



CoC Full Membership Agenda

October 14, 2026

- Introductions
- Determination of Quorum
- Call to Order
- Approval of July 22, 2026, Minutes (ACTION ITEM)
- Member Spotlight Presentation – Thurman Brisben Center
- Old Business
 - i. CoC Strategic Plan
 - ii. Funding Updates and Policy Updates and Resources
 - 1. Federal funding updates
- New Business
 - Winter PIT Count
 - Faith in Housing Update
 - Report Outs
 - i. CoC Board Report
 - ii. CoC Committee Reports
 - Agency Reports

Next Meeting: January 13, 2027, at 10AM



CoC Full Membership Meeting

Date: July 22, 2026

Time: 10 AM

Location: Fredericksburg Public Library – Downtown location

MEETING CALLED BY	Megan Samples (GWRC)
TYPE OF MEETING	Regular Meeting
NOTE TAKER	Megan Samples (GWRC)
MEMBER ATTENDEES	Caroline County DSS; Central Virginia VA Health Care System; Central Virginia Housing; Empowerhouse; City of Fredericksburg; Fredericksburg City Public Schools; Fredericksburg Regional Food Bank; George Washington Regional Commission; Habitat for Humanity – Greater Fredericksburg; Legal Aid Works; Loisann’s Hope House; Love Thy Neighbor; Micah Ecumenical Ministries; Office on Youth; Smithly Housing Solutions, LLC; Spotsylvania County Public Schools; Spotsylvania NAACP; Virginia Community Food Connections; We Care Support Services, LLC
NON MEMBER ATTENDEES	Topside Federal Credit Union
ABSENT	Brightview Health; Central Rappahannock Public Library; The Community Foundation; Christian Zammis; Clay Mihoulides; FAHASS; FailSafe ERA; Faith Housing Coalition; Fredericksburg Area Association of Realtors; Fredericksburg DSS; Fredericksburg SPCA; Germanna Community College; Habitat for Humanity - Caroline County; Haven for Hero’s; Healthy Generations Area Agency on Aging; The Healing Station; Joe Hargrove; Kristen Corrie; King George DSS; Mary Washington Healthcare; Rappahannock Area Community Services Board (RACSB); Rappahannock Area Health District (RAHD); Rappahannock Goodwill Industries; Rappahannock United Way; Spotsylvania County DSS; Stafford County DSS; Stafford County Public Schools; Stafford RISE; United Healthcare; University of Mary Washington; Virginia Works (Virginia Employment Commission)
DISCUSSION	

Introductions

- FRCoC staff and meeting attendees introduced themselves.

Determination of Quorum

- A quorum was established with those present.

Call to Order

- The meeting was called to order at 10:01 AM.

Approval of April 2026 Minutes (ACTION ITEM)

- Erica Dutcher (Central Virginia Housing) motioned to approve April 2026 meeting minutes. Michelle Patton-Swisher (Spotsylvania Public Schools) seconded. The motion passed unanimously.

Member Spotlight Presentations – Virginia Community Food Connections

- Virginia Community Food Connections representative Candice Armstrong provided a presentation on the organization.

Special Presentations – Micah Ecumenical Ministries Jeremiah Community Project Updates

- Micah Ecumenical Ministries representative Meghann Cotter provided a presentation and updates on the Jeremiah Community project.

Old Business**2026 CoC Annual Review**

- CoC Staff Megan Samples gave an overview of the results from the 2026 CoC Annual Review.

CoC Scope of Work

- CoC Staff Megan Samples discussed the CoC's Scope of Work.

New Business**Board/Committee Reports**

- CoC Staff Megan Samples provided updates on the CoC Board and various committee work conducted in the past quarter. Full report included in packet.
- CoC Staff Megan Samples provided an update on funding, state and federal policy updates, and state and federal legislation related to housing and homelessness.

Agency Updates

- Members provided updates about their organizations and upcoming events.

