



# BOARD OF COMMISSIONERS MEETING MINUTES

## REGULAR SESSION WEDNESDAY, JANUARY 28, 2026

The Commissioners of the Housing Authority of the City of Tacoma (THA) met in Regular Session at 902 South L Street, Tacoma, WA 98405 at 4:45 pm on Wednesday, January 28, 2026.

### 1. CALL TO ORDER

Vice Chair Hodge called the meeting to order at 5:00 pm.

### 2. ROLL CALL

Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
<b>COMMISSIONERS</b>	
Chair Stanley Rumbaugh (arrived late at 5:15 pm)	
Vice Chair Minh-Anh Hodge (arrived late at 4:54 pm)	
Commissioner Athena Dunn (arrived late at 4:48 pm)	
Commissioner Derek Young (arrived late at 4:50 pm)	
Commissioner Ronelle Jones	
<b>STAFF</b>	
	April Black, Executive Director
Aley Thompson, Deputy Executive Director	
Sha Peterson, Records and Public Disclosure Manager	
Woodson Baldwin, IT Support Supervisor	
Amber Prentice, Rental Assistance Director	
Caroline Cabellon, Client Support and Empowerment Director	
Ken Short, Asset Management and Real Estate Development Director	
Lauren Kirigin, Senior General Counsel	
Lynette Scott, Human Resources Director	
Marquis Jenkins, Property Management Director	
Nando Ruiz, Rental Assistance Associate Director	
Priya Saxena, Strategic Initiatives Director	
Richard Deitz, Finance Director	
William Morse, Director/CIO	

Vice Chair Hodge declared there was a quorum present at 5:01 pm and proceeded.

### 3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Vice Chair Hodge asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, December 10, 2025. Commissioner Young moved to adopt the minutes. Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

<b>AYES:</b>	3
<b>NAYS:</b>	0
<b>Abstain:</b>	1
<b>Absent:</b>	1

Chair Rumbaugh was not yet in attendance, and Commissioner Jones was not present at the December 2025 meeting.

**Motion approved.**

### 4. MOTION TO APPROVE UPDATED 2026 BOARD MEETING SCHEDULE

Commissioner Young moved to adopt the new schedule. Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

<b>AYES:</b>	4
<b>NAYS:</b>	0
<b>Abstain:</b>	0
<b>Absent:</b>	1

Chair Rumbaugh was not yet in attendance.

**Motion approved.**

### 5. WELCOME COMMISSIONER JONES

Vice Chair Hodge welcomed Commissioner Jones, expressing enthusiasm for his vision and energy. Commissioner Jones, married with two daughters, thanked Hodge, the commissioners, and attendees, noting Tacoma's supportive community. He is active in North Tacoma. Commissioners introduced themselves and their reason for joining THA's Board.

### 6. COMMITTEE REPORTS

#### 6.1 REAL ESTATE DEVELOPMENT COMMITTEE—CHAIR STANLEY RUMBAUGH, VICE CHAIR MINH-ANH HODGE

The committee did not meet.

## 6.2 FINANCE AND AUDIT COMMITTEE—COMMISSIONER DEREK YOUNG, COMMISSIONER ATHENA DUNN

The committee met and went over several things including an update on Housing Hilltop and construction at Salishan.

## 6.3 COMMUNITY PARTNERSHIPS AND ADVOCACY COMMITTEE—COMMISSIONER ATHENA DUNN

The committee did not meet.

## 6.4 EDUCATION, HOUSING SERVICES AND PARTNERSHIPS COMMITTEE—VICE CHAIR MINH-ANH HODGE, COMMISSIONER DEREK YOUNG

The committee did not meet.

## 7. FINANCE REPORT

### FINANCE

Finance Department (FD) Director Rich Deitz directed the board to the finance report.

### 7.1 RATIFYING CASH DISBURSEMENT FOR NOVEMBER AND DECEMBER 2025

Commissioner Young moved to ratify the payment of cash disbursements totaling \$11,792,969 for the month of November 2025 and \$11,866,500 for the month of December 2025.

Commissioner Dunn seconded.

Upon roll call, the vote was as follows:

<b>AYES:</b>	4
<b>NAYS:</b>	0
<b>Abstain:</b>	0
<b>Absent:</b>	1

Chair Rumbaugh was not yet in attendance.

