

**Leadership Board  
Draft Minutes  
September 18, 2025  
2:00pm – 4:30pm**

**Helpful links:**

- **Google Drive folder** for the Leadership Board:  
<https://drive.google.com/drive/folders/1tnbDx2jDcGMtVhXtqdHXgJcu8dfnrLOg?usp=sharing>
- **Website page** (on EveryOne Home website) for the Leadership Board:  
<https://everyonehome.org/about/leadership-board/>
- **Acronym Glossary:** <https://everyonehome.org/main/continuum-of-care/coc-member-resources/>

**Purpose**

The Leadership Board provides overall leadership for our collective impact initiative and serves as the compass for the homelessness response system in Alameda County. It sets the vision, strategic direction and collective goals for the entire homelessness response system and ensures accountability from all subcommittees and workgroups. The Leadership Board ensures that racial equity is at the center of our work to end homelessness and that people with lived experience are represented in decision-making roles throughout the system. The Leadership Board also holds the formal designation as the Continuum of Care (CoC) Board, as required by HUD. Learn more about the purpose of the Leadership Board [here](#).

**Minutes**

<b>Opening Items and Announcements</b>
<b>1) Welcome / Introductions</b> (Moe Wright, co-chair)
<b>2) Leadership Board Public Comment</b> (Moe Wright, co-chair) <ul style="list-style-type: none"><li>a) Jared DeFigh (Wood St. Commons): Invite anyone interested in Wood Street Bike Ride next month on the 10th; can join to meet people with lived experience or see us off.</li><li>b) John Janosko added: [The bike ride is] from Oakland to Sacramento; from October 10-13; 2-day ride. If you can't ride, we are asking people to show up Friday 8am-10am at 1707 Wood Street. You can also donate to the ride which is funded by Wood St Commons. We pay for gas for support vehicles, for campsite, for food. <a href="#">Sign up here</a>. This is the 4th annual ride, was started as unhoused people creating an event and get away from day-to-day hustle. You can participate by riding – part or whole, sending off, donating. The ride also accommodates e-bikes.</li></ul>
<b>3) Approval of July 17th Minutes</b> (Moe Wright, co-chair) <ul style="list-style-type: none"><li>a) Minutes approved.</li></ul>

**4) Homeless Response System Updates (All)**

- a) C'Mone Falls (City of Alameda):
  - i) RFP for City of Alameda we're releasing on Monday for operations of shelter services – day center and on the base around summer 2026 for emergency supportive housing: 2 family and 2 single adult transitional/interim housing.
  - ii) October 23<sup>rd</sup> at 6pm Event: United Against Hate, showing the film Bias in Alameda City Council Chambers. The event will also include a panel with catering.
- b) Vivian Wan (Abode): Over last several months, some of us have been working to start Nonprofit Alliance of Homeless and Housing providers in Alameda County. This includes folks that serve DV, food banks, etc. Strong steering committee including people from this Board. If you're interested in joining, reach out to Vivian. We have some seed funding from local foundations. Purpose of the alliance is to ensure that system of care providers quality equity-centered services for sheltered, unsheltered, recently housed, etc.
- c) Nic Ming (Social Impact Wheel): My social enterprise special impact wheel has been building the NH Guide web app that helps people in housing crisis to navigate and connect across systems of care and providers. Have been reaching out to people and convening to introduce app and its benefits to communities of care, including homeless response system. Asking for spaces in some of these committee settings to introduce app (10-15 min). The app is meant to complement existing systems of care so want to collaborate with organizations collectively. 2 years ago we started a chatbot version, but this app serves broader purpose.

**5) Leadership Board Updates (Moe Wright, co-chair)**

- a) Moe Wright: We might have nominations season coming up so look for emails in the next few months.
- b) Frank Rogers shared recent experiences engaging with services in the County and seeking housing resources. Franks shared with the Board that the County does have providers who are taking care of basic needs of clients in a respectful manner and are able to connect people to case managers same-day.