Next Meeting: October 14, 2026, at 10 AM at the Fredericksburg Branch Library

VHA Federal Impact Call Notes

Tuesday, July 28th, 2026 | 12:00 – 1:00 PM

Kim Johnson – National Low Income Housing Coalition

- Two new resources from NLIHC:
 - [2026 Out of Reach Report](#)
 - Join the [NLIHC HoUsed Call](#) today to hear from project leads!
 - [2025 National Renter Survey](#)
- FY27 Appropriations updates:
 - Still waiting on HUD bill from the Senate – won't happen before August recess (which starts next week)
 - Debate over defense vs. non-defense spending is stalling things
 - Chair Susan Collins (R-ME) might release FY27 bills with just Republican inputs, to keep the process moving along
 - Bills would likely be very partisan in that case
 - The House passed a continuing resolution (CR) through December 4th (which is currently being rewritten by the Senate)
 - Will probably include White House's proposed list of anomalies
 - House will need to pass CR again after return from recess (8/31), otherwise we will see another partial government shutdown
 - Not much appetite for a shutdown due to midterm elections – so it's likely we'll see the CR pass the finish line
 - Housing providers are still waiting for HUD guidance on using FY26 Tenant Protection Voucher (TPV) funding to support Emergency Housing Voucher (EHV) households
 - Goal was to prevent households from losing their EHV assistance and eventually transition them to longer-term assistance (TPV)
 - Advocates have been pressing HUD to release guidance in accordance with best practices – but HUD is refusing so far
 - The sticking point seems to be the concept of transferring people to longer-term vouchers
 - Some EHV households are now at risk of losing their assistance, even though additional TPV funding for EHV households was granted in FY26
 - Needed anomalies:
 - Ensure 44,000 households continue to receive assistance by directing HUD to issue TPVs for all EHV households by end of calendar year

- Prevent funding shortfalls for housing vouchers by providing additional resources – i.e., not just pulling money from other similarly-underfunded programs
 - With NAEH – advocates are pushing HUD to noncompetitively renew FY26 CoC funding if funds are not lawfully awarded by 12/1 (to prevent homelessness program lapses)
- Reconciliation 3.0?
 - House passed blueprint for a third reconciliation bill (\$95B)
 - Would fund defense, farm relief, and administrative provisions for the “SAVE Act”
 - Trump is now asking Senate Majority Leader Thune to cancel the Senate’s August recess until the “SAVE Act” is passed – but it doesn’t have the support needed to pass
 - It’s super frustrating to be constantly told there’s not enough money for housing priorities – but there’s always money for all these other things...
- Rules & regulations:
 - The Trump administration has proposed various rules limiting access to HUD assistance and increasing bureaucratic barriers
 - Final rule published:
 - Public Charge (DHS)
 - Charles Miller, VHA – Attended recent webinar re: public charge rule, which generally considers whether immigrants are considered to be reliant on government assistance – feds are seeking to broaden definitions of assistance programs that could count as a “public charge”
 - Removed guardrails and specificity for what can be considered “public charge” – leaving it up to individual public officials
 - The rule will be implemented mid-Sept. (but advocates are trying to prevent this based on negative impacts to community)
 - [Toolkit from Protecting Immigrant Families](#)
 - [Public Charge Briefing Slides \(also from PIF\)](#)
 - Completed – awaiting final rule:
 - Disparate Impact
 - Mixed Status (4/21)
 - Work Requirements – Time Limits (5/1)
 - Equal Access Rule (6/30)
 - EIV/SAVE Immigration Screening (7/6)
 - OMB Regulation – Federal Financial Assistance (7/13)

