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

September 2, 2026; 2:00 – 4:00 pm PT

Roll Call

Name	Present
Tamara Bauman	P
Amaiya Leonor	P
Elizabeth Maupin	P
Ruby Tuesday Romero	P
Kristina Sawyckyj	P
Victor Loo	P

Amy Thomas	P
Valerie Sasson	Absent - Excused
Rocco DeVito	P
Jen Carl	Absent
John Urquhart	P
Mercy Wainaina	P
Jack Harlan	P
Michael Pickett	P
Patrick Arney	P
Tina Browne	P
Nichole Alexander	P
Devin Konick-Seese	P

- Roll Call – 16 members present – 2 absent.
- Quorum Met – Yes

Meeting Minutes Review:

- Motion: To Approve August 2026 Meeting Minutes – Elizabeth Maupin
- Second: Jack Harlan
- The motion was approved by voice vote

Public Comment: No public comments were made during the meeting or submitted in writing.

Meeting Topic: **King County Regional Homelessness Authority (KCRHA) CEO Update – Dr. Kelly Kinnison**

Dr. Kinnison provided an update on KCRHA's ongoing financial stabilization and organizational restructuring, including recent staffing reductions. The agency eliminated six vacant positions and laid off 10 seated employees as part of efforts to address the administrative budget gap and align staffing with the agency's 2026 budget.

Dr. Kinnison acknowledged the difficulty and impact of the reductions on both departing and remaining staff. The staffing decisions were informed by the need to preserve essential operational capacity, particularly the timely payment and support of providers and the responsible transition of services and contracts.

The agency is also preparing for the transfer of approximately $150 million in local contracts to the City of Seattle and King County. As the agency's responsibilities and funding are expected to decrease significantly in 2027, from approximately $200 million in managed contracts to approximately $40 million, additional organizational and staffing changes are anticipated. The future structure and staffing levels will depend on several factors that remain uncertain, including administrative funding from the City and County, the federal HUD Continuum of Care competition, and the outcome of regional stakeholder discussions expected this fall.

Dr. Kinnison emphasized that maintaining continuity for people receiving services and minimizing disruption for providers remain key operational priorities. KCRHA is working closely with the City and County on the transfer of contract files and institutional knowledge to support a smooth transition.

Looking ahead, Dr. Kinnison noted that KCRHA's smaller 2027 organization is expected to have a greater focus on federal Continuum of Care responsibilities and regional infrastructure. Dr. Kinnison also emphasized the importance of maintaining collaboration and unity across the Continuum of Care community while recognizing the Board's role in providing oversight, asking difficult questions, and ensuring accountability.

Dr. Kinnison noted that discussions are underway regarding opportunities to engage Continuum of Care membership in the regional stakeholder process. One possibility is using the November CoC convening as a venue for regional discussions involving KCRHA and regional leadership.

Financial Stabilization

Dr. Kinnison reported that KCRHA has reached the 90-day milestone for corrective actions identified through the forensic evaluation and is making progress, with some significant questions still outstanding.

Turning Point Strategic Advisors is embedded with the finance department and is conducting a comprehensive reconciliation of historical financial records and reviewing financial management practices and follow-through. The firm is expected to provide an initial major report within the next several weeks, including validated information regarding previously identified unreconciled funds and historical administrative overspending.

Board Questions and Discussion

Q: What is the anticipated staffing level for KCRHA in 2027, and how will those positions be funded?
A: Dr. Kinnison estimated that KCRHA may have approximately 40 employees in 2027, compared with approximately 17 currently. Staffing assumptions include continued responsibility for the

Ombuds Office, Continuum of Care data responsibilities, and other core functions. Most positions are expected to be funded through HUD, with some state funding supporting the Encampment Resolution Program and anticipated administrative funding from the City of Seattle and King County for certain functions, including HMIS-related responsibilities.

Q: Has KCRHA received any indication from HUD that funding could be at risk, similar to the situation in Los Angeles?
A: Dr. Kinnison reported that KCRHA maintains a strong working relationship with the HUD regional office and has not received any indication that its funding is being targeted in the same manner. She noted that the region should remain attentive to federal concerns reflected in recent federal documents. Unlike the Los Angeles situation, KCRHA has no documented findings of fraud or similar concerns and is prepared to demonstrate the improvements made to its financial and management practices.

Q: How are staff being supported through the organizational transition and recent layoffs?
A: Staff are being supported through transparency about the transition, open communication, and assistance with career planning. KCRHA has provided resume-writing and interview-skills support and is working to maintain an open-door environment for employees navigating the uncertainty and impact of the staffing reductions.

