



Steering Council Meeting Agenda
February 20, 2026 □ 8:30 – 10:30 am
Heart of West Michigan United Way – 118 Commerce Ave SE

1. Call to Order/Introductions
2. Approval of the Agenda
3. Approval of January 16, 2026 Meeting Minutes*
4. Public Comment on Agenda Items (Limit 3 minutes ea.)
5. Approval of Consent Agenda* – *standing item*
 - a. Committee & Initiatives Updates
 - b. Budget Report: Statement of Activity
 - c. Data Reports: LSA has been submitted and will be reviewed at the Annual Steering Council meeting
6. Director's Report – *standing item*
 - a. Ranking and reallocation policies
 - b. Federal Updates
 - c. Downtown Pathways Project
 - d. Funding Contingency Planning
 - e. Budget – Finance Committee needs to meet, open call?
7. LIHTC – Genesis needs an updated letter of support – *Chris Bennett*
8. PIT Count Update
9. FY26 NOFO and plan to respond
10. Steering Council Member Involvement in Committees
11. Any other matters by Steering Committee Member(s)
12. Public Comment on Any Matter (Limit 3 minutes ea.)
13. Adjournment



STEERING COUNCIL MEETING MINUTES

January 16, 2026

8:30am - 10:30am

Facilitator:	Elizabeth Stoddard		
Meeting Attendees:	Elizabeth Stoddard, Sam Westhouse, Alonda Trammel, Casey Gordon, Monique Carter, Mark Contreras, Ray King, Chris Palusky, Tenisa Frye, Lindsey Reames, Karen Diesing, Gustavo Perez, Paul Smith, Thelma Ensink, Adrienne Goodstall, Kate Berens, Nelson Soto, Tenise Clipper, Lisa Knight, Christie White, Becki Postma Staff: Courtney Myers-Keaton, Alyssa Anten, Brianne Robach, Robyn Van Dyke, Ronan Parmenter		
Time Convened:	8:38 AM	Time Adjourned:	10:29 AM

Approval of Agenda			
Motion by:	Paul Smith	Support from:	Adrienne Goodstall
Discussion			
Amendments			
Conclusion	All in favor, motion approves		
Approval of Minutes		December 19, 2025	
Motion by:	Kate Berens	Support from:	Paul Smith
Discussion			
Amendments	Take out 100 in 100 and leave BFZ		
Conclusion	All in favor with changes made, motion approves		
Approval of Consent Agenda			
Motion by:	Karen Diesing	Support from:	Paul Smith
Discussion			
Amendments			
Conclusion	All in favor, motion approves		
Director's Report			
Discussion			
Federal Update/NOFO			
<ul style="list-style-type: none"> - Courtney gave updates on the most recent NOFO. Renewal projects only will be re-submitted into E-Snaps. There are still significant issues in the new NOFO. - There are major concerns surrounding grant renewals. Courtney discussed the following possible outcomes: <ul style="list-style-type: none"> o HUD must issue E-Snaps renewals, retroactive. o Will accept renewals, not retroactive. Program start date: May 1st (likely challenged). o Option above, non-active NOFO becomes active. Renewals that fall under the 30% would have to fall into different programs. Potential loss of funding. o Everything above, retroactive. - CE Grant: January 31st - PSH Projects: Next two months 			



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- Conversations about what needs to happen if we're unable to float funding, especially if there's capped capacity. Getting prepared to enter a rocky season, may be exacerbated by gaps in HMIS come March.
- Action steps that we can take:
 - o Fill out the renewal form on E-Snaps.
 - o Lean heavy into advocacy
 - o Pay attention to NAEH updates
- Renewals will be due February 9th
- FY26 NOFO funding is very rushed and will most likely come summer-mid fall.
- There are no upcoming court decisions but there's a hearing in February

Contingency Planning

- There are currently preliminary contingency plans. Realistic planning for specifically Kent County may involve asking local philanthropists to fill gaps with a payment plan. Been sending out feelers for a while but there's uncertainty about what path to go down.
 - o Should plan dollar amounts and wait for court decisions before making moves. Brainstorm a rough estimate of dollars needed.
- It would be beneficial to have talking points around the value of what we're doing to help conversations with donors. It would also benefit us to align our messaging.
- Discussed last years' agency-specific survey to identify gaps.
- PSH can only cover a month or two without receiving funding. Smaller grants can potentially be floated for up to six months.
- Courtney shared a brief snapshot of how many dollars are in these funded projects. A few million dollars are at stake.

