

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON JULY 17, 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, July 17, 2026. Chairperson Eric Wilson called the meeting to order, and the Recording Secretary called the roll at approximately 8:34 a.m. with the following responses:

Present

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

Absent

The following persons were also present: Joseph Plodzik, Resident; Phillip Mann, Resident; William Ayer III, Resident; Bobbie Bagley, Chief Public Health Official and Director, City of Nashua; Bob Mack, Director, City of Nashua Welfare Department; Jessica Connors, Public Health Housing Services Officer; Bob Keating, Granite State Organizing Project; Scott Costa, Assistant Executive Director; Lynn Lombardi, Executive Director, and Deanna Brooks, Recording Secretary.

MINUTES:

The Chairperson entertained a motion to waive the reading of the Authority's regular meeting minutes dated June 19, 2026, accept them, and place them on file. Mr. Deschenes made a motion, and Mr. Monahan 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. Tollner made a motion to accept, and Ms. Honorow

seconded the motion. The Communications were as follows: Monthly Operational Reports – June 2026 – 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 the rent receivables and expressed concerns regarding the high percentage of rents owed at Maynard Homes. Ms. Lombardi stated that this property is a priority focus, with the other properties to follow beginning with those with the highest receivables. She reported that several residents failed to meet their repayment obligations, and that six eviction notices and a demand for rent were issued.

Ms. Honorow asked whether the lack of rent receivables was related to the redevelopment. Ms. Lombardi confirmed that it was not. Ms. Lombardi stated that multiple factors are involved, including a lack of communication from residents.

Mr. Wilson noted that 2,200 families are currently on the waiting list.

Ms. Honorow asked whether delinquent residents are informed that non-payment of rent can impact their future ability to rent. Ms. Lombardi confirmed that this information is communicated through written communication and verbally. She explained that evictions affect future eligibility because eviction information is transmitted through the Enterprise Income Verification (EIV) System, and residents are not eligible for federal subsidy through HUD until their balance is paid in full.

Mr. Deschenes sought confirmation that once an eviction notice is issued, the process continues unless the residents pay their balance. Ms. Lombardi confirmed.

Mr. Wilson stated that the rent receivable balances show the same trend as last month, with increases across several developments, reflecting an upward and concerning pattern. Ms. Lombardi explained that this occurs when residents default on repayment agreements, causing the balances to return to tenant accounts receivable.

Mr. Monahan referenced the 2025 audit, noting a large amount of uncollected rent and expressing concern that the NHRA must pursue rent from residents who are not attempting

to pay or work with the Authority. He emphasized that residents must adhere to their lease obligations and that applicants on the waiting list who are willing to pay should be given the opportunity to be housed.

Mr. Tollner agreed and asked Ms. Lombardi whether, when contacting residents with past due rent, those who express financial hardship are handled differently from those who do not respond at all. He stated that if a resident does not respond, the NHRA should move forward with eviction, as failing to do so is not fair to individuals seeking housing. He asked whether letters to Maynard Homes residents could explicitly state that non-payment jeopardizes future housing opportunities. He also asked whether leases are month-to-month. Ms. Lombardi confirmed they are.

Mr. Monahan reported that the current total number of applicants on the waiting lists is 4,340 for Public Housing, 5,430 for Section 8 HCV, 469 for Cotton Mill PBV, and 1,293 for Monahan Manor. He noted the high volume of monthly applications and emphasized the Authority's obligation to applicants who are waiting for housing when others fail to meet rent obligations. He added that while new units being added are critical, more work remains.

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

EXECUTIVE DIRECTOR'S REPORT:

At Maynard Homes, the demolition phase is now fully complete across all scheduled buildings. Elevator shafts for both Burke Street buildings have reached their maximum height, and teams are preparing and installing underground piping before pouring concrete into the foundation walls. General site work continues as materials are repositioned to prepare the grounds for upcoming tasks. Additionally, temporary power is being set up for the mandatory security camera system required ahead of framing. Once the concrete is poured and cured over the underground plumbing, framing on one of the larger buildings will begin. Finally, discussions are underway to lay down temporary asphalt around the perimeter to effectively control mud and the trenching work that will follow.

Common area flooring replacements at 56 and 57 Tyler Street are complete with only punch list items remaining. Painting at George F. Robinson Manor and 56 and 57 Tyler Street should be wrapped up by the end of July. Boiler replacements at multiple sites are

expected to start during the week of July 20th, and the electric panel replacement at Lake Street and Arel Manor is projected to begin shortly.

The planning of phase 2 of the redevelopment at Maynard Homes continues with the Federal Home Loan Bank - Affordable Housing Program financing application and the NH Housing Finance Authority 9% pre-application submitted.