Q: How can the Board best support KCRHA during the transition?
A: KCRHA leadership encouraged the Board to remain engaged, maintain strong working relationships, use appropriate channels to raise concerns and questions, and continue providing constructive oversight. Leadership emphasized the importance of working through disagreements respectfully and recognizing the different roles and responsibilities of KCRHA staff and Board members while maintaining a shared focus on serving the community.

Q: What is the timeline for completing the financial reconciliation associated with the forensic evaluation?
A: Turning Point Strategic Advisors has received the relevant KCRHA, City, and County financial records and is completing its analysis. The reconciliation and related findings were expected to be completed within approximately two weeks.

Q: Why was the KCRHA Governing Board meeting canceled during August?
A: The meeting was canceled because overlapping summer recess schedules among Seattle and King County Council members prevented the Governing Board from reaching a quorum. KCRHA continued its work through other forums, including a King County Council Committee of the Whole presentation, a Finance Committee meeting, and regular meetings with the Mayor's Office and King County Executive's Office. The next Governing Board meeting was scheduled for September 30.

Meeting Topic: **Co-Chair Elections – Ruby Tuesday Romero and Rocco DeVito**

The Board reviewed the election process for the two Co-Chair positions in accordance with the CoC Charter. The positions will be elected separately through roll-call votes. Board members may nominate themselves or another voting member, may vote in an election in which they are a nominee, and may be nominated for both positions; however, an individual elected to Position A may not also serve in Position B.

The Board reviewed the nomination requirements, including that nominations require a second and that the Chair will make three calls for additional nominations before closing nominations. If there is only one nominee, the Board will vote on a motion to elect that candidate. If there are multiple nominees, candidates will be considered in the order in which they were nominated.

The Board also reviewed the Charter's voting threshold, which requires support from 60% of the voting members participating in the vote. Abstentions reduce the number of votes counted and therefore lower the number of affirmative votes required for election. Board members were encouraged to vote affirmatively or negatively whenever possible to provide clear direction.

Board member John Urquhart withdrew from consideration for a Co-Chair position due to an anticipated extended absence in January and February, potentially continuing into March. Tamara Bauman also formally withdrew her nomination, citing limited capacity and not feeling well. The Board acknowledged and thanked both members for their consideration and transparency.

Discussion took place and then Chair Romero called for nominations.

Position A
Elizabeth Maupin nominated – Michael Pickett – 2nd by Patrick Arney
Micheal Pickett nominated – Victor Loo – 2nd by Amy Thomas

- Motion: Accept nominations made for Position "A" Co-Chair seat – Kristina Sawyckyj
- Second: Rocco DeVito
- The motion was approved with 14 affirmative votes and 1 abstention

Name	
Tamara Bauman	Y
Amaiya Leonor	Y
Elizabeth Maupin	Y
Ruby Tuesday Romero	-

Kristina Sawyckyj	Y
Victor Loo	Y
Amy Thomas	Y
Valerie Sasson	Absent
Rocco DeVito	Y
Jen Carl	Absent
John Urquhart	Y
Mercy Wainaina	Y
Jack Harlan	Y
Michael Pickett	Abstain
Patrick Arney	Y
Tina Browne	Y
Nichole Alexander	Y
Devin Konick-Seese	Y

Position B

Kristina Sawyckyj nominated Amy Thomas – 2nd by Tamara Bauman – Amy Thomas Declined nomination
Michael Pickett nominated Victor Loo – 2nd by Amy Thomas
Rocco Devito self-nominated – 2nd by John Urquhart – Rocco withdrew for Position B

- Motion: Accept nominations made for Position "B" Co-Chair seat – Kristina Sawyckyj
- Second: Elizabeth Maupin
- The motion was approved with 11 affirmative votes and 1 opposed

Name	
Tamara Bauman	Y
Amaiya Leonor	-
Elizabeth Maupin	Y
Ruby Tuesday Romero	-
Kristina Sawyckyj	N
Victor Loo	-
Amy Thomas	Y
Valerie Sasson	Absent
Rocco DeVito	Y
Jen Carl	Absent
John Urquhart	Y

Mercy Wainaina	Y
Jack Harlan	Y
Michael Pickett	Y
Patrick Arney	Y
Tina Browne	-
Nichole Alexander	Y
Devin Konick-Seese	Y