Annual Calendar

- Courtney went over what's expected in the monthly anticipated topics for discussion 2024
- No current need for additional PIT Count
- Ask who's missing at the table for this conversation? What populations aren't represented?

PIT Count

- January 28th-29th
- 10 groups for robust coverage
- Assembling PIT bags on Monday

Staffing and Organizational Chart Updates

- Alyssa being promoted to the Operations Manager role
- Looking for HMIS Administrator role

Community Comments

- A group spearheaded by Mel Trotter went to Denver to learn about their social impact bond to get local ideas. Figuring out next steps and will send updates as it progresses. Aligned with BFZ/100 in 100 meetings.



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<ul style="list-style-type: none"> - Courtney's been engaging in a lot of conversations throughout her trips. 		
Action Items	Person Responsible	Deadline
<ul style="list-style-type: none"> - Send out updated talking points - Share the list of funded projects with expiration dates - Print off Conflict of Interest forms for February's Steering Council - Send a Doodle poll with two timeslots for the Annual Steering meeting - Send out updated accountability chart 	CoC	
Executive Committee Elections		
Discussion		
<ul style="list-style-type: none"> - Elizabeth went through nominees and if they accept those nominations <ul style="list-style-type: none"> o Lindsey declined chair o Tenisa declined chair - No floor nominations 		
Election Results		
<ul style="list-style-type: none"> - Chair: Kate Berens - Vice Chair: Tenisa Frye - Secretary: Elizabeth Stoddard - Treasurer: Lindsey Reames - Member at Large: Mark Contreras 		
Action Items	Person Responsible	Deadline
Annual Report		
Discussion		
<ul style="list-style-type: none"> - Courtney went over LSA data charts <ul style="list-style-type: none"> o Seeing significant concerns with "Returns to Homelessness". Conversations about why these numbers are increasing o Some numbers seem high (especially for youth), but there is more data now in addition to more resources for them. o "Number of Days Homeless" is also increasing. Specifically concerning being able to secure additional funding from HUD. Needing to identify a robust strategy to keep as many points as possible. - "Households Receiving Services" may be pulled from the next edition - Courtney talked about Arbor Circle's success with Host Homes - Shared overall highlights for TH-RRH 		
Questions and Comments		
<ul style="list-style-type: none"> - TH is lumped with Emergency Shelter, which impacts numbers 		



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- There are issues with HUD not accounting for community challenges. I.e., supply, HUD's fair market rent vs. market cost for units (200 dollars below what the market gets – leading to vouchers sitting on the shelf).
- Complex Care is currently considered as TH, but some folks are changing to OTH.
- Serving over 50% people of color, needing to focus on equity. Try to ensure the same rates if not higher for positive outcomes.
- Location collection (zip codes) is not required, most likely the most imperfect data collection. Will probably see an influx in the 49503 zip code due to Mel's/other homeless services.
- Rates higher for people of color who are a single parent under 25
- Location numbers for conversations with city leaders
- Thinking about a more accurate narrative for 100 in 100, doing some rewording
 - o Only about 3-4% recidivism
- Current lack of housing

Action Items	Person Responsible	Deadline

Reallocation and Ranking Policies

Discussion

- Google Docs of the Reallocation and Ranking policies have been sent out with a one-week period that's open to comment. Courtney will then discretionally incorporate that feedback.
 - o She will create a draft in an additional week and that will also be open for folks to comment again to get out in a month (final draft for reallocation approval in February).
 - o Ranking needs no current revisions, but is open to comment

