



September 16, 2025

Secretary Scott Turner

U.S. Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410

RE: HUD CoC Builds Awards

Secretary Turner,

I am writing on behalf of Beacon Interfaith Housing Collaborative, Minnesota's largest provider of site-based permanent supportive housing, to express deep concern about HUD's recent reissue of the **Continuum of Care (CoC) Builds** program.

On August 6, 2025, we were notified by Senator Tina Smith's office that Beacon had been selected for two CoC Builds awards totaling nearly **\$5.2 million**—funding that would directly support two urgently needed projects: **Gladstone Crossing** in Ramsey County (40 units for families exiting homelessness) and **Aster Commons** in Hennepin County (38 units for neurodiverse youth who have experienced homelessness).

These awards represented the culmination of months of competitive local CoC processes and good-faith collaboration between communities, HUD, and providers like Beacon. All applicants were chosen as critical to advancing local housing needs.

HUD has now reissued the program for a third time with materially changed criteria:

- Narrowing eligibility to exclude many populations that federal supportive housing investments are specifically designed to serve
- Requiring tenants to contractually agree to services as a condition of lease—an approach that conflicts with Low-Income Housing Tax Credit financing, the backbone of most supportive housing developments nationwide
- Adding unrelated ideological certification tests
- Compressing the timeline to a matter of days, rendering it administratively impossible for most CoCs to respond

The practical effect is to disqualify not only Beacon's projects, but many others across the nation previously selected under HUD's own guidance. This abrupt shift erodes trust, creates harm, and undermines the integrity of federal competitive processes.

Minnesota, like communities across the country, is facing a critical moment in our response to homelessness. Families with young children, people with disabilities, and individuals working to stabilize their lives are counting on us to deliver homes and support. CoC dollars open real doors for fellow Americans in urgent need.

Beacon has long been a partner in advancing evidence-based, bipartisan solutions to homelessness, including supportive housing. These approaches have enjoyed support across Republican and Democratic administrations because they save lives and taxpayer dollars. The reissue undermines decades of progress and risks politicizing a shared national priority: ensuring that every American has a safe place to call home.

We respectfully urge HUD to:

1. **Honor previously awarded CoC Builds projects**, including Gladstone Crossing and Aster Commons, consistent with prior program guidance.
2. **Reverse the newly imposed gating criteria** so they do not exclude proven models supportive housing CoCs across the US selected in good faith.
3. **Ensure a fair and transparent process** that restores confidence for communities, providers, and the people we serve.

We are prepared to provide documentation, testimony, and any additional information that would assist HUD in understanding the impact of this reissue on Minnesota communities. We ask that you act swiftly, in the spirit of bipartisan progress, to protect the integrity of this program and the lives it was designed to change.

Thank you for your leadership and for your attention to this urgent matter.

Respectfully,



Chris LaTondresse
President & CEO

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