



COMMITTEE MEETING MINUTES

MARCH 9TH, 2026

ROOM 208, CITY HALL

229 MAIN STREET, NASHUA, NH 03060

Members Present: Matt Sullivan, Alderwoman Lori Wilshire, Alderwoman Shoshonna Kelly, Liz Hannum, Kristy Besada, Skylar Wheeler, William Dolan

Staff Present: LaTonya Muccioli

Call to Order

M. Sullivan called the meeting to order at 5:02PM as quorum was present.

Previous Awards

- The committee reviewed the projects that have been awarded by the committee:
 - Front Door Agency: M. Sullivan and L. Muccioli are scheduled to meet with the Front Door Agency for an update on their Landlord Incentive Program. Grant reporting expectations will be discussed at this meeting. An update will be provided to the Committee afterwards.
 - Southern New Hampshire Health Systems: The Committee agreed to recommend funding for a feasibility study to be completed for a workforce housing project. A new property was purchased by SNHHS, but it has not been determined if this location will be where the project may happen. The Committee discussed concerns with having awards "sitting" with no timelines for beginning. The Committee agreed that there needs to be further discussion with SNHHS.
 - Mohawk Tannery: Remediation is underway. M. Sullivan advised that there is potential for the rental portion of this project to change if it is sold but it is unknown at this time. M. Sullivan advised that the number of affordable units anticipated would not change to being less than what was promised, and any changes may be positive. M. Sullivan also advised that the project is still seeking out additional funding to limit the financial exposure to the developer.
 - Maynard Homes: The tenant relocation process has been completed. The Committee is unsure on when construction will begin.
 - 103 Temple: M. Sullivan advised that the developer is seeking a letter of commitment from the City for this project. The Committee discussed the concerns that the Mayor has regarding this project. M. Sullivan will be meeting with the Mayor to discuss this further. The Committee discussed concerns with the changes in the multifamily market, and the viability of this project.

New Applications

- The Committee has not received any new applications. M. Sullivan advised the Committee that there likely will be interest for Maynard Homes Phase II, a project on Crown Street, and from St. Joseph's Hospital.
- L. Hannum discussed informed that Committee that there is approximately \$7 million left in the fund. This number was determined by assessing the fund for what has already been committed for funding.

Housing Study Update

- M. Sullivan will share questions with the Committee members via email regarding the 2020 Housing Study. M. Sullivan is seeking feedback regarding how the recommendations from the 2020 Study have been achieved, whether they are progressing, and what else the City should focus on. The Committee agreed to email feedback by 3/25/26.



Land Bank Discussion

- L. Hannum discussed the proposed Land Bank project to the Committee and reviewed a project plan that was put together by Fourth Economy Consulting. The Committee discussed that L. Hannum should follow the current process for formally applying and the Committee will score the program application to determine whether or not a recommendation for funding will be made.

Other Business

- The Committee briefly discussed the new land use code incentives for inclusionary zoning, to include density allowances in areas that currently do not permit density. The recode also includes adjustments to density allowances in areas that currently have permissive zoning.
- **Meeting adjourned at 6:30PM.**
- **Next meeting:** The next meeting will take place on 4/13/26 at 5:00PM in Room 208 at Nashua City Hall.

