

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON JANUARY 16, 2026**

The Commissioners of the Nashua Housing and Redevelopment Authority (NHRA) held its regular meeting at the office of the Nashua Housing and Redevelopment Authority, 40 East Pearl Street, Nashua, New Hampshire, at 8:30 a.m. on Friday, January 16, 2026. Chairperson Eric Wilson called the meeting to order, and the Acting Recording Secretary called the roll at approximately 8:38 a.m. with the following responses:

Present

Eric Wilson
Paul Deschenes
Helen Honorow
Thomas Monahan
James Tollner (telephonically)

Absent

The following persons were also present: Lori Wilshire, President, Board of Aldermen; William Ayer, Tony Lozada, Assistant Property Manager; Voices of Major Drive; Victoria Markiewicz, Granite State Organizing Project; Robert Keating, Granite State Organizing Project; Tonia Knisley, Voices of Major Drive; Deanna Brooks, Purchasing Coordinator; Lynn Lombardi, Executive Director, and Scott Costa, Acting Recording Secretary.

MINUTES:

The Chairperson entertained a motion to waive the reading of the Authority’s regular meeting minutes dated December 19, 2025, accept them, and place them on file. Mr. Monahan made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

There being no further discussion, the motion passed unanimously.

COMMUNICATIONS:

The Chairperson entertained a motion to waive the reading of the Communications, accept them, and place them on file. Mr. Monahan made a motion to accept, and Mr. Deschenes seconded the motion. The Communications were as follows: Monthly Operational Reports – December 2025 – consisting of the Public Housing and Section 8 Waiting List and Applications Report; Work Order Report; Section 8 Housing Choice Voucher Program (HCVP) Utilization Report and Rent Collections Report.

The Chairperson asked if there were any comments or discussion.

Mr. Deschenes inquired about rent collections. Ms. Lombardi explained that the NHRA is continuing to enter into repayment agreements and providing referrals to outside agencies for rental assistance. Mr. Wilson asked if residents from Maynard Homes who relocated are on the list of outstanding receivables. Ms. Lombardi explained that only residents who were

relocated within public housing and owe money are included. Mr. Monahan stated the rents owed do not reflect the operating subsidy the NHRA receives from HUD, however, the NHRA must prioritize these collections. Mr. Wilson agreed and noted the number of families on the waiting lists who are waiting to receive assistance.

Mr. Monahan said for the record that there are there are 4,480 families on the public housing waiting list as opposed to 4,285 families last month, and 5,332 families on the Section 8 Housing Choice Voucher waiting list as opposed to 5,300 families last month. Mr. Monahan concurred with Mr. Wilson's prior statement regarding the number of families waiting for assistance and the need to be more diligent with collection actions.

Mr. Deschenes asked if the NHRA collects keys from residents who are evicted from public housing. Ms. Lombardi said yes to the greatest extent possible keys and key fobs are collected and described circumstances where the collection of keys may not occur.

Mr. Monahan said he was speaking as one Commissioner, he understands how important it is to work out an agreement with residents when rent is owed. He explained that an eviction from public housing or Section 8 results in residents becoming homeless and it's a conundrum, if you will. He explained that when he says to be more diligent, he said he does not mean to place more pressure on residents, but maybe there are solutions we have not yet considered. He said he does not want anyone to believe his statements are heartless and that he is asking the NHRA to put more pressure on residents, and explained he feels exactly the opposite.

Mr. Wilson asked when the last time the waiting lists were purged. Ms. Lombardi said it had been quite some time, and she plans to hire a temporary staff person for the summer months to perform waiting list purge. Mr. Wilson asked if there are possibly applicants on the waiting lists who have potentially found other housing who had not notified the NHRA of their desire to be removed from the waiting list. Ms. Lombardi confirmed.

