

MINUTES  
FINAL  
REGULAR MEETING  
BOARD OF COMMISSIONERS

PORTSMOUTH HOUSING AUTHORITY  
245 MIDDLE STREET, PORTSMOUTH, NH  
March 9, 2022 – 7:15a.m.

Chair Ferrini called the meeting to order.

**I. ROLL CALL**

PRESENT	LATE ARRIVAL	ABSENT
Commissioner Main		Commissioner Leith
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		
Secretary Craig Welch		

**Also present:** Finance Director Valerie Labrie, Executive Assistant Mary Kelliher, Attorney John Bosen, Kathy Bergeron

Chair Ferrini declared a quorum present.

**II. READING OF MEETING MINUTES**

**Commissioner Main motioned to waive the reading of the minutes dated February 9, 2022 and accept as presented. Commissioner Pickering seconded the motion.**

Ms. Kelliher noted that Kathy Bergeron, member of the public, was not listed as present. This will be corrected in the final minutes.

**The votes were as follows:**

<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Commissioner Main		Commissioner Rodenhizer
Commissioner Pickering		
Chair Ferrini		

**The motion passed.**

### **III. NEW BUSINESS**

#### **A. Executive Director's Report**

Mr. Welch introduced Kathy Bergeron, who will be put before City Council to be appointed a Commissioner of the Portsmouth Housing Authority. This will fill the spot that was left vacant after Craig Jewett stepped down. Ms. Bergeron is a commercial real estate appraiser in Portsmouth. She has a background working with low-income properties over the last 22 years.

Mr. Welch gave an update on the construction progress for Ruth Lewin Griffin Place. The online application portal is open and there were approximately 239 applicants as of this Board Report. Per the timeline provided by Eckman Construction, The Court Street Partnership plans to receive a Certificate of Occupancy for the building by June 1. Mr. Bosen asked how many applicants are requesting a parking spot, which Mr. Welch reported will be determined as applicants are pulled for eligibility off of the waiting list.

The New Hampshire Housing Authority Corporation (NHHAC) joined a lawsuit when the NH Public Utilities Commission (PUC) cut the NH Saves Program in November 2021. PHA has seen great benefits from the NH Saves Program. The most recent example of the program's benefits was when about 101 refrigerators were recently installed in the Margeson building at no cost to the PHA. Mr. Welch reported that the lawsuit seems to be moving in a direction favorable to the coalition led by the advocacy group, Clean Energy NH.

Mr. Welch reported on a lawsuit filed by national Public Housing Authority Associations, charging that in 2012 HUD unlawfully recaptured Housing Authority operating reserves from

hundreds of PHAs around the nation. After years of litigation, HUD has finally settled this case and has created a judgement fund from which PHA's will be refunded the amount recaptured. That judgement fund will pay the Portsmouth Housing Authority approximately \$500,000. The money will be deposited into the Central Office Cost Center and Ms. Labrie and Mr. Welch will determine how PHA uses these funds to maintain their properties or invest in management improvements.

Mr. Welch also reported that the Connors Cottage 2021 Audit was included in the Board materials for review. This Audit was included in the PHA's financial statements because the PHA assumed the LP interest in the Connors Cottage during the fifteen-year exit, making it an affiliated entity of the PHA.

#### **IV. OLD BUSINESS**

There was no discussion.

#### **V. OPERATIONAL REPORTS**

##### **A. ORGANIZATION CHART**

There was no discussion.

##### **B. WAITLIST REPORT**

There was no discussion.

##### **C. VACANCY REPORT**

There was no discussion.

##### **D. LANDLORD-TENANT**

There was no discussion.

##### **E. FINANCIAL REPORTS**

There was no discussion.

**Commissioner Rodenhizer motioned to accept and approve the operational reports. Commissioner Pickering seconded the motion. There was no further discussion.**

**The votes were as follows:**

<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

**The motion passed.**

**VI. PUBLIC COMMENT**

There was no discussion.

**VII. COMMISSIONERS' COMMENTS**

Commissioner Main asked when the financial bootcamp will take place. Conversation ensued and a suggestion arose of having a combined workshop in either April or May of the PHA and LTD. The plans are still to be determined.

**VIII. ADJOURNMENT**

**Commissioner Rodenhizer motioned to adjourn the meeting. Commissioner Pickering seconded the motion. There was no further discussion.**

**The votes were as follows:**

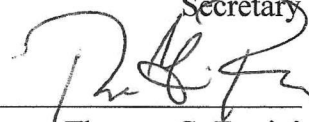
<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

**The motion passed and the meeting adjourned.**

Respectfully Submitted,

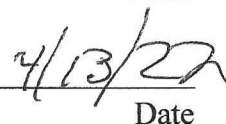


Craig W. Welch  
Secretary



Accepted by: Kara Rodenhizer  
Vice Chair

Thomas G. Ferrini  
Chair

  
Date

