



MEETING MINUTES

SILVERTON HOUSING AUTHORITY

Silverton Town Hall – Monday, July 21, 2025

Call to Order & Roll Call – @5:00pm

Present: Trustee Schnitker, Trustee Wakefield, Trustee Halvorson, Mayor Kranker

Absent: Trustee Gardiner, Trustee George, Mayor Pro Tem Harper

Staff: Anne Chase, Director, Gloria Kaasch-Buerger, Town Administrator, Lucy Mulvihill, Community Development Director, Bevan Harris, Building and Code Inspector

AGENDA

1. Staff / Board Revisions to Agenda
2. Public Comment
3. Approval of 6/2/2025 Meeting Minutes

Trustee Halvorson moved and Trustee Wakefield seconded to approve the Meeting Minutes from 6/2/2025.

4. Presentation: Silverton Critical MASS – Jordan Bierma
 - Jordan Bierma (Critical MASS) presented adjusted rental guidelines using 2024 data, intended for educational use only. He clarified these were not a substitute for SHA's adopted AMI limits.
 - Mayor Kranker and Anne Chase discussed how SHA rates are based on HUD/CHFA data—AMI by household size, rent by bedroom count. SHA rates apply only to covenant-restricted units.
 - Bierma noted landlords referencing SHA rates to justify rent increases. Trustees discussed market dynamics, advocacy tools, and potential confusion caused by publishing maximum rates.
 - Anne recommended renaming published rates to "Maximum Rental Rate" and listing Critical MASS as a tenant resource. Trustees supported this change and emphasized maintaining existing SHA rates to preserve future development feasibility.
 - Bierma proposed continued collaboration as an educational partner.
 - Board gave direction to remove the 2023 Rental Rates from the Tenant and Landlord resources and to reference Critical MASS's resources and website when they are available.
5. Director's Report
 - Director, Anne Chase gave an update on the Anvil Townhomes and delays with the GNP contract and CDOT's width restrictions impact the anticipated transport date of the modular homes.



7/21/2025 Meeting Minutes Approved on 8/4/2025



Melina Marks, SHA Appointed Secretary



Danya Kranker, Chairperson