

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, September 22, 2025

6:00 PM

Loucks Auditorium / Salem Public Library

Housing Authority of the City of Salem

1. OPENING EXERCISES:

Roll Call

Commissioner Varney attended remotely.

Present 7 - Commissioner Varney, Chairperson Nishioka, Vice Chair Gwyn, Commissioner Brown, Commissioner Matthews, Commissioner Nordyke, and Commissioner Vang

Absent 2 - Commissioner Villegas, and Commissioner Tigan

Pledge of Allegiance

Led by: Chair Nishioka.

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

2. PUBLIC COMMENT

Comment from: Interim City Manager Krishna Namburi, Chair Nishioka.

No public comment.

3. CONSENT CALENDAR:

A motion was made by Vice Chair Gwyn, seconded by Commissioner Vang, to approve the Consent Calendar.

Comments from: Vice Chair Gwyn.

The motion CARRIED by the following vote:

Aye: 7 - Varney, Nishioka, Gwyn, Brown, Matthews, Nordyke, and Vang

Nay: 0

Absent: 2 - Villegas, and Tigan

Abstain: 0

3.1 MINUTES:

3.1a. [25-322](#) August 25, 2025, Draft Salem Housing Authority Minutes

Attachments: [8-25-25 Draft SHA Minutes](#)

Action: approved.

3.2 ACTION ITEMS:

3.3 RESOLUTIONS:

- 3.3a.** [25-330](#) Adoption of FY 2025-26 Housing Authority Operating Budget and HUD Certification.

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Welcome and Livable Neighborhood

Attachments: [Resolution 2320 for Adoption 25-26 Budget.docx](#)
 [Exhibit 1: Salem Housing Authority 2025-26 Consolidated Budget](#)
 [Exhibit 2: HUD Certification 2025-26 Budget.pdf](#)

Adopted Resolution No. 2320 (Attachment 1) approving SHA's consolidated operating budgets for fiscal year 2025-26 and authorize the Commission Chair to execute the HUD Public Housing Budget Certification.

4. PUBLIC HEARINGS

None.

5. SPECIAL ORDERS OF BUSINESS: (Items deferred from the consent calendar, items of special importance to the Commission, and presentations from boards, commissions, or outside agencies)

None.

6. INFORMATION REPORTS:

6.a. [25-333](#) Program Management Report | September 2025

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community; Welcome and Livable
Neighborhood

Attachments: [September PMR 2025.pdf](#)

This informational report was received and filed.

Presentation by: Nicole Utz, Salem Housing Authority Director of Housing.

Comments from: Commissioner Brown, Chair Nishioka.

7. ADJOURNMENT

6:15 p.m.

**Minutes prepared by:
Rachael Gangelhoff, CMC
Deputy City Recorder**