

**MINUTES
FINAL
REGULAR MEETING
BOARD OF COMMISSIONERS**

**PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET, PORTSMOUTH, NH
March 8, 2023 – 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		

Also present: Executive Director Craig Welch, Finance Director Valerie Labrie, Resident Patience Horton

Commissioner Pickering was present via Zoom. All votes were taken by roll call.

Chair Ferrini declared a quorum present.

II. READING OF MEETING MINUTES

Commissioner Rodenhizer motioned to waive the reading of the minutes dated February 8, 2023 and accept as presented. Commissioner Main 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 commended the Resident Services team for their work.

Mr. Welch summarized his report, including PHA's request for City of Portsmouth Community Development Block Grant funding, and explained a recent request by Torrington Properties for PHA to give counsel on how to certify workforce housing compliance for for-sale condominiums.

Commissioner Main asked when we find out if we get the CDBG funding requested. Mr. Welch replied that he is not sure of the exact timeline. His understanding is that their process will go on now through July and that we could know the outcome sometime between now and then.

B. Resolution 2023-002: Proposed Project-Based Voucher Transfer at Connors Cottage

Mr. Welch presented Portsmouth Housing Authority Resolution 2023 - 002, seeking authorization for the PHA to absorb 20 Project-Based Vouchers from the New Hampshire Housing Finance Authority. These vouchers are provided by NHHFA to Connors Cottage under a contract that was put in place when Connors Cottage opened in 2003. Because these vouchers are from the New Hampshire Housing Finance Authority's voucher program, the PHA does not earn that administrative fee for managing these vouchers despite doing all of the administrative work to do so. The reason for absorbing these vouchers is that it allows the PHA to receive the Administrative Fee that is paid by HUD for each voucher, representing a total of \$24,000 in new

income to the PHA per year. Another reason for absorbing these vouchers is that it would reduce administrative burden on PHA staff.

Commissioner Main asked if any other partner, such as the PHA Housing Development Ltd., has to do anything in relation to this, to which Chair Ferrini said they do not.

Commissioner Rodenhizer asked if absorbing these vouchers would increase rent, to which Ms. Labrie said that it would not.

Commissioner Rodenhizer motioned to approve Resolution 2023-002: Proposed Project-Based Voucher Transfer at Connors Cottage. 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.

IV. OLD BUSINESS

Commissioner Bergeron asked if there is anything changing with Betty’s Dream management. Mr. Welch said that they met with Nick Toumpas, former Commissioner of the Department of Health and Human Services and will be meeting with more people from the Bureau of Elderly and Adult Services to figure out more on how the aids are paid at that property.

V. OPERATIONAL REPORTS

Chair Ferrini noted in the Housing Choice Voucher Program income on vouchers is below budget through January. Ms. Labrie said that will most likely catch up by year end.

Commissioner Rodenhizer motioned to approve the Operational Reports. 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.

VI. PUBLIC COMMENT

There was no discussion.

VII. COMMISSIONERS COMMENTS

Commissioner Griffin presented an old scrap book in which he found an article mentioning the Portsmouth Housing Authority and the original Strawberry Banke development.

VIII. ADJOURNMENT

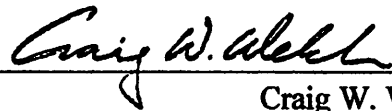
Commissioner Griffin motioned to adjourn the meeting. Commissioner Rodenhizer seconded the motion. There was no further discussion.

The votes were as follows:

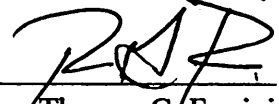
AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

The motion passed and the meeting adjourned.

Respectfully Submitted,



Craig W. Welch
Secretary



Accepted by: Kara Rodenhizer
Vice Chair

Thomas G. Ferrini
Chair

6/14/23

Date