The Chairperson asked if there were any additional comments or discussion. There being none, the motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

I am pleased to introduce to the Board of Commissioners Mr. Antonio (Tony) Lozada who has joined the NHRA working in the Public Housing Department. We wish him much success and longevity with the NHRA.

There has been selective demolition and abatement occurring at the Maynard Homes development. Building demolition is tentatively planned to begin on the Ingalls Street side of the property and will work its way across to the 100 Major Drive side. The work is tentatively scheduled to begin during the second week of February with notifications going out in advance to both residents and abutters to the property.

The dates for EFPR Group to be on site conducting the audit have been pushed back to February 2 and 3 at the request of the auditor.

Interior common area painting has begun at Sullivan Terrace South and will be followed with flooring replacement. Sullivan Terrace North painting and flooring replacement will begin at the conclusion of the South building.

The Chairperson entertained a motion to approve the Executive Director's Report. Mr. Monahan made a motion, and Mr. Tollner seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Tollner asked whether Ms. Lombardi has continued the conversation regarding the redevelopment with the Ward 7 Alderman. Ms. Lombardi said yes, and he will continue to be updated on the status.

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

RESOLUTION NO. 26-2502
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AWARDING A CONTRACT FOR FEE ACCOUNTANT SERVICES TO
CBIZ ADVISORS LLC, 100 WESTMINSTER STREET, STE 500, PROVIDENCE, RI 02903
AT A TOTAL CONTRACT COST OF \$102,000 FOR A TWO-YEAR TERM
BEGINNING FEBRUARY 1, 2026 AND ENDING JANUARY 31, 2028
(\$20,400 UNDER THE TAX CREDIT PROGRAM BUDGETS AND
\$81,600 UNDER THE OPERATING BUDGET)

The Chairperson entertained a motion to approve **Resolution No. 26-2502**. Ms. Honorow made a motion, and Mr. Deschenes seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Monahan said CBIZ performs his accounting and he will sit this one out. He said there may not be a conflict based on the NHRA working with the Rhode Island office and he works with the New Hampshire/Maine office. He said CBIZ is a very good firm and the bid price is excellent.

Mr. Wilson asked if CBIZ is new to the NHRA. Ms. Lombardi explained that Mr. Michael Guyder was our fee accountant under the business Marcum. She said Marcum merged with CBIZ.

There being no further discussion, the Recording Secretary called the roll with the following responses:

AYE

James Tollner

Helen Honorow

Paul Deschenes

Eric Wilson

NAY

ABSTAIN

Thomas Monahan

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 72685 through 72781 and from the Park View Apartments Cash Disbursement List – check numbers 6018 through 6024, including ACH debits and investment accounts. Mr. Deschenes made a motion, and Ms. Honorow seconded.

Mr. Tollner entered the meeting in-person at approximately 8:52 a.m.

The Chairperson asked if there were any comments or discussion.

Mr. Wilson said the investment rates provided through Triangle Credit Union are very good.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Mr. Tollner said a meeting took place at the Board of Aldermen meeting regarding the electricity rates. He said electricity rates will increase considerably for the NHRA, and the city rolled everyone over to Community Power to save everyone money. Mr. Wilson asked what Mr. Tollner meant by “rolled everyone in”. Mr. Tollner explained that all homeowners and businesses were rolled over to Community Power. Ms. Honorow said there is the ability to opt out. Mr. Tollner agreed with Ms. Honorow and said everyone is opted in right now. Mr. Monahan asked if the rates through Community Power are higher.

Ms. Wilshire said yes, they are now. Mr. Tollner said Community Power's rates should decrease at the end of the year. Ms. Wilshire said the average bill will go up approximately twenty-one dollars per month starting February 1st. She explained that the Board of Alderman has three more meetings before a final decision is made.

Mr. Monahan said with respect to energy costs and the Maynard Homes redevelopment, we are revisiting solar energy and taking a good hard look at it to see where it takes us.

