

**Fairfax Continuum of Care Board (VA-601)**

**Meeting Minutes**

**WHEN:** December 3, 2025

**WHERE:** Fairfax County Government Center  
Conference Rooms 9/10  
12000 Government Center Parkway  
Fairfax, VA 22035

**AGENDA:**

- 1. Approve meeting minutes from September 24, 2025, meeting.**
- 2. CoC Notice of Funding Opportunity.**
  - Overview of national competition and local impact.
  - Discuss CoC's strategic approach.
- 3. ESG performance standards.**
- 4. Next meeting.**

**ATTENDANCE:**

Name	Attending (Yes/No)	Name	Attending (Yes/No)
David Meyer, Chair	Yes	Lisa Jones	No
Adrianne Hosein	No	Maura Williams	Yes
Adwoa Rey	Yes	Megan Goffney	Yes
Cathy Benn	Yes	Melanie Fenwick	No
Claire Keena	Yes-Virtual	Norma Lopez	No
Claudia McDowell	No	Pamela Michell	Yes
Dianna Taylor	No	Penelope Rood	Yes
Douglas Dane	Yes	Randy Shusman	Yes
Gwenn Minton	Yes-Virtual	Rena Alexander-Lewis	Yes
Janet Kedzie	No	Ruth Pearson	No
Julie Hendricks	Yes	Sue Armstrong	Yes
Kameron Wilds	No		

**Non-Continuum of Care (CoC) Board Members**

Organization	Name	Attending
Housing and Community Development, Fairfax County <i>Office to Prevent and End Homelessness</i>	Thomas Barnett	Yes
	Stephen Knippler	Yes
	Meghan Heaney	Yes

**I. Call to Order.**

The CoC Board meeting was called to order by CoC Board Chairman David Meyer.

It was noted for the record that CoC Board Members, Gwenn Minton and Claire Keena, were attending virtually.

- The CoC Board chairman, David Meyer, reviewed the remote participation policy. There was not a physical quorum available at the beginning of the CoC Board meeting. It was noted for the record that during the time at which there is no physical quorum present the two remote members cannot make any motions and the CoC Board cannot take any votes.

A physical quorum was later obtained and the motions to allow for remote participation were made.

**II. CoC Notice of Funding Opportunity (NoFO)**

Deputy Director of the Office to Prevent and End Homelessness (OPEH), Thomas Barnett, presented an overview of the CoC Notice of Funding Opportunity.

NoFO Overview: National Summary

- Total available funding=\$3.918 billion
- Application Deadline=January 14, 2026

- Expected Awards 7,000
- Anticipated Award date is May 1, 2026.

Continuum of Care Manager with OPEH, Stephen Knippler, presented an overview of the timeline.

Deputy Director of OPEH, Thomas Barnett, presented an overview of HUD's new priorities and the major shifts in competition.

### **HUD's New Priorities**

- "Ending the crisis on our streets"
- Prioritizing treatment and recovery
- Advancing public safety
- Promoting self-sufficiency
- Improving outcomes
- Minimizing trauma

### **Major Shifts in Competition**

More competitive landscape

- Tier 1 is now set at 30% of estimated Annual Renewal Demand (ARD).
- Previous Tier 1 levels were 90% or higher.
- Dramatic reduction from prior years.

Mandated Portfolio Rebalance

- No more than 30% of ARD can fund permanent housing.
- Fairfax is currently 100% permanent housing.

Required Investment in TH & SSO

- Funding prioritizes Transitional Housing (TH) and Supportive Services Only (SSO) projects, including street outreach.

Deputy Director of OPEH, Thomas Barnett, presented an overview of Fairfax County's current CoC, Fairfax Tiers and Funding, Tier 2 project scoring, and the CoC application score.

### **Fairfax CoC**

- Estimated Renewal Demand (ARD)= \$11,860,912
- 16 Permanent Supportive Housing Projects (PSH)
- 2 Rapid Rehousing (RRH) projects
- 430 households served

### **Fairfax Tiers & Funding**

\$11,860, 912 Est. Annual Renewal Demand (ARD)

- Tier 1 (30% of ARD) = \$3,558,274
- Tier 2 = \$11,492,935
  - Renewals=\$8,302,638

- CoC Bonus=\$2,372,182
- DV Bonus= \$818,115

\*It is important to note that over 300 individuals in Tier 2 renewal projects are at substantial risk of losing permanent, long-term housing. Most are severely disabled.

## **Tier 2 Project Scoring**

100-point scale

50 pts=CoC Application Score

- The project's score is directly proportional to the CoC Application's score out of 130 points.

40 pts=CoC Project Ranking

- Higher-ranked projects receive significantly more points, or in other words, the projects the CoC has identified as critical.

10 pts=Service Participation

- Awarded to projects requiring client participation in services.

