

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON AUGUST 21, 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, August 21, 2026. Chairperson Eric Wilson called the meeting to order, and the Recording Secretary called the roll at approximately 8:31 a.m. with the following responses:

Present

Eric Wilson
Paul Deschenes
Helen Honorow
Thomas Monahan
James Tollner

Absent

The following persons were also present: Bob Mack, Director, City of Nashua Welfare Department; Tonia Knisley, Voices of Major Drive; Bob Keating, Granite State Organizing Project; Lori Wilshire, President, Board of Aldermen; Carolyn Murphy, Resident; Joseph Plodzik, Resident; Phillip Mann, Resident; 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 July 17, 2026, 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.

Ms. Honorow requested that her comment regarding citizenship be revised for clarification. Ms. Lombardi confirmed.

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. Monahan made a motion to accept, and Ms. Honorow seconded the motion. The Communications were as follows: Monthly Operational Reports – July 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 acknowledged improvements are being made but expressed continued concern regarding the high percentage of rents owed. Ms. Lombardi stated that this remains an ongoing focus and noted she has been working with Ms. Cara Cargill, Eviction Diversion Specialist and Mediator for court-ordered repayment agreements.

Mr. Monahan reported that the current total number of applicants on the waiting lists is 4,284 for Public Housing, 5,372 for Section 8 HCV, 474 for Cotton Mill PBV, 359 for Salmon Brook, and 1,272 for Monahan Manor. He stated that the NHRA is doing a great job and that the decreases in the waitlists are encouraging, noting that the current purge appears to be effective.

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, framing has begun on building one. The next phase of construction will include beginning the framing of building three.

Boiler replacement projects at multiple sites have also commenced. Work began at Whitney Street and will proceed to George F. Robinson Manor upon completion of the Whitney Street project.

The NHRA continues its efforts to purge and update its Public Housing, Section 8 Housing Choice Voucher, Cotton Mill, Salmon Brook, Park View Apartments and Mary's House waiting lists. To date, more than 5,000 letters have been mailed to applicants as part of this effort.

Approximately 3,000 letters have been returned, providing the NHRA with important information regarding applicants who may no longer be seeking housing, have relocated, or whose contact information is no longer current. Staff will continue to review the returned correspondence and update the waiting lists accordingly.

The NHRA is seeking Board approval to renew the NHRA's Certificates of Deposit (CDs) with Triangle Credit Union (TCU) at the following rates and terms. TCU continues to offer the most competitive rates available to NHRA.

- Four (4) CDs at 4.00% APY for three months; and
- Two (2) CDs at 4.00% APY for six months.

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

Mr. Wilson sought clarification on whether residents are contacted via email as a method of communication during the purge cancellation process. Ms. Lombardi confirmed that email communication is used.

Ms. Honorow inquired whether any regulations require residents to remain on a waitlist for a specific period before being removed. Ms. Lombardi explained that the NHRA is following all applicable regulations through the current purge process.

Mr. Tollner sought clarification that, after six months of receiving returned purge letters, the NHRA undertakes multiple steps before removing an applicant from the waitlist. Ms. Lombardi confirmed that several steps and considerations are taken prior to cancellation.

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

None.

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 73520 through 73657 and from the Park View Apartments Cash Disbursement List - check numbers 6068 through 6076, including ACH debits and investment accounts. Ms. Honorow made a motion, and Mr. Tollner seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Monahan inquired whether the Maynard Homes expenses were fully refundable to NHRA. Ms. Lombardi confirmed.

Mr. Tollner inquired about the abatement checks on the supplemental list. Mr. Costa confirmed that one service was for a unit within public housing, and the other was for McLane Middleton, PA.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

None.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Ms. Knisley inquired about the timeline for completion of the Maynard Homes redevelopment project and whether any decisions have been made regarding the interior design selections. She also asked about the blinking lights in the construction area.

Ms. Lombardi explained that several determinations still need to be made before final interior selections can be decided.

Mr. Costa clarified that construction is underway and progress is being made. He further explained that the blinking lights are the security cameras.

Mr. Mack stated that, with respect to rental assistance, most individuals do not qualify for additional aid; however, efforts are focused on establishing payment arrangements to help residents manage utility payments. He acknowledged that the length of the waitlist is decreasing and continues to direct individuals to the NHRA to apply. He expressed appreciation for the strong working relationship with NHRA.

Ms. Murphy informed Mr. Costa that the windows in the laundry room are nailed shut, noting her understanding that this was done in response to individuals attempting to break in to access the washing machine coin boxes. She also reported concerns regarding a malfunctioning washing machine and difficulties using the prepaid card system. In addition, she expressed concerns about residents allowing non-residents into the building to sleep in unauthorized areas or use drugs in the bathrooms. Several other residents voiced similar concerns regarding illegal activities occurring on the property.

Mr. Mann reported the metal screen had been removed from the laundry room window in an attempt to break into the building.

Mr. Wilson encouraged residents to report the date and time of the occurrence to the NHRA.

Mr. Tollner encouraged residents to avoid engaging with individuals involved in illegal activities and to report such incidents to law enforcement and the NHRA.

Mr. Costa and Ms. Lombardi agreed that they will consult with law enforcement regarding more frequent patrols and will address the additional concerns raised.

ADJOURNMENT:

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

There being no further discussion, the motion passed unanimously.

The meeting adjourned at approximately 9:06 a.m.

Respectfully submitted,

Deanna Brooks

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Recording Secretary