



BOARD OF COMMISSIONERS MEETING MINUTES

REGULAR SESSION WEDNESDAY, MAY 27, 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, May 27, 2026.

1. CALL TO ORDER

Chair Rumbaugh called the meeting to order at 5:06 pm.

2. ROLL CALL

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

PRESENT	ABSENT
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 5:07 pm and proceeded.

3. APPROVAL OF MINUTES

3.1 MINUTES OF MARCH 25, 2026—REGULAR SESSION

Chair Rumbaugh asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, March 23, 2026. Commissioner Dunn 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
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Motion approved.

3.2 MINUTES OF APRIL 3, 2026—SPECIAL SESSION

Chair Rumbaugh asked for any corrections to or discussion of minutes for the Special Session of the Board of Commissioners for Friday, April 3, 2026. Commissioner Dunn 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
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Motion approved.

3.3 MOTION TO APPROVE BOARD SUBCOMMITTEE CHANGES

Commissioner Dunn moved to approve the updated Board subcommittee structure and membership assignments as presented. Vice-Chair Hodge seconded.

Upon roll call, the vote was as follows:

AYES:	3	NAYS:	0	Abstain:	0	Absent:	2
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Motion approved.

4. GUEST COMMENTS

Adam Johnson, representing Northwest Justice Project (NJP), addressed the board and delivered written remarks to the commissioners. Referring to the proposed changes to THA's Property Management Policies in Resolution 2026-05-27 (3), Johnson told the Board that he believed that the summary of NJP's comments was not entirely accurate and that their comments were not sufficiently addressed. Johnson took issue with THA's response describing repayment arrangements as discretionary in THA's existing PMP, pointing to "will offer" language that would be removed in the proposed changes. Arguing in favor of a "bright-line rule" giving tenants a chance to repay, Johnson said the change may be harmful to tenants and contradicts what THA communicated to HUD about repayment agreements in its Moving to Work Plan. Johnson also warned about a risk of favoritism and discrimination under a discretionary policy.

Brandee Johnson, representing the Tenant Representatives Action Coalition, (TRAC), informed the commissioners about TRAC's annual picnic on July 31, inviting THA staff and board members.

John Hennessey, owner of Chubby Chubby Carpet Cleaner, addressed the board, expressed gratitude for the company's work with THA. Noting that the company is expanding into pest control, Hennessey expressed interest in partnership with THA, such as being on call.

JaVonda Hennessey also addressed the board representing Chubby Chubby Carpet Cleaner, informing THA that the company offers other services that can benefit the agency.

Jonathan Hennessey, son of John and JaVonda Hennessey, spoke to the commissioners representing R&R Construction, expressing hope that the family enterprise could offer their knowledge and services to THA.

Bridget, owner of Lavonne's Room, spoke to the commissioners about her experience with the commercial property manager at Housing Hilltop. After emailing THA on March 12 regarding participating in this year's Juneteenth event and being directed to her property manager, Aspen Real Estate, she said that Aspen told her at a meeting on March 14 that they would handle it. Spaces are no longer available for the event; she did not get a vendor space, and she was not provided with an explanation for why this did not occur.

5. COMMITTEE REPORTS

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

The committee convened to discuss Aviva Crossing, the portfolio, budget reduction, and HUD money. Looking for strategies to make up the gap in budgets.

5.2 FINANCE COMMITTEE—COMMISSIONER DEREK YOUNG, COMMISSIONER ATHENA DUNN

The committee met and echoed the report from the Real Estate Development Committee.

5.3 EDUCATION, HOUSING SERVICES AND PARTNERSHIPS COMMITTEE—COMMISSIONER ATHENA DUNN, COMMISSIONER RONELLE JONES

Nothing reported.

6. FINANCE REPORT

Finance Director (FD) Rich Deitz directed the board to the finance report. Chair Rumbaugh and FD Deitz discussed the distribution of MTW funds in the report.