**6) Home Together Fund Update** (Jonathan Russell, Alameda County Health, Housing and Homelessness)

- a) Jonathan Russell shared that the Home Together Fund is now the name for the proportion of funding from Measure W dedicated by Board of Supervisors to serving people experiencing homelessness. We're trying to tie in Measure W funding as funding source to continue broadening impact of Home Together Plan. There has been a lot of community interest. We have put together an [FAQ](#) to summarize the fund, how it relates to Measure W, how the fund relates to plan, initial info. Feel free to circulate. It also includes a link to a mailing list for people who want to continue to stay in the know. CoC listserv will get updates too but this list is meant to be broader.
- b) Regarding community engagement, Jonathan shared that H+H is going to host additional community engagement spaces primarily to expand opportunities for people with lived experience to provide thoughts on our system. These are meant to be additional spaces than those we have in CoC; not trying to replace or diminish the CoC spaces. We just don't want to limit engagement to those who participate in CoC. Will have 4-5 in person and then several virtual options in October and November. Will be working closely with community/grass-roots partners. Stay tuned for more details.
- c) The next public discussion on Measure W will be September 30 at Board of Supervisors. The work session on both non-homelessness proportion and Home Together Fund. We'll provide updates to date and field questions and provide more of a concrete vision.
- d) 2 program areas that have launched so far: 1) flex pool in partnership with behavioral health department and Alameda Alliance to expand rental assistance and build infrastructure to create consolidated way to engage property owners/managers to expand housing opportunities that don't depend on new buildings. Abode was awarded that contract. It's not a program but rather infrastructure. 2) expand interim housing. We did an RFI through Housing Solutions Vendor Pool – targeting 250 additional units. We've completed procurement; awarded providers have been notified. We've had closer to 300 units come online and will share more details publicly soon.

**7) Evidence-Based Solutions Committee Report** (Nic Ming, ESC leader, Tunisia Owens, ESC co-chair)

- a) The Evidence-Based Solutions Committee shared about its [new guiding framework](#). The Committee has been working to update their resources and tools since they changed their name. The new framework distilled 9 principles to 5 principles as well as core guiding questions for each principle. The purpose of this framework doc is to help committees to take actions that advance equity and help people most disproportionately impacted by homelessness
- b) In addition to framework document, the ESC will share a memo we've drafted that reminds people of the ESC, our role, and the ways we can support work. In the meantime, if people have questions about how a committee may apply some equity practice to a particular topic or action, feel free to reach out.
- c) Request for Board members to familiarize themselves with the Framework

**Action Items**

**8) Nominees to Open Committee Seats** (Moe Wright, co-chair)

**Action I.**

- i. Moe Wright motioned to confirm Kelsey Knutson from Bay Area Community Services to the Housing Stability and Homelessness Prevention Committee as proposed by the Nominations Committee.
- ii. Vivian Wan seconded.
- iii. Discussion:
  - a. Nic Ming asked if this was the Committee Logan McDonnell was chairing. Morgan Bernados (Homebase) confirmed yes, but he is stepping down from the Committee. The Committee will vote on a new co-chair.
- iv. Roll Call Vote:

YES: Pamela Powell, Annie Bailey, Caroline Topeé, C'Mone Falls, James Williams, Elsie Lee, Frank Rogers, Isamar Ochoa Dominguez, Josh Thurman, Kate Hart, John Janosko, Jonathan Russell, Marcell Lloyd, Michelle Starratt, Moe Wright, Ms. Shelley Gonzalez, Nic Ming, Peter Radu, Sharon Cornu, Tunisia Owens, Vivian Wan.

NO: None.

Abstain: None.
- v. Motion passes with 21 yes votes, 0 noes, 0 abstains.

