

GOVERNANCE BOARD MEETING MINUTES



Date: 03/05/2026

Started: 9:02 AM

Facilitators: Meredith Yuckman, Eileen Rosa

Location: NCWorks Career Center

In Attendance

Wayne Beatty, Amanda Blue, Erika Brandt, Eric Braun, KC Buchanan, Bonner Gaylord, Mary Lederle, Ashley Lommers-Johnson, Quentin Miles, Ann Oshel, Kayla Rosenberg Strampe, Onia Royster, Nicole Stewart, Pat Sturdivant, Johnnie Thomas, Zach Ward, Nicole Wilson, Michele Woodson, Meredith Yuckman

Absent

Doris Bullock (excused); Felts Lewis (unexcused) Imogen Rhodenhiser (unexcused)

Standard Business

February Minutes

Pat Sturdivant stated that she sent a message and was marked unexcused. Kayla Rosenberg Strampe noted that her name was misspelled under Executive Committee section.

Wayne Beatty motioned to approve the minutes with the noted changes.

Johnnie Thomas seconded the motion.

Approved: Wayne Beatty, Erika Brandt, KC Buchanan, Mary Lederle, Ashley Lommers-Johnson, Quentin Miles, Ann Oshel, Kayla Rosenberg Strampe, Onia Royster, Nicole Stewart, Pat Sturdivant, Johnnie Thomas, Zach Ward, Nicole Wilson, Michele Woodson, Meredith Yuckman

Disapproved: None

Abstained: None

Conflict of Interest Renewal

The Governance Board took time to review and sign the Wake CoC Conflict of Interest.

2026 Committee Work Plans

Eileen Rosa, CoC Lead Agency Director, presented the Committee Work Plan Brief, explaining that the purpose is to fulfill roles and responsibilities of the CoC Governing Board “Review annual work plans submitted by Wake CoC Committees”. (CoC Charter VI.A.12)

Eileen reviewed the primary goals of the committees in 2026.

Erika Brandt suggested mentioning the strategic plan and referencing it in each of the committee plans. She shared a few additional comments in writing after the meeting:

- Street Outreach: Recommendation to include street medicine in partnership with Alliance in the Street Outreach Committee plan and that it might be good to explicitly say in this work plan that the committee will be partnering to decommission zones and encampments.
- Homeless Emergency Response Committee: Recommend including rapid exit focus (or at least mention) on turning over emergency beds and exiting people from homelessness quickly.
- Fair Housing Advisory Committee: Recommend reasonable accommodation request training
- Data Advisory Committee: Homeless Camp Reporting tool located on the Wake CoC website, which is maintained by the ACORNs unit and discussing the hand off to the Wake CoC in the Data Advisory Committee.

Lead Agency Contacts and Grant Agreements

Eileen Rosa updated the Board about recent and upcoming grant agreements and contracts some of which will require

See presentation for detailed information.

HUD FFY25 System Reporting

Eileen Rosa briefly covered the overview of federal system reporting process to U.S. Department of Housing and Urban Development (HUD).

Eileen Rosa presented Wake CoC data submitted through the Longitudinal System Analysis (LSA), System Performance Metrics (SPMs).

See presentation for detailed information.

Longitudinal System Analysis

Michele Woodson: Do you capture any demographic information?

Eileen Rosa: We do. We will prepare and share a brief on these two report results so we can include more demographic details including comparisons to previous years.

Erika Brandt: The total number increased but the percentage stayed the same, do you know why?

Eileen Rosa: There was significant data clean up amongst programs and actual data fields as well as the overall housing resource/inventory and funding sources to map movement through the system.

System Performance Measures

Ann Oshel: Starting in December the new Medicaid work requirements will be implemented, so from a system service support, I'd be interested in what that could look like.

Eileen Rosa: Yes, there are definitely goals to intersect, including that of Capital Area Workforce Development focusing on people experiencing homelessness as a priority this year.

Meredith Yuckman: In 2025 Kings Ridge came online, what impact did that have and how does that look to see similar positive exits without having to bring another Kings Ridge online?

Eileen Rosa: This is where the emphasis on progressive engagement and rapid exit from the front door of the system is impactful. The majority of people do not need PSH. So while a large project like Kings Ridge is important for our chronically homeless and complex care need households, it will not achieve a marked reduction in the population if the inflow into the system stays the same or increases and remains for long periods of time.

Ashley Lommers Johnson: What are we doing to increase the availability of PSH?

Eileen Rosa: The system modeling and analysis show that if we can increase investments in rapid exit and flexible financial assistance as well as progressive engagement through Rapid Rehousing the current amount of PSH in our system is likely sufficient for the highest need households. We estimate that only about 5% of the people coming into the system ultimately need PSH. Of course, we always need affordable units, but not thousands of new PSH units/dedicated buildings if the majority of the population can exit quickly with minimal interventions.