6.1 RATIFYING CASH DISBURSEMENT FOR MARCH 2026

Commissioner Dunn moved to ratify the payment of cash disbursements totaling \$8,906,095 for the month of March 2026. Vice-Chair Hodge seconded.

Upon roll call, the vote was as follows:

AYES:	3	NAYS:	0	Abstain:	0	Absent:	2
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Motion approved.

6.2 RATIFYING CASH DISBURSEMENT FOR APRIL 2026

Commissioner Dunn moved to ratify the payment of cash disbursements totaling \$9,003,542 for the month of April 2026. Vice-Chair Hodge seconded.

Upon roll call, the vote was as follows:

AYES:	3	NAYS:	0	Abstain:	0	Absent:	2
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Motion approved.

7. AGENCY MONTHLY REPORT

7.1 APRIL 2026 REPORT

Executive Director (ED) April Black described THA's fundraising efforts to the commissioners, and thanked Vice-Chair Hodge for her advocacy with the Greater Tacoma Community Foundation, which awarded a \$20,000 grant to THA. She also informed the commissioners about the factors behind a reduction to THA's voucher situation, aiming to investigate solutions to address those issues. She highlighted efforts to secure local contracts in order to launch a new project at Salishan. She also congratulated Chair Rumbaugh on being named 2026 Judge of the Year and Commissioner Dunn on her upcoming college graduation.

The commissioners and ED Black discussed the state of THA's third-party managed properties. Unit occupancy has been strong, but rent collection remains significantly below THA's portfolio units. ED Black pointed to this as one reason why THA is expanding client support services to cover these buildings, hopefully starting in June or July.

7.2 PRESENTATION: HIGHLIGHTS OF THA'S RENTAL ASSISTANCE PROGRAMS

The commissioners reviewed a presentation focused on rental assistance at THA. Highlights included more than 2,600 households on THA's Housing Choice Voucher program and more than 13,000 on the waiting list, the majority of whom are from Tacoma and Washington state. Of the households on THA's waitlist, 46% identify as homeless, and median incomes are fairly close to those in the voucher program.

8. NEW BUSINESS

8.1 2026-05-27 (1), APPROVAL OF ACCOUNTS RECEIVABLE WRITE-OFFS – TENANTS

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

WHEREAS, Tacoma Housing Authority (THA) provided housing services to Public Housing and Housing Choice Voucher participants who discontinued housing assistance with debt owed to THA; and

WHEREAS, each individual included in this tenant account write-off has been notified of their debt and given the opportunity to pay prior to this resolution; now, therefore, be it

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

Authorizes THA staff to "write off" the following accounts and send these debts to an external collection agency to pursue collection action:

	Account #	Balance
Salishan Seven	t0020494	\$5,982.13
	t0004455	\$7,336.20
	t0005614	\$29,542.10
	b0009719	\$1,730.00
	t0020838	\$4,191.00
	t0010617	\$874.00
	t0012121	\$7,666.00
	b0017540	\$22,299.00
Tacoma Housing Authority	t0000915	\$10,489.34
	b0002136	\$80.16
	b0020479	\$210.00*
	t0048660	\$16,483.94
	t0007018	\$740.00
	t0007112	\$10,967.06
	t0020788	\$1,366.77
	b0009429	\$5,203.57
	t0020869	\$9,062.13
	b0012785	\$4,314.00
	t0021047	\$4,197.88
	t0021198	\$687.50
	b0018454	\$1,158.63
	t0011541	\$2,282.00
	t0020351	\$3,180.00
	b0009369	\$1,141.00
	Total Write-off	<u>\$151,184.41</u>
	Write-off only*	\$210.00
	Total to Collections	\$150,974.41

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

Upon roll call, the vote was as follows:

AYES:	3	NAYS:	0	Abstain:	0	Absent:	2
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Motion approved: May 27, 2026