**9) Notice of Funding Opportunity Performance Measures** (Kate Bristol; Jose Lucio and Matthieu Kaman, Homebase)

- a) Kate Bristol: Last year's NOFO was intended to be a 2-year funding cycle, so 2025 was supposed to only be auto-renewal year. This Performance Measures Workgroup has been working on getting ready for 2026. Then HUD put out a very terse email in July saying there would actually be a NOFO in 2025; no follow up information since then.
- b) There have been Executive Orders around policy and homelessness as well as the 3rd re-issue of CoC Builds NOFO last week. This gives some insight into what a 2025 NOFO if it comes might look like. Alameda County decided not to resubmit Abode project for the CoC Builds NOFO.
  - i) Vivian: We could not say yes to the questions being asked from a values perspective. The National Alliance to End Homelessness (NAEH) sued HUD over this NOFO and they got an injunction, so now HUD can't give out the money for now.
  - ii) Kate: It's possible CoC NOFO could be a similar checklist like they did with COC Builds, but we have no idea. The grants that would get renewed in this cycle, some start as early as Jan 2026 so we're looking at potential funding delays. And if it's a similar checklist, there would almost certainly be lawsuits so there'd be delay. County is working on contingency planning to prevent as many negative impacts as possible.
  - iii) Vivian: If there's a CoC NOFO, there will likely be a delay for January 1 start date grants, or its likely a lawsuit could stop it altogether. I want to understand the County's stance as the largest grantee; is the intention for County to still send out funds timely regardless to subrecipients? Jonathan Russell responded, yes.
- c) Kate: I think it would be prudent to seat the NOFO committee just in case we have to do review and ranking. Be on the lookout for that outreach – normal process: volunteer, sign conflict of interest statement.
  - i) Nic asked to what extent can we prepare locally beyond seating the committee? Kate recommended things we'd typically do: cleaning up

HMIS data so that we'd have it ready if we do need to look at any performance. Short of that, there isn't much we can do before we see the NOFO Committee. Moe also reminded the Leadership Board that they may need to call an ad-hoc Board meeting depending on the timing of the NOFO.

- d) Jonathan: A few comments on current grants. 1) For grantees most likely to be impacted by a potential shut down: get as current as possible an draws by then. 2) Regarding the 2024 CoC grants we received in past 6 months that had new language from administration: There was litigation brought originally by King County (King Co et al. v. Turner, HUD et al) that now includes nearly 30 jurisdictions that challenges the conditions (e.g., no promoting gender ideology etc.). There was a preliminary injunction previously and since that injunction, additional counties including Alameda joined, and the court granted those joining plaintiffs the injunction as well. So Alameda Co CoC grantees are covered by that injunction.
- e) Moving to the presentation, Kate shared that Standards, Compliance, and Funding (SCF) and System Impact (SIC) started a workgroup to discuss performance measures. They've made recommendations which are now before the Board in hopes they'll approve the recommendations and pass them on to the NOFO Committee. Typically, performance measures do not change from year to year, maybe a percentage point at most. The NOFO Committee often doesn't have the time to do this type of work, hence the need for a separate workgroup.
- f) Questions and Discussion:
  - i) Discussion on Housing Measures (1A & 1B): Concern that 80% benchmark for transitional housing is too high. Highlighted challenges with continuity of services across housing types, especially with funding limitations. Also concerns that transitional housing and rapid re-housing will be further disadvantaged in the scoring process. Further concerns were about if scores reflect system barriers, not just individual program performance. There were also questions about if measures are tracking people who originally go into Permanent Supportive Housing.
    - (1) Kate shared that performance benchmarks were based on past years' data. She also shared the workgroup grappled with these measures as well, but ultimately some projects have to score lower.
  - ii) Discussion on Rapid Re-Housing Outcomes and Measurement over how long a program is responsible for returns to homelessness – 6 months, 1 year, 2.5 years. Some HUD provision require annual client status checks.

**Action II.**

- i. Marcell Lloyd motioned to approve the recommendations from the Performance Measures workgroup.
- ii. Jonathan Russell seconded.
- iii. Discussion:
  - a. Nic asked what happens next with the recommendations and dissemination. Kate shared that if the Leadership Board votes to approve them today, then

Kate and the TA team will share the information with providers. When the 2026 NOFO comes out, the NOFO Committee will develop performance measures using these recommendations.

iv. Roll Call Vote:

YES: Pamela Powell, Annie Bailey, Caroline Topeé, C'Mone Falls, Frank Rogers, Josh Thurman, Kate Hart, Jonathan Russell, Liz Varela, Marcell Lloyd, Michelle Starratt, Moe Wright, Ms. Shelley Gonzalez, Peter Radu, Sharon Cornu, Vivian Wan

NO: None.

Abstain: John Janosko, Nic Ming, Tunisia Owens

v. Motion passes with 16 Yes votes, 0 Noes, and 3 Abstains.

