

 **Tenant Advisory Council (TAC)**  
**Meeting Minutes Report**

**Date:** May 26, 2026

**Location:** In-Person

**Facilitator:** Meg Kausch, Community Engagement Policy Coordinator

**Guest Speaker:**

- Michael Buonocore – Interim Executive Director, Home Forward

**Meeting Duration:** 6p-8p

**Recorder:** Frank Culbertson

**TAC Members Present:** Frank Culbertson, Carla Williams Frison, Debbie Blackmon, Tammi Bell, Sarah Lawrence, Traci Van Zandt, Margaret Rogers, Corpus Pacem, Megan Sahim, Raven Smith, Melissa McClellan, Shay Barber, Seclenda Hadley

**TAC Members Not Present:** Ruthie Rhone

**Home Forward Staff:** Meg Kausch, Nicole Patty, Christina Dirks, Michael Buonocore

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

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Facilitator **Meg Kausch** opened the meeting with a community check-in and brief introduction of the agenda for the evening.

## **2. Opportunity for Public to Comment**

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No public comments were made.

## **3. Introduction of Interim Executive Director**

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**Michael Buonocore** joined the meeting to introduce himself as the new Interim Executive Director of Home Forward.

**Background:**

- Buonocore previously served as Home Forward's Executive Director for seven years and held various other roles with the organization.
- He returned following the resignation of the prior CEO and has committed to an approximately nine-month interim period to help stabilize the organization while a permanent executive director search is conducted.

### **Key Topics Raised by TAC Members:**

- Budget pressures and organizational stability: Buonocore acknowledged significant budget challenges facing Home Forward and affordable housing providers broadly, noting that some pressures are driven by federal funding changes outside the organization's control. He emphasized a desire to involve residents in understanding and responding to budget decisions.
- Accountability and transparency: TAC members raised ongoing concerns about a lack of accountability and transparency within Home Forward. Buonocore committed to listening, visiting properties, and creating opportunities for residents to share concerns directly.
- Third-party property management: A member described difficulties accessing information and escalation processes at a third-party managed property (Fairview Oaks). Buonocore acknowledged the challenge and indicated a need to improve communication channels between residents, management companies, and Home Forward.
- Hardship assistance and budget impacts: Members asked whether the Goals program and hardship assistance would be affected by budget cuts. Buonocore and Home Forward staff indicated that current program participants should not be impacted, though new enrollments may slow over time.
- In-person engagement: Members strongly encouraged Buonocore to attend future meetings in person, emphasizing the importance of face-to-face connection and the disconnect felt when leadership engages only remotely.

Home Forward staff shared Buonocore's direct email for members wishing to follow up: [michael.bonocore@homeforward.org](mailto:michael.bonocore@homeforward.org).

Buonocore expressed interest in returning for a longer engagement at a future TAC meeting or work session.

## **4. TAC Annual Report Review**

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The TAC reviewed a draft annual report prepared by **Frank Culbertson**, developed in collaboration with Meg Kausch.

### **Purpose and Audience:**

- The annual report is intended to be presented to Home Forward's Senior Leadership Team in July, and subsequently to the Board of Commissioners.
- The in-person Senior Leadership meeting is scheduled for Thursday, July 16 at 10:00 AM at the New Market West building (Southwest Ash Street, downtown Portland).
- TAC members were encouraged to attend in person to increase visibility and humanize the council's work.

### **Content Overview:**

- The report covers the TAC's first year of activity, including trainings, community engagement, and work on policy review.
- Frank noted that while the first year was foundational – focused on building relationships and learning – he hopes future years will yield more substantive policy accomplishments.
- Members offered feedback that the language and framing were inclusive and well-done.

### **Proposed Addition – Video Introduction:**

- Members expressed strong interest in creating a short video to accompany the annual report presentation, so senior leadership and board members can see and hear directly from TAC members.
- Meg Kausch indicated openness to facilitating short video clips from members ahead of the July presentation.
- Members emphasized that showing faces and sharing lived experiences would be more impactful than written summaries alone.

The annual report will move forward largely as drafted, incorporating feedback on including personal member stories. Members were encouraged to review the full document and submit additional feedback before July.

## **5. Subcommittee Updates and Project Review**

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Meg Kausch walked members through a shared tracking document (distributed in print) outlining subcommittee assignments and individual project progress.

### **Highlights:**

- Group 1 completed a review of a community toolkit draft and a readiness sheet draft.
- A Narcan training was held at a resident's building the prior week, with a train-the-trainer model enabling future resident-led sessions. Home Forward staff will continue to provide Narcan supply support.
- Individual projects include resource and clothing swap efforts, outreach work, and renter's rights trainings in coordination with Community Alliance of Tenants (note: Ruthie is recovering from surgery and will re-engage when able).

### **Policy Review – Community Engagement Spectrum (First TAC Policy Review):**

- Members received a printed copy of a draft Community Engagement Spectrum policy for Home Forward.
- This is the first formal policy the TAC has been asked to review – a significant milestone.
- Members were asked to review the document over the next four weeks and come prepared to provide feedback at the June meeting. Meg will circulate an updated version prior to that meeting.

## **6. Subcommittee Working Sessions**

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The remainder of the meeting time was devoted to subcommittee breakout sessions. Groups were provided materials and guidance for their respective work areas. Members were reminded they may move between subcommittees as needed.

## **7. Next Steps**

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- TAC members to review the draft Community Engagement Spectrum policy and prepare feedback for the June meeting.
- Members interested in attending the July 16 Senior Leadership presentation to notify Meg Kausch.
- Members interested in participating in the video introduction to notify Meg.
- Meg to follow up individually with members regarding Goals program concerns.
- Members encouraged to contact Interim Executive Director Michael Buonocre directly with concerns or questions.

Meg Kausch adjourned the meeting.