Reallocation Policy

- Discussed voluntary and involuntary reallocations
- Conversation about agencies being in good standing needs to move to another project type, what would happen to those dollars
 - o Perhaps not automatic transfer of funds, but rather CoC approved
 - o Those funds being available if they change project type
- Reallocation can be written to reflect some of the conversation about the NOFO, but it can depend on which route we go to. Ranking is a bit more specific to work around.
- Potential for some middle ground. One thing if an agency changes project type but not how they serve their community vs. changing how they serve their community. Staff recommendations
 - o Need for objective criteria

Ranking Policy

- No revisions currently needed
- More rigid since we don't know what's going to happen with the NOFO
- Courtney recommended that we all get familiar with this policy
- There's a need for a better process for identifying priorities



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<ul style="list-style-type: none"> - Potentially seeing what other CoC's are doing - Thinking about how these two policies interact - Ranking policy TBD but still open for feedback 		
Action Items	Person Responsible	Deadline
- Send out Google Docs of both policies.		
Any other matters by Steering Committee Member(s)		
Discussion		
<ul style="list-style-type: none"> - Effective January 1st, The Grand Rapids Housing Commission changed their prorated HAP policy and are figuring out how to make their money go further. Landlords can't keep the money when people aren't in the unit anymore. They are also starting their annual planning process and will publish the AP in 4-5 weeks, in addition to admin policies. - Community Rebuilders website has a notice of intent for funding, due 11:59 PM on January 20th. - Asked to include the education funding for children experiencing homelessness in a similar light. - There have been misunderstandings about programs/policies/organizations due to AI summaries - Potentially create a more robust packet to study beforehand - Extended thanks to those who've served outgoing and incoming - Kent County pushed back on an RFP for affordable housing projects, will be additional ones coming out in February - Degage Ministries has a potential opportunity to expand for Complex Care Housing/Opioid Task Force, but would need to get an appropriate building (40 unit building, interior entries/exits/hallways, with common area) <ul style="list-style-type: none"> o Not set on a location yet o Men and women 		
Action Items	Person Responsible	Deadline
Public Comment on Any Agenda Item		
Discussion		
<ul style="list-style-type: none"> - Sharing about printing the first 3D house in Grand Rapids that can be used for transitional housing. There is a need for accountability to involve more diverse voices. <ul style="list-style-type: none"> o Needing funding for ink for 3D printing. o Needing the tech people to come here to build them. 		
Action Items	Person Responsible	Deadline
Adjourn		
Motion by:	Elizabeth Stoddard	Support from:

Monthly Committee Updates for Steering February 2026

COORDINATED ENTRY

- No updates at this time.

YOUTH ACTION BOARD

- No updates at this time.

