

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON MARCH 17, 2023**

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 9:00 a.m. on Friday, March 17, 2023. Chairperson James Tollner called the meeting to order, and the Recording Secretary called the roll at approximately 9:11 a.m. with the following responses:

Present

James Tollner
Eric Wilson - via teleconference
Paul Deschenes
Helen Honorow
Thomas Monahan

Absent

The following persons were also present: Julian Long, City of Nashua Urban Programs Manager; Lori Wilshire, President, Board of Aldermen; Lynn Lombardi, Executive Director; Cedric Dancy, 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 and nonpublic meeting minutes dated February 17, 2023, accept them, and place them on file. Ms. Honorow made a motion, and Mr. Monahan 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. Deschenes made a motion, and Mr. Monahan seconded the motion. The Communications were as follows: Monthly Operational Reports – February 2023 – 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, and Rent Collections Report

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

Mr. Deschenes said the rent receivables looked good, but some were still a little on the high side. Ms. Lombardi agreed that some are a bit higher and noted Maynard Homes in particular. She said that the 24.53% shown as unpaid that development has decreased. Ms. Lombardi explained that NHRA went to housing court last week and although the resident was in arrears approximately eight-thousand dollars, NHRA has continued to work with her, and she

made a payment of forty-five hundred dollars toward the balance. Ms. Lombardi said the resident is adhering to the payment plan per the court-ordered agreement to pay the debt in full. Mr. Deschenes noted it is sad we must sometimes go this far. Ms. Lombardi agreed and said the court-ordered agreement provides an immediate writ of possession if the resident fails to make payments. She said she hopes it does not come to that. Mr. Monahan noted this should significantly reduce the accounts receivable percentage of 11.7%. Ms. Lombardi confirmed and said it is now closer to approximately 7.5% based on repayment agreements, pending payments that have come in, and other payments made since the report was created. She said the rent receivables report fluctuates daily and it captures a snapshot of rents owed on the day the report is processed.

There being no further discussion, the motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

NHRA began accepting applications for Monahan Manor's waiting list on February 28, 2023. Applicants arrived in person to complete the paperwork, picked up applications for friends and family members to be filled out and returned, and called requesting an application be mailed. Over 180 voice mails were left. By weeks end approximately 275 applications were returned to NHRA, and over 300 applications were distributed to applicants to be completed and returned within thirty days and continue to be distributed. The continued interest in Monahan Manor has certainly not diminished. I want to thank all NHRA staff who assisted and continue to play a role, with additional appreciation to Andi Reed-Lenane, Sarah Fernandez, Ariana Tomala, as well as Deanna Brooks.

The Public Housing Authorities Director's Association (PHADA) is hosting its 2023 Legislative Forum September 17-19, 2023. It will be held at the Hyatt Regency Washington on Capitol Hill in Washington, DC. Please inform Andi if you are interested in attending.

NHRA is undergoing its annual audit with EFPR Group. I anticipate receiving the draft audit at some time in the coming months to be shared with the Board.

NHRA continues to communicate with NHDES regarding Fossa Avenue and abutters to the property. Air sampling results from where the testing occurred were sent to NHDES and property owners. NHRA must provide a summary report of the air sampling results to NHDES, to include a subsequent discussion of the next steps for investigation and mitigation at impacted properties. Additional indoor air sampling will occur to further evaluate organic compounds detected during the sampling.

The Chairperson entertained a motion to except the Executive Director's Report. Mr. Monahan made a motion, and Mr. Deschenes seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Monahan said the Fossa Avenue issue is an absolute joke, which includes the City of Nashua. He said we are getting negative cooperation from the city. Mr. Monahan stated that the city will not sign off on any environmental reviews for NHRA for Fossa which means we cannot obtain any funding for same. Mr. Monahan said the New Hampshire Department of

