



# BOARD OF COMMISSIONERS MEETING MINUTES

## REGULAR SESSION WEDNESDAY, MARCH 25, 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, March 25, 2026.

### 1. CALL TO ORDER

Chair Rumbaugh called the meeting to order at 4:53 pm.

### 2. ROLL CALL

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

PRESENT	ABSENT
<b>COMMISSIONERS</b>	
Chair Stanley Rumbaugh	
Vice Chair Minh-Anh Hodge	
	Commissioner Athena Dunn
	Commissioner Derek Young
Commissioner Ronelle Jones	

Chair Rumbaugh declared there was a quorum present at 4:54 pm and proceeded.

### 3. APPROVAL OF MINUTES AND MOTION

#### 3.1 APPROVAL OF MINUTES

Chair Rumbaugh asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, February 25, 2026. Commissioner Jones moved to adopt the minutes. Vice Chair Hodge seconded.

Upon roll call, the vote was as follows:

**AYES:** 3  
**NAYS:** 0  
**Abstain:** 0  
**Absent:** 2

**Motion approved.**

#### 4. GUEST COMMENTS

None.

#### 5. COMMITTEE REPORTS

None of the sub-committees met.

#### 6. FINANCE REPORT

##### FINANCE

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

##### 6.1 RATIFYING CASH DISBURSEMENT FOR FEBRUARY 2026

Commissioner Jones proposed ratifying the payment of cash disbursements totaling \$9,030,082 for February 2026, which was seconded by Vice Chair Hodge. Moving to Work (MTW) and Housing and Urban Development (HUD) funds are both down. However, Non-MTW Restricted cash has increased to \$10.3M compared to last month. Overall financials remain strong: operating receipts are \$3M over budget and THA is spending less than expected in most categories.

Upon roll call, the vote was as follows:

<b>AYES:</b>	3
<b>NAYS:</b>	0
<b>Abstain:</b>	0
<b>Absent:</b>	2

**Motion approved.**

#### 7. AGENCY MONTHLY REPORT

##### 7.1 AGENCY REPORT

Executive Director (ED) Black began with positive news: Tacoma Housing Authority (THA) recently received three new grants, including \$10,000 from Sequoia and \$45,000 from Ben B. Cheney Foundation. THA has ended negotiations with Allied and will continue partnering with FPI to manage Housing Hilltop. The Salishan Rehab Project is progressing, with the first residents now moving into their updated homes. Congresswoman Marilyn Strickland's staff visited the property to see the improvements firsthand, and several staff members toured Aviva Crossing as well.

ED Black thanked Commissioners Rumbaugh, Dunn, and Jones, along with Communications and Marketing Manager Nick Tolley, for attending the CLPHA conference in Washington, DC with her. She asked the commissioners to pay attention to HUD's proposed changes highlighted in the report,

particularly those affecting housing and eligibility. THA plans to submit a public comment regarding these changes, which could impact mixed-status families' housing stability. The HUD public comment period is open until April 22nd.

Chair Rumbaugh mentioned that HUD's secretary held regressive views about housing authorities and their functions, making it difficult to address upcoming issues over the next few years. Commissioner Jones remarked on ED Black's strong representation on the commission, saying, "We are represented very well. Our numbers might not match larger agencies, but we must tackle the challenges ahead." Chair Rumbaugh also noted that ED Black's presentation was well received. ED Black reminded the commissioners of an upcoming Special Session for THA on April 3rd, with more information to be shared soon.

## 7.2 PRESENTATION: THA'S PROPERTY MANAGEMENT PROGRAMS

ED Black provided highlights from the presentation:

- THA has 1,416 units that are owned and managed by THA's Property Management Department
- THA has two property portfolios—THA Owned and Managed and Third Party Managed
- THA operates different programs in their units including Tax Credit, Project Based Vouchers, and Unsubsidized Units
- 77% of households THA serves are less than 30% median income

Director Marquis Jenkins encouraged the commissioners to view the properties and videos from staff. Chair Rumbaugh appreciates the breakdown of the presentation. Director Jenkins thanked Denise Day, David Dailey and staff for their work.