Continuum of Care Grant Financial Status

As of 1/31/2026

Grant	Grant Award Amount	Grant Spend To Date	% Spent	Total Projected Expenses	Overspent or (Underspent)	Grant Year End Date	Notes
MSHDA Pass Thru Grants							
MSHDA 2026 ESM	\$ 17,304	\$ -	0%	\$ -	\$ (17,304)	9/30/2026	
MSHDA 2025 ESM	\$ 245,000	\$ 245,000	100%	\$ 245,000	\$ -	9/30/2025	
MSHDA 2025 ESF-02	\$ 400,232	\$ 176,734	44%	\$ 176,734	\$ (223,498)	9/30/2026	
MSHDA 2024 ESF-02	\$ 172,185	\$ 172,185	100%	\$ 172,185	\$ -	9/30/2025	
MSHDA Steps to Stability	\$ 150,000	\$ 69,473	46%	\$ 69,473	\$ (80,527)	9/30/2026	P/T to The Salvation Army
HWMUW (Match)	\$ 7,000	\$ 1,287	18%	\$ 3,687	\$ (3,313)	6/30/2026	Need to spend in Dec-June timeframe to put spend in proper match period.
City of GR CDBG (Match)	\$ 20,000	\$ 12,147	61%	\$ 20,000	\$ (0)	6/30/2026	
City of Wyoming CDBG (Match)	\$ 5,000	\$ 1,685	34%	\$ 5,000	\$ 0	6/30/2026	
HUD Planning 11.30.25	\$ 395,557	\$ 395,557	100%	\$ 395,557	\$ 0	11/30/2025	
HUD Planning 11.30.26	\$ 467,490	\$ 54,915	12%	\$ 464,895	\$ (2,595)	11/30/2026	
HUD SSO 5.31.2026 #1	\$ 239,368	\$ 49,773	21%	\$ 239,435	\$ 67	5/31/2026	
HUD SSO 5.31.2026 #2	\$ 68,953	\$ 51,623	75%	\$ 68,953	\$ -	5/31/2026	
HUD SSO 1.31.2026 #3	\$ 219,696	\$ 219,696	100%	\$ 219,696	\$ 0	1/31/2026	
Kent County CUNP 9.30.26 (Match)	\$ 20,000	\$ 4,470	22%	\$ 18,978	\$ (1,022)	9/30/2026	
Kent County CUNP 9.30.25 (Match)	\$ 24,000	\$ 24,000	100%	\$ 24,000	\$ (0)	9/30/2025	
DeVos Family Foundation	\$ 26,000	\$ 26,000	100%	\$ 26,000	\$ -	12/31/2025	
DeVos/Trillium Foundation 22.23	\$ 330,000	\$ 271,820	82%	\$ 271,820	\$ (58,180)	1/31/2026	Have requested extension due to open position.
HMIS, HUD 11.30.25	\$ 138,304	\$ 138,304	100%	\$ 138,304	\$ (0)	11/30/2025	
HMIS, HUD 11.30.26	\$ 144,594	\$ 18,317	13%	\$ 144,703	\$ 109	11/30/2026	
DeVos Outreach Coordination Ph I	\$ 16,420	\$ 16,420	100%	\$ 16,420	\$ -	12/31/2025	
Housing Navigation Pgm 23.25	\$ 240,000	\$ 240,000	100%	\$ 240,000	\$ -	8/31/2025	
Total	\$ 3,347,103	\$ 2,189,407	65%	\$ 2,960,839	\$ (386,264)		

CoC Fund Balance

Fund Balance @ 6/30/20

\$ -

Add:

HWMUW grant fye 6.30.21 (not spent)	6,600
Mission Matters - Strategic planning	(4,000)
Comm Solutions Int'l income	1,000
CoC Fund Balance 6/30/22	\$ 3,600

NPTA remaining

100

Kent County ESG (admin)

(909)

Misc small grant closeout adj

(591)

CoC Fund Balance 6/30/23

\$ 2,200

Misc small grant closeout adj

(1,705)

CoC Fund Balance 1/31/2025

\$ 495

Misc small grant closeout adj's

(495)

CoC Fund Balance 2/28/2025

\$ (0)

100 in 100 Summary

	Cash Donations	Expenses
Jul	\$ 102.50	
Aug	5,157.60	
Sept	599.33	
Oct	552.07	\$ 970.36
Nov	1,376.51	958.94
Dec	9,094.34	42.61
Jan		4.10
Feb		195.22
May	2,000.00	10,000.00
Jan-26		6,300.00
Total	\$ 18,882.35	\$ 18,471.23



GRAND RAPIDS/WYOMING/KENT COUNTY
STEERING COUNCIL ANTICIPATED TOPICS FOR DISCUSSION 2024

Updated annually. These are subject to change.