The NHRA has received its financial audit for the fiscal year ending September 30, 2025. I am proud to report that the audit concluded with absolutely no findings. I want to personally thank our Finance Manager, Cary Soto-Lozada. Cary's exceptional hard work, diligence, and leadership throughout this process were instrumental in achieving this result.

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

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

**RESOLUTION NO. 26-2508
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AWARDING A TWO-YEAR CONTRACT FOR FIRE ALARM
SYSTEM TESTING AND SERVICE BEGINNING AUGUST 1, 2026
AND ENDING JULY 31, 2028, TO CROWE & SONS ELECTRICAL CORP.,
590 MIDDLESEX STREET, LOWELL, MA 01851 AT A TOTAL
CONTRACT COST OF \$3,475 PER YEAR (\$3,075 UNDER THE
OPERATING BUDGET AND \$400 UNDER THE
PARK VIEW APARTMENTS BUDGET)**

The Chairperson entertained a motion to approve **Resolution No. 26-2508**. Mr. Tollner made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments or discussion.

Ms. Lombardi stated that the current contractor performs excellent work and is half the cost of competing vendors.

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

AYE

James Tollner
Thomas Monahan
Helen Honorow
Paul Deschenes
Eric Wilson

NAY

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 73401 through 73519 and from the Park View Apartments Cash Disbursement List – check numbers 6063 through 6067, including ACH debits and investment accounts. Ms. Honorow made a motion, and Mr. Deschenes seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Monahan inquired whether the Maynard Homes expenses were fully refundable to the NHRA from the Genesis loan and sought confirmation that check number 73419 was associated with the Phase I construction loan. Ms. Lombardi confirmed that the Genesis loan covered predevelopment work and that the reimbursements are now being received from the New Hampshire Housing Finance Authority (NHHFA) and other associated funding sources for Phase I.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Ms. Honorow requested that Ms. Lombardi elaborate on the new federal statute and its potential short- and long-term impacts. Ms. Lombardi explained that one of the federal law changes involves the Housing Opportunity Through Modernization Act of 2016 (HOTMA). She noted that HOTMA modernizes public housing and Section 8 rental assistance programs by revising income calculations, asset limits, and income review procedures, which will require updates to the NHRA's Public Housing and Housing Choice Voucher policies. She stated that funding processes will not change.

Ms. Honorow asked how the NHRA handles situations in which a resident's Temporary Protected Status (TPS) expires and whether the NHRA offers any path toward citizenship. Ms. Lombardi clarified that the role of the NHRA is limited to verifying eligibility for subsidy. The NHRA does not assist with citizenship processes. She added that applicants with certain protections may receive assistance while under review if they provide valid documentation from immigration authorities.

Mr. Deschenes asked whether a future Resident Advisory Board (RAB) meeting would be scheduled and whether the NHRA plans to hire a property manager to ease workload pressures on staff. Ms. Lombardi stated that she and Mr. Costa are working on the RAB details due to policy changes required under the new HOTMA regulations. She also noted that Mr. Costa, Ms. Brooks, and herself are actively working on advertising several open positions.

Mr. Deschenes stated he had additional concerns he wished to discuss with Ms. Lombardi after the meeting. He also provided an update on the garden beds, reporting that they are doing well.

Mr. Monahan acknowledged the significant changes occurring within HUD requirements, specifically, the Faircloth limits and the impact on public housing agencies, and commended Ms. Lombardi for her hard work and continued compliance with these updates.

Mr. Tollner, on behalf of the future residents, recognized Ms. Lombardi, Mr. Costa, Mr. Wilson, and Mr. Monahan for their hard work on the Maynard Homes Redevelopment project, noting the significant amount of effort involved.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Mr. Plodzik stated that he had sent emails to Mr. Costa and Ms. Lombardi regarding matters needing attention. Mr. Costa and Ms. Lombardi acknowledged receipt of the correspondence.

Mr. Keating requested clarification on the pronunciation of the new policy, HOTMA. Ms. Lombardi explained that the acronym HOTMA stands for the Housing Opportunity Through Modernization Act.

Mr. Keating acknowledged the length of the waitlist and stated that he knows individuals who are homeless as well as some who have previously received housing assistance. He recognized the challenges individuals experience due to limited national resources and the importance of the support the NHRA provides. He expressed appreciation for the NHRA's ongoing efforts and noted that the work being done makes a meaningful difference.

Ms. Bagley introduced Ms. Connors, a new associate with the Public Health Department. She expressed interest in collaborating with the NHRA to support individuals struggling to maintain housing and asked Ms. Lombardi to contact her to discuss further details.

ADJOURNMENT:

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

There being no further discussion, the motion passed unanimously.

The meeting adjourned at approximately 9:09 a.m.

Respectfully submitted,

Deanna Brooks
Recording Secretary