

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, July 14, 2025

6:00 PM

Virtual Meeting Only - No In-Person Attendance is Possible

Housing Authority of the City of Salem

1. OPENING EXERCISES:

This meeting was conducted exclusively via Zoom.

Roll Call

Present 8 - Commissioner Varney, Chairperson Nishioka, Vice Chair Gwyn, Commissioner Brown, Commissioner Tigan, Commissioner Matthews, Commissioner Nordyke, and Commissioner Vang
Absent 1 - Commissioner Villegas

Pledge of Allegiance

Led by: Chair Nishioka.

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

2. PUBLIC COMMENT

None.

3. CONSENT CALENDAR:

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

Comments by: Councilor Gwyn.

The motion CARRIED by the following vote:

Aye: 8 - Varney, Nishioka, Gwyn, Brown, Tigan, Matthews, Nordyke, and Vang

Nay: 0

Absent: 1 - Villegas

Abstain: 0

3.1 MINUTES:

3.1a. June 23, 2025, Draft Salem Housing Authority Minutes

Attachments: [6-23-25 Draft SHA Minutes](#)

Action: approved.

3.2 ACTION ITEMS:

None.

3.3 RESOLUTIONS:

None.

4. PUBLIC HEARINGS

- 4.a.** Salem Housing Authority's 2025-26 Annual PHA Plan, Annual Capital Fund Plan, and Moving to Work Supplement to the PHA Plan

Ward(s): All Wards

Commissioners(s): Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Welcome and Livable Neighborhood

Attachments: [Resolution No. 2316](#)

[Exhibit A: Public Housing Agency Annual Plan](#)

[Exhibit B: 2024-2028 Annual Capital Fund Plan](#)

[Exhibit C: 2025-2026 Moving to Work Supplement](#)

[Written Testimony received by 10am 7-14-25](#)

[Written Testimony received by 5pm 7-14-25](#)

Presentation by: Nicole Utz, Salem Housing Authority Housing Administrator and Jessica Blakely, Assistant Housing Administrator of Strategy.

Comments and questions from: Councilors Brown, Tigan, Matthews, Nishioka, Nordyke, and Vang.

Public comment from:

Jerry Ambris, 1220 12th Street SE

Malia Sprague, 497 Oakway Road

A motion was made by Councilor Gwyn, seconded by Councilor Brown, to adopt Resolution No. 2316 approving the Salem Housing Authority Annual PHA Plan, Capital Fund Plan, and Moving to Work Supplement to the PHA Plan.

A motion was made by Councilor Nishioka to amend the motion to include a veteran's preference for the Scattered Sites homes dispositions in the 2025-2026 Salem Housing Authority Annual Plan.

Comments from: Councilor Gwyn, Deputy City Attorney Marc Weinstein, Councilor Nishioka.

The motion amendment was seconded by Councilor Varney.

Comments from: Councilor Brown, Jessica Blakely, Councilors Nishioka, Matthews, Nordyke.

The amendment CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Villegas

The main motion CARRIED by the following vote:

Aye: 8 - Varney, Nishioka, Gwyn, Brown, Tigan, Matthews, Nordyke, and Vang

Nay: 0

Absent: 1 - Villegas

Abstain: 0

5. SPECIAL ORDERS OF BUSINESS:

None.

6. INFORMATION REPORTS:

None.

7. ADJOURNMENT

7:15 p.m.

Minutes prepared by:
Rachael Gangelhoff, CMC
Deputy City Recorder