Michael Pickett Statement

Thank you, I'll keep it quick. I am honored, I'm flattered, I am humbled. I will do everything I can to help this group operate effectively and efficiently, to get to know each other, and to make as big of an impact as we can, on behalf of the many thousands of people who are homeless in our region. I believe pretty firmly it is not a best practice to have a brand new board member serve as a chair, so I accepted the nomination somewhat reluctantly. Ruby, I was really hoping you would continue. Obviously, that is not the case. So I think having another co-chair who has been around the COC for a period of time would be a good complement to somebody who, you know, is still kind of learning their way. I am very comfortable chairing boards, running meetings, parliamentary procedure, interfacing and advocating on behalf of the COC, so I feel very comfortable with that. I just don't have the deep expertise that many of you do in the subject matter, and I obviously don't have the experience around the COC, but that's where I think somebody who would be a good team member with me would be, put us all in the best spot possible. So, anyway, thank you, I'm honored, and as I mentioned, this is not how I expected this thing would play out, but I'm… I'm thrilled to… thrilled to serve.

Victor Loo Statement

This is Victor Loo. For this work context, I use him/hiss pronouns. Not sure if it's my show, but thank you so much, Amy, Michael, and Elizabeth, for the nomination. And most of you know that I have been on the board, I think, for over two… almost slightly past two years now. I have always been a very active COC board member, also the current liaison for the Charter Revision Workgroup, and participated in NOFO workgroup and review process, point-in-time work group, selection committee, and also convening planning work group. And through my involvement with all these work groups and commitment, and as a liaison to the Charter Revision Workgroup, I feel that I have gained a broad understanding of the COC board governance, funding, data, community engagement, and decision-making processes, and more importantly, working with the COC members over the last two years plus, I have seen where we have opportunity to be more proactive versus reactive.

And on a leadership capacity, I'm also one of the Native Community Strategic Team Leaders and the only representative from Washington State on the National Alliance to End Homelessness Community Strategic Team. And along with my work, I also work with 10 different elected officials, currently on King County Board of Health, with City and King County officials. And very recently, I actually did a co-presentation with KCRHA staff to the King County Board of Health, and also the advisor for the Governor's Office of Equity for the Community Advisory Board, as well as Department of Commerce lived experience advisor for the Homelessness Assistance Unit. And I can go on and on, but my work just really focused on cross-sector work around policies and funding to address homelessness.

During the pandemic, I actually also assisted the city, county, and state to develop 24/7 hotel-based program to provide behavioral health care and harm reduction services for homeless individuals with chronic mental health and substance use disorder, and that continued to be my primary focus of the work that I do. And on a personal level, I have lived and living experience as a first-generation, non-binary immigrant who had experienced homelessness, where I slept with my two brothers on one mattress until the age of 6, where my parents often had to skip meals so we could actually eat.

What I just shared, I just want to share that I have the personal and professional connection, and my leadership role style is calm, collaborative, organized, and proactive. I just feel that if I'm being selected for this role, I would be very honored, I will definitely work very hard on it and want to make sure that we can collaborate without losing momentum, especially during this uncertain and challenging time. And then continue to use consensus decision-making without avoiding difficult conversations. I hope that is helpful. Thank you.

Meeting Topic: Stand Up Convening Vote

- Motion: To stand up the Convening Planning workgroup – Rocco DeVito
- Second: Victor Loo
- The motion was approved with a voice vote

Meeting Topic: **Notice of Funding Opportunity (NOFO) Update – Kelsey Beckmeyer**

Kelsey Beckmeyer, COC Manager with KCRHA, provided an update on the FY2026 HUD Continuum of Care (CoC) Notice of Funding Opportunity (NOFO). The previously reported court stay remains in effect, finding that the NOFO as published by HUD cannot proceed. HUD has appealed the District Court's order to the First Circuit Court of Appeals.

Beckmeyer reported that HUD indicated in its appeal that, in order to meet the December 1 deadline established in the FY2026 Appropriations Act for competitively awarding funds, a NOFO would have needed to be issued by August 31. That deadline has passed. The First Circuit has requested additional information from HUD and the National Alliance to End Homelessness and its co-plaintiffs regarding the approximately $1.3 billion set-aside framed by HUD as bonuses and incentives, which was a significant factor in the District Court's determination that the NOFO was not appropriately structured. HUD submitted its response, with the response from the National Alliance to End Homelessness and co-plaintiffs due later that day.

Given the timing and ongoing litigation, the likelihood of HUD reissuing the NOFO and completing a competitive award process for FY2026 is decreasing. Beckmeyer noted that FY2026 may ultimately follow a process similar to FY2025, in which HUD continued existing grants through renewals based on quarterly grant expiration dates. This scenario could limit or eliminate opportunities for new projects or project changes.

