



# Seattle-King County CoC Board Regular Meeting Minutes

## Theory of Change

If we create a homelessness response system that centers people with lived experience of homelessness, then we will be able to respond to needs and eliminate inequities, in order to end homelessness for all.

## Land Acknowledgment

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.

## Date & Time

March 4, 2026; 2:00 – 4:00 pm PT

## 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	Absent - Excused
Kristina Sawyckyj	P
Victor Loo	P
Amy Thomas	P
Valerie Sasson	Absent - Excused
Rocco DeVito	P
Jen Carl	P
John Urquhart	P
Devin Konick-Seese – Proxy for Board Member Sassorossi	P

- Roll Call – 14 members present – 2 absent.
- Quorum Met – Yes

## Meeting Minutes Review:

- Motion: To Approve February 2026 Meeting Minutes – Zsa Zsa Floyd
- Second: Kristina Sawyckyj
- Approved by Voice Vote – Yes

**Public Comment:** None were provided either in writing or in person

## Welcome New Board Members

My name is **John Urquhart**. I've lived in the Seattle area for most of my life—I attended Ingraham High School and later the University of Washington. I live on the Eastside now, but I still very much consider this region home.

Over the course of my career, I've worked in several different fields. Early on, I owned a business that I later sold, and after that I moved into law enforcement. I spent 43 years with the King County Sheriff's Office, where I investigated everything from shoplifting cases to homicides. I was also elected King County Sheriff and served in that role for five years.

I've been retired for the past few years, and I was recruited to apply for this position and ultimately selected. I'm grateful for the opportunity to be involved, and I'm very interested to see how the work ahead will unfold.



My name is **Jen Carl**, and I use she/her pronouns. I shared that my background is somewhat similar to John Urquhart's, though I have fewer years in the field. I originally planned to pursue pre-medicine and become a neurosurgeon, but while I was attending the University of Maryland, the killing of Freddie Gray occurred, which led me to shift my career path toward the legal system and public safety. I spent some time in law enforcement with the University of Maryland Police Department and later earned a PhD in criminology. Today, I primarily work on public safety issues on Capitol Hill in Seattle and across the state, helping coordinate between different public safety entities. Much of my work focuses on making the legal system more trauma-informed and ensuring fairness, particularly for unhoused individuals who are often overlooked. I also work for GSBA, the continent's largest LGBTQ+ and allied chamber of commerce, where I focus heavily on engagement with the business community.

Hello, my name is **Rocco DeVito** (he/him). I'm a new member of the board and currently serve as a City Councilmember for the City of Burien. My background includes a strong history of volunteer service, including time as a Peace Corps and AmeriCorps volunteer, with professional experience in conservation and public administration. I've also worked in a few startups, and for the past seven years I've worked at King County Metro, where I partner with businesses and organizations to help their employees access transportation, with a current focus on mobility solutions around multifamily housing.

In Burien, I've been involved with local community groups supporting people experiencing homelessness, including helping organize a weekly dinner at the transit center and volunteering with the severe weather shelter. Through that work, I've gotten to know members of the unhoused community and am interested in finding ways to better support them. I'm looking forward to learning from others, exploring solutions, and contributing to the work of the board.

## Meeting Topic: CoC Membership Convening Workgroup - Vote

The next item of business is to move forward with establishing a **Continuum of Care (CoC) Membership Convening Workgroup**. The purpose of this workgroup will be to prepare for and organize the upcoming summer convening, bringing together partners and stakeholders across the CoC. This convening aims to gather the many individuals and organizations working to address homelessness in Seattle-King County so they can connect, collaborate, support one another, and strengthen coordination across the system to drive meaningful change in the community. Accordingly, a motion is requested to formally establish the CoC Membership Convening Workgroup.



