

**MINUTES OF THE SPECIAL MEETING  
OF THE COMMISSIONERS OF THE  
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY  
HELD JANUARY 22, 2021**

The Commissioners of the Nashua Housing and Redevelopment Authority (NHRA) held a special meeting remotely via phone and Zoom computer teleconferencing in Nashua, New Hampshire, at 8:00 a.m. on Friday, January 22, 2021. Chairperson Thomas Monahan called the meeting to order, and the Recording Secretary called the roll at approximately 8:02 a.m. with the following responses:

**Present**

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

**Absent**

The Chairperson stated Nashua Housing and Redevelopment Authority is holding this special meeting pursuant to RSA 91 which permits state and local government bodies to utilize the emergency meeting provisions of RSA 91-A to conduct meetings through electronic means while preserving to the extent feasible the public's right to notice such meetings and the ability to observe and listen contemporaneously. Pursuant to Emergency Order #2 issued pursuant to Executive Order #2020-04, gatherings of fifty people or more are prohibited. 3. To implement these orders and recommendations per the requirements of RSA 91-A:2III(B) that a quorum of a public body be physically present unless immediate action is imperative is waived for the duration of the state of emergency declared by Executive Order #2020-04. To further implement these recommendations and requirements in RSA 91-A:2III(C) that each part of a meeting of a public body be audible or otherwise discernible to the public at the location specified in the meeting notice as the location of the meeting is waived for the duration of the state of emergency declared in Executive Order #2020-04 so long as the public body provides; (a) public access to the meeting by telephone, and additional access by video or other electronic means; (b) provides public notice of necessary information for accessing the meeting; (c) provides a mechanism for the public to alert the public body during the meeting if there are problems with access; (d) adjourns the meeting if the public is unable to access the meeting.

The following persons were also present: Rich Mazzocchi, Boston Capital; Katie Provencher, HousingToHome; Peter Roche, Development Synergies; Lynn Lombardi, Executive Director; Scott Costa, Assistant Executive Director, and Lisa Cox, Acting Recording Secretary.

Any others present from the public: None.

The Chairperson reminded those present that the reason for the meeting is to discuss the status of the Bronstein Redevelopment.

## **NEW BUSINESS:**

### Bronstein Redevelopment

Mr. Monahan introduced Rich Mazzocchi who was on the phone from Boston Capital, as a partner in the Bronstein Redevelopment, as well as Peter Roche, NHRA's redevelopment consultant. Mr. Monahan welcomed any others on the line from the public to introduce themselves. Mr. Monahan said there would also be a public comment time after a discussion is held by the Board members. Mr. Monahan noted if a member of the public would like to participate in the discussion as it takes place, this is encouraged.

Mr. Monahan asked Rich Mazzocchi to introduce himself to the Board members, as well as Peter Roche and Katie Provencher. Mr. Monahan requested Mr. Mazzocchi begin the discussion.

Mr. Tollner asked for Mr. Monahan to request any members of the public who were in attendance please identify themselves, which he did. There were no responses.

Mr. Mazzocchi introduced himself and began to speak about the Bronstein Redevelopment process. He explained the Boston Capital partnership with NHRA, stating that we have worked together for many months on the Bronstein Redevelopment Project. Mr. Mazzocchi said he has been with Boston Capital, a privately owned real estate company, for twenty-five years. He said the specialty of Boston Capital is affordable housing and they have been in business for over forty years, having involvement in over three thousand affordable housing properties across the country during this time. Mr. Mazzocchi went on to say Boston Capital is very excited to be working with the NHRA team on this. He expressed it has been a really interesting process throughout, which he anticipated will have a great result for NHRA, as well as the City of Nashua, and the rest of the community.

Mr. Monahan requested Mr. Mazzocchi continue with an overview of the Bronstein Redevelopment Project.

