

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Final

Monday, July 28, 2025

6:00 PM

Loucks Auditorium / Salem Public Library

Housing Authority of the City of Salem

1. OPENING EXERCISES:

Roll Call

Councilor Matthews attended remotely.

Ward 7 Guest Councilor: Bill Dixon.

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

Absent 2 - Commissioner Villegas, and Commissioner Nordyke

Pledge of Allegiance

Led by: Chair Nishioka.

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

A motion was made by Vice Chair Gwyn, seconded by Commissioner Tigan, to approve one addition to the agenda, replacing the General Manager Agreement attached to item no. 3.3.a.

Comments from: Vice Chair Gwyn.

The motion CARRIED by the following vote:

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

Nay: 0

Absent: 2 - Villegas, and Nordyke

Abstain: 0

2. PUBLIC COMMENT

None.

3. CONSENT CALENDAR:

A motion was made by Councilor Gwyn, seconded by Councilor Varney, to approve the Consent Calendar.

Comments from: Councilor Gwyn.

The motion CARRIED by the following vote:

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

Nay: 0

Absent: 2 - Villegas, and Nordyke

Abstain: 0

3.1 MINUTES:

3.1a. July 14, 2025, Draft Salem Housing Authority Minutes

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

Action: approved.

3.2 ACTION ITEMS:

None.

3.3 RESOLUTIONS:

3.3a. 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

Attachments: [Resolution No. 2317](#)
[Fruitland Meadows GM Agreement 2025.07.28](#)

Adopted Resolution No. 2317 (Attachment 1) to authorize the Director of Housing 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.

- 3.3b.** 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

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

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

Adopted 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.

4. PUBLIC HEARINGS

None.

5. SPECIAL ORDERS OF BUSINESS:

None.

6. INFORMATION REPORTS:

- 6.a.** 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

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

This Informational Report was received and filed.

Staff presentation by: Nicole Utz, Salem Housing Authority Director of Housing.

Comments from: Commissioner Tigan, Guest Councilor Dixon, Commissioner Vang, Chair Nishioka.

7. ADJOURNMENT

6:14 p.m.

Minutes prepared by:
Rachael Gangelhoff, CMC
Deputy City Recorder