

**MINUTES
FINAL
REGULAR MEETING
BOARD OF COMMISSIONERS**

**PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET, PORTSMOUTH, NH
November 8, 2023 – 2:00p.m.**

Chair Ferrini called the meeting to order.

I. ROLL CALL

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

Also present: Executive Director Craig Welch, Finance Director Valerie Labrie, Attorney John Bosen, Operations Manager Mary Kelliher, PHA Resident Sue Polidura

Commissioner Pickering and Attorney Bosen joined the meeting remotely.

Chair Ferrini declared a quorum present.

II. READING OF MEETING MINUTES

Commissioner Main motioned to waive the reading of the minutes dated October 11, 2023 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		
Chair Ferrini		

The motion passed.

**Commissioner Griffin motioned to move Public Comment to the end of the meeting.
Commissioner Bergeron seconded the motion.**

The votes were as follows:

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

The motion passed.

III. COMMUNICATIONS & CORRESPONDENCE

There was no discussion.

IV. REPORT OF THE EXECUTIVE DIRECTOR

Mr. Welch summarized his report, including the Moving to Work draft application, the Housing Choice Voucher program budget authority usage, HUD's new NSPIRE (National Standards for the Physical Inspection of Real Estate) inspection standards requiring a large increase in work orders, PHA's new social media accounts (Instagram & Facebook), and the work the Resident Services team is doing for our residents.

V. OLD BUSINESS

A. Moving to Work Application

Mr. Welch summarized the PHA's draft application narrative for HUD's Moving to Work (MTW) Demonstration Program. The PHA is in Cohort II, which focuses on administrative efficiencies. We can request certain waivers that will allow more flexibility in how we manage the PHA. He did note that PHA's are awarded by a lottery system and anticipates we'll learn if we were chosen some time in Q1 of 2024.

The Commissioners agreed on moving December's PHA Board of Commissioners meeting to December 6 at 2pm.

VI. NEW BUSINESS

A. Review of 2024 Budget

Ms. Labrie presented the draft 2024 budget. She said the Board will need to vote on the budget at the December meeting.

B. Resolution 2023-006 Approval of 2024 Flat Rents

Ms. Labrie outlined the memo regarding the 2024 flat rent update. The updates are in-line with past year increases. HUD releases the FMRs (fair market rents) and we then update the flat rents based on those.

Mr. Welch added that we have 20 apartments that are paying flat rent. The reason for flat rent is because tenants typically pay 30% of their income in rent, and the flat rent puts a cap on what the rent can be if someone's income increases to make their rent unreasonable. He also noted that

new policies are coming into effect that will require people who exceed certain income limits to move out of subsidized housing.

Chair Ferrini asked for an explanation of the reasoning for choosing flat rent Option 1 versus Option 2. Ms. Labrie explained that Option 2 is for small areas and would cause increases of \$300-\$400 per month in gross rent to tenants. Option 1 is more in-line with increases from prior years.

Commissioner Main motioned to approve 2024 flat rent Option 1 as stated in Resolution 2023-006. Commissioner Griffin seconded the motion.

The votes were as follows:

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

The motion passed.

VII. OPERATIONAL REPORTS

Regarding the eviction summary, Mr. Welch noted that we often come to agreements, since we want to avoid evicting people whenever possible when it is related to non-payment of rent, but we also need to enforce occupancy rules in accordance with our contracts with HUD.

In the financials, Chair Ferrini asked where the increase in income is coming from. Ms. Labrie explained we are getting more from HUD than we budgeted.

Commissioner Griffin motioned to accept the operational reports. Commissioner Bergeron seconded the motion.

The votes were as follows:

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

The motion passed.

VIII. PUBLIC COMMENTS

Sue Polidura, PHA Resident, spoke to the Board to bring attention to some concerns regarding safety.

IX. COMMISSIONERS COMMENTS

There was no discussion.

X. ADJOURNMENT

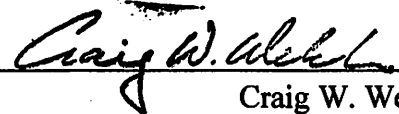
Commissioner Bergeron motioned to adjourn the meeting. Commissioner Griffin seconded the motion. There was no further discussion.

The votes were as follows:

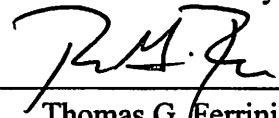
AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Chair Ferrini		

The motion passed and the meeting adjourned.

Respectfully Submitted,

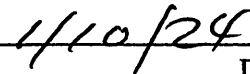


Craig W. Welch
Secretary



Accepted by: Kara Rodenhizer
Vice Chair

Thomas G. Ferrini
Chair



Date