KCRHA is closely monitoring developments in the court case and Congressional action, particularly potential language in the next continuing resolution expected by December 11 that could provide direction regarding FY2026 CoC funding and renewals. Staff continue to gather and prepare the materials necessary for the consolidated application so that KCRHA is prepared to respond if a new competitive process or narrative submission is required. At this time, the agency is maintaining its preparations while closely monitoring the court and Congressional developments.

Meeting Topic: **Continuum of Care Performance Briefing – Ammanuel Haile-Leul, Kelsey Beckmeyer, and Daniel Ramos III**

Kelsey Beckmeyer provided an overview of performance across the Continuum of Care (CoC)-funded portfolio, covering approximately $66.2 million in annual renewal funding across 70 projects, serving approximately 4,600 households and supporting more than 3,200 housing units. The presentation focused on key HUD and locally established performance measures, including exits to permanent housing, returns to homelessness, utilization, and data quality. Overall, the CoC portfolio demonstrated strong performance, with 89% of exits to permanent housing, a 4.2% six-month return-to-homelessness rate, and strong utilization. The portfolio includes permanent supportive housing (PSH), rapid rehousing (RRH), transitional housing, Safe Haven, Youth Homelessness Demonstration Program (YHDP), coordinated entry, and HMIS investments. Staff emphasized that the data presented represents CoC-funded projects only, rather than the full homelessness response system.

Daniel Ramos provided additional context on HMIS as critical infrastructure serving approximately 150 agencies, 650 programs, and 1,300 users across the region. He noted that HMIS receives less than $500,000 annually in CoC renewal funding while the full research and data function costs approximately $3 million annually. Staff also explained that HUD data standards define how performance measures are calculated and that data quality efforts are ongoing.

Ammanuel Haile-Leul reviewed performance by intervention type. The PSH portfolio was highlighted as a particular strength, with approximately 2,673 households housed and a 95% retention/exit-to-permanent-housing rate, along with approximately 99% utilization. The RRH portfolio served approximately 808 households, with improvements in the time required to move households into housing; however, the six-month return-to-homelessness rate has increased above the target, reflecting challenges including rising housing costs and the regional eviction crisis. Staff noted that RRH program standards and the appropriate length of assistance are currently being considered through the board's cost-cutting policy workgroup.

Transitional housing served fewer households while experiencing increased utilization, which staff attributed in part to households remaining in programs longer and to changes in available inventory. Staff noted that transitional housing has historically faced challenges in achieving exits to permanent housing and that the effectiveness of the intervention varies by population and program. YHDP programs were identified as an area requiring additional attention, particularly due to a 62% utilization rate and challenges transitioning young adults from transitional or community-based settings into permanent housing. Staff identified barriers including limited affordable permanent housing, the difficulty of transitioning young adults into the private rental market without rental histories, and challenges moving young adults from supportive communal settings into independent housing.

The board also discussed the need for additional data and analysis, including a new global collection of exit-reason data that will help distinguish why participants leave programs from where they go after exiting. Staff anticipate approximately 1,000 additional data points through this effort. Overall portfolio strengths include low returns to homelessness, strong PSH performance, high utilization, and strong provider relationships and technical assistance. Key challenges include housing affordability, variability in RRH outcomes, limited PSH capacity, and YHDP utilization. Over the next six to nine months, staff plan to focus on increasing exits to permanent housing and long-term housing stability, reducing returns to homelessness over six-, 12-, and 24-month periods, improving income and employment outcomes, and strengthening cross-system prevention efforts to reduce inflow into homelessness.

Q&A

Funding and Portfolio Structure

Q: Is the CoC portfolio expected to decrease by approximately $20 million next year, given the reference to $40 million in pass-through funding?

A: KCRHA does not directly hold all of the approximately $66 million in CoC grants. Some grants are held directly by King County, while others are held by four nonprofit partners that have held the grants for many years. KCRHA directly holds approximately $23 million in grants and projects but serves as the collaborative applicant responsible for submitting the overall application to HUD for the approximately $66 million portfolio.

Performance Measures and Permanent Housing

Q: Does the exit-to-permanent-housing measure include people who leave permanent supportive housing for another permanent housing situation, or is it primarily measuring exits from RRH and transitional housing?