- Enterprise Duty to Serve Underserved Markets (7/24)
 - We may receive final rule(s) by 9/1 – we will have to see – there may be legal challenges, too
- Isabel McLain, VHA – HUD just proposed a new process for expenditures that will add significant administrative burden for every single drawdown (effecting both the grantee and HUD), which will likely have broad implications – public comment period open through 9/8
 - If you are a HUD grantee or sub recipient you should submit comment! NAEH let us know about this.
 - [Notice of proposed information collection \(Federal Register\)](#)
 - [Link to public comment portal](#)

Sharon McDonald – National Alliance to End Homelessness

- NAEH is currently monitoring 3 different NOFOs...
 - 2025 – court deadlines resulted in HUD having to award funds in accordance with prior years – we’re hearing it’s been slow for grantees and localities / advocates are having to keep pressuring HUD for funds
 - This money should have been awarded a long time ago – many grantees have already spent it and need to be reimbursed ASAP
 - 2026 – NOFO went out and folks are responding
 - [Read NAEH analysis article on 2026 NOFO here](#)
 - Seems more flexible vs. 2025 NOFO, but still steers people away from permanent housing into temporary / transitional solutions
 - Also pulls money away from urban areas and blue states
 - Communities are currently responding to the NOFO – having to discuss strategies for which programs will be defunded...
- NAEH had its annual summer conference + Hill Day earlier this month – more than 200 meetings with Congressional representatives!
 - Encouraging folks to continue applying pressure during the August recess to preserve homelessness + housing funding
 - Isabel McLain, VHA – VHA helped lead meetings with 9 of 11 members of Virginia’s Congressional delegation
 - Plus a 10th meeting later today (virtual)
- Litigation – will hopefully have an update from the judge by 8/10 re: lawsuit on 2026 NOFO (was joined with lawsuit on 2025 HUD NOFO)
 - Litigants requested a “speedy response” from the court
 - [Virginia has recently joined this lawsuit!](#)

Melissa Bondi – Enterprise Community Partners

Read [Enterprise's overview here](#)

[Register for Enterprise's webinar](#) about the 21st Century ROAD to Housing Act on August 11, 2026 at 3:00pm

- The 21st Century ROAD to Housing Act is now law!
 - It's the most impactful housing legislation in a generation – it was a long and tortured road, but it happened!
- 12 different pieces of individual legislation that are incorporated into this law – these are some of the highlights:
 - Reauthorization + reform for HOME Program
 - HOME is now reauthorized indefinitely – AKA advocates won't have to fight for this every single year!
 - HOME has also been expanded – can now be used to help support homeownership (including purchase or rehab)
 - Income limits raised from 80% to 100% FPL¹
 - Expands what HOME can be used from – for example, infrastructure costs in places that don't receive CDBG²
 - Implementation regulations are expected from HUD within the next year
 - Environmental reviews will be streamlined
 - BABA (Buy America Build America)
 - HUD is required to turn around a 180-day study of how BABA applies to HOME Program and what it means for HOME-funded projects – and issue new guidance
 - HUD will have to provide final guidance and reporting on HOME to Congress
 - Rural housing – USDA programs
 - Decoupling Sec. 515 & Sec. 521 – changes to how multifamily and single-family regulations are configured
 - Sec. 515 properties can now continue to receive Sec. 521 rental assistance after the USDA mortgage is paid off
 - There will be a lot of education and visibility that's needed
 - It's not automatic – it's an opt-in program
 - Providers will need to be made aware + apply
 - Rural housing owners / operators are not always well-connected to USDA

