

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON OCTOBER 17, 2025**

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, October 17, 2025. Chairperson Eric Wilson called the meeting to order, and the Recording Secretary called the roll at approximately 8:37 a.m. with the following responses:

Present

Eric Wilson
Paul Deschenes
Helen Honorow
Thomas Monahan
James Tollner

Absent

The following persons were also present: Tonia Knisley, Voices of Major Drive; Victoria Markiewicz, Granite State Organizing Project; Skylar Wheeler, Voices of Major Drive; Bob Mack, Director, Division of Welfare; Robert Keating, Granite State Organizing Project; Lori Wilshire, President, Board of Aldermen; Reverend Sally Newhall, Greater Nashua Interfaith Housing Justice Group; Lynn Lombardi, Executive Director, and Andrea Reed-Lenane, Recording Secretary.

MINUTES:

The Chairperson entertained a motion to waive the reading of the Authority's regular meeting minutes and non-public meeting minutes dated September 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.

Mr. Monahan noted a mistake on page six of the minutes under Public Comments. The sentence stating there will be seventy-nine units in Phase 1 and two hundred units in Phase 2 should be changed to one hundred seventy-nine units in Phase 1 and one hundred units in Phase 2.

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 Mr. Monahan seconded the motion. The Communications were as follows: Monthly Operational Reports – September 2025 – consisting of 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 said the rent collection report shows high balances at many developments. Ms. Lombardi confirmed that the NHRA is experiencing some issues with several sites, and with Ms. Reed-Lenane's return, the focus will be on collection of the rental arrears. Mr. Deschenes stated he would like to see the balance brought down. Mr. Monahan pointed out that the monthly rent collection report reflects what the residents pay and does not consider the monthly income the NHRA receives from HUD.

Mr. Monahan noted for the record that there are 4,204 families on the public housing waiting list and last month there were 4,155. On the Section 8 Housing Choice Voucher waiting list there are 5,227 families and last month there were 5,052. The Monahan Manor waiting list has 1,342 families and last month there were 1,310. He said he also noted in *The Telegraph* last Sunday that the NHRA is reopening the Cotton Mill waiting list and he was not sure why that is. Ms. Lombardi explained that Cotton Mill contains eleven Project-based Vouchers from the NHRA, and when the waiting list was originally opened in 2014 it contained between five and six hundred families. She stated this waiting list currently contains two hundred seventy-nine families. Mr. Monahan said the NHRA is doing a good job but there is plenty of work to do ahead of us.

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

EXECUTIVE DIRECTOR'S REPORT:

The relocation of Maynard Homes families is going well with thirty-nine families moving to date. There are five upcoming moves scheduled to occur, and a total of thirty moves remaining.

Design plans for the Maynard Homes redevelopment project have been distributed. The plans depict building, unit and community space designs for all bedroom sizes and include details of the property amenities planned for the site.

The NH Housing Finance Authority continues to anticipate a November closing date for phase one of the Maynard Homes redevelopment project. The NHRA and Tremont Development Partners are in discussion regarding phase two of the project.

The Mohawk Tannery project closed in September marking the beginning of a long project that will clean up the environment and bring more housing to the community. The NHRA's role in issuing a 3.5-million-dollar bond will not occur until the remediation has been completed and the site receives clearance. Congratulations to their entire team on their success.

The website design is gradually getting underway. It has been a slow start due to NHRA's IT staff member being out of the office for an extended period. The website logo is complete, and we have engaged with our software provider, MRI, to incorporate a rent payment module which can be linked to the website. I will continue to update the group as progress occurs.

The NHRA will be upgrading its phone system at both office locations due to the obsolescence of the current system. I am eager for this project to begin as we have been contending with non-working phones, lost voice mail messages, and a multitude of issues with the phone system at the 101 Major Drive satellite office.

The government shutdown has entered its sixteenth day; however, HUD is providing housing agencies with public housing operating subsidy through the end of November. The Section 8 Housing Assistance Payments (HAP) are funded through the end of October and HUD has released a statement that both November and December HAP will be disbursed.

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

Mr. Deschenes asked what would occur if HUD was unable to provide funding. Ms. Lombardi stated that in prior government shutdowns, HUD has frontloaded funding to housing authorities to enable them to continue to assist participants and landlords. She said the NHRA’s Section 8 reserve funds could support the program for a couple of months.

Mr. Monahan said with respect to the NHRA’s finances, aside from the Section 8 reserves, the agency has enough money to support the program for six or more months. He said he does not want alarms going off and people to worry and said the NHRA is in a much better financial position than most other housing authorities. Ms. Lombardi agreed and said the NHRA’s Section 8 reserves, and restricted and unrestricted funds, can continue to support the programs for much longer.

