

## **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

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### **1. Welcome and Opening Remarks**

Facilitator **Meg Kausch** opened the meeting

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### **2. Opportunity for Public to Comment:** No comments were made.

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### **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

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### **Presentation by Don King, Carolina Gomez, Nicole Bohen**

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

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## 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.

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### **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.

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### **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.

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Meg Kausch adjourned the meeting.