



TENANT ADVISORY COUNCIL MONTHLY MEETING – OCTOBER

October 28th, 2025 – 6:00-8:00pm

LOCATION

- Online ONLY: Microsoft Teams Meeting [Tenant Advisory Council Meeting | Meeting-Join | Microsoft Teams](#)

TAC MEMBERS PRESENT

Frank Culbertson, April Beck, Carla Williams Frison, Marc Rumery, Debbie Blackmon, Tami Bell, Sarah Lawrence, Traci Van Zandt, Margaret Rogers, Ruthie Rhone, Corpus Pacem, Shawntae Barber, Seclenda Hadley, Megan Sahim, Estefania Lucio-Sanchez, Raven Smith

TAC MEMBERS ABSENT

Melissa McClellan, Joanna Brands, Zoe Latimer

HOME FORWARD STAFF PRESENT

Ivory Mathews, Executive Director, Home Forward

Christina Dirks, Policy Department

Meg Kausch, Community Engagement Policy Coordinator

MEETING NOTES CAPTURED BY

Frank Culbertson, Meg Kausch

[TAC September Meeting Notes](#)

Welcome and Opportunity for Public to Comment

No comments were made.

Connect to Home Forward staff, introducing Home Forward's CEO, Ivory Mathews

Facilitator **Meg Kausch** opened the meeting and introduced **Ivory Mathews**, Executive Director of Home Forward, as the evening's featured guest. The meeting focused on leadership reflections, policy advocacy updates, community dialogue, and the introduction of the new TAC Policy Outline Framework.

Ivory Mathews shared her professional and personal journey, describing her upbringing in rural South Carolina and her lived experience with housing insecurity. She emphasized that she represents the communities she serves and believes leadership should center resident voices. Mathews stated, *"Housing is at the core of what we do, and people are the reason it matters."*

She encouraged TAC members to:

- Use their platform to influence decisions at Home Forward;
- Provide feedback regularly, not just during meetings;

- Collaborate respectfully when disagreements arise;
- Participate in advocacy and community-building efforts.

Members expressed gratitude and support:

- **April Beck** congratulated Ivory on becoming **Senior Vice President of the National Association of Housing**, a national platform with 26,000 members.
- **Frank Culbertson** asked about challenges related to the potential federal government shutdown. Mathews explained that maintaining federal funding is a constant challenge and emphasized Home Forward's advocacy to keep federal programs like SNAP and housing assistance funded.
- **Carla Williams Frison** expressed appreciation for Mathews' representation as an African American woman in leadership and commended her authenticity and compassion.

Connection to External Policy & Advocacy opportunities, presented by Home Forward's Director of Policy and Planning, Christina Dirks

- The department now includes **four staff** members focused on both internal policy reform and external legislative advocacy.
- Priorities include increasing housing stability, preserving affordable housing, expanding accessibility, and supporting services for residents.

Advocacy Priorities and Legislative Environment

Dirks explained the "**Evergreen Policy Priorities**" guiding Home Forward's advocacy:

- **Housing Stability:** Maintain funding for low- and moderate-income families.
- **Preservation:** Prevent loss of existing affordable housing.
- **Production:** Expand the supply of affordable units.
- **Accessibility & Choice:** Ensure housing options for people with disabilities and diverse income levels.
- **Supportive Services:** Strengthen programs for residents exiting homelessness.

At the **state level**, Dirks noted the 75% funding cut to eviction prevention and emergency rent assistance programs. The 2026 session will prioritize housing preservation, tenant protections, and supportive housing funding. At the **local level**, she outlined Portland's new **district-based city council** and the Metro region's possible **renewal of the 2030 supportive housing measure**, emphasizing advocacy to sustain long-term rent assistance.

TAC members and facilitator took a 10-minute break.

Community Discussion and Member Updates

Following a short break, members reflected on current challenges in their communities:

- **Marc Rumery** expressed concern about potential SNAP reductions and food insecurity among neighbors.
- **Frank Culbertson** reported significant progress at **Hollywood East Apartments**, where full-building pest treatment and new carpet installation were approved as part of deferred maintenance funding.
- **Carla Williams Frison** shared personal gratitude after her mother survived a severe car accident and highlighted the importance of caring for elders and community resilience.
- **Debbie Blackmon** discussed organizing a **faith-based Friendsgiving** event and noted the importance of relying on community and family during government uncertainty.

Members reflected on gratitude, connection, and mutual support amid national instability.

Policy Outline Introduction – “DELTA Framework”

Meg Kausch introduced the **DELTA Framework** for policy development:

- **D – Determine** the problem.
- **E – Explore** ideas and possible solutions.
- **L – Level** how proposed changes impact people.
- **T – Transform** to ensure equity and inclusion.
- **A – Assess** whether the solution creates measurable change.

The framework helps the TAC organize and prioritize policy issues for 2026, beginning with idea submission in December and formal project work in January.