



BOARD OF COMMISSIONERS MEETING MINUTES

REGULAR SESSION

WEDNESDAY, JANUARY 22, 2025

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 902 South L Street, Tacoma, WA 98405 at 4:45 pm on Wednesday, January 22, 2025.

1. CALL TO ORDER

Chair Young called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:59 pm.

2. ROLL CALL

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

PRESENT	ABSENT
COMMISSIONERS	
Chair Derek Young	
Vice Chair Stanley Rumbaugh (arrived late at 4:59 pm)	
Commissioner Dr. Minh-Anh Hodge	
Commissioner Michael Purter (arrived late at 4:51 pm)	
	Commissioner Shennetta Smith
STAFF	
April Black, Executive Director	
Aley Thompson, Deputy Executive Director	
Sha Peterson, Executive Initiatives Officer	
Adam Ydstie, Policy, Improvement, and Evaluation Director	
Amber Prentice, Rental Assistance Director	
Cacey Hanauer, Client Support and Empowerment Director	
Ken Short, Asset Management and Real Estate Development Director	
Lauren Kirigin, Senior General Counsel	
Lynette Scott, Interim Human Resources Director	
Marquis Jenkins, Property Management Director	
Priya Saxena, Strategic Advisor	
Richard Deitz, Finance Director	
William Morse, Director/CIO	

Chair Young declared there was a quorum present at 5:00 pm and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Young asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, December 11, 2024. Vice Chair Rumbaugh moved to adopt the minutes. Commissioner Purter seconded.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	0
Abstain:	0
Absent:	1

Motion approved.

4. COMMITTEE REPORTS

REAL ESTATE DEVELOPMENT COMMITTEE—VICE CHAIR RUMBAUGH, COMMISSIONER SMITH

The committee recently discussed Housing Hilltop lease-up, commending staff efforts. They also addressed the TUPAC situation and WMBE issues in upcoming projects.

FINANCE AND AUDIT COMMITTEE—COMMISSIONER HODGE, CHAIR YOUNG

The committee did not meet.

COMMUNITY PARTNERSHIPS AND ADVOCACY COMMITTEE—COMMISSIONER PURTER, COMMISSIONER SMITH

The committee convened and reviewed topics similar to those discussed by the Real Estate Development Committee.

EDUCATION, HOUSING SERVICES AND PARTNERSHIPS COMMITTEE—COMMISSIONER HODGE, CHAIR YOUNG

The committee did not meet.

DIVERSITY, EQUITY, INCLUSION AND BELONGING COMMITTEE—COMMISSIONER HODGE, COMMISSIONER SMITH

The committee did not meet.

5. GUEST COMMENTS

Executive Director Black provided a briefing to the Board regarding TUPAC. She informed them that Tacoma Housing Authority (THA) will not be proceeding with a lease for Housing Hilltop North due to insufficient assurance of their financial capacity to lease the space. Consequently, THA will commence advertising the space and will engage a commercial broker to manage the leasing process.

Jonathan Jakson, TUPAC

Jonathan urged the board to consider a grace period process. They chose to move to Tacoma for its strong black community, and TUPAC has been their lifeline. Without TUPAC, they would have nowhere to go. He believes that sitting down and understanding the issues can lead to accomplishments. TUPAC needs a dedicated place in Tacoma, as there is no presence in Seattle. Important conversations should involve community members.

Marisela Fleites, TUPAC

Marisela is a Flamengo instructor at TUPAC and has been with them since the beginning. TUPAC has the only Flamengo program around Seattle and Portland. She has 50 students from ages 4-70's, most are residents of the neighborhood. If TUPAC closed, we will lose this responsibility and the students would have nowhere to go. Tacoma has large black, brown and Hispanic community many of which are in her classes. TUPAC has been in a huge effort to do fundraising and is confident that if there are adequate possibilities and a place, the impact in the community and funding would be great. She understands that THA did not provide a signed lease to TUPAC which was a requirement for funding and grants. We have potential to continue to raise funds and will continue to do so and attract students that otherwise have nowhere to go.

Klair Ethridge, TUPAC

She received an email with deadlines, which coincided with the Hilltop Holiday Musical Production, the first black community production in Tacoma since the 1980s. She provided some information to THA but possibly not exactly what was requested. All TUPAC programs depend on the space, which they knew was temporary. TUPAC has raised funds for architects, engineers, and designers and can share this with THA. They have been meeting a \$325k annual budget. She asked the Board to allow TUPAC to prove they can secure funding.

Teams Virtual Comments from the Public

Education Manager

Does it sound garbled to anyone else?

Outreach

What's missing from the THA narrative is the variety of ways April Black and the organization have provided obstacles (i.e. not signing the lease so TUPAC could be competitive for the state funds – 2 rounds worth! THA does not see the community as a value and that's been evident since the appointment of the current Executive Director. Our community won't stand for this and I will personally make sure our voices are amplified in opposition of this unjust decision. Brendan Nelson.

Schen

Agreed, Brendan.

Latasha Palmer

Better

I will have to get off soon, but please know that the community fully supports TUPAC and would be devastated if they lose this space. Please allow grace and for the community to participate in saving this much needed space for TUPAC.

Education Manager

I could understand that.

Cooper Wessells

I would like to speak.

