



CITY OF
GRESHAM

Continuum of Care Board Minutes

12/18/2025

11:00 AM - 1:00 PM

Attendance:

Board Members: Laura Golino de Lavato, Trevor Nissen, Christina McGovney, Adriana

Rangel-Ponce, Steven Gilbert, Lizzie Cisneros, Mark Morford, Casady Monroe, Antoinette Pietka

(PHB), Brandi Tuck, Ian Slingerland, Jamar Summerfield, Kat Salas, Jessica Harper, Hannah Studer

HSD & County Staff: Bill Boyd, Malka Geffen, Britni Essler, Erin Pidot, Maria Lamb (Ree), Ryan Deibert

Agenda Item	Discussion Points	Decision/Action
Opening	<ul style="list-style-type: none">• Land & Labor Acknowledgment• Review Community Agreements• Review Racial Equity Lens Tool• Review Agenda	
Status update on 2025 HUD CoC Notice of Funding Opportunity (NOFO)	<p>CoC Lead provided CoC Board with latest updates about and potential local impacts of and strategies for the 2025 HUD CoC NOFO (see presentation slides)</p> <p>Q&A</p> <ul style="list-style-type: none">• Where is the funding from the transition grant coming from? A: Our application combines into one application the community grants, some of which are transition grants. If awarded, funds would flow from HUD to those agencies. Those funds are within the 70% competitive funds.• With RRH transitioning to TH, will they be Short Term Rent Assistance (STRA) or site-based RRH? A: All of the CoC RRH, including two in the youth system. HUD allows scattered site TH, which is very similar to scattered site RRH.• Is HSD trying to strategize if we don't get the \$26M HUD funds? A: There's no good solution, but we're making our elected leadership aware we're at risk of losing a significant amount of funding, especially as they go into FY2027 budget process• Our street outreach programs do harm reduction; what would program instructions look like? A: The "knowingly distributes drug paraphernalia" puts programs at risk; Oregon law exempts needles from the definition of drug paraphernalia. Organizations are considering whether to	<p>Erin, Britni and HSD Interim Director presented much of this content to the Board of County Commissioners this past Tuesday:</p> <p>https://www.youtube.com/live/hE-PY8a6Z9s?si=8pU67-ycfWOoOoTv&t=5251</p> <p>Information about the court cases, including court documents can be found here, the next hearing is tomorrow 7am PST:</p> <p>https://www.courtlistener.com/docket/71978322/national-alliance-to-end-homelessness-v-un</p>