Mr. Monahan said the closing with New Hampshire Housing Finance Authority for Maynard Homes is sort of out of our hands and we have done everything necessary. He explained that New Hampshire Housing Finance Authority combines bonds for several projects simultaneously and those projects must also be ready to go.

Mr. Monahan said with respect to the Tannery project and the NHRA’s role in the 3.5-million-dollar bond, we are guaranteed by the State of NH and the City of Nashua to be reimbursed if there was ever a call on the bond. Mr. Monahan said for the record all our expenses have been paid to initiate the bond.

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

**RESOLUTION NO. 25-2484
BY NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AUTHORIZING THE FOLLOWING FISCAL YEAR 2026 PAYMENT
STANDARDS EFFECTIVE NOVEMBER 1, 2025 FOR THE SECTION 8
HOUSING CHOICE VOUCHER PROGRAM (HCV) AS LISTED:**

0 Bedroom	\$1,555
1 Bedroom	\$1,840
2 Bedroom	\$2,339
3 Bedroom	\$3,104
4 Bedroom	\$3,301
5 Bedroom	\$3,796

The Chairperson entertained a motion to approve **Resolution No. 25-2484**. Mr. Tollner made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Monahan said the payment standards have been set at 110 percent of the Fair Market Rents and as described in Ms. Lombardi's narrative it's important with rents being so high that we are able to provide options to Section 8 participants in better-quality neighborhoods with more opportunities.

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

**RESOLUTION NO. 25-2485
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AWARDING A TWO-YEAR CONTRACT FOR ELEVATOR SERVICE BEGINNING
NOVEMBER 1, 2025 AND ENDING OCTOBER 31, 2027 TO
KONE ELEVATOR, INC., ONE NEW BOSTON DRIVE, CANTON, MA 02021
AT A TOTAL CONTRACT COST OF \$78,576
UNDER THE OPERATING BUDGET**

The Chairperson entertained a motion to approve **Resolution No. 25-2485**. Mr. Tollner made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Wilson asked if this was the only bid received. Ms. Lombardi confirmed.

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

**RESOLUTION NO. 25-2486
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AUTHORIZING SIGNATURE AUTHORITY TO SCOTT A. COSTA,
ASSISTANT EXECUTIVE DIRECTOR, AND APPOINTING
ANDREA S. REED-LENANE, EXECUTIVE SECRETARY, AS SECRETARY
FOR THE AUTHORITY**

The Chairperson entertained a motion to approve **Resolution No. 25-2486**. Mr. Tollner made a motion, and Mr. Deschenes seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Wilson asked if the resolution is an administrative task. Ms. Lombardi confirmed.

Mr. Monahan asked if the executive secretary has always been a signatory. Ms. Lombardi confirmed and explained that this authorization is only for the board meeting minutes.

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 72239 through 72370 and from the Park View Apartments Cash Disbursement List – check numbers 5999 through 6002, including ACH debits and investment accounts. Mr. Monahan made a motion, and Mr. Tollner seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Monahan said most often when we speak of the checks for Maynard Homes, these are reimbursable through the Genesis Loan Fund. He said the checks for labeled Maynard Homes relocation expenses are not reimbursable through the Genesis loan but are budgeted through the project financing and we are being reimbursed through our construction budget.

Mr. Monahan said check number 72292 to 4LEAF Inc. is something the City of Nashua requested a third-party review of our construction documents due to their own internal shortages in staffing. Mr. Monahan said check number 72293 to American Express includes fire relocation from the incident at Arel Manor, but it also includes relocation costs. He asked if the relocation costs were for Maynard Homes or something different. Ms. Lombardi stated she would research this and respond to the board.

Mr. Tollner asked if the utility reimbursement checks are for one unit or location. Ms. Lombardi said no, these checks are for multiple public housing sites.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Mr. Deschenes said there are several concerns at Sullivan Terrace North and South. He described these issues and said the actions of other residents are affecting the health and safety of others. Ms. Lombardi asked if residents are calling to report these incidents to the NHRA.

Mr. Deschenes said yes, but he does not know who is being called at the NHRA. Ms. Lombardi said she will check with staff to see if they are receiving these reports and informed him that she is serving eviction notices to residents who are in violation of their lease.

Ms. Honorow asked Ms. Lombardi if she was successful getting in touch with the Front Door Agency regarding the Landlord Incentive Program. Ms. Lombardi said she and Ms. Wirbal have been sharing availability for this meeting but have not nailed down a date yet. Ms. Lombardi thanked Ms. Honorow for connecting the NHRA with the Front Door Agency.