Coope Wessells

Child goes to TUPAC and fully supports TUPAC team. Reiterate to give them a chance to put funding together. TUPAC is always moving to something bigger and better.

Schen

I'd like to reiterate what Mr. Jackson said. There is NO OTHER PLACE like this in the region. There are plenty of youth performing arts. None that focus on bridging the opportunity gap for the BIPOC community.

The Housing Authority has a very strong DEI agenda, I can see that. Investing in this organization and working WITH Tupac leadership to solve this is the ultimate equity move. Much better than DEI committees talking about equity gaps, equity plans, training, etc.

Deshawn Morton

I would like to speak as well.

School director of TUPAC. Provide story of TUPAC which is the brainchild of Kathy Mitchel the 3rd who made an impact from Olympia to Canada dancing. Principal dancer of Harlem. Also first black dancer with PAIFIC Northwest Black ballet. TUPAC is more than just a space. Dance in general opens up opportunities. It is important for kids to see themselves reflected, to push themselves further, to open their minds and we have that in TUPAC. TUPAC is an absolute gem and would be a loss to the city to not support this organization.

Kate Dorr

Daughter has been dancing at TUPAC for about 4 years. Working for a building arts grants which would have been a lot of funding but without a lease they couldn't get the funding. States that THA was dragging its feet on this request. TUPAC means so much to our family and community.

6. FINANCE REPORT

FINANCE

Finance Department (FD) Director Rich Deitz directed the board to the finance report. November cash is at \$8M, which is relatively typical. The yearend financials will be presented next month.

6.1 RATIFYING CASH DISBURSEMENT FOR NOVEMBER 2024

Vice Chair Rumbaugh moved to ratify the payment of cash disbursements totaling \$8,248,346 for the month of November 2024, and December for \$10,906,178 for December 2024. Commissioner Porter seconded.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	0
Abstain:	0
Absent:	1

Motion approved.

7. AGENCY MONTHLY REPORT

7.1 PRESENTATION: AGENCY ACCOMPLISHMENTS

ED Black presented the 2024 accomplishments. THA operates under the guiding principle that housing is a human right.

- The total number of THA staff is 184, with 59% being women and 47.3% representing marginalized groups.

- The overall tenure at THA is 5.9 years, with an annual retention rate of 91.7%.
- THA has served 10,096 individuals in Tacoma.
- THA's 2024 goals include:
 - Increasing the amount of available housing for low-income families.
 - Enhancing housing access and stability.
 - Embedding principles of diversity, equity, inclusion, and belonging in THA's programs, culture, and priorities.
 - Making THA a great place to work.
- Housing Hilltop stands out as a significant achievement for THA, providing 231 units of affordable housing.
- In 2023, THA set a goal to add 500 new units by 2028. To date, THA has added 349 units.

Chair Young inquired about the comparison of the financial performance of THA's portfolio from January 2024 to January 2025. ED Black will gather the data and report back to the Board.

Vice Chair Rumbaugh commented that these accomplishments were made possible through the diligent efforts of the staff. The maintenance work orders averaged 23 per day. Commissioner Purter expressed gratitude towards the staff.

8. NEW BUSINESS

8.1 RESOLUTION 2025-01-22 (1), CREATION AND ADDITION OF THA POLICY HR.10.30.01 ASSIGNED UNIFORMS

RESOLUTION 2025-01-22 (1)

(THA HR 10.30.01 – Assigned Uniforms Policy)

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

WHEREAS, the Tacoma Housing Authority endeavors to be a great employer; and

WHEREAS, THA is committed to embedding a DEIB lens in all its practices and programs; and

WHEREAS, THA staff have shared feedback about the original version of THA policy HR-10.30; and

WHEREAS THA Maintenance staff and Union representatives participated in engagement efforts to review draft policy updates and share feedback; now, therefore, be it

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

1. Employees who are required to wear uniforms to perform their job functions follow updated values, standards, and prohibitions regarding uniforms.
2. This resolution supersedes any conflicting policies or resolutions previously adopted by the Board of Commissioners.
3. This resolution shall take effect immediately upon its adoption.

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

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	0
Abstain:	0
Absent:	1

Motion approved: January 22, 2025

Derek Young, Chair

9. COMMENTS FROM COMMISSIONERS

Vice Chair Rumbaugh acknowledged that ED Black's report was comprehensive. Commissioner Hodge expressed gratitude to the staff for their daily contributions, stating, "We don't say it enough, but we appreciate it." Commissioner Purter commended ED Black and the staff for making positive progress and overcoming obstacles. He noted, "2024 was a wonderful year, and 2025 will be even better." Chair Young also thanked the staff and conveyed his enthusiasm for the prospects of 2025. He added that it is always a pleasure to hear from the staff.


Vice Chair Rumbaugh emphasized the significant need for housing for individuals dealing with illness, addiction, and those transitioning from incarceration. He remarked, "If you want to lift everybody up, you start from the bottom." He consistently considers this in his work at the courts and ensures that policies prevent individuals from being released to the streets. All present recognize the broad impact of these issues.

10. ADJOURNMENT

There being no further business to conduct, the meeting ended at 6:09 pm. m

APPROVED AS CORRECT

Adopted: March 26, 2025



Derek Young, Chair