



585 Liberty St SE
Salem, OR 97301

Meeting Agenda

Housing Authority of the City of Salem

Monday, July 28, 2025

6:00 PM

**Loucks Auditorium /
Salem Public Library**

This meeting is being conducted both in-person and remotely and allows remote attendance by the governing body, when requested. Interested persons may attend the meeting in Loucks Auditorium at Salem Public Library or view the meeting in real-time on the City of Salem YouTube Channel, thanks to a partnership with CC:Media. Comcast Cable subscribers can watch on CC:Media Channel 21. Please submit comments on agenda items by 5:00 p.m., or earlier, on the day of the meeting at cityrecorder@cityofsalem.net. If attending the meeting remotely, public comment and testimony may be provided during the meeting via Zoom. Remote attendees must pre-register between 8:00 a.m. and 3:00 p.m. on the day of the meeting using this link: <https://www.cityofsalem.net/comment-at-council>

1. OPENING EXERCISES:

(Includes call to order, roll call, pledge of allegiance, announcements)

Roll Call

Pledge of Allegiance

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

2. PUBLIC COMMENT

3. CONSENT CALENDAR:

3.1 MINUTES:

3.1a. [25-267](#) July 14, 2025, Draft Salem Housing Authority Minutes

Attachments: [7-14-25 DRAFT Housing Authority Minutes](#)

3.2 ACTION ITEMS:

3.3 RESOLUTIONS:

3.3a. [25-252](#) Agreement to become General Manager of Fruitland Meadows LLC, for the purpose of facilitating the development of 166 affordable

housing units within the Salem community.

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Welcome and Livable Neighborhoods

Recommendation:

Adopt Resolution No. 2317 (Attachment 1) to authorize the Executive Director of the Salem Housing Authority or designee to execute an agreement to become the General Manager of Fruitland Meadows LLC, for the purpose of enabling a 166-unit project to provide affordable housing in the Salem, Oregon area.

Summary: Executing this agreement will allow one hundred sixty-six (166) mixed income rental units to be rented to persons or families at or below eighty percent (80%) of area median income.

Attachments: [Resolution No. 2317](#)

[Fruitland Meadows GM Agreement 2025.07.28](#)

Add - Replaced Fruitland Meadows General Manager Agreement

3.3b. [25-263](#)

Revised Section 8 Housing Choice Voucher Program Administrative Plan

Ward(s): All Wards

Commissioners(s): Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Welcome and Livable Neighborhood

Recommendation:

Adopt Resolution No. 2318, approving the Revised Section 8 Housing Choice Voucher Program Administrative Plan including updates to waiting list preferences, program transfers, and updates to clarify requirements under the Housing Opportunities through Modernization Act (HOTMA) once it is effective.

Summary: Revisions to the Section 8 Administrative Plan. The proposed revisions would be effective August 1, 2025.

Attachments: [Resolution No. 2318.docx](#)

[Exhibit 1: Section 8 HCV Administrative Plan.pdf](#)

4. PUBLIC HEARINGS

5. SPECIAL ORDERS OF BUSINESS:

6. INFORMATION REPORTS:

6.a. [25-253](#)

Program Management Report | July 2025

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

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

Recommendation:

Information only.

Summary: Salem Housing Authority providing a monthly update of Housing
Authority activity; including client success stories, program updates,
and business information.

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

7. ADJOURNMENT

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To request accommodations or services, please call 503-588-6255 or 503-588-6003 (TTD/TTY 503-588-6439), or by e-mail at: cityrecorder@cityofsalem.net at least two business days in advance.