- Motion: I motion that we stand up a CoC membership convening work group – Zsa Zsa Floyd
- Second: Elizabeth Maupin
- Vote: 12 in favor, 0 opposed. – Motion Passes

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	On Leave - Excused
Devin Konick-Seese – Proxy for Board Member Sassorossi	-
Kristina Sawyckyj	Y
Victor Loo	Y
Amy Thomas	Y
Valerie Sasson	Absent - Excused
Rocco DeVito	Y
Jen Carl	Y
John Urquhart	Y

## Workgroup and Committee Updates:

### Coordinated Entry Committee (CEC) – Zsa Zsa Floyd

The Coordinated Entry Committee (CEC), a workgroup of the Continuum of Care (CoC), provides oversight and policy guidance for the Coordinated Entry system. This system serves as a unified “front door” for housing resources in King County, connecting people experiencing homelessness to available permanent supportive housing, transitional housing, and rapid rehousing opportunities.

The system relies on the Homeless Management Information System (HMIS) to track available housing resources and coordinate referrals from service providers.



**Key Q1 updates included:**

- **HMIS & Provider Expansion:**  
Efforts are underway to expand provider participation in HMIS and increase housing navigation capacity. This work aims to strengthen full housing pathways—not just assessments—so more people can successfully move from shelter to permanent housing.
- **Housing Placement Progress:**  
Recent projects, including lease-up progress at Pacific Apartments and other housing sites, have shown strong lease-up performance and successful transitions from shelter to housing.
- **Operational Improvements to Coordinated Entry:**  
The committee approved changes to the unit posting and nomination process to improve efficiency and reduce administrative burden.
  - Housing opportunities will now be posted three times per week (Monday AM, Tuesday PM, and Thursday AM) instead of daily.
  - Each posting includes a 24-hour nomination window, followed by coordinated office hours and weekly case conferencing.
  - This change aims to balance speed of housing placements with accuracy, client readiness, and trauma-informed practices.
- **System Capacity & Partnerships:**  
The committee discussed ongoing challenges related to limited housing supply and system capacity. Work is underway to strengthen partnerships with Foundational Community Supports (FCS) providers—Medicaid-funded services that support individuals in obtaining and maintaining housing. New policies are also being developed to help additional providers participate in HMIS and coordinated entry.

Overall, these updates reflect continued efforts to improve coordination, expand participation in the system, and support more effective housing placements for people experiencing homelessness.

**Next CEC Meeting – March 26, 2026 – 10-11am**

**System Performance Committee (SPC) – Ruby Tuesday Romero**

The System Performance Committee oversees the performance and effectiveness of the HMIS (Homeless Management Information System), which is the centralized database used to collect and manage data on individuals experiencing homelessness. This data supports reporting to HUD and helps the community better understand and respond to local needs.

The committee monitors HUD-required system performance metrics and explores additional local metrics to improve service delivery and outcomes for the population served. Responsibilities also include ensuring data privacy, security, and integrity within the HMIS system and conducting data analysis to support system improvements.



The committee meets on the third Wednesday of each month from 2–4 p.m., and meetings are open to the public.

At the last SPC meeting we focused on:

- Conducting the annual end-of-year survey of HMIS users to gather feedback and improve the system.
- Developing the committee's upcoming work plan and reviewing the past year's activities.
- Supporting the completion and consolidation of the Point-in-Time (PIT) Count, Housing Inventory Count (HIC), and System Performance Measures reporting.

Results and analysis from the Point-in-Time Count are expected to be available by summer.

### **Next SPC Meeting – March 18, 2026 – 2-4pm**

### **Charter Review Workgroup – Victor Loo**

The Charter Revision Workgroup for the King County Regional Homeless Authority (KCRHA) Continuum of Care (CoC) Board was established to meet HUD requirements that CoC boards review their charter at least annually. The group reviews the current charter and recommends amendments as needed to ensure it provides an appropriate governance structure for the CoC Board.

#### **Workgroup Structure:**

The workgroup consists of 11 members and operates as a closed working group (not open to the public) due to its working and drafting nature.

#### **Pause and Resumption of Work:**

The workgroup temporarily paused its activities due to uncertainty related to the Notice of Funding Opportunity (NOFO) process. The group is now resuming its work, with the next meeting scheduled for March 20 at 1:00 PM. The meeting will be virtual.