Mr. Mazzocchi explained he would be providing the latest status updates on the redevelopment process. He said planning has come a long way over the last several months, and very important milestones have been reached over the last thirty to sixty days. Mr. Mazzocchi talked about these, referencing one of the most important, which is the financing award from New Hampshire Housing Finance Authority (NHHFA). He noted it is a very competitive process, and the team went in requesting a significant amount of tax credits and additional subordinate subsidy. Mr. Mazzocchi said NHRA was awarded the requests. He also announced that in December 2020, NHRA was given grant money from the Federal Home Loan Bank of Boston, also an extremely competitive process. Mr. Mazzocchi said the team worked together to present an extremely persuasive argument for why a home loan bank should be participating in the funding of the project. He then announced that NHRA was awarded one million dollars in funding from that bank. Mr. Mazzocchi explained that with these two awards in hand, it allows us to continue full steam ahead with the plan to bring the project to fruition with relocation, eventual demolition, and construction of the project. He provided design updates for the redevelopment as well, saying the plans have come pretty far

along at this point. He said the team is working towards producing construction drawings, having worked through design plans for several months it is now time to advance to the point of construction drawings with the design team in order to prepare for a groundbreaking.

Mr. Mazzocchi spoke about the discussions with the City of Nashua. He said the City has been very supportive throughout the process. Mr. Mazzocchi explained the team had a meeting with Mayor Donchess, Sarah Marchant, and Tim Cummings very early before the process was officially started. He defined who the team included, those people being him, Lynn Lombardi, Scott Costa, Thomas Monahan, Eric Wilson, and Peter Roche. Mr. Mazzocchi added that Katie Provencher has now joined them to take on the relocation process. He said the redevelopment process is absolutely a team effort, and everyone participates in weekly calls. Mr. Mazzocchi said discussions with the City were highly favorable early on. He said the team went through zoning and site plans without a hitch, again with strong support all around. The City is having discussions with the team in the financing portion of the project, and some relief is still needed. Mr. Mazzocchi said those discussions are moving along well. Mr. Mazzocchi noted a general contractor has been selected, and a construction manager, Hutter Construction. He said they are highly experienced with affordable housing, and multi-family housing, and the team is quite happy with them. Mr. Mazzocchi explained the team is working through the budget with them, and going through the pricing of the various contracting trades.

Mr. Mazzocchi noted there are multiple consultants working on the project, and HousingToHome representative Katie Provencher would be introducing herself shortly to talk about the relocation. Mr. Mazzocchi noted that he knows relocation has been a very important topic for the team from the early stages of the process. He said making sure the residents in place are taken care of, have a place to relocate that they are happy with, and an opportunity to move back into the new development once it is complete is a priority. Mr. Mazzocchi explained there is also a consultant involved on the U. S. Department of Housing and Urban Development (HUD) side of things, RECAP. He said it is a difficult process to take a property such as Bronstein, which is considered obsolete, and work through a demolition plan and redevelopment plan. Mr. Mazzocchi said this is all going well, and the hope is to be in a position to break ground in the summer. He said the item that is on the top of the minds of the team is the relocation of the residents, which Ms. Provencher will speak to, and Ms. Lombardi has been taking a lead on as well. Mr. Mazzocchi then closed by saying this project is large scale, particularly for NHHFA to work with NHRA to produce two-hundred sixteen units of affordable housing. He said it is also amazing because when we look across and see the size of other much smaller projects, it is to be said that we have managed to put something together as a team that will be very meaningful for the community. Mr. Mazzocchi notes there is a lot of excitement even outside of this group for the project and the impact it will have to help with the shortage of affordable housing in the City. Mr. Mazzocchi then said he was happy to answer any questions.

Mr. Monahan asked Ms. Provencher to go over the relocation process for the Bronstein residents.

Ms. Provencher introduced herself, and provided some background on herself and her company. She said she works for HousingToHome (HTH), had worked at a previous national

relocation company as the Chief Executive Officer (CEO), and founded HTH in 2020 with her partner, Hannagh Jacobsen. Ms. Provencher said she is excited to be working on this project for many reasons, but one is that she grew up in Lowell, MA, and her folks live in Tyngsboro, MA so she is used to the geography. Ms. Provencher said a letter was sent to residents by Ms. Lombardi this week, re-introducing HTH, and letting people know we are moving forward. Ms. Provencher said the first step of HTH on Monday, January 25 is to start meeting with residents one-on-one. She said HTH will meet with residents however is most comfortable for them. She explained they will meet with residents in person social distanced with PPE, speak to them over the phone, Zoom or FaceTime, etc. Ms. Provencher said HTH has been navigating business throughout COVID-19 successfully, at even more of a business rate than before the pandemic. She said once the one-on-one meetings begin, they will really start understanding what residents are looking for in a home relocation.

