

Celebrating



Years Serving the People of Portsmouth
1953-2023



2023 ANNUAL REPORT

Portsmouth Housing Authority
& PHA Housing Development, Ltd.

70 YEARS SERVING

Dear Friends and Neighbors:

On May 7, 1953, the Portsmouth Housing Authority was born. Today, as we celebrate our 70th year in service to Portsmouth, we proudly reflect on our history serving thousands of families, seniors, and people with disabilities. Over the years, we have adapted to dramatic changes to our built environment, community priorities, economic cycles, and new technologies to become a dynamic, high-performing organization Portsmouth can be proud of. Through all of our trials and success, spanning 22 Mayors, 17 Governors, and 14 Presidents, we stayed true to our core values, assuring the security, dignity and opportunity that comes with having a place to call home.

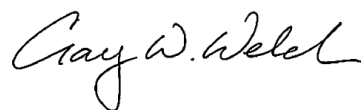
Today, our work is more important than ever. Families and seniors in our community are experiencing housing instability. Increased pressure on social services is compromising the good health and well-being of our most vulnerable neighbors. The impact of climate change is furthering inequities. And of course, skyrocketing rents are threatening the quality, diversity, and vibrancy of our community.

By every measure, Portsmouth needs to increase the supply of quality, accessible, sustainable, affordable housing, and this should be done with urgency. A recent statewide poll cites the lack of affordable housing as the #1 issue facing our state. The 2022 Portsmouth Housing Market Study shows that Portsmouth can support more than 1,500 new affordable housing units by the end of this decade. Our new Ruth Lewin Griffin Place workforce housing apartments saw over 500 people apply, and 280 remain on the waitlist today. Ample evidence confirms we have under-built affordable housing for decades, and we need to correct this course.

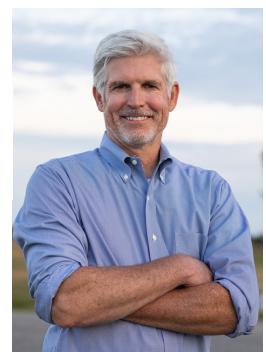
The great news is that today, attitudes towards building more affordable housing has shifted in a positive direction as more and more people see first hand the consequences of housing scarcity and many recognize the moral imperative to correct this problem. At the same time, the PHA is stronger than ever. We are not unfamiliar with adversity and we are poised to tackle these challenges and opportunities for years to come.

My wife Stefany and I are eternally grateful to be a part of the Portsmouth community, and to have raised our family here. We are joined by all of our Commissioners, Directors, staff, partners, and friends in our commitment to assure that others, in all walks of life, also have the opportunity to live here in the best small city in America, Portsmouth, NH, USA.

Sincerely,



Craig W. Welch
Executive Director



THE PEOPLE OF PORTSMOUTH

Founded May 1953

DOCUMENT NO. 2 - APPROVED IN RESOLUTION NO. 1
ADOPTED ON MAY 7, 1953

BY-LAWS
OF THE PORTSMOUTH HOUSING AUTHORITY

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be the "Portsmouth Housing Authority".



Gosling
Meadows
1959



Urban Renewal
1960's & 70's

Feaster
1970



Margeson
1973

Pleasant, State, &
Woodbury Manor
1963-1965



Enriching
Resident Services
1970's & 80's



Lafayette School
2010

Atlantic Heights
1996



Connors Cottage
2003

Wamesit Place
2011



Ruth Lewin Griffin Place
2022



BROAD REACH - DEEP IMPACT



12 PROPERTIES



668 HOUSEHOLDS



1,800 PEOPLE SERVED



275+ LOCAL LANDLORDS

OUR TEAM

Portsmouth Housing's team of 37 staff is highly skilled and fully dedicated to providing excellent service, accountability, and strong financial management of our organization. Our team of Property Managers, Resident Services Coordinators, Maintenance Technicians, Compliance Specialist, and Finance, and Administration manage a complex organization, providing stewardship of a \$100 million real estate portfolio, consisting of 52 separate buildings housing over 1,000 residents of Portsmouth. They manage an additional \$3.5 million in housing assistance, over \$1.5 million per year in capital improvements, 6,500 direct service connections for our residents and over 4,000 maintenance work orders annually.