¹ FPL = Federal Poverty Level

² CDBG = Community Development Block Grants

- Properties will also be able to use HUD Fair Market Rent (FMR) rates instead of USDA rental rates (which are generally lower) – which can help with affordable housing financing
- Improves single family loan programs in rural housing
 - In the next six months, USDA has to complete a study of eligible properties – will provide annual reports on benefits
 - New voucher regulations re: FMR rent provisions
 - Reports on eligibility notifications for Sec. 502 / 504
 - Again, lots of implementation education will be needed
- Public housing updates
 - Rental Assistance Demonstration (RAD – Sec. 212) is now a permanent program
 - The cap for RAD has risen and Tenant protections have also been expanded
 - HUD will be required to publish reports on RAD conversions over time
 - HUD will have the option to establish penalties for non-compliant properties
 - Inspection provisions – cross-inspections now allowed
 - For instance, a property inspected through USDA or LIHTC in the past 12 months will not have to be reinspected to receive HUD rental assistance
 - Landlords can also request pre-inspections ahead of renting to housing choice voucher recipients
 - Unsure if there will be any additional guidance from HUD or not for these provisions
 - Family self-sufficiency (FSS) provisions – to promote economic mobility, savings programs, and homeownership
 - Will be a HUD requirement, but there's no timeline on new guidance yet
 - New program cohort under Moving to Work – can consider opt-out savings accounts, rental credit reporting, etc.
 - A way to bolster and support residents in achieving financial stability
 - HUD required to provide details and guidance
- Manufactured housing – updates can be provided upon request
- Supply incentives – CDBG
 - CDBG Sec. 204 has been amended to allow new construction as an allowed use of funds

- Under Sec. 204, new build cannot exceed 20% of CDBG allocations
- CDBG Sec. 213 – Build Now Act – CDBG allocations will be adjusted and tied to housing production
 - Bonus for local governments that demonstrate housing growth, but may also penalize localities with lower housing growth
 - (There will be carveouts for localities suffering a recent disaster)
 - To be implemented at the local level – not a statewide program
 - HUD to provide guidance on how to increase housing supply – changes in dollar amounts won't happen until FY30 to allow localities to adjust and implement strategies
- Changes to environmental reviews – NEPA³
 - Most rural housing programs under NEPA will have exemptions related to infill
 - Build Housing Act – reduces red tape (via waivers) around environmental reviews for states and localities
 - HUD/USDA instructed to work together to streamline and consolidate environmental reviews for housing
- Overall, 21st Century ROAD brings a lot of proposed regulations, studies, and new reporting requirements – will likely be a longer implementation period
 - Also there are some appropriations considerations
- Enterprise is working on updated resources. Be sure to check out [NLIHC's \(fantastic\) analysis](#), too!

NEXT CALL: August 20th at 12:00 pm

³ NEPA = National Environmental Policy Act

Faith in Housing

A NEW PATHWAY FOR AFFORDABLE HOUSING

The Faith in Housing Act (SB 388, HB 1279) creates a by-right pathway for qualifying affordable housing on property owned by religious organizations and certain tax-exempt nonprofit organizations.

A NEW LAW IN
VIRGINIA

SIGNED
APRIL 30, 2026

EFFECTIVE
JAN. 1, 2027

SUNSETS
JAN. 1, 2031
(UNLESS REENACTED)



WHAT DOES THE LAW DO?

On April 30, 2026, Gov. Abigail Spanberger signed into law the "Faith in Housing Act," which eliminates the rezoning requirement for affordable housing development on property owned by religious organizations and certain tax-exempt nonprofit organizations.

Under the law, qualifying developments may proceed by right, meaning localities may not require a special exception, a special use permit, a conditional use permit, rezoning or other discretionary review or approval as a precondition to development.



The law takes effect January 1, 2027, and includes a sunset provision, expiring on January 1, 2031, unless reenacted by a future General Assembly.

KEY REQUIREMENTS TO QUALIFY



Five-Year Ownership

The property must have been owned by the religious or nonprofit organization for at least five years prior to commencing the development process.



60% Affordable Units

At least 60% of units must be designated as affordable housing — defined as available to households earning up to 80% of the area median income (AMI) for rental units, or up to 120% of AMI for for-sale units.



30-Year Affordability

Affordability restrictions must remain in place for a minimum of 30 years.



Residential Use

At least 70% of the development's square footage must be residential; the remaining 30% may support uses ancillary to the organization's mission (e.g., worship space, childcare, health clinics).



