



Seattle-King County CoC Board Regular Meeting Minutes

Date/Time

October 1, 2025; 2:00 PM – 4:00 PM

Roll Call

Name	Present
Patricia Sam	P
Tamara Bauman	P
Zsa Zsa Floyd	P
Amaiya Leonor	P
Elizabeth Maupin	P
Dorsol Plants	P
Ruby Tuesday Romero	P
Martha Sassorossi	P
Kristina Sawyckyj	P
Victor Loo	P
Amy Thomas	P

- Roll Call – 11 members present – 0 absent
- Quorum Met – Yes

Land Acknowledgement & Theory of Change (Board Members)

- **Land Acknowledgement:** The King County Continuum of Care Board acknowledges that we work on the unseated traditional lands of the Coast Salish peoples, especially the first peoples of Seattle, the Duwamish people. The original stewards of the land, past and present. We honor with gratitude the land itself and the Duwamish tribe. This acknowledgement only becomes meaningful when combined with accountable relationships and informed action and is the first step in honoring the land that we today sit on and their peoples.
- **Theory of Change** – If we create a homelessness response system that centers people who have lived experience of homelessness, then we will be able to meet needs and eliminate inequities, in order to end homelessness for all.



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Minutes Review September Meeting Minutes

- Motion: To approve September Meeting Minutes – Elizabeth Maupin
- Second: Zsa Zsa Floyd
- Approved by Voice Vote

Name	Present
Patricia Sam	Y
Tamara Bauman	Y
Zsa Zsa Floyd	Y
Amaiya Leonor	Y
Elizabeth Maupin	Y
Dorsol Plants	Y
Ruby Tuesday Romero	Y
Martha Sassorossi	Y
Kristina Sawyckyj	Y
Victor Loo	Y
Amy Thomas	Y

Public Comment:

No public comments were made or sent in writing

Board & Committee Updates

System Performance Committee (SPC) – Tamara Bauman

- **Committee Leadership:**
 - Currently, there's only one elected co-chair Kristina Sawyckyj
 - Another co-chair is needed; Tamara Bauman is serving as interim.
 - A formal election process is forthcoming.
 - Members are encouraged to step up or nominate others for the role.
- **Clarification on Data Policy:**
 - Board member Kristina Sawyckyj asked Coordinated Entry Manager, Tom Regan, to discuss the new HMIS access and data reporting policy.
 - Tom clarified that this policy was not initiated by the Coordinated Entry Committee, but rather by:
 - KCRHA's Research, Data, and Programs teams, and
 - Endorsed by KCRHA.



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- The **System Performance Committee** also voted to endorse the policy at their latest meeting.

Next SPC Meeting is scheduled for October 15, 2025, 2-4pm

Coordinated Entry Committee (CEC) – Tom Regan

- Nomination Quality Trainings:
 - New targeted training courses are being rolled out for coordinated entry assessors and housing navigators.
 - Topics include service matching, trauma-informed care, and motivational interviewing to better support clients in accessing appropriate resources.
- Assessment Pilot Focus Group:
 - The focus group recently met to review alternatives to the VI-SPDAT assessment tool.
 - Currently developing a planning framework to implement a pilot assessment once a new tool is selected.
- Bridge Shelter Emergency Prioritization:
 - Committee voted to approve emergency prioritization for clients at the Bridge Shelter, which is closing at the end of the year.
 - Goal: Ensure all residents are referred to other placements through coordinated entry before the shelter closes.

Next CEC Meeting is scheduled for October 23, 2025, 10-11:30am

Charter Review Workgroup Update – Victor Loo

- The workgroup met on September 19 to follow up on prior feedback from members and the broader community.
- A survey was conducted to gather more input for a more inclusive and representative process.
- The survey closed on September 19, and an optional follow-up meeting was held on September 26 to review responses.
- Thanks to Kelsey for synthesizing the survey results for the group.
- Feedback received will continue to guide the process and be incorporated into ongoing work.

Next Charter Review Workgroup is scheduled for October 17, 2025, 1-3pm

Notice of Funding Opportunity (NOFO) Update – Kelsey Beckmeyer

NOFO (Notice of Funding Opportunity) has not yet been published, and the current government shutdown may delay it further.

Preliminary insights from *Politico* and the *National Alliance to End Homelessness* suggest:



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- A possible **cap on funding permanent housing** (including Permanent Supportive Housing and Rapid Rehousing).
- Some initial internal analysis has begun to assess how a 30% cap might affect current funding levels.
- Information is still unconfirmed, so planning remains tentative and cautious.

All FY24 contracts are in place, covering programs funded from **Feb 2025 through Dec 2026**.

- If NOFO delays continue, **some projects starting in early 2026** may be impacted.
- Estimated **~12 contracts** could be affected, though the number is approximate.

Planning discussions with direct recipients (e.g., KCRHA, King County, some nonprofits) will begin to prepare for possible delays.

Due to legal requirements, HUD must give **at least 30 days to respond** to NOFO once it's released.

The team is currently working with limited and piecemeal information, so much is still uncertain. Updates will be shared as more reliable information becomes available to support informed decision-making.