Environmental Services (NHDES) is even worse. He stated that NHDES has come down on NHRA and insisted it go to homes surrounding Fossa Avenue to assess air quality. Mr. Monahan said we are ruining people's lives and homes, making the homes potentially unsellable. He stated this is not what NHRA is, and we need cooperation from the city. Mr. Monahan noted that the city dug up the roads on Fossa Avenue and yet NHRA cannot perform any modernization work on the buildings. Mr. Monahan said NHRA has clean hands and was within the law when the development was built. He noted the extensive areas NHRA is being forced to check are neither right nor fair. Mr. Monahan said Mr. Costa has been working extremely hard on this for more than two years. Ms. Lombardi agreed. He said the NHDES has also become stricter with the air quality testing standards. NHRA has a responsibility to provide our residents with decent, safe, and sanitary housing, and noted that according to NHDES Fossa Avenue is not decent, safe and sanitary. He said it is coming to the point that he and Mr. Costa, along with Ms. Lombardi, will be making some recommendations to the Board.

Ms. Honorow asked what the city could do differently. He said they can support NHRA by going to NHDES and the Environment Protection Association (EPA) to advocate on NHRA's behalf. He said he is happy to see the remediation over at the Tannery site. Mr. Tollner said there hasn't been a response from the city that aligns itself with NHRA. Mr. Monahan confirmed. Mr. Monahan agreed and said we would then address the situation as a team. Mr. Monahan explained that we cannot do anything as simple as paint the trim on these buildings. Mr. Tollner said this affects our PHAS scoring. Mr. Tollner said that we are somewhat handcuffed regarding the inspections if NHRA cannot complete the appropriate repairs and maintenance. Ms. Honorow asked Ms. Lombardi if she had recently requested a meeting with the City of Nashua. Ms. Lombardi confirmed that Mr. Costa has been communicating with the city. She noted that the issue lies in the fact that based on this environmental issue caused long ago by a dry-cleaning business, NHRA is now being held responsible for the unseen mess that was left. Ms. Lombardi went on to state that the city was aware there was an issue below the surface that was affecting air quality at the property, and yet amid it the city tore up the entire street, regraded and resurfaced it. Ms. Honorow said she is trying to determine what we want the city to do as well as who we have been and should be in communication with. She asked Ms. Wilshire if she knew anything about the situation. Ms. Wilshire said she does not and recommended they speak to Matt Sullivan with the City of Nashua. Mr. Julian Long, present at the meeting, said we are welcome to contact him as well. Ms. Lombardi thanked him.

Mr. Tollner recommended that Ms. Lombardi, Mr. Costa, Mr. Monahan, and Ms. Honorow work together on this issue. Mr. Monahan said NHRA has spent over three hundred thousand dollars on this issue. He said NHDES has threatened NHRA with a lien and legal action, but he believes the agency is immune to both by legislative decree. Mr. Tollner confirmed the work group, and all agreed to participate. Mr. Tollner noted again that before we go knocking on people's doors and affecting their lives, it is important to investigate all options. All present agreed. Mr. Long said to reach out to him and Mr. Sullivan before the next Board meeting as they would both be very happy to meet. He also said his department might have some different funding sources to assist.

Mr. Tollner said people are commenting they are very excited about Monahan Manor. He said that this is a wonderful opportunity for more housing in the city and he is sure there will be more to come. Ms. Honorow asked about the availability at Monahan Manor of apartments

for residents with disabilities. She said she had discussed what organizations were doing to accommodate the needs of their clients and deferred them to NHRA to ask questions about specifics. Ms. Lombardi said she received a call that week from an organization asking the same question. Mr. Deschenes asked how many units there are for those with disabilities. Ms. Lombardi said she will have to reference site information to determine the exact number as there are wheelchair accessible units, hearing and sight units, or units fitted to accommodate same. She said she estimated that approximately ten to twelve are accessible of the two hundred and sixteen units. Mr. Monahan said all the units are fitted to be converted quickly if needed. Mr. Tollner asked how many market rate units are within the development. Ms. Lombardi said ten.

Mr. Monahan said he was asked to speak to the senior business class at Rivier College the previous week. He said he was unaware at the time that the whole class was doing a semester long case study on Monahan Manor. Ms. Lombardi said she is looking forward to seeing the study. Mr. Monahan noted the students were interested in the whole affordable housing process and would love to tour the property. Ms. Lombardi said to consider it done. He said the students were talking about Southern New Hampshire Services involvement, parking, how the Boys and Girls Club is going to be involved, among many other things. Mr. Tollner said the Nashua Police Department is also interested in a tour once the first building is complete.

