



Seattle-King County CoC Board Special 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 22, 2026; 10:00 – 12:00 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	P
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 – 17 members present 2 absent.
- Quorum Met – Yes

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

Meeting Topic: Continuum of Care (CoC) FY26 Notice of Funding Opportunity (NOFO) Update - Kelsey Beckmeyer, KCRHA, CoC Manager & Jeff Simms, KCRHA, Chief Program Officer

Staff provided an update on the FY2026 HUD Continuum of Care (CoC) Notice of Funding Opportunity (NOFO) and the local project ranking process.

Staff reported that the National Alliance to End Homelessness and co-plaintiffs, including Washington State, filed litigation challenging HUD's FY2026 NOFO. On August 7, 2026, the U.S. District Court for the District of Rhode Island vacated the NOFO based on violations of the Administrative Procedure Act. HUD subsequently appealed and requested that the injunction be lifted. On September 16, 2026, the First Circuit Court of Appeals lifted the injunction, allowing HUD to proceed with the FY2026 NOFO while the appeal continues. HUD reissued the NOFO on September 18 with a September 30, 2026, application deadline.

Due to the revised timeline, the CoC must finalize its priority list and notify applicants on an expedited schedule. Staff reported that the priority list was substantially developed prior to the



August 7 court decision and that final reviews and confirmations were being completed. Staff will work intensively to complete all required submissions in eSnaps by the September 30 deadline.

Staff reviewed the CoC's approximately \$75 million funding cap, excluding the separate \$1.5 million CoC planning grant. The available funding includes approximately \$3.6 million in Youth Homelessness Demonstration Program (YHDP) renewals, \$7.1 million in existing Domestic Violence (DV) projects, \$3.8 million in new DV Bonus funding, \$55.4 million in remaining renewal funding, and approximately \$5 million in potential CoC Bonus funding.

Staff also reviewed the local competition process. The CoC Board adopted FY2026 values and priorities in April 2026, which guided the project selection and ranking process. The CoC conducted separate competitive processes for renewal/transition projects and new DV and CoC Bonus projects. Applications incorporated HUD threshold requirements and required attestations regarding potential budget reductions and project transitions.

Nineteen independent reviewers evaluated 95 applications over approximately two and a half weeks using the Board-approved rating criteria. A separate ranking panel, including representatives from King County, the City of Seattle, and KCRHA, then reviewed the scored applications and developed the proposed funding and priority ranking, taking into account available funding, HUD requirements, and the Board's adopted priorities.

Staff highlighted two key community priorities that guided the ranking process: maximizing the use of available HUD CoC funding while preserving continuity of services and housing, and prioritizing permanent housing projects that have historically met or exceeded performance outcomes.

Because Tier 1 funding represents approximately 60% of the amount required to renew existing projects, significant reductions were necessary to fit projects within available federal funding. The ranking panel prioritized placing as many renewal projects as possible in Tier 1. Staff noted that several projects voluntarily reduced or reallocated funding to support the broader community funding strategy. These projects were prioritized near the top of Tier 2 in recognition of their voluntary actions.

Staff reported that the City of Seattle and King County have identified one-time emergency funding that can be used to backfill reductions in federal funding for affected projects during the upcoming grant year. This funding enabled the ranking panel to make larger federal reductions while maintaining continuity of services.

The ranking panel determined that site-based projects should be fully funded, consistent with the Board's adopted values and priorities. Larger federal funding reductions were therefore applied to certain scattered-site permanent supportive housing and rapid rehousing projects,



with the expectation that local funding would help maintain services. Youth and DV projects were generally protected from reductions because of their dedicated HUD funding requirements and the limited number of new eligible projects available to receive reallocated funds.

Staff noted that final adjustments were made to maximize use of all available funding, including CoC Bonus and DV Bonus funds and reallocations, and to avoid leaving federal funding unutilized. The Board was asked to authorize staff to make final adjustments to project funding amounts, including moving down the ranking list if a project determines that it cannot operate at its proposed reduced funding level.

Staff reviewed the methodology used to develop the proposed FY2026 CoC project ranking and funding recommendations. Each application was independently scored by a panel of reviewers, and applications receiving less than 70% of the available points were not considered fundable. New projects were also required to meet all applicable attestation requirements established through the local competition process.

The proposed ranking generally followed the independent application scores, with limited adjustments based on funding constraints, voluntary project actions, HUD requirements, and the CoC's adopted priorities. Several renewal projects voluntarily reduced funding or participated in transition or reallocation processes to help maximize available resources. In recognition of these actions, the ranking panel placed those projects near the top of Tier 2.