Co-Chair Update – Dorsol Plants

- **Co-Chair Planning Meetings:**
 - Some meetings have been canceled recently due to scheduling logistics.
 - Nothing unusual; coordination challenges many ongoing activities.
 - Next meeting: Monday, **October 6 at 3 PM (1-hour session)**.
 - Members are encouraged to bring agenda items or concerns.
- **Governing Board Representation:**
 - Co-chairs presented at the Governing Board (held Friday evening).
 - Good attendance and participation from board members.
 - Topics covered:
 - Overview of program rules and the COC structure.
 - Highlighted the Coordinated Entry Assessment Pilot Project, which drew interest from board members.
- **Wellness Framework Presentation:**
 - Shared details on the Wellness Framework being developed by Tamara and others.
 - Governing Board showed genuine excitement and interest in understanding broader stability factors beyond just housing.
 - Ruby added that some board members were already familiar with the well-being metrics, which is encouraging.

CoC Membership Convening Planning Committee – Victor Loo

Date of CoC Membership Convening: November 18, 2025



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Location: Bellevue College (Eastside)

Format: Initially planned **in-person only**, though past events have been **hybrid**

Theme: Still in development — potential theme around **hope and resiliency**

Agenda:

Panels may include:

- **Behavioral health providers**
- **Eastside service providers**
- **Elected officials** (city, county, state level)
- **Keynote speakers** still being determined

Hybrid Format Controversy

- Event was assumed by some planning members to be **hybrid for accessibility**, as in previous years.
- It was **announced (for the first time)** during this meeting that it will **not** be hybrid due to:
 - **Logistical complexity** (3 rooms, conference style)
 - **Lack of technology capacity** at this point

Community & Member Concerns

- **Victor** and others voiced strong concerns about:
 - Lack of communication about format change
 - Exclusion of community members who can't attend in person
 - Accessibility and equity issues
 - Being “disturbed” by the surprise change
- **Dorsal** publicly supported Victor's concerns, suggesting:
 - If hybrid format is to be removed, this should have been announced at the last hybrid event
 - Board members (like himself) could assist with technical support for hybrid delivery
- **Elizabeth** stated that she's on the CoC Convening committee and lives on the Eastside and would like to be part of these conversations

Next Steps & Considerations

- **Staff response:**
 - Staff acknowledged the frustration and said it was a recent decision not yet shared widely
 - Agreed to revisit the hybrid possibility
 - Scheduled to meet with Bellevue College IT and internal IT to assess technical feasibility
- **Suggestion made** to start recording and archiving convening sessions online for later viewing
 - Clarified that past hybrid events were not recorded



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- Agreement to consider posting recordings online going forward

Summary Takeaways

- Convening is confirmed for Nov 18 at Bellevue College.
- Planning is ongoing, including panel composition and keynote selection.
- Strong push from planning members to reinstate hybrid format for accessibility.
- KCRHA staff are committed to reevaluating options based on technical feasibility and equity concerns.

Next Charter Review Workgroup is scheduled for October 9, 2025, 2-3pm

Meeting Topic: Rapid Rehousing (RRH) Standards Update – Kelsey Beckmeyer (Jeff Simms couldn't attend)

Rapid Rehousing Program Updates & Model Development Overview

- The team is revisiting Rapid Rehousing (RRH) standards due to recent federal guidance changes that have caused significant shifts in policy, especially regarding the use of federal funds for undocumented individuals.
- A Department of Justice (DOJ) ruling removed previous exceptions allowing federal funds to be used for undocumented individuals in means-tested programs. This created confusion and policy whiplash, prompting the need to redesign the RRH subsidy models.

Guiding Principles:

- The models must be:
 - Person-centered
 - Trauma-informed
 - Consistent across different programs/agencies
 - Designed with equity and clarity in mind
 - Focused on housing-first principles

Two Rent Subsidy Models Being Considered:

Model A – Income-Based Declining Subsidy:

- First 3 months: Fully covered by the program
- After Month 3: Subsidy declines based on % of income contributed
- Contribution phases: Gradual increase (e.g., 20%, 30%, 40% of income)
- Exit strategy: Once rent = 30% of income, household exits with one final month of support
- Designed for predictability and ease of understanding

Model B – Fixed Rent Contribution Model:

- Starts with 3 months of full support
- Then households pay a fixed % of rent, not tied to income
- Three duration pathways:



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- 6-month, 12-month, or 24-month support
- At month 3, assessment determines which pathway is appropriate based on housing stability and progress
- 24-month model offers longest support and gradual step-down
- Includes a "ramp-down" period to avoid sudden rent responsibility cliff

Additional Considerations:

- Barriers: Many households have significant rental debt, making stability more difficult
- Acknowledgement that RRH won't end poverty, but can end homelessness
- Need for models that flexibly support high-barrier households
- Goal: Uniform experience regardless of provider

Next Steps:

- Finalize model details (percentages, timelines, etc.)
- Engage providers and policy groups (meetings planned for October 16 & 20)
- Submit for review from local (King County, Seattle) and federal (HUD) agencies
- Targeting November for final adoption by CoC Board
- Followed by training, procurement, and standards launch
- Timeline may shift based on federal NOFO release

Meeting Topic: Q2 CoC Performance Update – Kelsey Beckmeyer and Walter Washington

Presentation Overview

- Review performance across the full Continuum of Care (CoC) portfolio (not just KCRHA-managed programs).
- Discuss household numbers served, system performance metrics, program types, and associated costs.
- Clarify use of CoC funding in response to previous questions.