Team Spotlight



Valerie Labrie
Finance Director

Finance Director Valerie Labrie has served the PHA with distinction for over 14-years and has been instrumental in helping us grow and thrive. Most recently, Valerie led all financial management for the development, construction and operations of the award-winning Ruth Lewin Griffin Place Workforce Housing project in downtown Portsmouth. Valerie also served on the COAST bus Board for several years, and as a volunteer for the IRS income tax assistance program. Valerie holds a Bachelor of Science degree in Accounting from Southern New Hampshire University. In her free time, Valerie enjoys hiking the White Mountains in NH, working on DIY projects at home, and spending quality time with friends and family. The PHA is grateful for all of Valerie's hard work and determination for the Portsmouth community.

LEADERSHIP



Resident Advisory Board

The Portsmouth Housing Authority supports a Resident Advisory Board made up of residents who show leadership in their neighborhoods and show exemplary service to others.

| | |
|------------------------------------|------------------|
| Alicia Webber, President | Jeffrey Harmon |
| Junelizabeth Paine, Vice President | Sandra Kent |
| Barbara Brown, Treasurer | Susan Lebo |
| Merrill Aharonian, Secretary | Mary Ellen Morin |
| Michelle Almon | Roberta Noble |
| Lorraine Brooks | Kelly Rose |
| Melodie Chapman | Shirley Sisson |
| Leslie Currier | Ollegra Sterling |
| Nicole Fortune | |



Board of Commissioners, Portsmouth Housing Authority

Thomas Ferrini, Chair
Kara Rodenhizer, Vice-Chair
Daniel Main, Treasurer
Robin Pickering, Assistant Treasurer
Kathleen Bergeron, Commissioner
Michael Griffin, Commissioner

The PHA is led by a six-member Board of Commissioners, including one Resident Commissioner. Commissioners are appointed by the Mayor and serve five-year terms.

PHA Housing Development, Ltd. is a non-profit organization, which supports the development of new affordable housing in Portsmouth, and is served by a six-member Board of Directors.

Board of Directors, PHA Housing Development, Ltd.

Adam Ruedig, President
Katherine Kane, Vice President
Kathleen Bergeron, Treasurer
Thomas Ferrini, Secretary
John Bohenko, Director
Ernie Carrier, Director

CELEBRATED LEADERSHIP

Building a Better Community Award

Greater Portsmouth Chamber Collaborative



Building of the Year

Ruth Lewin Griffin Place
US Green Building Council



Designated High Performer

U.S. Department of Housing and
Urban Development



Visionary Leadership Award

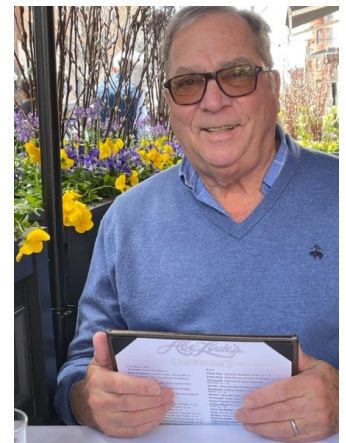
Workforce Housing Coalition



In Memoriam

Celebrating Service - Commissioner Mike Kennedy

The PHA counts on the support of our local volunteer boards, and pride ourselves in having best-in-class Directors and Commissioners. This year we pay tribute to Commissioner Gibson "Mike" Kennedy who served us with distinction for more than 6 years. Mr. Kennedy's passing in January gave us a chance to reflect on a life well served and as an inspiration to others in our community to lend their time, effort, and experience to make Portsmouth a better place for all of us. Mike's passion for service to our community included board roles with other great Portsmouth organizations including the Portsmouth Historical Society and the internationally renowned Strawberry Banke Museum. Our Boards, staff, and residents send our warm wishes and sincere gratitude to Mike's wife Patty and the entire Kennedy family.



INVESTMENTS

Since our inception, the Portsmouth Housing Authority has invested more than \$100 million into the Portsmouth economy. In 2022 alone, we brought \$7.8 million in federal tax credit investments into our downtown and more than \$1.6 million into energy efficiency and capital improvements in our properties. PHA's Housing Choice Voucher program currently provides over \$3.5 million in annual subsidies to residential property owners in exchange for housing low-income households. Our Resident Services Program invests more than \$250,000 per year to help our residents access the services and supports that keep them healthy and positively engaged in the community.