**Motion approved.**

## 8. AGENCY UPDATES

Deputy Executive Director (DED) Aley Thompson expressed appreciation to the Commissioners for their attendance at the Employee Appreciation Committee celebration held at the Greater Tacoma Convention Center, and extended thanks to the Committee for their dedicated efforts.

At Housing Hilltop, preparations are underway to transition from construction financing to permanent financing. While the original schedule targeted this conversion for February 28, 2026, higher-than-expected delinquency rates have impacted debt service coverage ratio calculations. As a result, an extension is being requested, with a new anticipated maturity date of August 28, 2026.

This evening, a resolution will be presented for approval to contract Allied Management for property management services, replacing FPI as the current provider.

Congress is actively reviewing a minibus appropriations bill that would provide funding for Housing and Urban Development (HUD) programs through Fiscal Year 2026. This includes support for Housing Choice Voucher (HCV) Housing Assistance Payments (HAP) Renewal Account, HCV Administrative Fees, Tenant Protection Vouchers (TPV), the Family Unification Program/Foster Youth to Independence Initiative, HUD-VASH, and the Family Self-Sufficiency Program.

Additionally, the proposed legislation incorporates THA's \$850,000 Congressionally Directed funding request for Salishan and Hillside Terrace, championed by Representative Marilyn Strickland and Senator Maria Cantwell.

DED Thompson highlighted several other notable items from the agency report.

## 9. NEW BUSINESS

### 9.1 2026-01-28 (1), AUTHORITY TO EXECUTE LEGAL SERVICES CONTRACTS

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

**WHEREAS**, THA initiated a competitive procurement process and released an RFP for Legal Services; and

**WHEREAS**, A THA panel evaluated the submitted proposals and recommends utilizing Eisenhower Carlson and Gordon Thomas Honeywell's services; and

**WHEREAS**, THA's Procurement Policy requires Board Approval for contracts greater than \$150,000 when previously authorized by a Board approved budget; now, therefore, be it

***Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:***

THA's Executive Director is authorized to enter into contracts with Eisenhower Carlson PLLC and Gordon Thomas Honeywell.

Vice Chair Hodge motioned to approve the resolution. Commissioner Young seconded the motion.

Upon roll call, the vote was as follows:

<b>AYES:</b>	5
<b>NAYS:</b>	0
<b>Abstain:</b>	0
<b>Absent:</b>	0

**Motion approved:** January 28, 2026

Stanley Rumbaugh, Chair

9.2 2026-01-28 (2), AUTHORITY TO ENTER INTO AN INTERLOCAL AGREEMENT WITH KING COUNTY HOUSING AUTHORITY FOR ARBITRAGE REBATE COMPLIANCE SERVICES

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

**WHEREAS**, THA seeks to secure the services of an Arbitrage Rebate Compliance firm to ensure its compliance with nuanced and complex tax code rules; and

**WHEREAS**, THA finds that KCHA followed the Housing and Urban Development (HUD) procurement process 24 CFR 85.36 and contracted with Arbitrage Compliance Services (ACS); and

**WHEREAS**, using the services of ACS, a firm with which THA has experience, to ensure tax code compliance is in THA's interest; and

**WHEREAS**, federal and state procurement regulations, including but not limited to 2 CFR 200.318(e) and Chapter 39.34 RCW (The Interlocal Cooperation Act) permit public agencies, through the form of interlocal agreements, to cooperate and exercise joint powers in carrying out their public purposes, which includes the purchase of goods and services; and

**WHEREAS**, entering into an interlocal agreement will benefit THA by leveraging the power of KCHA to obtain competitively bid good and services from ACS at a reasonable cost and by streamlining the procurement of such goods and services; now, therefore, be it

***Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:***

THA's Executive Director is hereby authorized to enter into an interlocal agreement with KCHA in the form attached hereto.

Commissioner Dunn motioned to approve the resolution. Commissioner Young seconded the motion.

