

Baltimore City CoC Minutes

CoC Board Meeting

June 12, 2025 | 4 p.m.-6:30 p.m. | In-Person: Our Daily Bread, 725 Fallsway | Meeting called to order by Nico Sanders

In Attendance

Attendees (from current board): Nico Sanders, Kemmesha Thomas, Greg Brown, Jeffrey Griffin, Crystal Pitt, Aliza Sollins, Lara Figures, Lolah James, Dana Carr, Levy Johnson, Da' Mel Ross, Darroll Cribb, Lonnie Walker, Eddie Blackstone (left meeting, no vote), Ernestina Simmons, Shannon Peterson, Carolyn Johnson

Members of the support entity representatives: Mary Rode, Sabree Akinyele, Lakeysha Williams

Members of the public: Refer to Sign-In Sheet

Approval of Minutes

- Approval of Minutes occurred once quorum was reached
- Executive Meeting Minutes from 5/8/2025 went sent out for Board review and approval
- Board Meeting Minutes from 4/16/25 were approved with all but one Board Member in attendance voted in favor, one abstention (Carolyn Johnson was not at the last meeting)

Agenda items/order are subject to discussion

- Welcome – Nico Sanders, CoC Chair, welcomed the Board and called the meeting to order

- Nico acknowledged the death of Eileen Cotton. Eileen “was a leader for people with lived experience. She was dedicated to the CoC and the community and was a champion for change”.
 - There will be a public acknowledgement of her life in the near future.
- Agenda Item: Key takeaways from the “Reimagining Our Work” meeting – Nico Sanders
 - There was a meeting held with stakeholders to discuss and plan for the future of the CoC based on potential changes at the federal level. A press release will be published in the near future. It is anticipated that there will be major issues facing people experiencing homelessness. There will be a meeting with Provider to prepare for the potential changes. Topics to be explored will include leveraging resources and contingency planning.
- Agenda item: 2025 Strategic Goals – Nico Sanders
 - Nico encouraged all Board members to Chair and/or participate on at least one committee.
 - All committees should have a workplan with realistic goals.
- Agenda item: Tennant Protection and Support – Nico Sanders
 - There was a discussion about landlords who have unfair practices towards tenants who previously experienced homelessness. Recommendations to address this issue included:
 - Developing a policy pertaining to abatement
 - Having available vouchers for tenants to move when the unit can not pass inspection
 - Develop a standardize amendment to be added to the lease agreements – utilize HABC voucher agreements as a template
 - Identify a CoC Board member from the judicial system
 - Conduct judicial training, as needed
 - Maintain a list of landlords know for unfair practices
 - Baltimore City will participate in the State of Maryland’s initiative that includes an evictions portal
- Agenda item: Landlord Engagement Project – Lakeysha Williams
 - The ARPA funded Landlord Engagement, Padmission and Incentive program was presented. This project will be supervised by the Chief of Emergency Services when that position is hired. Staffing for this project includes a Program Manager and 3 Housing Identification Specialist. There is also funding for Padmission, a housing software, and Landlord Incentives that include a \$5,000 signing bonus for up to 10 units and a mitigation fund for damages and loss revenue.

- Board members were encouraged to work with landlords to know about and access these funds as they are not being spent as quickly as had been anticipated.
- Agenda item: MOHS Updates: Director Simmons
 - HUD TA has resumed.
 - MOHS will provide training for Providers – there will be a focus on HUD outcomes of Length of Stay (LOS), increasing income, and data related to exiting shelters and street homelessness.
 - HRS, in collaboration with MOHS and Guidehouse Consulting is working on new prioritization for matching households to housing. There needs to be a more equitable system that includes prioritization for first time homelessness and specific populations that do not currently get access to housing.
 - The CoC, PSH NOFO opportunity is back. Baltimore City is applying for construction funds for the 2 hotel conversions to PSH.
- Agenda Item: Vote on Proposed Policies
 - HMIS Policy – Data and Performance Management Committee - Kemmesha Thomas
 - Approved by all in attendance with no abstentions or nays
 - Match to Move-In Policy – HRS Committee - Crystal Pitt
 - Approved by all in attendance with no abstentions or nays
- Agenda Item: Communication Expectations and Protocols – Nico Sanders
 - Nico stated that Board members should not represent the CoC (press, external community etc.) without approval from the Chair and/or Vice Chair.
 - The CoC is in need of a more robust Code of Conduct.
- Event Planning and Engagement Updates – Lara Figures
 - The Resource Development Committee is working on creating a series of fundraising events. The first will be a Happy Hour in September that will include funders, government representative, advocates. The plan is to stage multiple smaller events, leading to a Gala in the future.
- Other – Lolah James
 - Lolah asked about the status of her motion, made in the last meeting, to dismiss 3 Board members. Nico stated that the Chair, Vice Chair and Chair of Governance had decided not to bring the vote to the floor.
 - The Governance Committee has drafted an updated policy on Board discipline. They are currently seeking feedback from YAB and the LEAC. This policy will be sent to our HUD TA for review.
- Community Comments – All

- The LEAC is in need of a Chair and Co-Chair.
- There are students at UMBC who would like to participate in the CoC. There was a request to accommodate their schedules with meetings later in the day.
- Police have been harassing people downtown.
- There are allegations against the TIME shelter for women and children. Nico stated that the CoC would not respond to issues with Providers as that was being handled by Baltimore City.
- There will be a meeting with 40 landlords on June 21st.
- Closing Remarks – Nico Sanders
 - Nico thanked the Board for their ongoing participation, support, and the work they are doing on behalf of the CoC.

The CoC Board meeting was adjourned. The next meeting is scheduled for August 21, 2025.