

 **Tenant Advisory Council (TAC)****Meeting Minutes Report****Date:** December 16, 2025**Location:** Hybrid (Home Forward 135 SW Ash Street, Portland OR 97204)**Facilitator:** Meg Kausch, Policy Department**Guest Speakers:**

- Carolina Gomez – Director of Integrated Facilities, Sustainability & Safety
- Don King – Safety Manager

Meeting Duration: 6:00 p.m. – 8:00 p.m.**Recorder:** Frank Culbertson **Chat:** Tammi Bell, Melissa McClellan

TAC Members Present: Frank Culbertson, April Beck, Carla Williams Frison, Debbie Blackmon, Tammi Bell, Sarah Lawrence, Traci Van Zandt, Margaret Rogers, Ruthie Rhone, Corpus Pacem, Shawntae Barber, Seclenda Hadley, Megan Sahim, Estefania Lucio-Sanchez, Raven Smith, Melissa McClellan, Joanna Brands, Zoe Latimer

1. Welcome and Opening Remarks

Facilitator **Meg Kausch** opened the meeting

2. Opportunity for Public to Comment: No comments were made.**3. Meg Kausch remarks:**

- a) Mark Rumery resigned
- b) Reading of Group Agreements
- c) September & October minutes approved. Motion by Megan Sahim, Second by Raven Smith
- c) Review upcoming January & February meetings and trainings including Voices for Housing Justice training

Presentation by Don King, Carolina Gomez, Nicole Bohem

Leadership from Integrated Facilities, Safety & Sustainability (IFS) presented a comprehensive overview of initiatives directly shaped by earlier TAC input.

Major Program Areas:

- Property & Resident Safety
 - Routine safety inspections across Home Forward–managed properties
 - Improved incident reporting and data-driven prevention
 - Workplace violence prevention policies and staff training
- Environmental Health Protections
 - Radon testing and mitigation exceeding federal standards
 - Lead paint and water testing with mitigation protocols
 - Legionella water monitoring programs
- Fire Prevention & Heat Safety
 - Smart stove burners reducing kitchen fires
 - Distribution of over 4,400 air conditioning units
 - Notice that 2026 is the final year of AC distribution under current funding
- Emergency Preparedness
 - Resident-informed preparedness guides
 - Translation into multiple languages
 - Focus on community-based response during major disasters
- Sustainability & Climate Resilience
 - EV charging stations at 21 properties (17 more planned)
 - Electric fleet conversion supported by grants
 - Tree planting and heat mitigation strategies

Resident Experience: Identified Gaps

Resident testimony and discussion highlighted systemic issues requiring policy attention, including:

- Inconsistent AC installation, maintenance, and resident instruction
- Barriers to accessing reasonable accommodations for disabilities
- Communication breakdowns between residents, property managers, and central systems

- Privacy violations related to unauthorized unit entry
- Limited preparedness resources for Section 8 participants and non-Home Forward-managed properties

IFS leadership acknowledged these challenges and emphasized the need for formal TAC policy recommendations to drive system-level change.

Emergency Preparedness as a Policy Priority

A clear consensus emerged that emergency preparedness is uneven and insufficient, particularly for participants outside Home Forward-managed buildings.

Key concerns:

- Over-reliance on written materials without hands-on training
- Lack of drills, visual guidance, and localized response plans
- Disparities between building-based residents and voucher holders
- High vulnerability of elderly, disabled, and low-income households during disasters

TAC members emphasized that preparedness should be treated as a core equity and safety issue, not an optional resource.

Policy Direction for 2026

TAC identified several high-priority policy focus areas for development:

1. Emergency Preparedness Standards for all Home Forward participants
2. Disability Accommodation Enforcement & Access
3. Resident Privacy & Unit Entry Protections
4. Equitable Communication Across Housing Types
5. Expanded Safety & Harm-Reduction Training (e.g., Narcan, first aid, evacuation)

These areas are expected to guide TAC subcommittee work and formal recommendations over the next 12–18 months.

Meg Kausch adjourned the meeting.