Water & Sewer

The property must be served by existing public water and sewer infrastructure within 500 feet.



Building Height

Building height is capped at 45 feet, or the height of the tallest building within 500 feet, whichever is greater.



Local Property Taxes

All housing built under this law is subject to local real property taxation upon completion, unless the locality explicitly grants an exemption.



Environmental & Historic Review

Projects remain subject to local environmental, historic and archaeological standards.



Location Restrictions

Developments are not on properties adjacent to active industrial uses or within certain military air installation compatibility zones.



OTHER IMPORTANT POINTS



Localities are encouraged – but not required – to adopt higher minimum residential densities for qualifying properties within revitalization or transit-oriented areas.



While the rezoning step is removed, developments remain subject to all other applicable local administrative approvals, including site plan review, design standards and building permits.



CoC Board and Committees – Overview and Quarter 3 Report – October 2026

CoC Board

Purpose: Oversees the work of the FRCoC to ensure alignment with the FRCoC 10-Year Strategic Plan to End Homelessness and determines priority initiatives on behalf of the general membership; also responsible for ensuring that the mission, vision, and values of the FRCoC are upheld.

Current representatives: Bailey Thompson (City of Fredericksburg), Barzel McKinney (Haven for Heros), Cait Woodward – Chair (Loisann’s Hope House), Chris Ryder (University of Mary Washington), Christen Gallik (Fredericksburg DSS), Craig Graziano (Central Rappahannock Regional Library), Jill Clare (Micah Ministries), Joseph Lyttle – Vice Chair (FAHASS), Jennifer Dudley (Stafford County DSS), Kristen Corrie (Individual), Mozett Pettway (Spotsylvania NAACP), Sarah Walsh (United Way of Virginia), Betsy Mason (Fredericksburg Police Department), Tammy Torres (Empowerhouse).

Accomplishments in the Past Quarter (July, August, September 2026 meetings)

- HUD CoC Program Funding priorities discussion
- GWRC/CoC Scope of Work
- FY27 CoC Annual Calendar review
- Letters of Support – Virginia Housing Trust Fund Applications (6)
- Letters of Support – Mary Washington Healthcare Community Benefit Fund (1)
- Review of jurisdictional funding application
- Letter to DHCD regarding Housing Trust Fund administration and support
- Community voucher discussion

System Planning Committee

Purpose: Operates the homelessness response system and develops solutions to challenges and gaps within the system.

Current representatives: Caroline County DSS, Rappahannock Area Community Services Board (RACSB), Central Virginia VA Healthcare System, Loisann’s Hope House, Micah Ministries, Empowerhouse, Lived Expertise

Accomplishments in the Past Quarter (July, August, September 2026 meetings)

- Housing Trust Fund Innovation grant discussion/collaboration
- CoC referral mapping and coordinated entry reworking
- CoC general work plan
- System performance and data review
- Coordinated Entry/System access review
- System gaps/needs/capacity discussion

Current Working Groups:

- Evictions Working Group
 - Working group contingency planning for CoC staff hour reduction
 - Final results evictions pilot program
 - Virginia Eviction Reduction technical review call for applicants
- Veterans Working Group
 - 4 veterans housed

Funding Committee

Purpose: Review and recommend to the CoC Board projects for funding opportunities through the application review process; Perform regular project and system evaluation.

Current representatives: Michelle Patton Swisher (Spotsylvania County Public Schools), Bailey Thompson (City of Fredericksburg), Jonathan Franklin (King George County DSS), Clay Mihoulides (ChrisMarr Realty), Wendy Sneed (Caroline County DSS), Brenda McKinney (Haven for Heros), Ely Younger (Virginia Works), Jane McDonald (Germanna Community College)

Accomplishments in the Past Quarter (July, August, September 2026 meetings)

- CoC Program Funding application scoring and ranking
- Housing Trust Fund review
- 2027 Action Plan
- Succession planning