#### **Legal and Technical Support:**

Following the departure of KCRHA's previous general counsel, the team identified a new support mechanism. The workgroup has secured technical assistance from HUD, including support from consultant Shante White of Abt Global, who brings extensive policy expertise and will help guide the charter review process.

#### **Timeline and Next Steps:**

The goal is to complete the charter review by May 2026. After the review:

- The revised charter will be presented to the CoC Board first.
- A special convening meeting will then be held for general membership and the board to vote on the updated charter.



**Logistics:**

Meetings will be virtual for now, as the consultant supporting the work is based in Phoenix, and there is no budget to support travel.

**Next Charter Review Workgroup – March 20, 2026 – 1pm****Co-Chair Update – Ruby Tuesday Romero**

We've continued holding our Co-Chairs' agenda planning meetings, which provide space for board members to join and discuss upcoming board agendas. These meetings are usually 30 minutes on Mondays, with an extended one-hour session following the main board meeting if needed. Members who want to attend should reach out to Catherine to be added to the invite. Note that the meeting this past Monday was canceled, and emails are sent to ensure everyone is aware of schedule changes.

During these sessions, the co-chairs plan meeting agendas, assign land acknowledgements and theory of change readings, and discuss agenda topics to ensure clear communication with the public. A major focus has been navigating the Notice of Funding Opportunity (NOFO) process, which will serve as the federal application for CoC funding.

In preparation for the upcoming board retreat on March 27th at the Douglas Truth Library, a survey is being developed in partnership with Kelsey and Dorsel. The survey will ask board members for input on priorities for the next year. Completing it beforehand will help structure discussions and ensure a productive in-person retreat.

The next co-chair's agenda planning meeting is scheduled for this Monday at 3:00 PM. Participation from board members is highly valued, and staff appreciate everyone's guidance and engagement.

**Update from Jeff Simms, KCRHA Chief Operating Officer**

Jeff provided an update on the ongoing court case National Alliance to End Homelessness v. Turner, which is affecting HUD's Notice of Funding Opportunity (NOFO). There are multiple related cases, including a local jurisdiction case in King County, that challenge HUD's funding competition originally planned for December. The NOFO would affect projects renewing between July and December 2026, potentially reshuffling priorities and imposing new terms on existing programs.

Currently, the court has issued an injunction preventing HUD from moving forward. HUD requested the injunction be lifted following congressional appropriations, but the court denied this request. HUD has appealed to the First Circuit Court of Appeals, and a decision on whether the injunction will remain, be modified, or lifted is expected by March 9th.

If the injunction is lifted, agencies planning to renew contracts in July could face a competitive process, putting approximately \$54 million in contracts at risk. The board may need to convene quickly to address procedural steps if changes occur.



Jeff also provided context for new board members: HUD had previously implemented a two-year funding cycle to reduce administrative burden. The court case challenges HUD's attempt to end this cycle and impose new expectations, which could complicate program execution for Continuums of Care nationally. The case was filed in Rhode Island, chosen strategically due to its jurisdictional context.

## **Cross Cutting Policy Workgroup – Paused**

**Meeting Topic: CoC Q1 Performance Update** – Walter Washington, KCRHA Manager, Housing Stability & Ammanuel Haile-Leul, KCRHA Sr. Coordinator, Housing Stability Team

### **Presentation Goals**

The update focused on four primary objectives:

1. Review the full CoC portfolio for Seattle/King County.
2. Summarize the total number of people served by CoC programs.
3. Assess overall system performance using key metrics.
4. Examine performance by program type.

### **Key Highlights**

#### **Funding and Portfolio**

- FY24 CoC funding totals \$42 million, primarily invested in permanent housing (planning grants excluded).
- 73 CoC-funded projects support 3,276 housing units.

#### **Households Served**

- In calendar year 2025, CoC programs served 4,561 households.

#### **Performance Metrics**

- Exit rate to permanent housing: 89%
- Six-month return rate: 2.5%
- Unit utilization rate: 96%



**Summary:** The system demonstrates strong performance, with high exits to permanent housing, minimal returns to homelessness, and near-full unit utilization.

