

MINUTES
FINAL
REGULAR MEETING
BOARD OF COMMISSIONERS

PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET, PORTSMOUTH, NH
February 11, 2026 – 2 p.m.

Chair Ferrini called the meeting to order.

I. ROLL CALL

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

Also present: Executive Director Craig Welch, Finance Director Valerie Labrie, Outreach Director Andrea Pickett, Attorney John Bosen, Operations Manager Mary Bartlett

Chair Ferrini declared a quorum present.

II. READING OF MEETING MINUTES

Commissioner Griffin motioned to waive the reading of the minutes dated January 14, 2026, and accept as presented. Commissioner Bergeron seconded the motion.

The votes were as follows:

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

The motion passed.

III. PUBLIC COMMENTS

There was no discussion.

IV. COMMUNICATIONS & CORRESPONDENCE

There was no discussion.

V. EXECUTIVE DIRECTOR'S REPORT

Staff are still talking to Seacoast Community School about putting in a childcare center at the Christ Church / HAVEN project location. It would be focused around the outdoor nature of the neighboring Urban Forestry Center.

Mr. Welch reported that the team continues to move forward in the weekly design meetings for the Sherburne School project, with representation from City staff present.

VI. OLD BUSINESS

There was no discussion.

VII. NEW BUSINESS

A. Christ Church and Sherburne School CDFA Funding Sources Review

Mr. Welch reviewed the status of CDFA pledges and asked that board members provide any suggestions or introductions they can towards selling business tax credits.

Transportation-HUD (T-HUD) appropriations were recently approved, with earmarks that included affordable housing project funding secured by Congressman Pappas. Appropriations were approved in the amount of \$850,000 for the Christ Church project from this funding.

B. Review of LTD-PHA Development Services Agreement

The Board plans to review the Development Services Agreement at the next meeting.

VIII. OPERATIONAL REPORTS

Ms. Labrie noted that the HCV department has spent all of their budget authority.

Commissioner Pickering motioned to accept the operational reports. Commissioner Main seconded the motion.

The votes were as follows:

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

The motion passed.

IX. ADJOURNMENT

Commissioner Griffin motioned to adjourn the meeting. Commissioner Pickering seconded the motion.

The votes were as follows:

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

The motion passed; the meeting adjourned.

Respectfully Submitted,

Craig W. Welch
Secretary

Thomas G. Ferrini
Thomas G. Ferrini (Mar 16, 2026 14:43:11 EDT)

Accepted by: Kara Rodenhizer Thomas G. Ferrini
Vice Chair Chair

03/16/2026

Date

02.2026 PHA Board of Commissioners Minutes

Final Audit Report

2026-03-16

Created:	2026-03-13
By:	Mary Bartlett (maryk@nh-pha.com)
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