Due to the significant gap between renewal needs and available Tier 1 funding, the ranking panel sought to place as many renewal projects as possible in Tier 1. The panel was able to make substantial reductions to federal funding for certain projects because the City of Seattle and King County have committed one-time emergency funding to backfill reductions and maintain services during the upcoming grant year.

Consistent with the Board's adopted values and priorities, site-based projects were prioritized for full funding. As a result, larger federal funding reductions were applied to certain scattered-site permanent supportive housing and rapid rehousing projects. These reductions are expected to be supplemented by local funding so that affected programs can continue operating and serving participants.

Youth Homelessness Demonstration Program (YHDP) and Domestic Violence (DV) projects were generally protected from reductions because their funding is subject to specific HUD set-asides and there were insufficient new eligible projects to absorb reallocations without leaving available federal funds unused.

Staff also noted that minor proportional reductions were necessary for projects at the bottom of the funding tiers to remain within the overall funding cap. One project had not yet confirmed its



ability to operate at the proposed reduced funding level. Staff requested authority to make a final adjustment to the ranking if the project determines it cannot operate at the reduced amount, including moving to the next highest-scoring eligible project.

Meeting Topic: FY2026 Project Ranking Update - Kelsey Beckmeyer, KCRHA, CoC Manager & Jeff Simms, KCRHA, Chief Program Officer

Staff provided additional detail regarding the proposed FY2026 CoC project rankings and funding allocations. Staff clarified that reductions to certain scattered-site Permanent Supportive Housing (PSH) and Rapid Rehousing (RRH) projects were approximately 58%, rather than exactly 60%. For example, a scattered-site PSH renewal project requesting \$7.7 million would receive approximately \$3.3 million in federal funding, with the City and King County expected to provide one-time emergency funding to backfill the reduction and maintain services.

Staff explained that scattered-site projects operate across multiple individual housing units rather than from a single, dedicated facility. Site-based projects were prioritized for full funding because reductions to their operating funds could jeopardize the operation and maintenance of facilities that have received significant public and other financing.

The Board was informed that the 95 applications submitted through the local competition represented approximately \$114 million in requested funding, compared with approximately \$75 million available through the CoC funding opportunity.

Staff reviewed several ranking adjustments made to the objective application scores. Projects that voluntarily relinquished funding or completed transitions or reallocations to help the CoC meet HUD funding requirements were moved higher in the ranking, including several projects transitioning to transitional housing or support-services-only models. Staff noted that these adjustments were intended to maximize available funding and preserve projects within the community.

Staff also explained an adjustment involving a Domestic Violence (DV) Rapid Rehousing project that was positioned to straddle Tier 1 and Tier 2. The majority of the project's funding remained in Tier 1, with a small portion placed at the top of Tier 2. Staff stated that the adjustment reflected HUD's stated funding priorities for DV projects and was intended to maximize the likelihood that the project could receive funding across the two tiers.

Several new projects at the bottom of the ranking received less than their requested amounts because of remaining funding caps. Staff identified three projects requiring confirmation that they could remain viable at the proposed funding levels: a YHDP young adult services project, a



DV Bonus project, and a proposed transitional housing project. Staff requested flexibility to move to the next eligible project in the ranking if any applicant determines that it cannot operate at the reduced funding level.

Several potential conflicts of interest were identified. Board members disclosed relationships with organizations involved in proposed projects and indicated that they would recuse themselves from discussion and/or voting as appropriate. Staff determined that, despite the anticipated recusals, sufficient Board members would remain to constitute a quorum.

Staff concluded the presentation by inviting additional questions regarding the ranking process, funding allocations, and underlying data.

Call for Vote - Co-Chairs, Victor Loo and Michael Pickett called for a motion to vote,

- Motion: Approve the proposed project ranking list, including authorizing KCRHA staff to make necessary adjustments to the ranking list, including substituting projects as needed based on project viability and available funding. – Valerie Sasson
- Second: Jack Harlan
- The motion passed, with 11 votes in favor, 2 votes opposed, 1 abstention, and 3 recusals.

Name	Vote
Tamara Bauman	Y
Amaiya Leonor	Abstain
Elizabeth Maupin	Y
Ruby Tuesday Romero	N
Kristina Sawyckyj	N
Victor Loo	Y
Amy Thomas	Y
Valerie Sasson	Y
Rocco DeVito	Y
Jen Carl	Absent
John Urquhart	Y
Mercy Wainaina	Recusal
Jack Harlan	Y
Michael Pickett	Y
Patrick Arney	Recusal
Tina Browne	Y
Nichole Alexander	Recusal
Devin Konick-Seese	Y



Meeting Adjourned: Patrick Arney
Second: Amy Thomas

Next Special Meeting

September 28, 2026; 12:30 – 2:30 pm PT

Next Regular Meeting

October 7, 2026; 2:00 – 4:00 pm PT

