord engagement, Housing Programs is in the final stages of the development of a Landlord Briefing Video aimed at new and prospective landlords.

While landlord briefings are not mandatory, this video will serve as a readily available resource to help landlords understand the HCV program, leasing process, and key responsibilities. The video will be hosted on CDC's website, allowing landlords to view it at their convenience.

Voucher Briefing Video – Modernizing Our Outreach

Housing Programs is excited to announce that we are in the final stages of developing a new Voucher Briefing Video - a key modernization milestone for CDC!

Historically, CDC staff have dedicated approximately three hours each week to conducting live voucher briefings for new participants. To reduce administrative burden and streamline this process, CDC is creating an on-demand video briefing that families can watch at their convenience.

This approach will not only free up valuable staff time but also provide families with a consistent, accessible, and user-friendly briefing experience.

Importantly, participants who prefer a personal touch can still request an in-person briefing, ensuring that all households receive the support that best fits their needs.

CDC's Impact on the Community and Local Economy

The CDC's rental assistance programs play a critical role in supporting our community, helping provide stable housing for approximately 1,235 households each month. By distributing approximately \$1,003,333 monthly in rental assistance to landlords, CDC directly contributes to the local economy, injecting over \$12 million annually. This financial support not only assists landlords and property owners but also promotes neighborhood stability, reduces homelessness, and fosters a sense of security for families and individuals who might otherwise be facing housing insecurity.



Make a Positive Difference Every Day

The CDC believes we are contributing to powerful change in our community through a broad range of rental assistance programs, supportive services and collaboration with community partners. From tenant-based to project-based vouchers, each CDC initiative is crafted to secure housing stability, self-sufficiency, and dignity for low-income individuals, families, veterans, youth, and those who are unhoused or at risk of homelessness.

Over the past year, CDC's collaborative efforts with local partners have provided essential housing and supportive services to hundreds of households, making a tangible difference in the lives of Mendocino County's most vulnerable populations.

We strive to continue to open doors and break down barriers to safe, affordable housing, giving every participant a foundation for a brighter, more stable future. Together, we are transforming lives, one home at a time.

HOUSING ASSETS

The Housing Assets department manages and maintains 176 housing units throughout Mendocino County. Dwelling types include one and two-bedroom apartments, townhouses, duplexes, and single-family homes. Most CDC rentals are administered within the Project Based Voucher program. Three complexes in Ukiah are open to market rent and the use of Housing Choice Vouchers. Housing Assets adheres to the principles and regulations of Fair Housing and Equal Opportunity when processing applicants and interacting with tenants.

PROJECT BASED VOUCHER PROPERTIES

Glass Beach (1998)

1 Single Family Home - 2 Apartments - 12 Townhouses

Fort Bragg, California

Sanderson Way Village (1993)

1 Single Family Home – 8 Duplex Units

Fort Bragg, California

Sea Cliff Apartments (1993)

2 Apartments – 17 Townhouses

Fort Bragg, California

Marlene Brookside (1998)

1 Single Family Home – 12 Townhouses

Ukiah, California

Baechtel Creek Village (1983)

60 Duplex Units – Senior Housing

Willits, California

Ukiah Scattered Housing

12 Duplex Units – 8 Single Family Homes – 3 Townhouses

MARKET RENT PROPERTIES

Tindle Terrace (1999)

3 Townhouses – 4 Apartments

Ukiah, California

Tanya Lane Apartments

Acquired in 2018

15 Apartments

Ukiah, California

Zinfandel Drive Apartments

Acquired in 2018

15 Apartments

Ukiah, California



Glass Beach

Glass Beach consists of three-bedroom townhouses with additional accessible apartments. Each unit has a spacious living and dining areas with access to large green spaces from back patios. This is a Project Based Voucher property with income and occupancy requirements. The waitlist for this property is open.



Sea Cliff

Sea Cliff is made up of three-bedroom townhouses and two-bedroom accessible apartments. It was clad with new siding and received a fresh coat of paint in 2023. Supermarkets, restaurants, and medical facilities are within walking distance of this complex. Sea Cliff is a Project Based Voucher property with income and occupancy requirements. The waitlist for Sea Cliff is open.



Sanderson Village

Sanderson Way Village is made up of three and four-bedroom duplexes. The property is located near schools in the quiet south east corner of Fort Bragg. Sanderson is a Project Based Voucher property with income and occupancy requirements. The waitlist for this complex is open.



Baechtel Creek Village

Baechtel Creek Village is a complex of 60 duplex units for seniors 55 and over. The property is a mix of one bedroom and two-bedroom units and also has a community room and laundromat. The parking lot and the walk ways are accessible. Baechtel Creek Village is a Project Based Voucher property with income and occupancy requirements. The waitlist for this property is open.



Marlene Brookside

Marlene Brookside is made up of three-bedroom townhouses and one a single-family home. Each unit has its own backyard and patio space as well as a front patio reception area. The exterior of the complex was painted in 2022. Marlene Brookside is a Project Based Voucher property and is subject to income and occupancy standards. The waitlist for this property is open.



Tindle Terrace

Tindle consists of single bedroom apartments and two-bedroom townhouses. Units come with storage rooms and their own parking space. Each home has a modest back yard and a shared entry courtyard. The complex is located on the north side of Ukiah and is available to all renters, including those with housing assistance.



Tanya Lane and Zinfandel Drive

Tanya Lane and Zinfandel Drive are neighboring apartment complexes in north Ukiah. Together they have thirty units which include carports and small storage areas. Tanya is scheduled for new siding and paint this year. Both properties are available to everyone including those with rental assistance.

Community Development Commission of Mendocino County

Fiscal Report

The Community Development Commission of Mendocino County primarily provides housing assistance to low income families and individuals. The primary sources of funding are through governmental grants received from the U.S. Department of Housing and Urban Development (HUD) and rent collections from its owned units or administered units. The Commission has provided these services for over 45 years.

Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Commission's enterprise housing fund are grants from federal funding agencies for housing assistance payments earned, administrative and developer fees, and rental income from its owned housing units. Operating expenses include employee services and supplies, administrative expenses, management fees, utilities, housing assistance payments to landlords, and depreciation of its capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

In the 2024 single-audit, it was seen that both revenues and expenses increased due to more participants being helped. There was no material weaknesses or significant deficiencies identified for internal control over financial reporting or Federal Awards of major programs. The major programs being audited were Housing Choice Vouchers, Mainstream Vouchers, and Continuum of Care. There were no audit findings and the Commission is considered to be a low risk auditee.

Community Development Commission of Mendocino County
Statement of Revenues, Expenses, and Changes in Net Position
For the Fiscal Years Ended September 30, 2024

Operating Revenues	
Grants Revenue	\$14,408,490
Tenant Rent Revenue	457,072
Property Management fees	834,000
Other tenant revenue	240,637
Total operating revenues	15,940,199
Operating Expenses	
Administration and General	2,098,974
Utilities	30,817
Maintenance	361,196
General	238,154
Housing assistance payments	12,444,578
Depreciation	131,936
Total operating expenses	15,305,655
Operating income (loss)	634,544
Non-Operating Income (Expenses)	
Interest income	9,600
Interest expense	44,732
Net non-operating revenues (expenses)	(35,132)
Change in net position	599,412
Net Position - Beginning	2,016,089
Net Position - Ending	\$2,615,501