Program Types & Funding

- **Funded Program Types:**
 - Permanent Supportive Housing (PSH)
 - Rapid Rehousing (RRH)
 - Transitional Housing (TH)
 - Safe Haven
 - Supportive Services Only (SSO)
 - Joint Component (Transitional + RRH)
- **Units Funded (via CoC dollars only):**
 - PSH: 2,301 units
 - RRH: 527 units (fluctuates due to household needs)



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- ~20 buildings involved (site-based and scattered-site)
- **Definitions:**
 - *Site-based*: All units in one building
 - *Scattered site*: Market-rate units rented throughout the community

Cost Overview

- **Estimated Annual Cost Per Unit (COC-funded portion only):**
 - PSH: ~\$17,000
 - Costs include rent assistance, staffing, case management, facilities, etc.
 - Older grants (e.g., PSH, TH) have static funding; newer programs reflect updated costs.

System Performance (Q2 2024 – Q2 2025)

- **Estimated households to be served:** 3,560
- **Actual households served:** 4,590
- **Key Metrics (COC-funded programs only):**
 - Exit to permanent housing: **89%**
 - 6-month return to homelessness: **2.4%**
 - Days from referral to move-in - **85 days**
 - Unit utilization: **95%**

Performance by Program Type

Rapid Rehousing (RRH)

- Exit to permanent housing: Just under **80%** (goal: 80%)
- 6-month return rate: **5%**
- Days to move-in - **132**
- *No fixed unit inventory – utilization not applicable.*

Transitional Housing (TH)

- Exit to permanent housing: **67%**
- 6-month return rate: **1.4%**
- Unit utilization: **75%**
 - Some units are offline due to flooding, fire, or remediation.

Permanent Supportive Housing (PSH)

- Unit utilization: **97%** (COC-funded portion)
- Note: Broader PSH portfolio may have lower utilization due to non-COC funded units.

Safe Haven

- Smallest portion of portfolio.
- Exit to permanent housing: **88%**
- Low return rate; long stays, fewer transitions.



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Supportive Services Only (SSO)

- Households served: **523**
- Exit to permanent housing: **95%**
- 6-month return rate: **0.3%**
- Includes youth programs, navigation, behavioral health support.

Additional Insights

- Some CoC grants are very old — funding hasn't kept pace with current operational costs.
- Unit counts and utilization reflect only **CoC-funded** programs — not entire system (e.g., Commerce data may differ).
- CoC programs often outperform goals, particularly in exit rates and retention.
- Utilization challenges in broader system acknowledged, especially in PSH.

Next Steps

- Reconcile utilization data discrepancies (e.g., PSH).
- Provide more details on where estimates vs. actuals differ.
- Explore return-to-homelessness over longer periods (1–2 years).
- Continue cost and performance tracking by program type.

Meeting Topic: Federal Reporting of the Housing Inventory Count (HIC)

– Daniel Ramos III

Focus Areas

- Overview
- Previous Year Comparison
- Breakdown of housing resources by type (emergency shelter, transitional housing, rapid rehousing, permanent supportive housing, safe haven)

Housing Inventory Count (HIC)

- **What it is** – The HIC is HUD's annual count of all community housing resources dedicated to people experiencing or at risk of homelessness, broken down by project type.
- **Why it matters** – It provides the baseline “supply side” view of our system and is used with the PIT Count to evaluate CoC performance, allocate funding, and measure progress.
- **How it's collected** – Data is pulled from HMIS and provider surveys (for non-HMIS projects) to report bed and unit capacity on the night of the PIT Count.
- **How it's used** – The HIC guides system planning, funding advocacy, and accountability by showing resource gaps and aligning local capacity with HUD and community goals.



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Countdown for 2026 PIT

- **January 2025 –March 2025** Methodology Drafted and Workplans completed, Survey Drafted
- **April-June** PIT Committee Stood up, Communications to Community, budget approved
- **July-September** HUB Site Selection, seeding locations Survey field testing
- **October–December** Volunteer recruitment, training, purchase supplies and finalize materials
- Working toward alignment with **Washington State Dept. of Commerce** for a **biennial unsheltered count** (synchronized with King County).

Key Takeaways

- Total bed inventory **increased by 12%**, but **utilization remained steady** overall.
- Growing number of **non-HMIS shelters** being tracked, improving data accuracy.
- Veteran and other special population beds **are included** if active.
- Methodological changes (e.g., reclassifying HEN beds) affect how trends appear in data.
- KCRHA is refining and improving data accuracy year after year.

Motion to Adjourn – Ruby Tuesday Romero

Next meeting: Wednesday November 5, 2025 - 2:00 PM – 4:00 PM