JANUARY

- Executive Officer Elections
- Point in Time Count
- Steering Council Annual Conflict of Interest Forms Completed
- Strategic Plan: Review and Update

FEBRUARY

- Steering Council Annual Membership Meeting
- City of Grand Rapids Emergency Solutions Grant Application*
- Data Review

MARCH

- Project Performance Discussion
- Data Quality Committee Report
- CoC and ESG Mid-Term Monitoring
- Budget Presentation and Approval – *dependent upon fiduciary's timeline*

APRIL

- Point in Time Count Submitted to HUD*
- Strategic Plan Review

MAY

- Governance Charter Recommended Changes to CoC Membership
- Director Evaluation Initiated by Fiduciary

JUNE

- CoC Program Funding Process Review
- Budget Review
- Open Call for New CoC Members
- Anticipated MSHDA ESG Funding Discussion*
- PIT Data Released*

JULY

- NAEH Annual Conference
- Strategic Plan Review

AUGUST

- Anticipated HUD CoC Program Funding Vote*
- System Performance Measures Reported to CoC
- MSHDA Emergency Solutions Grant Application*

SEPTEMBER

- Anticipated HUD CoC Program Application Due*
- PIT Planning Begins

OCTOBER

- Governance Charter Review
- Fiduciary MOU and HMIS Lead Agency Review
- Strategic Plan Review

NOVEMBER

DECEMBER

- Steering Council elections (*at CoC meeting*)
- Director Mid-Year Evaluation Initiated by Fiduciary
- Budget Preparation Begins
- Strategic Plan: Review & Update Annual Priorities

AS NEEDED

- LIHTC Developer Presentations to Steering
- Formation of Nominating Committee

*dependent on funder (federal, state, city) timelines

GENESIS NON-PROFIT HOUSING CORPORATION

2110 Leonard Street NE, Grand Rapids, MI 49505



*affordable
permanent
supportive
housing*

January 29, 2026

Courtney Myers-Keaton
CoC Director
Grand Rapids Coalition to End Homelessness
118 Commerce SW
Grand Rapids, MI 49503

Re: Letter of Intent – CoC Support for Genesis East

Ms. Myers-Keaton,

Genesis Non-Profit Housing Corporation (Genesis) is seeking a Letter of Support from the Grand Rapids Continuum of Care for a resyndication and redevelopment of Genesis East, an existing housing community owned by Genesis since its original construction in 2000. The redevelopment includes 4% Low Income Housing Tax Credits, Tax-Exempt Bonds, and financing from the Michigan State Housing Development Authority (MSHDA).

Genesis East is located at 4366 Walnut Hills Drive SE, within the City of Kentwood, Kent County. Unit and development amenities include: mini-blinds, dishwashers, frost-free refrigerators, central air conditioning, cable television hook-ups, LAN, patio area, individual gas and electric meters, indoor and outdoor accessible community spaces, resident storage, an outdoor smoking area, and a maintenance shop. All appliances will be energy efficient.

The target population for the 23 permanent supportive housing special needs units (13 one-bedroom units and 10 two-bedroom units) are those with physical disabilities, with mental illness, with developmental disabilities, and other debilitating disabilities as defined by the Social Security Administration Disability administrative guidelines. Genesis Non-Profit will be the primary service provider on site. Genesis provides 12 hours per week of on-site Resident Supports Coordinator (RSC) services and supports coordination for people with disabilities so that they maintain a stable residence. The RSC will provide services such as literacy assistance, resource referral, collaboration and coordination with other community providers, eviction prevention, and advocacy. The Resident Supports

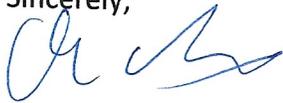
Coordinator will also be available by phone when at other sites, and on call for emergencies that may arise after hours.

All twenty-three units include a project-based voucher provided by MSHDA. This offers residents and families with low-income the assistance with rent necessary to ensure affordability and the opportunity to maintain stable housing.

Rent schedules follow the MSHDA tax credit rent rates and the MSHDA voucher guidelines. The development team for the re-syndication of Genesis East includes Genesis Non-Profit Housing Corporation (Owner/Developer), DeStigter Architecture (Architect), Orlebeke Mackraz PC (Legal Counsel), Doeren Mayhew (Accounting Firm) and First Contracting, Inc. (General Contractor).

It is our intent to seek a Letter of Support at the CoC Steering Committee meeting on February 20th, 2026. Please let me know if you have any questions or require any additional information.

Sincerely,



Chris Bennett
Chief Executive Officer
Genesis Nonprofit Housing Corporation
(616) 594-0552