Upon roll call, the vote was as follows:

**AYES:** 5  
**NAYS:** 0  
**Abstain:** 0  
**Absent:** 0

**Motion approved:** January 28, 2026

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**Stanley Rumbaugh, Chair**

### 9.3 2026-01-28 (3), ADMINISTRATIVE PLAN CHANGE APPROVALS

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

**WHEREAS**, public housing authorities are required to maintain an Administrative Plan that governs its tenant-based programs like Housing Choice Voucher (HCV), Veterans Affairs Supportive Housing (VASH), Foster Youth to Independence (FYI), and more; and

**WHEREAS**, Tacoma Housing Authority's Administrative Plan requires staff to gain approval from the Board of Commissioners for all changes; and

**WHEREAS**, since 2024, THA has implemented various changes to the Administrative Plan to align with new HUD requirements and improve our operational policies; now, therefore, be it

***Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:***

Approve Resolution 2026-01-28 (3) authorizing THA to make all the recommended changes to the Administrative Plan.

Commissioner Young motioned to approve the resolution. Vice Chair Hodge seconded the motion.

Upon roll call, the vote was as follows:

**AYES:** 5  
**NAYS:** 0  
**Abstain:** 0  
**Absent:** 0

**Motion approved:** January 28, 2026

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**Stanley Rumbaugh, Chair**

9.4 2026-01-28 (4), APPROVAL FOR UP TO 171 PROPERTY BASED SUBSIDIES ON HOUSING HILLTOP NORTH AND SOUTH

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

**WHEREAS**, Tacoma Housing Authority obtained MTW Approval in 2018 to implement its Property Based Subsidy program; and

**WHEREAS**, THA’s approval permits the agency to provide subsidies on properties owned in whole or in part by THA or with other private owners; and

**WHEREAS**, THA approved entering a contract with Housing Hilltop LLLP to provide its Property Based Subsidy program for Housing Hilltop LLLP; and

**WHEREAS**, THA entered a contract with Housing Hilltop LLLP to provide its Property Based Subsidy program for 60 apartments; and

**WHEREAS**, Adding additional Property Based Subsidies to Housing Hilltop North and South will ensure the property is financially stable; and

**WHEREAS**, The Housing Hilltop LLLP contract will be amended to add up to 171 additional PBS subsidies; now, therefore, be it

**Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:**

Tacoma Housing Authority’s (THA) Executive Director is authorized *to execute an amendment to the Property Based Subsidy Contract with Housing Hilltop LLLP for up to 171 additional units.*

Commissioner Dunn motioned to approve the resolution. Commissioner Young seconded the motion.

Upon roll call, the vote was as follows:

**AYES:** 5  
**NAYS:** 0  
**Abstain:** 0  
**Absent:** 0

**Motion approved:** January 28, 2026

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**Stanley Rumbaugh, Chair**

9.5 2026-01-28 (5), AUTHORITY TO ENTER INTO AN INTERLOCAL AGREEMENT WITH KING COUNTY HOUSING AUTHORITY FOR THIRD-PARTY PROPERTY MANAGEMENT SERVICES WITH ALLIED RESIDENTIAL

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

**WHEREAS**, it is in THA’s interest to seek a qualified property management company to oversee management of Housing Hilltop and Alberta J. Canada Apartments as soon as possible; and

**WHEREAS**, KCHA followed all procurement laws applicable to it in procuring Allied Residential; and

**WHEREAS**, Chapter 39.34 RCW (The Interlocal Cooperation Act) permits public agencies to cooperate and exercise joint powers in carrying out their public purposes, including the purchase of goods and services; now, therefore, be it

***Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:***

THA’s Executive Director is authorized to enter an Interlocal Cooperative Agreement with King County Housing Authority (KCHA) so that THA may rely on KCHA’s procurement of Allied Residential.

Commissioner Dunn motioned to approve the resolution. Vice Chair Hodge seconded the motion.

Upon roll call, the vote was as follows:

<b>AYES:</b>	5
<b>NAYS:</b>	0
<b>Abstain:</b>	0
<b>Absent:</b>	0

**Motion approved:** January 28, 2026

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**Stanley Rumbaugh, Chair**

**10. COMMENTS FROM COMMISSIONERS**

Chair Rumbaugh welcomed Commissioner Jones and shared his reasons for joining the THA Board of Commissioners, noting his 31 years on the Board.

Vice Chair Hodge thanked the staff, acknowledging their work reflected in the packet.

**11. ADJOURNMENT**

There being no further business to conduct, the meeting ended at 5:45 pm.

**APPROVED AS CORRECT**

**Adopted:** February 25, 2026



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Stanley Rumbaugh, Chair