## 8. NEW BUSINESS

### 8.1 2026-03-25 (1), NORTH HIGHLAND COURT APPLICATION FOR FUNDING

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

**WHEREAS**, the Housing Authority of the City of Tacoma (THA) seeks to encourage the provision of long-term housing and for low-income persons residing within the City of Tacoma, Washington; and

**WHEREAS**, RCW 35.82.070(2) provides that a housing authority may "prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof..."; and

**WHEREAS**, the property at 3015 N Highland Street, Tacoma, referred to as North Highland Court, has identified capital needs in excess of reserves that will need to be addressed maintain the quality and condition of the property; now, therefore, be it

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

THA is authorized to seek and use any funds awarded by the Washington State Department of Commerce 2026 Housing Preservation Program to fund capital improvements at North Highland Court, a THA-owned, third party-managed property.

**CERTIFICATE**

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

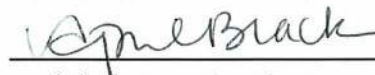
1. That the attached Resolution 2026-03-25 (1) – North Highland Court Application for Funding, (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on March 25, 2026 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation in the Meeting: <https://www.tacomahousing.org/about/board/meetings/>; and

3. That the Meeting was duly convened, held, and included an opportunity for public comment, in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand on March 25, 2026.

HOUSING AUTHORITY OF THE CITY OF TACOMA



April Black, Executive Director

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

Upon roll call, the vote was as follows:

<b>AYES:</b>	3
<b>NAYS:</b>	0
<b>Abstain:</b>	0
<b>Absent:</b>	2

**Motion approved:** March 25, 2026



Stanley Rumbaugh, Chair

8.2 2026-03-25 (2), THA ADMINISTRATIVE PLAN CHANGES TO WAITLIST PREFERENCES

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

**WHEREAS**, HUD allows PHA to develop local preferences for their waitlist to address local housing needs; and

**WHEREAS**, THA is seeking to update two of the agency’s waitlist preferences in order to address housing instability that may arise from potential losses to funding in federal funding and property resyndication; now, therefore, be it

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

THA’s waitlist preferences are updated such that households participating in programs that are at risk of being terminated and households who are impacted by the rehabilitation of their unit may be granted priority.

Related Topic	Original Policy/Process	Proposed Change
Local Preferences	<p><b>Families Terminated Due to Funding</b> The PHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding.</p>	<p><b>Families Terminated Due to Funding</b> The PHA will offer a preference to any family that has been terminated <u>or is at risk of being terminated</u> from HCV <u>and other federally funded programs managed by THA due to insufficient program funding.</u></p>
Local Preferences	<p><b>THA Tenants on the Transfer/Choice Mobility Waitlist</b> THA will allow those on the transfer waitlist to be served ahead of those on the regular waitlist. As they become available, THA will offer a voucher or unit to households on the transfer waitlist (families are not required to accept the HCV).</p>	<p><b>THA Tenants on the Transfer/Choice Mobility Waitlist</b> THA will allow those on the transfer waitlist to be served ahead of those on the regular waitlist. As they become available, THA will offer a voucher or unit to households on the transfer waitlist (families are not required to accept the HCV). <u>Households on the list due to the rehabilitation of their unit may be granted priority over other households on the Transfer/Choice Mobility waitlist.</u></p>

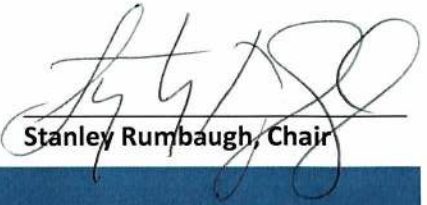
Commissioner Jones motioned to approve the resolution. Vice Chair Hodge seconded the motion.

Upon roll call, the vote was as follows:

**AYES:** 3

**NAYS:** 0  
**Abstain:** 0  
**Absent:** 2

**Motion approved:** March 25, 2026



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Stanley Rumbaugh, Chair

## 9. COMMENTS FROM COMMISSIONERS

None.

## 10. ADJOURNMENT

There being no further business to conduct, the meeting ended at 5:35 pm.

**APPROVED AS CORRECT**

**Adopted:** May 27, 2026



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Stanley Rumbaugh, Chair