Nicole Wilson: If we are going to be focused on unsheltered homelessness, are we going to be changing our prioritization and CE focus?

Eileen Rosa: Not necessarily, we will not be changing prioritization criteria. We can address unsheltered homelessness through newly dedicated resources so that we are not diverting resources from the standard CE process.

Amanda Blue: It might be helpful to separate drop in shelter data from program data because it will look drastically different.

Nicole Wilson: And we are going to have strategies on how to support those folks at drop in shelter in the unsheltered strategy.

Eileen Rosa: Yes but think of that as our normal processes being improved. So this initiative is in addition to the ongoing system improvement work we would already be advancing in a regular year as part of our CoC work.

CoC Shared Initiative

Eileen Rosa presented the state of homelessness and that over the last 5 years, both first-time and long-term homelessness have increased. Eileen stated that if the community focused on unsheltered homelessness, prevention and diversion, the community could save up to \$78K a year per person.

Eileen Rosa reviewed proofs of concept supporting the infrastructure of the plan:

- Raleigh's Unsheltered Homelessness Response Pilot and the proof that pilot showed in ending homelessness; safely serving people and moving them into housing.
- Wake County's Bridge 2 Home which ensures every individual receives the right support at the right time, with flexible funding.
- Wake County's Landlord Engagement Unit which partners with 500 landlords to provided housing to high-barrier clients with referrals.

Eileen Rosa refocused on the three specific pieces that Wake needs to address to impact overall homelessness as previously introduced and other large cities where similar approaches were implemented successfully.

Eileen Rosa shared the projected cost of a 3-year surge to be estimated at \$43 million. Eileen also reviewed a breakdown of the timeline for the first two years of this surge.

See presentation for detailed information.

Johnnie Thomas: What is the number for RRH?

Eileen Rosa: RRH is generally 12 – 18 months but if people do not need 12 months they can exit sooner without additional rental assistance. Some of the program requirements are funding specific.

Ann Oshel: From what I am hearing from this plan, it is more than just a system but also a system of care. This is the first time I have really seen healthcare inserted into this kind of plan, where housing and healthcare are happening at the same time, creating an intuitive relationship. The other thing I appreciate is the focus on the harder to reach population and creating those pathways to shelter.

Nicole Wilson: I was thinking about the veteran portion and how the SSVF has had an impact, but I don't know how that is being implemented.

Eileen Rosa: We are resource rich in ways that other communities are not, but we have some work to do in making sure these resources are implemented well and accessible, that includes coordination with other systems. Veterans make up about 5% of our population experiencing homelessness so while there is not a dedicated Veteran strategy, this overall approach would improve services and housing for Veterans as well.

Bonner Gaylord: How do we strategize to build up these funds?

Eileen Rosa: We are working to refine the exact portion of what public funds will cover so we have a clear ask and message to engage private sources and philanthropic funds. As we develop those engaging talking points, communications toolkits, etc. we can work to strategize further.

Johnnie Thomas: Communication is important. How can we make sure communication is structured properly to ensure people are making it to the correct places and closing the gap.

Eileen Rosa: That is a part of the infrastructure and a focus for the Lead Agency both as a baseline function to improve CoC performance and service delivery and as a key part of this plan. It is also a way to keep from overloading expectations of one agency and ensure awareness of all that is available.

Erika Brandt: We have some affordable housing funds that are being directed in this way.

Zach Ward: Specificity and clarity is helpful here, especially as a way of taking this information away from this meeting and bringing it to the community. The toolkit would be helpful, especially strategies and PR to bring to funders.

Amanda Blue: Does anything in this plan address folks using drop-in shelter.

Eileen Rosa: This plan does not include adding more shelter infrastructure, rather addressing unsheltered homelessness to reduce the long-term need for shelter. In the interim though, we do lack shelter capacity and it is a risk for our clients, particularly in extreme weather.

Erika Brant: This is a plan to alleviate the need on shelters by moving folks experiencing unsheltered homelessness into housing.

Nicole Stewart: I think we need to incorporate the Downtown Raleigh Alliance group to get them involved in this plan.

Meredith Yuckman: It is also important to make sure we are getting all of our stakeholders involved.

Nicole Stewart: Also, studies into how these other communities listed fundraised.

March Meeting At-A-Glance

Eileen Rosa reviewed the March meeting at-a-glance.

Adjourn: 11:12 AM

Next Meeting

Date and Time: April 2, 2026, from 9-10:30 AM

Location: NCWorks Career Center