Ms. Provencher explained there will be a couple of different paths residents will take. She said many of the residents will have a firm idea of what they want with a relocation, and some will not. She said HTH is used to dealing with the multiple perspectives of residents, and will start working with landlords in the neighborhood, and in the area to find good places where residents can choose to relocate. Ms. Provencher noted that Ms. Lombardi is holding a few units within the NHRA portfolio for residents who will find this to be a good fit. She said there will also be residents who want to go out of town, or out of state, and HTH will absolutely help navigate that. Ms. Provencher explained the plan is by mid-February to have connected with every resident and have a better understanding of their needs, and then by mid-March to have a better idea of placement options for them. Ms. Provencher reminded everyone that the ninety-day notice cannot be given to residents until Tenant Protection Vouchers (TPV) are secured through HUD. She said as soon as NHRA has the TPVs, we can then issue the ninety-day notices and start moving more quickly. Ms. Provencher asked if anyone had any questions. Mr. Wilson asked Ms. Provencher to explain the TPVs. Ms. Provencher deferred to Ms. Lombardi.

Ms. Lombardi said right now we are in a holding pattern as we have received our 4 and 9 percent tax credits, we have received the grant, and the last piece of the puzzle is to receive approval from HUD on the Section 18 demo/dispo application. Ms. Lombardi said the application is with HUD now and the Special Applications Center is actively reviewing it. She said once we receive approval, which we are hopeful and believe we will receive, we will then move to apply through HUD for the TPVs. Ms. Lombardi explained the residents of Bronstein will be able to use the Vouchers to secure housing while they are relocated. She said this is where things stand at this time, as we cannot apply for the TPVs quite yet.

Ms. Provencher explained that once the TPVs are received, they will make sure these are transferred to new homes. She again explained the ninety-day notice process, and the delay on this based on not having the TPVs in hand, thus NHRA not being able to offer comparable units. She explained that comparable units would be non-market rate units, but affordable in terms of benefits that are due to residents. Ms. Provencher reiterated that residents, their well-being, and finding them great homes is really why she and her partner started HTH. She said they know how important it is to the NHRA and the team and they will make sure they take good care of the residents. Mr. Monahan commented this was well said, and Ms. Lombardi thanked Ms. Provencher.

Mr. Monahan said when NHRA started this venture, it was realized that we needed some help along the way just guiding us and looking out for the long-term sustainability of the NHRA. Mr. Monahan said it doesn't end when people are occupying the units, it will just be starting. He said we had to look down the road fifteen to thirty years or more and take that time frame into consideration as well. Mr. Monahan said in light of this, NHRA hired a "super star" in Peter Roche, owner of Development Synergies. Mr. Monahan said Mr. Roche has been the guiding light and has given NHRA the confidence to move forward every step of the way. Mr. Monahan invited Mr. Roche to speak to the group.

Mr. Roche thanked Mr. Monahan for his masterful job in introducing the team, and also said he feels the project is going incredibly well. He said he would be explaining why the project is so important to NHRA and the City of Nashua. Mr. Roche said broadly speaking there are approximately 1.4 million public housing units in this country, and over the last twenty to thirty years many have been demolished or redeveloped as private housing. He said Congress has pretty much moved away from public housing, and it has been on life support since the eighties or nineties. Mr. Roche noted the portfolio of public housing is fifty to seventy years old, and in significant need of recapitalization and repositioning. He said the companies with the tools to do this are largely private, such as Boston Capital. Mr. Roche said there is not a change in the residents who are served or the affordability, but what is seen is a more sustainable approach to housing over time, as well as public to private partnerships. He explained this is why he thinks it is so valuable that Mr. Monahan, Mr. Wilson, and Ms. Lombardi have developed such a great team.

