



COMMITTEE MEETING MINUTES

APRIL 13TH, 2026

ROOM 208, CITY HALL

229 MAIN STREET, NASHUA, NH 03060

Members Present: Matt Sullivan, Alderwoman Lori Wilshire, Alderwoman Shoshonna Kelly, 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.

Front Door Agency

- The committee discussed the Front Door Agency's Landlord Incentive Program and recent meeting that M. Sullivan and L. Muccioli had with the Front Door Agency's staff.
 - L. Muccioli gave an update on the meeting and shared that the Landlord Incentive program has assisted 8 households, some of which were not voucher-holders. L. Muccioli advised that the Front Door Agency has expended \$19,000 from their award so far.
 - The Committee discussed concerns with the late grant report, L. Muccioli drafted a report template to include financial information and client demographic information. This will be shared with the Front Door Agency this week to complete.
 - L. Muccioli advised that the Front Door Agency's CEO, M. Waribal, is willing to come meet with the Committee to discuss the program, any amendments that may be needed to the award structure, and more details on who has been served. L. Muccioli advised that D. Howard is the staff member that directly oversees the program, but that he has some scheduling conflicts in the Spring, making him unavailable to meet in the evenings. Committee members discussed the need to have D. Howard available to meet with the Committee. The Committee agreed that they could be flexible with their schedules to accommodate meeting with D. Howard.
 - The Committee would like more details on how funding has been spent, more details on the households that have been assisted, and more information on how this program is being promoted to providers and landlords.

Current Awards

- M. Sullivan advised that there have not been any new updates to Southern New Hampshire Health pre-development project, the Committee agreed to add this project as a future agenda item to determine next steps for this award.
- M. Sullivan advised that the Maynard Homes project has development underway, and likely the Committee will receive an additional funding request for Phase II of this project in the future.
- M. Sullivan reported that the 103 Temple Project has been approved by the Mayor, however, there will be a deed restriction on the property to require that lots B and C include Market Rate Housing.

New Applications

- There have not been any new applications.

Housing Study Update



- M. Sullivan discussed updating the Nashua Housing Study. Committee members submitted questions to be included in the request to RKG Associates, the consulting agency that will be completing the study.
- M. Sullivan estimated that updating the study would likely cost less than \$30,000.
- M. Sullivan advised that the format of this study will include a market study, interviews with the community, and obtaining developer feedback.
- Some key points of feedback from the Committee include:
 - The previous study heavily focusing on Downtown, and Committee members are interested in learning about how multifamily density could be incorporated into other areas in Nashua.
 - The belief that creating more market rate housing will free up some of the more affordable units, however it appears that people are migrating from out of state to move into these new units.
 - Focusing on property owners and developer needs and barriers
 - Levels of affordability that are needed to house those that already live here
 - Understanding what funding programs are available through the state and federal level and how to incentivize these
 - Innovative housing solutions for those that are challenging to house: ex. dormitory-style living or master leasing
 - Inclusionary Zoning: what is needed for this at the state level to be effective locally

New Member Recruitment

- M. Sullivan announced the W. Dolan is resigning from the Committee. The Committee will work to recruit a new member to fulfill the legal position. The Committee expressed gratitude for W. Dolan's contributions to the Committee and wished him luck in his future endeavors. W. Dolan will continue to meet with the Committee for the next two months.
- **Meeting adjourned at 6:08PM.**
- **Next meeting:** The next meeting will take place on May 11th, 2026 at 5:00PM in Room 208 at Nashua City Hall.