	<ul style="list-style-type: none"> apply since it puts their funding at risk. How many Letters of Intent (LOIs) are new projects? A: Will share after all applications are in (due tomorrow). Might having new applications responding to new NOFO better position us to apply for the total \$46M available? A: Yes; we'll need to include new applications to get to the full amount, and we have sufficient applications. The total is almost double that people are applying for. The County is also putting in scalable applications. Is Multnomah County still considering doing the application itself? A: We have moved away from that because there's so much interest from providers; we'll know more once we know which applications move forward Q: If the 2024 NFO is reinstated, have you thought about timelines and what happens? A: It depends on if/when that decision is made and how quickly HUD can get contracts out; haven't done a lot of planning around that because it would be the easiest pivot. What are the key differences between scattered site RRH and TH? A: Key difference is related to service requirements introduced, which is not a requirement for RRH; TH can be leasing along with rental assistance Re: 800 households that will lose PSH, will we transition them to different support? A: Without more resource, we won't be able to prevent everyone from losing housing; we're raising awareness with electeds so they can address in FY27 budget Can vacant housing be used, since they're not currently getting any money anyway? A: Where there are vacancies in other programs, yes, but other affordable housing vacancies not currently in a program would require rent/resources. But this is a good time for creative thinking. [The Mayor and Housing Bureau will be taking up this topic in January.] <p>CoC Board conversation about how to approach/manage potential closures of CoC funded programs:</p> <ul style="list-style-type: none"> Offering tech assistance to providers for whether programs are not continuing or ramping down, depending on how things unfold? A: Convening on Jan. 5 with providers in the CoC Community of Practice group, will share initial brainstorm about how to support families impacted, and Homebase will be there for what providers say they need in terms of TA. Assuming this NOFO iteration goes forward with cuts to vouchers, what timeframe are we looking at in terms of people's rent assistance ending and they have to leave? If it's short, we have to think about pivoting very quickly; for ex: empty office buildings, underutilized higher-end units, 	ted-states-department-of/ <p>Letter from SAMHSA about what services they will or won't support (regarding harm reduction): https://www.samhsa.gov/sites/default/files/dear-colleague-letter-executive-order-ending-criminal-disorder-americas-streets-07302025.pdf</p> <p>Comparing RRH and TH: https://legislature.vermont.gov/Documents/2026/Workgroups/House%20Human%20Services/Housing%20and%20Homelessness/W~Taylor%20Thibault~HUD%20CoC%20Requirements%20Transitional%20Housing%20vs.%20Pending%20Housing~10-30-2025.pdf</p>
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	<p>Homeshare of OR options. Having a firm deadline will help our process-heavy community. A: It varies widely because programs have different terms; 4 end between Jan and March, including Shelter + Care; we expect to apply for some Shelter + Care, but that's where the biggest impact would be and not a lot of time for creative solutions for that program without a new resource. We pulled the by-name list and will try to figure out the impact from that and work with providers to support as much as we can. [Home Forward member:] Shelter + Care: looking to use match funding to extend beyond grant period; more detailed planning depends on size of renewal we're expecting. For example, as we ramp down, do we immediately say this is the new capacity, and move people off or tell them their assistance is ending; do we serve everyone we're serving now for a shorter period of time with the hope of transitioning over a time; [HSD:] We heard HUD field office they can't do grant extensions right now, but we're preparing to do some advocacy to do so for programs like Shelter + Care.</p> <ul style="list-style-type: none"> • What conversations is HSD having with culturally specific providers? A: Within Tier 1, three culturally specific programs have spoken with their leadership about the potential risk of applying; two have decided to apply and we've been working with them. One serves trans/non-binary households and is possibly not applying, but there is local funding to hopefully transfer for those households. • Have we had conversations with local philanthropic partners about rent assistance support (even just a year's worth)? A: No, but it's a great idea 	
<p>Discussion and Vote: Amendments to CoC Charter to comply with (likely) expectations from HUD</p>	<p>HSD staff reminded the board about the new CoC governance requirements and recommended charter amendments (minimum changes) so the community doesn't lose points (see slides) Noted: How recommended changes are implemented is a future conversation.</p> <p>Q&A</p> <ul style="list-style-type: none"> • The suggested motion (presentation slide 24) doesn't work; a conditional charter amendment is odd. Need crystal clear language about future events. Recommend instead the board approve a motion to amend the charter with a future date of implementation (ex: after next board meeting), and then if NOFO is reissued with different requirements, we amend the approval before implementation. <p>HSD staff walked the board through a few charter changes that</p>	

	<p>are needed.</p> <ul style="list-style-type: none"> • New membership numbers: 8 ex-officio members and 7 at-large members, and upped the board max from 25 to 29 to keep the balance • That board would be too big. • Q: The required one member from the business community is not specified at this point of the charter; it's only listed where it says "may include" currently, which is what HUD is requiring. A: We can move new membership requirements to the ex-officio list. • Co-chair: Motion to amend charter to include new membership, effective 1/16, and table granular changes, so we can get vote done. <ul style="list-style-type: none"> ◦ That's not specific enough language; just add business community member to section H and reduce members at large by at least 1 • HSD says we can postpone till January, send out new language and time to comment ahead of the January meeting. • Agreed; we should do what's required for NOFO and leave the rest for later • Suggest HSD write up language and email it out to the board members and have something clear and concrete to vote on at the next meeting • The total number of committee members being too large is still a concern • Current range is 11-25, with 15 board members now; consider too that some members' terms will end and can't re-term, which may help prevent adding to the max size • Members are comfortable keeping the max at 25 and fine tabling charter amendments to January meeting • HSD staff proposed no changes to the jurisdictional committee; new ex-officios do not need to be added. 	<p>From the NOFO: The CoC must demonstrate it has a decision-making governance board that includes:</p> <ul style="list-style-type: none"> • at least 1 person with a former experience of homelessness; • at least 3 elected public officials; • at least 1 representative of the business community; • at least 2 representatives of law enforcement.
<p>Discussion: ways or mechanisms for CoC Board members to more easily contribute to meeting agenda development</p>	<p>Co-chair spoke about looking at ways to make board member contribution to meeting agendas more accessible, given the timeline for meeting development by the co-chairs and HSD staff</p> <ul style="list-style-type: none"> • Doesn't have to be formal; can be an email to co-chairs • Board member recommended keeping the board's scope and priorities at the top of any suggested agenda item form or call for agenda items 	
<p>Update: co-chair nomination process</p>	<ul style="list-style-type: none"> • Four people were nominated since the previous meeting; all declined • Laura is staying on for the time being • Keep thinking of ways to include board members in planning and running of meetings 	

Closing and next steps	Next meeting is January 15, 2026	
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