Mr. Roche said what he thinks is so important about Bronstein, to echo what Mr. Mazzocchi said, is this is the largest redevelopment project in NH for about thirty years. He also said NHRA has been able to use land that has been sitting underutilized for fifty years to redevelop not only forty-eight units of affordable housing, but an additional one hundred sixty-eight units. Mr. Roche noted this is an extraordinary accomplishment by the NHRA and a huge benefit for the City of Nashua. Mr. Roche said that as a result of this project, NHRA will develop an internal management and financial capacity that will enable it to pay for the rest of the portfolio, and to respond to the emerging affordable housing needs throughout the City of Nashua. He said this is not just an investment in Bronstein, but in the City of Nashua and NHRA that he believes will make NHRA a leader in public housing in NH for decades to come. Mr. Roche noted that of course there are risks associated with projects such as Bronstein, but the true risk is taking no action whatsoever. Mr. Roche also noted to his first point that Congress really has turned away from funding public housing, making this impeccable timing for this project. He said he is honored to work with this team, and hopes he is adding some value to NHRA, and a great project everyone should be proud of.

Mr. Monahan asked if anyone had any questions. He then thanked everyone who had contributed to the conversation, recognizing them as super stars, including Ms. Lombardi. Mr. Monahan said she has worked incredibly hard, going above and beyond the call of duty, and that does not go unnoticed, so the Board thanks her for this. Mr. Monahan asked for any questions or comments.

Ms. Honorow asked how the Commissioners can best help support the residents should they feel in any way abandoned or as if they are not going to be taken care of. Ms. Honorow noted a project can often lose the support of the community if this happens. Ms. Honorow said she was surprised to hear residents can move out of state, and asked if HTH does facilitate this process with the resident. Ms. Provencher said yes. Ms. Honorow asked Ms. Provencher what the best way is for the Board to support the relocation process so that the press coverage that comes along with the project and things that can turn a project sour in people's minds don't happen. Ms. Provencher said letting residents know that they have rights independent of NHRA and the redevelopment process is very helpful. She also said it is good to advise them there are city, state and federal guidelines that must be followed and that provide them with certain rights, giving residents a check and balance system. Ms. Provencher noted it is important to remind residents that this group takes this so seriously that NHRA hired an outside company just to make sure that these guidelines are followed, so they do not feel as if it is the NHRA or Ms. Lombardi making all of the relocation decisions. She also recommended letting everyone know they have the right to return, which has been planned for and is in the relocation budget. Ms. Provencher additionally said advising residents this is a team that will help residents at every step along the way in the relocation process, from filling out paperwork, to going on site visits, packing, and with everything else that goes along with relocating. She said NHRA has made an investment in HTH for this reason, and what they do to help the residents is far reaching for residents and their families. Ms. Provencher requested information from anyone in attendance about relocation connections which may be helpful for the families and suggested they email Ms. Lombardi with any information.

Mr. Monahan commented this was a great question from Ms. Honorow. Mr. Monahan said while NHRA would like to believe it would be seamless for the residents, it won't be, yet we are going to try to make it as easy as possible. Mr. Monahan reiterated the high importance of this. Mr. Monahan said he knew he and Mr. Wilson were speaking on behalf of all five Commissioners when they said how important it was to the residents and the community for NHRA to help make the relocation process as seamless as possible for all concerned. Mr. Wilson added that the resident's relocation and transition back into the development has been at the forefront of every weekly call since the beginning. Mr. Wilson added that all forty-eight residents are encouraged to come back, as that is the goal of NHRA.

Mr. Monahan asked if anyone from the public had any questions.

Mr. Monahan stated this project is at a milestone and in the next six months we are going to see some vertical construction. Mr. Monahan reminded everyone of long-term thinking for not only this year, but out to thirty years. Mr. Monahan reaffirmed this is a wonderful team, and while there is a long way to go, it has been a real team effort.

#### **ADJOURNMENT:**

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

The Chairperson asked if there were any comments or discussion.

Mr. Wilson thanked Rich Mazzocchi, Katie Provencher and Peter Roche for joining the meeting. Mr. Tollner complimented everyone at NHRA who is working on the redevelopment for doing a solid job, saying it a much appreciated.

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

**AYE**

Helen Honorow  
Paul Deschenes  
Eric Wilson  
James Tollner  
Thomas Monahan

**NAY**

Motion carried. Meeting adjourned at approximately 8:41 a.m.

Respectfully submitted,

*Andrea Reed-Lenane*

Andrea Reed-Lenane  
Recording Secretary