

MINUTES
FINAL
REGULAR MEETING
BOARD OF COMMISSIONERS

PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET, PORTSMOUTH, NH
June 8, 2022 – 2:00p.m.

Chair Ferrini called the meeting to order.

I. ROLL CALL

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

Also present: Finance Director Valerie Labrie, Executive Assistant Mary Kelliher, Facilities Director Mark Lentz, Consultant Peter Roche, PHA Resident Patience Horton

Chair Ferrini declared a quorum present.

II. READING OF MEETING MINUTES

Commissioner Rodenhizer motioned to waive the reading of the minutes dated May 11, 2022 and accept as presented. Commissioner Griffin seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

The motion passed.

III. NEW BUSINESS

A. Executive Director's Report

Mr. Welch summarized his report, including the first lease-ups for Ruth Lewin Griffin Place and his involvement with the Land Use Committee.

Commissioner Griffin asked what the criteria is for individuals to apply. Mr. Welch said credit and criminal background are checked and individuals should have a housing to income ratio of less than 40%. There is a priority for people that work in Portsmouth and for veterans. HUD releases updated income and rent limits annually, and we adjust our rent to be the max allowed for the tax credit program.

Regarding the Housing Needs Assessment, Mr. Welch reported that PHA needs to follow up with RKG to update incorrect data and to add a summary to the overall report. PHA will be going forward with a business plan which will include determining staff capacity to develop and manage new properties.

Commissioner Rodenhizer asked if PHA budgets for consultant work for an anticipated tax credit purchase. Mr. Welch reported that the consultant costs are paid out of the developer fee. For 160 Court Street, that developer fee was a little over \$1 million. Consultant Peter Roche was paid out of that developer fee. Costs are associated with a project and are charged to a project.

PHA’s State Street property recently benefited from available City funds to improve accessibility to the sidewalk. A fence was taken down and walkways were installed that go all the way to each unit door along the sidewalk.

B. Vote on Officer Positions

Commissioner Griffin motioned to approve the existing slate of officer positions as follows:

- Chairperson: Commissioner Ferrini
- Vice Chairperson: Commissioner Rodenhizer
- Treasurer: Commissioner Main
- Assistant Treasurer: Robin Pickering

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

The motion passed.

IV. OLD BUSINESS

A. Vote on PHA Housing Development, Ltd. Director to Fill Vacant Position

Commissioner Griffin motioned to approve John Bohenko as a member of the PHA Housing Development, Ltd. to take Kevin MacLeod’s vacant spot.

Commissioner Pickering seconded the motion.

Chair Ferrini reported that Mr. MacLeod resigned from the Ltd. Board at the meeting prior to this PHA meeting. Commissioner Griffin spoke to his knowledge of Mr. Bohenko's ability to be an asset to the PHA Housing Development Ltd. Board of Directors. Chair Ferrini seconded Commissioner Griffin's sentiments.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

The motion passed.

V. OPERATIONAL REPORTS

Chair Ferrini asked what the reason is for the difference in what's budgeted to what was spent in the voucher program. Ms. Labrie reported that there have been some changes in health benefit coverage, which accounts for that difference.

Chair Ferrini clarified to the Board that the COCC includes costs incurred for managing both PHA and LTD properties. Ms. Labrie confirmed this.

VI. PUBLIC COMMENT

Patience Horton, resident at Feaster Apartments, introduced herself and gave her thanks to the Board for her housing and congratulated everyone for the new building, Ruth Lewin Griffin Place.

VII. COMMISSIONERS COMMENTS

There was no discussion.

VIII. ADJOURNMENT

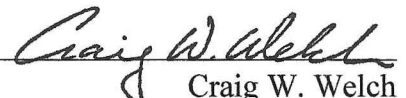
Commissioner Griffin motioned to adjourn the meeting. Commissioner Rodenhizer seconded the motion. There was no further discussion.

The votes were as follows:

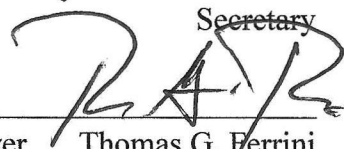
AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

The motion passed and the meeting adjourned.

Respectfully Submitted,


Craig W. Welch
Secretary

Accepted by: Kara Rodenhizer
Vice Chair


Thomas G. Ferrini
Chair

2/13/22
Date