### Q&A – CoC Overview

**Dorsol Plants:** Are the 6-month return rate and unit utilization calculated within the reporting year?

**Jeff Simms:** Yes.

**Dorsol Plants:** Why are portfolio financials FY24 while program outcomes are from 2025?

**Jeff Simms:** HUD FY24 funds can be spent into the next calendar year. The program outcomes from 2025 were funded by FY24 dollars. Despite differing labels, the timeframes are the same.

### Transitional Housing Programs

#### Metrics

- Projects: 11
- Households served: 626 (funded for 314; nearly double capacity)
- Exit rate to permanent housing: 81%
- Six-month return rate: 1.5%
- Unit utilization: 84%

### Q&A – Transitional Housing

**Dorsol Plants:** Should unit utilization be 90%, and how can we improve?

**Ammanuel Haile-Leul:** Target is 85%; 84% is slightly below standard.

**Jeff Simms:** Small variations (e.g., temporarily open beds) affect percentages. System-level utilization is close to standard. Improvement strategies include:

- Technical assistance for agencies
- Focused support for domestic violence and youth-serving programs

**Ben Mathewson:** HUD evaluates utilization as a trend, not a single point. Data quality and timely reporting affect snapshots. Trends are visible via public dashboards.

**Dorsol Plants:** Future presentations should capture longer-term trends to better understand performance.



## Safe Haven Programs

### Metrics

- Projects: 2
- Households served: 69
- Exit rate to permanent housing: 84%
- Six-month return rate: 0%
- Unit utilization: 94%
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**Context:** Safe Haven programs serve high-acuity individuals and have flexible stay durations, contributing to very low return rates and high unit utilization.

### Provider Spotlight – DV Rapid Rehousing Programs

**Agencies Highlighted:** LifeWire and YWCA (New Beginnings data not included due to provider permission requirements)

### Overall Outcomes

- Households served: 187 (2024) → 211 (2025)
- Time to move-in: 79 days → 65 days
- Average length of stay: Increased, allowing longer stable housing
- Exits to permanent housing: Slight decrease (2%), reflecting retention

### YWCA

- Served 101 households (2024) → 123 (2025)
- Length of stay: +30 days
- Fewer exits (13 less), indicating households remained housed
- Strategies: Staffed up, trained case management teams, expanded wraparound services (job training, education, childcare)

### LifeWire

- Served 54 households (2024) → 57 (2025)
- Length of stay: 265 → 385 days (+120 days)
- Strategies: Cross-trained staff for rapid rehousing, housing navigation, landlord engagement
- Focused on reducing barriers for survivors with housing debt, credit challenges, or justice-involved histories



- Both programs increased unit utilization by 15%

**Key Takeaway:** Staff development, wraparound services, and program integration improved housing outcomes for DV survivors.

### Q&A – DV Programs

**Dorsol Plants:** Why was New Beginnings excluded from the presentation? Does the small number of new enrollments reflect the increased length of stay?

**Ammanuel Haile-Leul:** New Beginnings was excluded because we only had permission to present data from LifeWire and YWCA. I have been the contract monitor for all three agencies since the end of 2024. Follow-up updates can include New Beginnings if desired.

**Dorsol Plants:** Performance metrics are public; why can't we see the third provider's outcomes?

**Janelle Rothfolk (KCRHA):** Data presentation respects provider partnerships. Agencies like LifeWire receive multiple funding sources, so advance notice is provided before public sharing. New Beginnings' data is available on the public System Performance Metrics dashboard.

**Dorsol Plants:** Thank you for clarifying.

**Kristina Sawyckyj:** Many people in my support group remain unhoused. Data shows new enrollments and exits but not those waiting for services. How is that accounted for?

**Dorsol Plants:** In 2018, King County reported 54 individuals waiting for DV services, with roughly one served per day. Asking these questions comes from a place of hope, not criticism.

**Janelle Rothfolk:** Access to DV rapid rehousing is coordinated by the Coalition to End Gender-Based Violence. We are working with the coalition to improve data sharing, equity, and efficiency in access. Implementation improvements are expected this year.

## Next Regular Meeting

April 1, 2026; 2:00 – 4:00 pm PT

