



555 Liberty St SE
Salem, OR 97301

Meeting Agenda

Housing Authority of the City of Salem

Monday, October 14, 2024

6:00 PM

**Council Chambers /
Hybrid Meeting**

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 Council Chambers 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 4:00 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. [24-390](#) September 23, 2024 Draft Salem Housing Authority Minutes

Attachments: [9-23-24 Draft SHA Minutes.pdf](#)

3.2 ACTION ITEMS:

3.3 RESOLUTIONS:

3.3a. [24-340](#) Permit the Salem Housing Authority to serve as a special limited partner in NE Salem Apartments Limited Partnership (the "Limited

Partnership")

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Welcome and Livable Neighborhood

Recommendation:

Approve Resolution No. 2314 authorizing the Executive Director or designee to enter into a limited partnership agreement with PRAY-GLA GP LLC and other partners of the Partnership.

Summary: The Limited Partnership, which will consist of the Salem Housing Authority ("**SHA**" and "**Housing Authority**"), as a special limited partner ("**Authority Limited Partner**"), PRAY-GLA GP LLC (an affiliate of Green Light Development and Home First Development Partners) ("**General Partner**"), CREA Salem Apartments, LLC, as the investor limited partner ("**Investor Limited Partner**"), CREA SLP, LLC, as a special limited partner ("**Special Limited Partner**" and together with the Investor Limited Partner, the "**Limited Partners**"), and Evergreen Community Partners, an Oregon nonprofit corporation, as a special limited partner (collectively, the "**Partners of the Partnership**"), will develop, own, and operate a 120-unit apartment complex, to be known as Gussie Belle Commons, located at 2561 Center Street, Salem, Oregon 97301, to serve low-income households.

Gussie Belle Commons is a new development, with buildings intended to be placed into service in the first half of 2026.

SHA intends to engage in a partnership as authorized under Oregon law, which will provide this development with a full property tax exemption. SHA will be compensated for its role in this partnership through an annual fee to cover the costs for program oversight.

The purpose of the Limited Partnership is to construct and operate the Gussie Belle Commons to serve low-income households. This project, with SHA's partnership, will provide 119 units at affordable rates, serving clients at or below 60% AMI, and one (1) manager's unit.

Attachments: [Resolution 2314](#)

[MOU_Gussie Bell and SHA.docx](#)

4. PUBLIC HEARINGS

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)

6. INFORMATION REPORTS:

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.