

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON NOVEMBER 21, 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, November 21, 2025. Chairperson Eric Wilson called the meeting to order, and the Recording Secretary called the roll at approximately 8:36 a.m. with the following responses:

Present

Eric Wilson
Paul Deschenes
Helen Honorow (telephonically

James Tollner

Absent

Thomas Monahan

The following persons were also present: Tonia Knisley, Voices of Major Drive; Victoria Markiewicz, Granite State Organizing Project; Robert Keating, Granite State Organizing Project; Reverend Sally Newhall, Greater Nashua Interfaith Housing Justice Group; 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 October 17, 2025, accept them, and place them on file. Mr. Tollner made a motion, and Mr. Deschenes 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 Mr. Monahan seconded the motion. The Communications were as follows: Monthly Operational Reports – October 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 inquired about rent collections. Ms. Lombardi said the NHRA has received four thousand dollars in rental payments since the printing of the report. She said two repayment agreements have been executed and the NHRA is continuing to work on arranging these with residents having balances and four eviction notices were served.

Mr. Wilson noted for the record that there are 4,255 families on the public housing waiting list, 5,300 on the Section 8 Housing Choice Voucher waiting list, and 1,361 on the Monahan Manor waiting list.

Mr. Tollner said the Monahan Manor buildings still look as good as the day they were built. Ms. Lombardi contributed this to the outstanding job of Maloney Properties in the management of the property.

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

EXECUTIVE DIRECTOR'S REPORT:

The New Hampshire Housing Finance Authority pushed the closing date for Phase 1 of the Maynard Homes redevelopment project to December 18, 2025. Tremont Development Partners and the NHRA are actively working to have all due diligence items complete and submitted prior to the closing date.

There has been a great deal of relocation activity at Maynard Homes since last month. Sixty-four (64) families have relocated, four (4) are pending relocation in the next two weeks, and one (1) household is searching for a unit.

Harbor Networks completed the upgrade to the phone systems at the NHRA's 40 E. Pearl Street and 101 Major Drive offices. Both offices have working phone and voicemail capabilities, and the upgrade corrected the ongoing issues the office was experiencing.

The Sullivan Terrace South common areas will receive a fresh coat of paint followed by new flooring and carpets. Painting and flooring replacements in the common areas will begin at Sullivan Terrace North and George F. Robinson Manor when the work is finished at Sullivan Terrace South.

The Front Door Agency and NHRA held a discussion regarding their Landlord Incentive Program. I learned that the original program model was referral-based and they are now looking to change this. We discussed how the NHRA could be a part of the process for "hard to house" individuals or families and help to provide information to landlords to encourage their participation. It's important to note that the funds can only be used within Nashua. With the NHRA's involvement, it's possible that new landlords who might be apprehensive renting to a Section 8 Housing Choice Voucher participant might have more assurances.

I am seeking Board approval to renew four (4) \$229k CDs at Triangle Credit Union (TCU) at a 4.0 percent APY for three months (TCU continues to offer the most competitive rates).

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

Ms. Honorow said she spoke with Ms. Maryse Wirbal of the Front Door Agency and was also informed that the model they had set up originally was not working and their agency was looking forward to holding the discussion with the NHRA. Ms. Honorow said it looks like this

is going to be a much better model and she is pleased this was followed up because she believes this could really help some more people in the community.

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

RESOLUTION NO. 25-2487
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AUTHORIZING SUBMISSION OF ITS SECTION EIGHT
MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION
FOR FISCAL YEAR ENDING SEPTEMBER 30, 2025

The Chairperson entertained a motion to approve **Resolution No. 25-2487**. Mr. Tollner made a motion, and Mr. Deschenes seconded the motion. The Chairperson asked if there were any comments or discussion.

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

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 72371 through 72564 and from the Park View Apartments Cash Disbursement List – check numbers 6003 through 6011, including ACH debits and investment accounts. Mr. Tollner made a motion, and Mr. Deschenes seconded.

The Chairperson asked if there were any comments or discussion.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Mr. Tollner asked when the NHRA's HealthTrust insurance renewal date is because he has been reading about increases in cost to the school systems. Ms. Lombardi said July 1, 2026. Mr. Tollner said the NHRA will need to plan to research cost in advance of the next renewal date.

Mr. Deschenes said the parcel boxes located in the lobbies of Sullivan Terrace North and South do not have keys to make use of the boxes any longer. Mr. Costa stated the NHRA will contact the post office.

Ms. Honorow reiterated her excitement about the partnership between the Front Door Agency and the NHRA.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Ms. Knisley said the Continuum of Care intends to ask the NHRA about providing a preference on its waiting list(s) for homeless individuals and families. She said she understands that housing homeless individuals can be very challenging without strong supportive services in place, and she believes everyone should have equal opportunity to receive housing assistance based on their circumstances. Ms. Lombardi said the NHRA did have a homeless preference many years ago which was removed for many reasons, including inconsistency or a lack of supportive services for individuals.

Ms. Knisley asked when the demolition will begin at Maynard Homes. Ms. Lombardi said there is no set date for this to occur yet because the closings have not occurred. She said residents, abutters and Alderman Sennott will be informed in advance of the date. Mr. Wilson said until all the financing closes, we are unable to move forward with any demolition. Ms. Knisley asked when the NHRA would be informed of the financing for Phase 2. Ms. Lombardi said the redevelopment team is in the planning stages. Ms. Knisley asked if the plans still included making Joyce Park more accessible to the property. Ms. Lombardi confirmed.

Mr. Keating asked when the homeless preference was removed from the NHRA waiting lists. Ms. Lombardi said it occurred under the oversight of the NHRA's former executive director because of inconsistency and a lack of supportive services for these individuals. She explained that the NHRA is not equipped to provide these services and relies on the expertise of others to do so. Mr. Keating asked if the homeless preference could be brought up again as something to consider. Ms. Lombardi confirmed. Mr. Keating asked how the homeless preference is verified to qualify someone to receive the preference. Ms. Lombardi said she was uncertain as it was many years ago. Mr. Keating asked if Ms. Lombardi was the person to contact if someone wanted to hold this discussion. Ms. Lombardi confirmed. Ms. Lombardi briefly described funding that Maynard Homes will be receiving from the NH Housing and Finance Authority, which will provide project-based voucher assistance in the current phase of the redevelopment to house homeless individuals and families. She said there will also be housing for veterans at the property.

Ms. Newhall asked if a waiting list specific to homelessness would be a separate process based on the size of the NHRA's current waiting lists. Ms. Lombardi explained that a new waiting list will be opened to accept applications for the redeveloped property, with only the displaced families who remain eligible having the first right to move back. She said people on the Section 8 and Public Housing waiting lists are notified of the opening of a new waiting list, along with advertising publicly and informing community agencies. She explained that there will be a preference system that will incorporate homeless and veteran applicants to be housed within specific units.

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 9:00 a.m.

Respectfully submitted,

Lynn M. Lombardi
Acting Recording Secretary

DRAFT