8.2 2026-05-27 (2), UPDATING THA'S ADMINISTRATIVE PLAN POLICY ON REPAYMENT AGREEMENTS

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

WHEREAS, RCW 35.82.070(15) authorizes THA to administer contracts for assistance payments to persons of low income in accordance with the Housing Choice Voucher program, implemented via federal regulation at 24 C.F.R. part 982; and

WHEREAS, 24 C.F.R. 982.54(a) requires public housing authorities like THA to adopt a written administrative plan that establishes local policies for administration of its tenant- and project-based voucher programs, including the Housing Choice Voucher program; and

WHEREAS, in contrast, RCW 35.82.070(2) and (5) authorize THA to lease and operate housing projects, to own or manage buildings containing a housing project, and to include in its leases and agreements "such covenants as the authority deems appropriate to assure the achievement of the objectives of [the Washington State Housing Authorities Law]"; and

WHEREAS, per RCW 35.82.070(15) and 24 C.F.R. 982.54(a), THA's Administrative Plan outlines all the mandatory and discretionary policies for the subsidy paid in THA's tenant- and project-based voucher programs, including its repayment agreement policy applicable to the Housing Choice Voucher program; and

WHEREAS, in contrast, per RCW 35.82.070(2) and (5), THA's Property Management Policies outline all the mandatory and discretionary policies for tenancy of tenants of THA owned and managed properties; and

WHEREAS, it is in THA's interest to ensure that staff, THA clients, and the public are clear on the purpose and scope of the Administrative Plan's Chapter 16, Section IV, "Owner of family Debts to the PHA" so that those policies are not incorrectly applied outside of tenant- or project-based voucher programs; now, therefore, be it

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

Chapter 16, Section IV, "Owner of Family Debts to the PHA" of THA's Administrative Plan (also referred to as "Repayment Agreements") is updated for scope and clarity.

Commissioner Dunn 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
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Motion approved: May 27, 2026

8.3 2026-05-27 (3), UPDATING THA’S PROPERTY MANAGEMENT POLICIES FOR TERMINATION OF TENANCY AND REPAYMENT AGREEMENTS

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

WHEREAS, RCW 35.82.070 authorizes THA to lease and operate housing projects, to own or manage buildings containing a housing project, and to include in its leases and agreements “such covenants as the authority deems appropriate to assure the achievement of the objectives of [the Washington State Housing Authorities Law]”; and

WHEREAS, Tacoma Housing Authority housing programs are governed by multiple regulations across various documents; and

WHEREAS, per RCW 35.82.070, the Tacoma Housing Authority Property Management Policies outline all the mandatory and discretionary policies for tenancy of tenants of THA owned and managed properties; and

WHEREAS, the terms of conditions of repayment agreements for tenants of THA owned and managed properties should be updated such that the standards and terms for such agreements are clearer; now, therefore, be it

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

Chapter 15, “Termination of Tenancy”, and Chapter 16, “Repayment Agreements”, are updated for scope, clarity, and related terms and conditions.

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

Director of Strategic Initiatives (DSI) Priya Saxena informed the commissioners that the resolution was delayed for detailed consideration of the public comments, and the version before the board has been modified from the original proposal. DSI Saxena described the policy as giving a generous timeline, saying the agreement could capture more than one month of repayment and thus cut the monthly repayment cost.

Upon roll call, the vote was as follows:

AYES:	3	NAYS:	0	Abstain:	0	Absent:	2
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Motion approved: May 27, 2026

9. EXECUTIVE SESSION

The Board went into executive session at 6:10 pm to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

The Board came back to regular session at 6:16 pm. No decisions were made during the executive session.

10. COMMENTS FROM COMMISSIONERS

None.

11. ADJOURNMENT

There being no further business to conduct, the meeting ended at 6:17 pm.

APPROVED AS CORRECT

Adopted: July 8, 2026



Stanley Rumbaugh, Chair