

*585 Liberty St SE  
Salem, OR 97301*



## **Final Action Agenda - Minutes - Final**

**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**