A: The measure is applied across program types, but the interpretation varies by intervention. For PSH, the measure includes people who remain in permanent housing as retained in permanent housing, as well as people who move from PSH into another stable permanent housing arrangement. Staff will provide additional intervention-specific detail to clarify how the measure applies to each program type.

Q: Could HUD question the 95% PSH retention/exit-to-permanent-housing figure because of how the data is counted?

A: No. Staff explained that this is the standard methodology established by HUD. HUD provides detailed data standards that define how these measures are calculated.

Q: Can the board get more information about why people leave permanent supportive housing?

A: Yes. Staff are beginning to collect global exit-reason data, which is different from exit destination data. This will provide information about why households leave PSH and other programs and is expected to generate approximately 1,000 additional data points by next year.

YHDP and Young Adult Housing

Q: Have staff identified the barriers contributing to the low YHDP utilization rate, particularly the difficulty getting young people connected to available resources?

A: Staff indicated that this work is still developing, particularly with the Youth Action Board. Identified challenges include young people being reluctant to leave communal transitional housing environments for independent units, difficulty matching the intensity of services to individual needs, and the challenges young adults face entering the private rental market without rental histories. Staff also noted that rapid rehousing can be particularly difficult for 18- to 24-year-olds because landlords may be reluctant to rent to young adults coming directly out of homelessness.

Staff also cautioned that utilization is difficult to interpret across YHDP because the portfolio combines several very different interventions, including diversion, outreach, family reunification, transitional housing, RRH, and navigation. Each intervention has different goals and barriers.

Q: Are there permanent housing models in the market designed specifically for young adults, similar to college-style housing or other age-specific affordable housing?

A: Staff indicated that there are not currently comparable permanent housing options funded through CoC dollars or specifically allocated through homeless assistance programs. The lack of affordable permanent housing represents a significant gap. Staff also noted that transitioning young adults into adult-oriented PSH can create additional challenges because the environment and services may not be designed specifically for young adults.

Meeting Extension

During the presentation, Chair Romero noted that there were approximately 10 minutes remaining while several slides and questions were still outstanding and asked the board for a motion to extend the meeting.

- Motion: To extend the meeting by 10 minutes – Rocco DeVito
- Second: Amy Thomas
- The motion was approved with a voice vote

Chair Romero's Closing Statement

Chair Romero thanked everyone for attending and for the information provided, apologized for having to rush the presentation, and expressed hope that the board would do better in planning time for future presentations. Chair Romero then shared that this was her last meeting as co-chair and reflected on her two-and-a-half years of service. She stated that leadership is often both a catalyst for success and, at times, a point of failure, sometimes simultaneously, and shared several hard-earned truths as she concluded her time in the role. First, she emphasized that absolute transparency is non-negotiable. She stated that, too often, the CoC has been boxed out of critical conversations around funding and policy, undermining its rightful authority in the homeless response system. She noted that Dorsol and she sometimes had to fight "tooth and nail" to keep agenda meetings open and ensure that the board was apprised of basic decision-making patterns. When she joined the board, she had immense hope for establishing an ethical, collaborative system; however, she stated that institutional trust has been harmed and that the relationship with KCRHA remains severely strained due to administrative breakdowns, missed protocols, and resistance around basic board functions, including voting and written procedures. She stated that accountability has been an uphill battle and that the board has encountered misleading information, unethical behavior, and restrictions from accessing third-party legal counsel, which she said was a standard the board should never accept. Despite these hurdles, she highlighted important wins, including gaining visibility into high-level monthly meetings with the offices of the Mayor, City Council, City and County Council, Attorney General, and legislators from which the board was initially shut out. She stated that the incoming co-chairs will need incredible resilience and steadfastness, and that she was ready to pass the torch and would remain available to help in any way she could. She urged the board to continue demanding the transparency and accountability that taxpayers, stakeholders, and the community deserve. She thanked the current board members, new board members, past board members, and previous co-chairs, particularly Dorsol, who was not present but whom she said had been crucial to the work they had accomplished over the past two years. She stated that she was happy to remain committed to this vital work and emphasized that working together would help the board get through the challenges ahead.

Workgroup and Committee Updates:

System Performance Committee (SPC) – August Meeting Minutes shared via email

Next SPC Meeting – September 16, 2026 – 2-4pm

Coordinated Entry Committee (CEC) – August Meeting Minutes shared via email

Next CEC Meeting – September 24, 2026– 10-11:30am

CoC Board Meeting Adjourned - Rocco DeVito and 2nd by John Urquhart

Next Regular Meeting

October 7, 2026; 2:00 – 4:00 pm PT