

**MINUTES OF THE REGULAR MEETING  
OF THE COMMISSIONERS OF THE  
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY  
HELD JANUARY 15, 2021**

The Commissioners of the Nashua Housing and Redevelopment Authority (NHRA) held its regular meeting remotely via phone and Zoom computer teleconferencing in Nashua, New Hampshire, at 8:30 a.m. on Friday, January 15, 2021. Chairperson Thomas Monahan called the meeting to order, and the Recording Secretary called the roll at approximately 8:40 a.m. with the following responses:

**Present**

Thomas Monahan (at home with no others present)  
James Tollner (at home with no others present)  
Eric Wilson (in a private office with no others present)  
Paul Deschenes (in a private location with no others present)  
Helen Honorow (in a private office with no others present)

**Absent**

The Chairperson stated the meeting of the NHRA is being held via phone and Zoom computer teleconferencing to maintain Nashua Housing and Redevelopment Authority services per RSA 91-A, III(b) which is being invoked. As federal, state and local officials have determined that gatherings of ten or more people propose a substantial risk to the community, and the meeting is imperative to the continued operation of the Nashua Housing and Redevelopment Authority services which are vital to public health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location. Members of the public are welcome to attend remotely. The usual requirements of conduct and decorum will apply. All votes will require a roll call.

Mr. Tollner suggested all present at the meeting identify themselves for the record. The Chairperson requested same, and those present stated their names.

The following persons were also present: Lori Wilshire, President, Board of Aldermen; Lynn Lombardi, Executive Director; Scott Costa, Assistant Executive Director; Cary Soto-Lozada, Finance Manager; Lisa Cox, Section 8 Program Manager; James Floras, Modernization Manager; David Sanchez, Property Manager; and Andrea Reed-Lenane, Recording Secretary.

**MINUTES:**

The Chairperson entertained a motion to waive the reading of the Authority's regular meeting minutes dated December 18, 2020, accept them, and place them on file. Ms. Honorow made a motion, and Mr. Tollner seconded the motion. The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

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

**AYE**

Helen Honorow  
Paul Deschenes  
Eric Wilson  
James Tollner  
Thomas Monahan

**NAY**

Motion passed.

**COMMUNICATIONS:**

The Chairperson entertained a motion to waive the reading of the Communications, accept them, and place them on file. Mr. Wilson made the motion, and Mr. Tollner seconded. The Communications were as follows: Monthly Operational Reports – December 2020 – consisting of Public Housing and Section 8 Waiting List and Applications Report; Vacancy Report; Vacancy Report Compilation Sheet; Work Order Report; Section 8 Housing Choice Voucher Program (HCVP) Utilization Report; Rent Collections Report; NHRA Development Sheet dated December 28, 2020.

The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

Mr. Deschenes said it is understandable the rent receivables are high, and it is his hope that a new administration will assist with this issue.

Mr. Monahan asked if NHRA can be reimbursed by the government for the receivables owed by the residents due to the pandemic, by conducting recertifications to recalculate their income. Ms. Lombardi said NHRA performs an interim recertification anytime a resident reports a change in income. Ms. Lombardi explained that NHRA is not having as much of an issue with residents who have income difficulties due to the pandemic, but instead are in arrears from other misrepresentations of income. Ms. Lombardi said some residents are either not reporting income after having returned to work, not reporting increases in income, or are otherwise not paying their rent for a variety of reasons unrelated to COVID-19. Mr. Monahan said that if circumstances come about wherein a resident is struggling due to the pandemic, he wants to be sure NHRA is continuing to assist where necessary to not only reduce the stress of the residents, but also to ensure opportunities are taken to reimburse the Authority. Ms. Lombardi agreed.

Mr. Monahan noted for the record that the number of applicants on the waiting list for public housing stands at 2,994, and there are 3,971 applicants on the Section 8 waiting list. Mr. Monahan said he is sure there are some redundancies on the lists, but there are still over three thousand families on the waiting lists, and it is certainly a situation to address. Mr. Monahan said he is very glad to see NHRA is doing everything we can do as well as hopefully more as we move forward. Mr. Monahan noted for the minutes that there is an issue with this many people requiring housing.