Mr. Tollner asked Ms. Wilshire if NHRA could provide an update on Monahan Manor during public comment at the next meeting of the Board of Aldermen. Ms. Wilshire said she was working on coordinating a date.

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

RESOLUTION NO. 23-2433
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AWARDING A TWO-YEAR CONTRACT BEGINNING APRIL 1, 2023, AND
ENDING MARCH 31, 2025, FOR FIRE SPRINKLER, SUPPRESSION SYSTEMS
AND BACKFLOW PREVENTION TESTING SERVICE TO FIRE PROTECTION
TESTING, INC., 1701 HIGHLAND AVENUE, CHSHIRE, CT 06410 AT A TOTAL
CONTACT COST OF \$4,100 PER YEAR (\$3,250 UNDER THE OPERATING BUDGET
AND \$850 UNDER THE PARK VIEW APARTMENTS BUDGET)

The Chairperson entertained a motion to except Resolution No. 23-2433. Ms. Honorow made a motion, and Mr. Monahan seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Monahan said this was a good price. Ms. Lombardi agreed and said this is NHRA's current contractor and we have been very pleased with their work.

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

AYE

NAY

Thomas Monahan
Helen Honorow
Paul Deschenes
Eric Wilson
James Tollner

The motion passed unanimously.

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 67806 through 67953 and from the Park View Apartments Cash Disbursement List – check numbers 5743 through 5753, including ACH debits and investment accounts.

Mr. Monahan made a motion to approve, and Mr. Deschenes seconded the motion. The Chairperson asked if there were any comments or discussion.

Ms. Lombardi noted that any costs associated with Monahan Manor, including the costs associated with the opening of the waiting list are fully reimbursable.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Mr. Deschenes said the person who was smoking out the window in Sullivan Terrace North is still doing so. He also said that with spring coming, he would like to address the raised garden and see what is needed to get that in order.

Mr. Monahan noted that we are very lucky we are a little ahead of schedule at Monahan Manor and he is pleased. He said he commends the whole team for staying on the work and on budget in these scary times. Mr. Monahan extended his kudos to all involved.

Ms. Honorow said Mayor Donchess has been hosting Ward meetings all over the city and she went to the Ward 3 meeting. She said that more than half of the discussion with people in the neighborhood was about the lack of affordable housing and how desperate people are to find it. Ms. Honorow noted that the mayor mentioned Monahan Manor coming available, but also the crisis throughout the city with affordable housing. She said that anything we can do with redevelopment to support this effort would be highly beneficial. Mr. Monahan said that he spoke to a potential partner for the next redevelopment and subject to the Board's agreement to move forward perhaps there will be more to come. Mr. Tollner said because of the need for quick decisions when it comes to the redevelopment process, there may be times that communication is required outside of meetings, and it will be done individually.

PUBLIC COMMENT:

Mr. Julian Long, Urban Programs Manager, City of Nashua, commented that many of city's U. S. Department of Housing and Urban Development (HUD) grants are under the Urban Programs. He said the allocation plans for the HOME funds through the American Rescue Plan Act were approved that week. Mr. Long said the city has submitted its plan to HUD for approval in the amount of \$1.6 million for HOME and urban housing activities. He specified this means homeless residents, residents at risk of homelessness, residents fleeing domestic or sexual violence, and residents at the greatest risk of housing instability. Mr. Long said once approved, the city will have a very well-publicized roll out so folks can apply for those funds. He noted that NHRA will be receiving emails about this. Ms. Lombardi and the Board thanked Mr. Long.

Mr. Monahan said the Mohawk Tannery site is ongoing and he has been viewing the meetings on the government channel. He said he has not heard anything about the arrangement between NHRA and the city. Mr. Monahan said he called Mr. Tim Cummings; they had a nice conversation about the project, and he was assured it is still one hundred percent moving forward.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

ADJOURNMENT:

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

There being no further discussion, the motion passed unanimously.

The meeting adjourned at approximately 9:54 a.m.

Respectfully submitted,



Andrea Reed-Lenane
Recording Secretary