2022 AT A GLANCE



\$7.8 Million
Equity Investments



\$1.6 Million
Energy and Capital
Improvements



\$3.5 Million
To local landlords



Great Bay
Community College



CREATING OPPORTUNITY THROUGH WORKFORCE HOUSING



RUTHLEWINGRIFFIN
PLACE



Joe Connors
Education Incentive
Participant

The PHA was awarded a \$250,000 grant for a new, innovative approach to workforce housing, in partnership with the Federal Home Loan Bank of Boston, New Hampshire Housing, Great Bay Community College, and New Hampshire Charitable Foundation. The Workforce Housing Education Incentive Program at Ruth Lewin Griffin Place provides college navigation, concrete supports, and a rent reduction incentive as part of its plan to encourage residents to pursue education and increase their upward mobility. At this time, approximately twenty-five percent of the building's resident population has met with the program managers and begun exploring the next steps in their education and career goals. One of the program managers and PHA Resident Services Coordinator, Andrea Pickett, states "the residents who have completed the entrance process credit the program for not only enabling them to imagine that returning to school is possible, but also making it a reality."

"The residents who have completed the entrance process credit the program for not only enabling them to imagine that returning to school is possible, but also making it a reality."

VOLUNTEERS MAKING AN IMPACT

Each year, hundreds of volunteers serve the PHA and our residents in a variety of different roles such as:

- hosting art, music, cooking or exercise classes
- after-school youth program help/mentorship
- serving community dinners
- senior companionship & personal shopping
- gardening & beautification projects
- and many others

Volunteer with us!
Learn more or sign up:

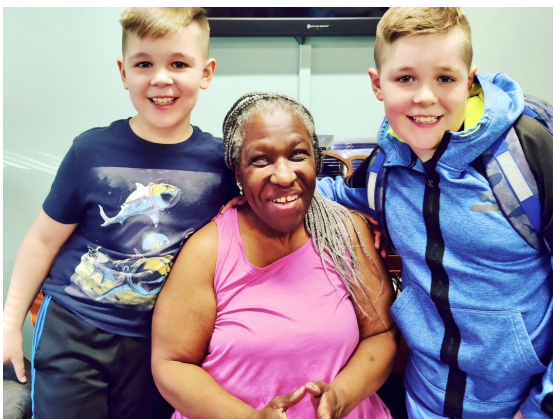
Contact volunteer@nh-pha.com



Penny Allen has been a resident of Connors Cottage since 2018. Penny jumped at the opportunity to help with the summer program that is provided for the kids at Wamesit Place. Penny enjoys spending time reading to the kids and has also done cooking classes and arts & crafts. The inter-generational relationship is wonderful to see as it positively impacts both the young and the young-at-heart!



Penny Allen
Connors Cottage



Ollegra Sterling
Wamesit Place

Wamesit Place resident Ollegra Sterling has been a part of the PHA community for over 30 years. Always ready to lend a hand, Ollegra began helping Tammy Joslyn and Operation Blessing at the Wednesday evening dinners approximately 7 years ago. Since that time, she has become a steady presence at the Greenleaf Rec Center. Her involvement with the youth at Wamesit is another fine example of our residents helping staff and one another make Portsmouth Housing a great place to live!

CONTRIBUTING TO OUR COMMUNITY

Our residents are involved in the community they live in. Learn about some of their stories on the following pages.

"I have finally found a place where I can share, help, and grow."



Nicole Fortune
Margeson

I began living at the Margeson Apartments building in 2018. I will never forget the moment when I found out I finally received my housing. I started working at Connections Peer Support Center in 2019 as a part time staff member. Through honest conversations and support from the Portsmouth Housing Authority and Connections, I am now a member of Port City Maker's Space, the Portsmouth Poet Laureate program, Gateway Taiji, and Safe Harbor. These agencies have been a consistent source of inspiration and encouragement for years now. I want to express how the services here in Portsmouth have helped me get to a point in life where I am now able to be happy as well as contribute and that there are people who are willing to help. So many people are afraid to ask. Sometimes we have to ask. It has taken a long time, but I have finally found a place where I can share, help and grow.

"When life throws you an obstacle, how do you get to the other side?"

Freddy founded the charity, I Got Bridged, two years ago with the goal of helping others in our community. "When Ruth Lewin Griffin Place became a housing option, I was so excited to apply. I walk around Portsmouth helping others and sharing the mission of I Got Bridged. I cross the Memorial Bridge several times a day; this is where the idea of "I Got Bridged" originated. Not only is the bridge a physical barrier, but it is also a metaphor... when life throws you an obstacle, how do you get to the other side? Helping others takes your mind off of yourself. Through a network of volunteers, we use our 15-passenger van to transport those in need to the Gather food pantry, recovery meetings, church services, and I Got Bridged events." Living in the city allows Freddy to better serve others. "I couldn't be more thankful for the opportunity to live in Portsmouth and at Ruth's Place."



