

Committee on Ending Homelessness
Minutes of the August 3, 2005 Meeting
Room 208, Nashua City Hall

Present at the meeting were: Mary Andosca, Jaime Andrews, Eileen Brady, Wendy Furnari, Donna Juskiewicz, Peter Kelleher, Linda Jeynes, Bob Mack, Germano Martins, Gene Murray, Klaas Nijhuis, Jennifer Spencer, and Pat Zambri.

Invited Guests were: Rudy Biron, Paul LaFlamme, Paul Bergeron, Susan Dobens, and Vin Casale.

B. Mack called the meeting to order at 9:10 am. The minutes of the July 28th meeting were reviewed. Amendments were noted. K. Nijhuis motioned to accept the minutes as amended, D. Juskiewicz seconded and the motion carried.

J. Spencer reported that the committee working on the revolving loan had met and had a good brainstorming session. They discussed ways of getting money for the loan fund, especially through the faith-based community. They will look for gaps in the funding and work to get them filled. B. Mack mentioned that Maryse Wirbal from NPCC had recently applied for a grant that may tie into this very process and suggested J. Spencer follow up with her.

Prevention Strategy - Landlord/Tenant Tool Kits:

D. Juskiewicz handed out copies of the tool kits to those present. B. Mack explained that several landlords/property managers had been invited to attend this meeting at 9:30 to provide information, answer questions, get feedback and receive a copy of the tool kit. D. Juskiewicz and E. Brady explained that the tool kit was designed to help prevent homelessness through evictions by making everyone aware of the resources available. K. Nijhuis stated that the tenant must be prepared to be a good tenant, respectful of property and responsible for ensuring quiet enjoyment of other tenants, and this kind of information would help accomplish that goal.

Five landlords/property managers arrived for discussion. Some of the issues discussed included the problems around tenants having too many frequent overnight guests/relatives who are disruptive. The tenant needs to understand before they move in what is expected of them and that, before other bills are paid, (for which there may be help) the rent must be paid.

Issues around communication and whom the landlord might be able to call at night when an incident occurs to get assistance in a timely matter without calling the police was discussed. It was suggested that a tool kit be designed just for the landlords' use. It would also be helpful if there were a central person/place to get this information. Communication between landlords and tenants as well as access to information on

resources is the key to solving these problems. A simple list of resources with telephone numbers to give to the tenants would be helpful.

Prevention of unacceptable tenant behavior is the key. When a tenant has a case manager working with them things seem to run much smoother. Developing a wrap-around meeting may be helpful to landlords for homeless people. It was recognized by all parties that not every eviction could be prevented, however, early interventions were important.

P. Kelleher thanked the guests for coming and being willing to discuss their problems with the Ending Homelessness Committee to help find solutions. Both groups have a lot of information to share, which can help. There was a lot of good discussion of common problems. He noted that this meeting was historic, the first time he recalls landlords joined us in discussions around ending homelessness.

S. Dobens said that the state's Landlord Association publishes a newsletter, which reaches over 1,000 people. The Association meets once a month on the second Monday. Information from these meetings could be published in their paper. Their webpage is www.nhpoa.org.

K. Nijhuis said the GNCOC website could be the central point of contact for tenant issues and resource numbers could be post on this website.

B. Mack thanked everyone for coming and stated that the information shared was very helpful.

P. Kelleher asked about having a follow up meeting. It was suggested to have someone from the EHC come to the Landlord's Association meeting to explain ideas around communication and resources. S. Dobens would follow up and B. Mack to be contact person for coordinating this effort.

K. Nijhuis suggested the landlords come to our meeting on October 5th at 9:00 am to discuss Section 8 problems with representatives from the Nashua Housing Authority, NH Housing Finance, and Harbor Homes, whom we will make a point of inviting.

The next meeting was scheduled for September 7, 2005 at 9:00 am in Room 208 at Nashua City Hall.

The meeting was adjourned at 9:35 am.