**Action III.**

i. Jonathan Russell motioned to approve NOFO Scoring Tool.

ii. Marcell Lloyd Seconded.

iii. Discussion: Before the Board chairs called for a vote, Jose and Matthieu from Homebase shared the recommendations from the System Impact Committee and the Evidence-Based Solutions Committee on the NOFO Scoring Tool. The

iv. Jonathan Russell amended motion to receive recommendations and propose the recommendations move to the NOFO Committee.

v. Nic Ming seconded amended motion.

vi. There was further discussion on if it was the Leadership Board's role per HUD mandate to approve the NOFO scoring tool recommendations or if it's the role of the NOFO Committee. Leadership Board members concurred it was important to vote on this matter to give direction to the NOFO Committee about what they should discuss and analyze further. Kate Bristold also reminded the Leadership Board that they will have to vote on the NOFO Strategic Direction once the NOFO is released.

vii. Roll Call Vote:

YES: Annie Bailey, Caroline Topeé, Josh Thurman, Kate Hart, Jonathan Russell, Liz Varela, Marcell Lloyd, Moe Wright, Ms. Shelley Gonzalez, Nic Ming, Peter Radu, Sharon Cornu

NO: None

Abstains: None

viii. Motion passed with 12 Yes votes, 0 Noes, 0 Abstains.

**10) CoC Governance and Streamlining: Committees** (Gillian Morshedi, Homebase)

a) Due to time, the Board did not get to this item. It will be taken up in the October meeting.

**11) CoC Governance and Streamlining: The Leadership Board** (Gillian Morshedi, Homebase)

a) Due to time, the Board did not get to this item. It will be taken up in the October meeting.

**12) Closing** (Moe Wright, co-chair)

- a) Discussion of upcoming agenda items for next meeting. Requests for future agenda items are also welcome at this time or via email to:  
[alameda@homebaseccc.org](mailto:alameda@homebaseccc.org)
- b) The next Leadership Board meeting will take place on Thursday, October 16th.

Attendance

Adrienne Chambers	Alameda County Probation	Absent
Annie Bailey	City of Fremont, Co-Chair Youth Committee	Present
Andrea Ford	Alameda County Social Services Agency	Sub-presented
Caroline Topeé	Community Member	Present
C'Mone Falls	City of Oakland, Co-Chair LB	Present
Darin Lounds	Housing Consortium of the East Bay	Absent
Elsie Lee	Sistas with Voices	Present
Frank Rogers	Community Member	Present
Isamar Ochoa Dominguez	All Home	Present
Jennifer Lucky	Alameda County Health, Housing and Homelessness Services, Co-Chair SCF Committee	Present
John Janosko	Wood Street Commons	Present
Jonathan Russell	Alameda County Health, Housing and Homelessness Services	Present
Josh Thurman	City of Livermore	Present
Kalani Smith	LifeLong Medical	Absent
Kate Hart	SAVE, Co-Chair OAC Committee	Present
Laurie Flores	City of Fremont	Present
Liz Varela	Building Futures	Present
Marcell Lloyd	St. Vincent De Paul of Alameda County	Present
Michelle Starratt	Alameda County Housing and Community Development	Present
Moe Wright	Community Member, Co-Chair LB	Present
Ms. Shelley Gonzalez	Community Member	Present
Nic Ming	Community Member, Co-Chair System Impact Committee	Present
Peter Radu	City of Berkeley	Present
Ray Corona	Co-Chair SCF Committee	Absent
Tammy Nguyen	Youth Advisory Board, Youth Committee Co-Chair	Absent

**OAKLAND, BERKELEY / ALAMEDA COUNTY CoC**

Tunisia Owens	Family Violence Law Center, Co-Chair Racial Equity Committee	Present
Vivian Wan	Abode	Present
Brenda Wadsworth	Community Member	Absent
Deidre Wan	Community Member	Absent
James Williams	Berkeley Public Housing Authority	Present
Logan McDonnell	BACS, Co-Chair HSHP	Absent
Sharon Cornu	St. Mary's Center	Present
Shelly Haynes	City of Livermore	Absent
Dylan Sweeney	Alameda County Housing and Community Development	Present

Public:

- Morgan Bernados, Homebase
- Gillian Morshedi, Homebase
- Jose Lucio, Homebase
- Matthieu Kaman, Homebase
- Kris Maun, Homebase
- Pauline Blackwell, HCD
- Christoverre Kohler, Community Member
- Kate Bristol, NOFO Consultant
- Riley Wilkerson, Alameda County Health, Housing and Homelessness
- Jared DeFig, Wood Street Commons
- Joseph Ben Dov, Simtech
- Patrick Anderson, Community Development Agency
- Josh Jacobs, City of Berkeley