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

**AYE**

Helen Honorow  
Paul Deschenes  
Eric Wilson  
James Tollner  
Thomas Monahan

**NAY**

Motion passed.

**EXECUTIVE DIRECTOR'S REPORT:**

NHRA partnered with the NH Food Bank on December 29<sup>th</sup> for another successful delivery of food boxes to all residents of public housing. I want to thank Commissioner Honorow and her son, NHRA staff volunteers and family members, Police Athletic League and community volunteers for their help with the food deliveries. Residents were extremely appreciative of everyone's efforts.

New Hampshire Housing Finance Authority has selected NHRA as its recipient of both 4 and 9 percent Low Income Housing Tax Credits for the redevelopment of Bronstein Apartments. Mr. Monahan and Rich Mazzocchi of Boston Capital engaged in a meeting with NHHFA on January 8<sup>th</sup> to discuss the details of the project. NHRA is working with the City of Nashua to determine if this project will qualify for a reduction in taxes on the redeveloped property.

Happy New Year to everyone!

The Chairperson entertained a motion to accept the Executive Director's Report. Mr. Tollner made a motion to accept the Executive Director's report, and Mr. Wilson seconded.

Ms. Lombardi said residents were leaving notes of appreciation on their doors thanking everyone for the food from the NH Food Bank and the work of all of the volunteers with the deliveries, and it was very eye opening in many ways. Ms. Lombardi thanked Ms. Reed-Lenane for again coordinating the efforts.

Ms. Lombardi informed the Board that she and Mr. Wilson participated in a meeting on January 14 with HousingToHome (HTH), the relocation specialists. Ms. Lombardi explained they had questions for them regarding timing, how the relocation is going to work moving forward, and communications to residents. Ms. Lombardi said the meeting went extremely well, and more communication will be going out to the residents of Bronstein regarding the next steps so they understand what is upcoming. Ms. Lombardi explained that what NHRA will be preparing for is HTH meeting with each family individually to discuss what their needs and wants are, as well as what their rights are relative to their eligibility for relocation.

Ms. Honorow complimented Ms. Reed-Lenane on the incredible job she did organizing the food deliveries. Ms. Honorow said it was a freezing cold day, and Ms. Reed-Lenane was able to get everyone out there quickly with their tasks. Ms. Honorow additionally said it was a huge effort on Ms. Reed-Lenane's part and she really appreciated it. Ms. Honorow expressed

her thanks to all the volunteers and the folks from the Authority who worked on it. Mr. Monahan thanked Ms. Honorow for volunteering her time, saying it was very nice of she and her son to be there. Mr. Monahan commented he wished he could have been there, but unfortunately had not been able to volunteer this time.

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

**AYE**

Helen Honorow  
Paul Deschenes  
Eric Wilson  
James Tollner  
Thomas Monahan

**NAY**

Motion passed.

**NEW BUSINESS:**

None.

**BILLS/INVESTMENTS:**

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 64167 through 64283 and from the Park View Apartments Cash Disbursement List – check numbers 5547 through 5554 and to approve the investments as listed. Mr. Wilson made a motion to approve, and Ms. Honorow seconded the motion.

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

**AYE**

Helen Honorow  
Paul Deschenes  
Eric Wilson  
James Tollner  
Thomas Monahan

**NAY**

Motion passed.

**COMMISSIONERS' COMMENTS:**

Mr. Deschenes thanked the Authority on behalf of all of the residents for the boxes of food. Mr. Deschenes said there had been a police presence in the parking lot of Sullivan Terrace South a few nights ago due to several vehicle break-ins. Ms. Lombardi said NHRA will contact the Nashua Police Department (NPD) today and speak to the officer-in-charge. Ms. Lombardi explained NPD will then add the property to their reported hot spots, and subsequently dispatch additional daily patrols to the area. Mr. Tollner asked Mr. Deschenes if these crimes

were reported. Mr. Deschenes said he was aware of some residents who chose not to report it, and was therefore unsure. Mr. Tollner asked if Mr. Deschenes knew what day this took place. Mr. Deschenes said it was approximately Wednesday or Thursday of last week. Mr. Tollner thanked Mr. Deschenes and said he was going to look into the incident. Mr. Monahan asked if there is sufficient lighting at the property. Mr. Deschenes said there is a light out in the back parking lot that needs to be replaced, and also commented that vandals tore up a portion of the garden area, as well as creating a mess with trash. Mr. Monahan commented that security cameras may be effective in the parking lots at NHRA properties.