Ms. Honorow asked Ms. Lombardi whether there are any changes or recommendations coming from HUD that are impacting the NHRA. Ms. Lombardi stated HUD sent out a letter to housing authorities stating that a PHA who may find themselves in shortfall to cease issuing vouchers unless it is for special programming, such as the Fostering Youth to Independence Program (FYIP) or Veterans Assistance Supportive Housing. She explained that Mr. Costa is working alongside NHRA's Section 8 Manager to forecast funding over this calendar year, which is not an easy task. Mr. Costa explained there is a lot of uncertainty, and we are assisting those who opt out (right to move) from Section 8 Project-based Voucher assistance, with continued assistance using a Section 8 Housing Choice Voucher. He said the issuance of FYIP vouchers and special programs will remain operational, but any other voucher assistance has ceased until Congress makes some budget decisions.

Mr. Monahan said the NHRA has been planning for a worst-case scenario for almost four months. Ms. Lombardi and Mr. Costa confirmed. Mr. Costa referenced the Housing

Assistance Payments report and explained that if the NHRA were to issue vouchers up to the leasing capacity and then does not receive full funding from HUD, the authority would need to rescind assistance to families starting with last in, first out. Ms. Lombardi said the temporary stoppage of voucher issuance is necessary to prevent this from happening.

Ms. Honorow asked if there is an update on working with the Front Door Agency. Ms. Lombardi said due to voucher issuance being on hold there has been no progress to assist the Front Door Agency with its Landlord Incentive Program. Ms. Lombardi said she had not yet reached out to Maryse Wirbal to discuss this but will do so.

Mr. Tollner congratulated Ms. Wilshire on being elected President again on the Board of Aldermen. The entire board concurred.

Mr. Tollner said the conversation regarding HUD funding between Ms. Lombardi and Mr. Costa reinforces that the agency really knows what it's doing. He said many housing authorities become a headline in the newspaper for being designated troubled due to mismanagement. Ms. Lombardi and Mr. Costa thanked Mr. Tollner.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Ms. Wilshire asked when Ingalls Street is planned for demolition. Mr. Costa said tentatively this will occur in the second week of February.

Ms. Markiewicz said she was speaking on behalf of some residents who could not be present. She said Mr. Wheeler inquired about cleanliness of the washing machine interiors at 100 Major Drive. Mr. Costa said the washers were taken care of and one of the dryers was shut down due to missing equipment.

Ms. Markiewicz said a resident who moved from Major Drive to Arel Manor is experiencing pest problems and reported it to the NHRA. She said the resident reported that it took five days for the exterminator to arrive on site and she stayed in someone else's apartment for five days. Ms. Markiewicz said she was asked by the resident to share that she felt this was too long for a response. Mr. Costa asked Ms. Markiewicz to share the residents' information with him privately.

Ms. Knisley said the resident council has been door knocking at Vagge Village to discuss the redevelopment process with residents there. She said there has been some confusion for the residents living at Vagge about what is happening and whether the community room will be affected.

Ms. Knisley said the overflowing pond behind Arel Manor has been an ongoing issue which has also contributed to the mice problem in that building. She said she has been involved with Allyson Snell of The Nature Conservancy of New Hampshire and is wondering if the NHRA can join them to get that area looked at. Ms. Knisley said the land surrounding

the pond might be perfect for plantings and building up areas to build a balanced ecosystem. Mr. Tollner said the pond has been very difficult for the city to resolve and Arel Manor has been impacted several times by the flooding because there are no outlets.

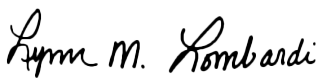
ADJOURNMENT:

The Chairperson entertained a motion to adjourn. Ms. Honorow moved to adjourn, and Mr. Tollner seconded the motion.

There being no further discussion, the motion passed unanimously.

The meeting was adjourned at approximately 9:13 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Lynn M. Lombardi". The signature is written in a cursive, flowing style.

Lynn M. Lombardi
Acting Recording Secretary