Freddy Petrone
Ruth Lewin Griffin Place

CONTRIBUTING TO OUR COMMUNITY

Near the end of World War II, Woodbury Manor resident George McCall turned 16-years old and declared himself ready and able to serve his country. After successfully persuading his mom for consent, Mr. McCall enlisted in the Army Air Corp, and served in the Northern Mariana Islands, defending the islands and supporting the pilots who brought the war to a close.



After the War, Mr. McCall began a career in shipbuilding, eventually landing him at the Portsmouth Naval Shipyard in 1973 where he served as a Naval Engineer for 26-years. He also served as Commander of the New Hampshire Legion and as Commander and Judge Advocate of Frank E. Booma Post #6 in Portsmouth, where he has been a proud member for 42 years.

Now 93, when asked about his home at Woodbury Manor in Portsmouth, Mr. McCall reflects on how everyone surrounding him is so friendly and he's lucky to live in a community that does so much for veterans. We're lucky to have you, Mr. McCall. Thank you for being a great neighbor and friend to so many.

George McCall
Woodbury Manor



Bill & Ruth Shaw
Feaster Apartments

Feaster residents Bill and Ruth Shaw have been married 62 years. The Shaws lived in what was once known as the Walden Inn (across from Margeson Apartments) for 23 years prior to moving to Feaster Apartments in 2016.

Bill & Ruth met when they both began working at White Star Laundry. The Shaws have 2 children, 6 grandchildren and 11 great-grandchildren. They've been members of the Seacoast Community Church for 41 years and Ruth frequently participates in many of the activities that take place at Feaster. She is a talented (and generous) baker and is known for her genuine compliments to everyone she sees. Bill can often be seen and heard playing beautiful music on the piano in the community room. Together, they make a very sweet couple and we're so happy to have them as part of the Portsmouth Housing community.



LOCATION, LOCATION, LOCATION

SOUTH END

Connors Cottage is a 20-unit high rise apartment building designed for seniors who are 62 years or older, overlooking the South Mill Pond and Portsmouth's downtown.



Pleasant Street is home to 8 one-bedroom apartments, making it the smallest property in Portsmouth Housing's portfolio.



WEST END

State Street is a 12-unit development that has 8 efficiency units and 4 one-bedroom units.



THE CREEK

Woodbury Manor is a 40-unit neighborhood located at the corner of Woodbury Road and Boyd Road. It has 12 small efficiency units, 24 one-bedroom units and 4 two-bedroom units.



LAFAYETTE

Lafayette School is a two-story development that is for seniors who are 62 years of age or older. The development has 10 one-bedroom units. This city-owned property was formerly the Lafayette Elementary School.



ATLANTIC HEIGHTS

Atlantic Heights is a 30-unit development for seniors age 62 and older. The development has 27 one-bedroom units and 3 two-bedroom units.



DOWNTOWN

Margeson Apartments is a 137-unit high rise apartment building that is home to both seniors and individuals with disabilities. The development has 137 one-bedroom units. The management offices of Portsmouth Housing are located on the first floor of the Margeson building.



Feaster Apartments is a 100-unit high rise apartment building that is home to both seniors and individuals with disabilities. The building has 95 one-bedroom units and 5 two-bedroom units.



Ruth Lewin Griffin Place is a 64-unit 4-story workforce housing apartment building that opened in 2022, located at 160 Court Street. It has 48 one-bedroom and 16 two-bedroom units.



FAMILY NEIGHBORHOODS

Gosling Meadows is a 124-unit family neighborhood located on Gosling Road in Portsmouth. Gosling has 12 one-bedroom units, 50 two-bedroom units, 51 three-bedroom units, and 11 four-bedroom units.



Wamesit Place is a 100-unit family development located on Greenleaf Avenue and Holiday Drive in Portsmouth. The Wamesit neighborhood has 20 one-bedroom units, 50 two-bedroom units, and 30 three-bedroom units.





**PORTSMOUTH
HOUSING**

245 Middle Street | Portsmouth, NH

603-436-4310

www.porthousing.org