Mr. Monahan suggested a public meeting be held with Rich Mazzocchi and Peter Roche to inform the Commissioners about the status of the Bronstein redevelopment from the consultant's points of view. Mr. Monahan explained that if he was the only one who presented the information it would not be all-inclusive as the consultants know more about the technical aspects of the redevelopment. Mr. Monahan said it would be a good idea to provide an update to the Commissioners, especially now as the mosaic has become ever-changing. Mr. Monahan noted that this week federal legislation passed on four percent tax credits which immediately gave NHRA four percent of additional equity in the project, and then this week NHRA received the actual pricing at which time the four million dollars was reallocated. Mr. Monahan reiterated that he thinks it is very important to have the technical terms of the redevelopment explained by Mr. Mazzocchi and Mr. Roche, and asked Mr. Wilson if he was in agreement. Mr. Wilson agreed fully, and requested Ms. Lombardi place this on the front of the agenda for the following month's meeting. Mr. Monahan suggested the meeting be held prior to the following month due to the letters being sent to the Bronstein residents soon, and the likelihood of questions being asked of the Commissioners. Mr. Monahan requested a special meeting be held on Friday, January 22. Mr. Tollner asked if the residents are being sent another notice providing them with more clarity on the redevelopment process. Ms. Lombardi said yes, and Mr. Wilson said this is being drafted now.

The Commissioners determined a special meeting would be tentatively scheduled for January 22, pending confirmation with Mr. Mazzocchi and Mr. Roche of their availability. Mr. Costa advised of a previously scheduled meeting with Mr. Mazzocchi which could be moved to an alternate time to accommodate the special meeting.

Mr. Monahan expressed high praise to Ms. Lombardi and Mr. Costa for their tremendous efforts in the redevelopment process. Ms. Lombardi thanked Mr. Monahan and Mr. Wilson for their knowledge and all they have been doing to accomplish the redevelopment. Ms. Lombardi said that without Mr. Monahan the redevelopment project would not have gotten off the ground. Mr. Wilson said there is no question about this, and thanked Mr. Monahan as well. Mr. Monahan said it takes a village.

#### **PUBLIC COMMENT:**

Mr. Monahan addressed Ms. Wilshire, thanking her for the support, as well as the support of all of the Aldermen throughout the redevelopment process. Mr. Monahan also thanked the Mayor, as well as his staff, specifically Tim Cummings and Sarah Marchant. Mr. Monahan said that while there is still time until completion, NHRA is moving in the right direction, and it takes a team effort.

Ms. Wilshire thanked Mr. Monahan and NHRA for all of the work being done, noting that the project has been on the horizon for so long, and the fact that it is finally happening is wonderful.

Mr. Tollner asked when the letters are going out to residents. Ms. Lombardi said she has a draft of the letter in hand as of this morning, and what was discussed with HTH was to have them mailed out by Tuesday, January 19. Mr. Tollner asked that the Board of Aldermen be made aware of the letter being sent to residents as they will likely receive phone inquiries. Mr. Tollner suggested the Board of Aldermen receive a copy of the letter so they are not blindsided. Mr. Monahan agreed, and suggested the letter be mailed to residents on Thursday, January 21 instead, with a copy going to the Board of Aldermen and the Mayor on Tuesday, January 19. Ms. Lombardi said she will forward the draft of the letter to Mr. Wilson and Mr. Monahan for review.

**ANY OTHER BUSINESS WHICH MAY COME BEFORE THE BOARD:**

None.

**ADJOURNMENT:**

The Chairperson entertained a motion to adjourn. Mr. Tollner moved to adjourn, and Mr. Wilson seconded the motion. There being no further discussion, the Recording Secretary called the roll with the following responses:

**AYE**

Helen Honorow  
Paul Deschenes  
Eric Wilson  
James Tollner  
Thomas Monahan

**NAY**

Motion passed.

Meeting adjourned at approximately 9:08 a.m.

Respectfully submitted,



Andrea Reed-Lenane  
Recording Secretary