Mr. Tollner said the legislation relative to the Maynard Homes street discontinuance is on track to go through committee review at the City of Nashua thanks to the Board of Aldermen.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Ms. Knisley thanked Ms. Lombardi for the Maynard Homes redevelopment property designs that were shared with the group. She said the two-bedroom units have a den and asked why other unit sizes do not contain a den. Ms. Lombardi stated the den is a result of value engineering with the removal of a second bathroom in the two-bedroom units. Ms. Knisley said a resident had a scheduled meeting with the relocation staff and no one from the company arrived for the meeting. Ms. Knisley asked the NHRA to inform her of the dates of Board of Aldermen meetings when Maynard Home is on the agenda.

Ms. Markiewicz said she is aware that of the two hundred seventy-nine units being built at Maynard Homes, one hundred ten of the units will be affordable to families at thirty percent or below the area median income (AMI). She asked if the full breakdown of affordability for the property can be shared. Ms. Lombardi confirmed. Mr. Monahan said one hundred seventy-nine units are being constructed during phase 1 of the redevelopment with one hundred ten of those units at or below thirty percent of the AMI. Ms. Markiewicz asked if during phase 2 of the redevelopment the number of units at or below thirty percent of the AMI can be expanded. Mr. Monahan confirmed and said the goal is to maximize the thirty percent units.

Mr. Wheeler said the recycling bins at Vagge Village are picked up once every other week. He asked if more recycling bins can be added to help with overflow. He thanked the NHRA for fixing the washing machine and said they do still need to be cleaned.

Mr. Monahan congratulated Mr. Wheeler on his appointment to the Housing Revolving Fund committee. The board concurred.

Ms. Newhall said no one asked her to raise this, but she was sent a response Ms. Lombardi emailed to the Voices of Major Drive resident council. She said this is not a critique of Ms. Lombardi and she thinks Ms. Lombardi is super woman. She pointed out that the council emailed Ms. Lombardi about missing seven meetings and Ms. Lombardi's response that the missed meetings is not taken lightly and was unnecessary when the council is aware of the difficulties with understaffing discussed at board meetings. Ms. Newhall said when a family meeting is called and mom doesn't show up the family starts to fall apart. She described the

hiring of new staff and the time it takes to get them up to speed which creates a situation where the agency remains understaffed. She said she is wondering if the board can help Ms. Lombardi let go of some stuff because she is concerned about burnout.

Mr. Monahan asked what meetings Ms. Lombardi missed. Ms. Newhall said the resident council meetings. She went on to say Ms. Lombardi is great about responding to emailed questions from the resident council. She said Ms. Lombardi's response was a cry for help. Ms. Lombardi disagreed with Ms. Newhall and said it was a factual explanation. She said to Ms. Newhall that she is not burnt out and agreed that she always responds to the council's questions and concerns. Ms. Lombardi said one of the staff members has returned from being away from the office and she is hoping this will enable her to attend the meetings more regularly.

Mr. Tollner said to Ms. Lombardi that she did not need to explain anything. He said he believes the Voices of Major Drive is getting support from the NHRA and everything they need. He asked the group if there was anything outstanding that Ms. Lombardi was not responding to. Representatives of the Voices of Major Drive said no. Mr. Tollner said to Ms. Lombardi that she is doing an outstanding job and no explanation is required.

Mr. Monahan said historically when an NHRA representative attends a council meeting the residents do not talk. He said a representative of the resident council should inform the NHRA when a matter is brought to their attention. He informed Ms. Newhall that he disagrees with her statements.

Public comments were addressed by Mr. Wilson stating that this is not public debate and those speaking out of turn had their opportunity to speak during public comment. Mr. Wilson said we follow Robert's Rules at these meetings and that is how he runs the meetings. He said he has accompanied Ms. Lombardi to planned resident meetings and four people are in attendance. Mr. Wilson said he appreciates all of Ms. Lombardi's hard work and dedication and there is no question about her dedication to this agency.

Ms. Honorow said she would greatly appreciate it if Ms. Lombardi would get back to the board members about whether the questions posed by the resident council can be presented to Ms. Lombardi before the board meeting. Ms. Honorow said if Ms. Lombardi is unable to attend a meeting the answers would be provided to the council prior to the meeting. Ms. Knisley said yes.

Mr. Mack said he wanted to remind everyone that the Greater Nashua Continuum of Care is holding a retreat on November 5 to take a closer look at the strategic plan and obtain feedback and involvement.

Mr. Tollner asked Mr. Mack if the Continuum of Care is aware of the pieces of legislation in front of the Board of Aldermen. Mr. Mack confirmed.

Ms. Wilshire said she is very excited to learn about the Mohawk Tannery closing.

ADJOURNMENT:

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

There being no further discussion, the motion passed unanimously.

The meeting was adjourned at approximately 9:18 a.m.

Respectfully submitted,

Lynn M. Lombardi
Acting Recording Secretary

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