## **CoC Application Scoring**

- 62% (81 points) will come from CoC Coordination and Engagement.
- 31% (40 points) will come from system performance.
- 7% (9 points) will come from project capacity, review and ranking.

A table with the different priority thresholds and their maximum point values was presented to the CoC Board.

Staff noted some of the challenges that the CoC will face in regard to the new scoring criteria.

- The immediate shift away from housing first.
- There are no programs that have on site treatment programs.
- Fairfax County does not have any public camping laws. Law enforcement often uses loitering laws to enforce the removal of camp sites.

## **Overview of Opportunities**

- Promoting more treatment and recovery.
- Allowing Transitional Housing and Supportive Services only projects, including street outreach.
- Promoting self-sufficiency.
- Expanding CoC membership, board representation.
- New partnerships with healthcare and public safety.

Deputy Director of OPEH, Thomas Barnett, presented the staff recommendations that were accepted by the Rapid Response Committee during their meeting.

- Mitigate funding risks to the existing system.

- Adapt to new federal priorities.
- Prioritizing preservation of permanent supportive housing, i.e. for people with severe, long-term disabilities.
- Pursue maximum points for competitiveness.
- Tiering: PSH Tier 1, TH and SSO in Tier 2.
- Ranking: tie to NoFO for threshold, service requirements.
- Publish applications Dec. 4 or earlier with Dec. 15 deadline.

### **Local Application and Ranking Preparation**

- Using project monitoring and evaluation scores from last year, staff contacted staff from organization with CoC-funded PSH projects proposed for Tier 1 to confirm they will require program participants to take part in supportive services.
- A local application was published for new SSO and TH project applicants, which will be scored based on eligibility and quality threshold criteria from the NoFO.
- The Selection & Ranking Committee is being scheduled to review the applications and make decisions for the CoC.

### **CoC & Project Applicant Options**

#### **Reallocation**

- Shift funds from eligible renewal projects to create one or more new projects.
- Eliminate underperforming projects.

#### **Expansion**

- Add funds to an existing, high-performing renewal project to increase units, persons served, or services.
- Scale up successful programs.

#### **Consolidation**

- Combine eligible renewal projects with same recipient and component into single grant.
- Streamline administrative processes.

#### **Transition Grant**

- One-year grant to transition from one component to another, such as permanent to transitional housing.
- Shift projects to mitigate impact to clients.

### **Considerations for the CoC Board**

#### **Now**

- Guidance for staff and CoC Board committees.
- Additional meetings for strategic NoFO Response.

#### **Soon**

- Expiring grants and leases, uncertain funding in early 2026.
- Communications with program participants, CoC membership, staff, community leaders, property owners, et al.
- Uncertain eligibility for people moving from PSH to TH.
- Where do people losing housing in 2026 and beyond go?

- How should the CoC Prioritize resources, as well as change policies and procedures, to minimize harm?

### **III. Required Board Motions:**

- With a CoC Board quorum established, CoC Board chairman, David Meyer, asked remote participant Gwenn Minton to state for the record the reason for her virtual attendance and how many times she has attended virtually in the 2025 calendar year. It was stated that virtual attendance is due to a sinus infection. Remote participant Gwenn Minton reported that this is the first time she has attended virtually in the 2025 calendar year.
- CoC Board chairman, David Meyer, asked remote participant Claire Keena to state for the record the reason for her virtual attendance and how many times she has attended virtually in the 2025 calendar year. It was stated that virtual attendance is due to a sinus illness. Remote participant Claire Keena reported that this is the first time she has attended virtually in the 2025 calendar year.
- A motion was made by CoC Board Member, Penelope Rood, to allow the CoC Board members, Gwenn Minton and Claire Keena, to attend the meeting virtually. The motion was seconded by CoC Board Member, Pam Mitchell. The motion was approved unanimously.
- CoC Board chairman, David Meyer, asked remote participant Gwenn Minton to state her location for the record. Remote participant Gwenn Minton stated that she was participating from her home in Reston, VA.
- CoC Board chairman, David Meyer, asked remote participant Claire Keena to state her location for the record. Remote participant Claire Keena stated that she was participating from her home in Vienna, VA.
- CoC Board Member, Penelope Rood, made a motion that the remote participants' voices can be heard adequately. The motion was seconded by CoC Board Member, Pam Mitchell. The motion was approved unanimously.

### **IV. Approving Last Meeting Minutes:**

A motion was made by CoC Board Member, Penelope Rood, to approve the meeting minutes for September 24, 2025. The motion was seconded by CoC Board Member, Pam Michell. Approved Unanimously.

### **V. CoC Notice of Funding Opportunity (NoFO) (continued)**

The floor was opened for feedback, questions, and suggestions from the CoC Board and community partners regarding the CoC NoFO.

