



AGENDA FOR WEDNESDAY, MARCH 5th, 2025 AT 1:00 PM

Location: Portsmouth Town Hall/Portsmouth Room

Please note in accordance with Section 42-46-6 (b) The PHA Board may review, discuss and/or take potential action and/or vote on the following asterisked* items:

1. CALL TO ORDER; ROLL CALL

- A. Commissioners Present:
- B. Introduction of Guests: Peter Asen, HUD Field Office Director for RI

2. CHAIRMAN'S REPORT

- A. The Town Council appointed three Councilors as PHA Board liaisons at their 1/13/25 meeting: Carlos Payero, Sondra Blank and Sharlene Patton. We welcome you all and look forward to continuing close coordination with the Town in pursuit of improved affordable housing opportunities for our Portsmouth residents in need.
- B. The Town Council conducted a new CDBG hearing relating to the CDBG application from Sabattus Housing and the PHA at their 1/27/25 meeting. After the close of the hearing the Council reaffirmed their support and approved submission of the application to the RI State Housing Office for consideration of our \$500K request.
- C. In other business on 1/27/24 the Town Council appointed Dr. Mark Ryan to the PHA Board of Commissioners. Congratulations and welcome aboard Dr. Ryan!
- D. The PHA Board briefed the Town Council on our 2024 annual report at their 2/10/2025 council meeting.

3. APPROVAL OF MINUTES *

- A. Minutes for January 16th, 2024

4. FINANCIALS AND BILLS *

- A. NA

5. COMMUNICATIONS *

- A. Presented the 2024 annual report to the Town Council at their 2/10/25 regular meeting.
- B. Commissioner Gump discussions with HUD Field Director for RI.

Portsmouth Housing Authority
Town of Portsmouth, Rhode Island
Board of Commissioners



6. OLD BUSINESS*

- A. Continue Board dialogue on what our future priorities and activities should look like now that our HUD issues are resolved and Quaker Manor ownership has transferred to Sabattus Housing.

7. NEW BUSINESS *

- A. Discussion with **Peter Asen**, Rhode Island Field Office Director, US Department of Housing and Urban Development
380 Westminster Street, Suite 547
Providence, RI 02903
401-277-8350
Peter.I.Asen@hud.gov
www.HUD.gov/RhodeIsland

1) Potential discussion topics:

- a. HUD Section 8 Housing Choice Voucher program, Section 8 certificates, project vs. tenant based vouchers, RI law supporting low income housing
- b. CDBG and Low Income Federal Tax Credit programs
- c. Outlook for the future of federal funding for housing programs

- B. Review Senate Bill S-0037 on tax policy for affordable housing. Shall the PHA Board lend their support for this proposed legislation? Bill synopsis:

- 1) ***This act would allow a municipality to set an additional conveyance tax rate of not more than ten dollars (\$10.00) for each five hundred dollars (\$500), or fractional part of that amount, of the consideration in excess of nine hundred thousand dollars (\$900,000). This act would also require that the excess conveyance taxes collected alternatively be deposited in a restricted account and distributed within two (2) years, to be used only for affordable housing for individuals or families at or below eighty percent (80%) of the area median income or transferred to state housing agencies for use in the community to develop affordable housing.***

8. REPORTS *

- A. None

Commissioners:
Chair James Seveney
Vice-Chair Terri Cortvriend
Gary Gump
Patricia Chretien
Dr. J. Mark Ryan

**Portsmouth Housing Authority
Town of Portsmouth, Rhode Island
Board of Commissioners**



9. PUBLIC COMMENT/OPEN FORUM

- A. Not applicable for this meeting

10. EXECUTIVE SESSION*

The Housing Authority Board of Commissioners may seek to enter Executive Session, for discussions and/or potential actions pursuant to RIGL §42-46-5(a):

- A. Not required for this meeting

11. NEXT MEETING*

- A. PHA meeting schedules for 2025 will be quarterly, notionally to be held the first Wednesday of April, July, and October. These projected meeting dates are subject to change as circumstances may require. All meetings/changes will be duly published in accordance with RIGL open meetings notification requirements. Meetings will normally be held at Portsmouth Town Hall.

12. ADJOURNMENT*

Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State's website, at the Portsmouth Housing Authority and the Portsmouth Town Hall.

Posted on the RI Secretary of State website: _____