

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, January 26, 2026

6:00 PM

Loucks Auditorium / Salem Public Library

Housing Authority of the City of Salem

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:

Roll Call

Commissioners Brown and Varney attended the meeting remotely.

Commissioner Nordyke joined the meeting at 6:04 p.m.

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

Absent 1 - Commissioner Villegas

Pledge of Allegiance

Led by Commissioner Vang.

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

2. PUBLIC COMMENT

None.

3. CONSENT CALENDAR:

Motion by Vice Chair Gwyn to approve the consent calendar. The motion was seconded by Commissioner Tigan.

Comments by Vice Chair Gwyn, Commissioner Nordyke, and City Attorney Dan Atchison.

The motion CARRIED by the following vote:

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

Nay: 0

Absent: 1 - Villegas

Abstain: 0

3.1 MINUTES:

3.1a. [25-528](#) December 8, 2025, Draft Salem Housing Authority Minutes

Action: Approved.

3.2 ACTION ITEMS:

None.

3.3 RESOLUTIONS:

3.3a. [25-478](#) Asset Capitalization Threshold

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

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

**Adopted SHA Resolution No. 2321 and revised the Housing Authority
Capitalization Policy, increasing the threshold at which assets are
capitalized from \$3,000 to \$5,000.**

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. [25-526](#) Program Management Report | January 2026

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

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

Update by Nicole Utz, Housing Director, Salem Housing Authority.

Presentation by Jessica Blakely, Deputy Director, Salem Housing Authority.

**Questions or Comments by: Commissioner Tigan, Jessica Blakely,
Commissioner Matthews, and Chair Nishioka.**

This Informational Report was received and filed.

7. ADJOURNMENT

6:21 p.m.

Minutes prepared by Amy Johnson, City Recorder.