- Public participant Eleanor Vincent from Pathway Homes addressed the CoC Board. Eleanor Vincent stated that she had previously emailed a few questions to the OPEH. The biggest

question had to do with the transition grants. Eleanor asked if the CoC will be accepting applications for transition grants specifically for PSH projects to transition to transitional housing grants. Staff reported that a notification will be sent out to all current grant recipients to ensure that they know these transition grant applications will be accepted and are encouraged.

- Eleanor Vincent stated that the bulk of the beds and housing will be in Tier 2. Eleanor asked how well the CoC is going to perform in Tier 2 since the CoC will be in a large competitive pool with everyone else. How can the CoC strategically place itself to be competitive? Eleanor Vincent stated that Pathway Homes is interested in having conversations with the OPEH regarding how best to position the CoC beyond individual projects; how to place the CoC in a position that is competitive and will help to save as many beds as possible. Staff stated that this is not going to be the standard CoC application and it is going to require a lot of group participation to get the best responses.
- Staff stated that a large portion of the overall points on the application are coming from system performance which the CoC has not scored well on over the past few years. One of the steps that can be taken now is to work with the the Community Services Board, Health Department, and other healthcare providers to create a formal partnership and obtain leveraging letters.
- Staff stated that laws cannot be changed in the next month and a half.
- Eleanor Vincent stated that there are already collaborations with local police departments that the CoC can leverage as a community. The CoC can also request leverage letters from the Community Services Board. Eleanor Vincent asked if a formal Memorandum of Understanding (MOU) is going to be needed? How does the CoC package the things that they have done already? Eleanor Vincent recognized that the CoC does not have a lot of time to come together to work on these.
- Public participant Dr. Sylisa Lambert-Woodard, President and CEO from Pathway Homes, addressed the CoC Board. Dr. Sylisa Lambert-Woodard stated that the Fairfax County CoC is in a larger eco system, but she has not heard any mention about state funding that is available for permanent supportive housing. There is currently a Request for Proposals (RFP) out to continue to build capacity in that area. Dr. Sylisa Lambert-Woodard stated that it is relevant for the board to consider that if they can put in a 2-year plan, by the time the state is able to continue to invest in the community those high-risk individuals would be able to move into PSH at no additional cost to Fairfax County. This would allow the Fairfax County CoC to be highly competitive because more than 50% of those in Transitional Housing will move into permanent housing. Dr. Sylisa Lambert-Woodard stated that any of the projects in Tier 2 should be considered as a priority regardless of who is providing those services consistent with the way that Tier 1 has already been prioritized.
- Dr. Sylisa Lambert-Woodard stated that the CoC should take into consideration that the required 40 hours of services are all doable and being able to maximize the Fairfax County CoC's collaborative application is imperative, so the CoC needs to capture every single point it can. Dr. Sylisa Lambert-Woodard stated that many of the non-profits have the capacity to provide the supportive services embedded in their staff.
- Dr. Sylisa Lambert-Woodard stated that the existing housing inventory can be leveraged to the transitional need, and the congregate setting allows the CoC to provide more housing options.

- A CoC Board member asked if there is a way to expand the CoC Board membership before the application is submitted, to bring new members to the table that fit the new HUD priorities. The board member stated that the by-laws should allow for this.
- A CoC Board member asked for clarification on the transitional housing programs. Does the lease have to be in the tenant's name, or can a master lease be held by the organization? Staff stated that they will review the guidelines and follow up via email.
- A CoC Board member stated that other boards and committees within the community have funds and many of the non-profits work with these organizations. Has anyone been in touch with them and asked how they might be able to step in and provide potential supplemental assistance for these programs? Staff stated that the Board of Supervisors has been informed, and other state and federal elected officials have been informed.
- A CoC Board member stated that the NoFO competition is driven by points. One way to maximize points is by showing a transition to one of the new requirements. Set dates showing when these transitions will be taking place at what percentage. It is a way to meet requirements for scoring.
- Staff requested the CoC Board members reach out to them if they have an interest in providing some writing and editing assistance with the collaborative application.

## **VI. ESG Performance Standards**

Continuum Care Manager with OPEH, Stephen Knippler, presented the proposed Emergency Solutions Grant performance standards for FY2027.

- Fairfax County receives an annual federal Emergency Solutions Grant.
- Last Year's award=\$499,429
- Federal regulations require consultation with the local CoC.
- Per CoC Board policy, ESG supplements Homelessness Prevention and Rapid Rehousing contracts.

Proposed Performance standards for FY 2027:

- 50% of households assisted will move into permanent housing within 60 days.
- 75% of exiting households will exit to permanent housing.
- Less than 40% of households exiting to permanent housing return to homelessness within one year.

## **VII. Next Meeting**

January 28, 2026, at 7:30 pm