

Tenant Advisory Council (TAC)

Meeting Minutes Report

Date: January 27, 2026

Location: On-line

Facilitator: Meg Kausch, Community Engagement Policy Coordinator

Guest Speaker:

- Reyna Gillet – Neighborhood Partnerships and leader of Residents Organizing for Change

Meeting Duration: 6:00 p.m. – 8:00 p.m.

Recorder: Frank Culbertson **Chat:**

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

Home Forward Staff: Nicole Patty

1. Welcome and Opening Remarks

Facilitator **Meg Kausch** opened the meeting with Community Check-in.

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

3. Meg Kausch remarks:

- a) Reviewed the TAC's established group agreements
 - b) Discussion establishing **co-chair leadership roles**
 - c) December meeting notes approved. Motion by Megan Sahim, Second by Carla Frison
 - c) Noted that beginning in January, **meeting agendas will be posted in advance** to improve transparency and allow broader community awareness of TAC priorities.
-

Presentation by Reyna Gillette, Organizer with Residents Organizing for Change (ROC) through Neighborhood Partnerships.

Reyna emphasized that TAC members are already “housing policy experts” through lived experience, and she encouraged residents to engage in statewide advocacy efforts at the Oregon Capitol. Introduced key housing-related bills under consideration, including:

- **HB 4123**, focused on tenant privacy and limiting landlord release of sensitive information

- Legislation addressing barriers created by online-only rent payment systems
 - Opportunities for residents to provide written or virtual testimony
-

Resident Concerns: System Gaps & Voucher Challenges

A major portion of the meeting included resident discussion about persistent barriers across housing types, including:

- Difficulty obtaining reasonable accommodation
- Communication breakdowns with landlords and voucher caseworkers
- Challenges recovering overpayments or resolving landlord disputes
- Uneven accountability in third-party managed properties
- Transfer and inspection delays that threaten housing stability

Nicole Patty acknowledged these concerns and noted the need for deeper follow-up and system coordination. This discussion reinforced the urgency of TAC's policy role in addressing structural gaps rather than isolated incidents.

Policy Planning & Subcommittee Direction

Meg introduced the Council's evolving policy priority framework, which will guide TAC work through June 2027.

Three core focus areas were identified:

1. **Resident Safety & Emergency Preparedness**
2. **Third-Party Property Management Oversight**
3. **Voucher Holder Support & Accountability**

Next Steps

- **Finalize co-chair election process**
 - **Expand legislative testimony participation opportunities with ROC**
 - **Continue subcommittee formation and policy prioritization**
 - **Bring Fair Housing Council training into upcoming meetings**
 - **Strengthen response pathways for resident concerns and housing instability risks**
-

Meg Kausch adjourned the meeting.