

YALE ACRES – Site Operations Update

March 23, 2026

About Yale Acres

- Renovated 2019-2022
- 162 Affordable Units (4 one-bedrooms; 116 two-bedrooms; 42 three-bedrooms)
- Unit Types – Townhouse Style / 2nd floor flats / 1st floor H/C flats
- Income Restrictions - AMI's 33 units at 25%-33 units at 50%-96 units at 60%
- Programs - 100% Project Based Section 8 & 100% Low-Income Housing Tax Credit (LIHTC)
- Supportive Housing Units (33) - Provider is St. Vincent DePaul, Waterbury
- Veterans Units (2 – 17) – VA Case Management

Compliance

- Conducting Internal File Audit of all files. Ongoing.
- Owners Certification due April 1 – **attached for signature**

Occupancy Summary

Total Units	#Occupied	#Vacant	% Occupied	% Vacant
[162]	[156]	[6]	[96.3%]	[3.7%]

Vacant Units: In order to appropriately allocate our housing an internal wait list has been created. At least 3 units will remain vacant for the next few months due to transfers.

Unit	Prospect	Sec 8 Inspection	Move In Date
36 Gilbert Rd	Applicant	TBD	4/15/26
24 Elizabeth Court	Tenant Transfer	TBD	4/15/26
11 Elizabeth Court	Applicant	TBD	4/15/26
14 Elizabeth Court	Applicant	TBD	4/15/26
61 Elizabeth Road *	Applicant	TBD	TBD
63 Elizabeth Road *	Applicant	TBD	TBD

*Possession from eviction.

Collections/Legal Efforts

- A few tenants are current with court stipulations in place. The open legal is as follows:

Unit	Amount Owed	Status
85 Broadvale Rd	N/A	Served for Non-compliance/unauthorized Occupants/Non-payment of rent- Trial 3/26/26
25 Gilbert Rd	N/A	Served for Unauthorized Occupant- NTQ
74 Gilbert Rd	\$5,845	Served for Non-payment- Quit date-3/17/26

- **Delinquencies** – this month's delinquencies currently amount to \$2,504 not including tenants in legal for non-payment. This amount will go down or be paid by March 24th. Any amounts still open will go into legal status.

Maintenance

- Normal day-to-day maintenance calls and work orders generated from tenants, inspections, preventative and planned work.
- Continually conducting Annual Inspections (at recertifications and if issue).

Upcoming Projects

- Installation of security cameras throughout the property.
- Management office upgrades which are ongoing.

Staff

Property Manager – Marianne Monarca

Assistant Property Manager – Jennifer Berube

Maintenance Technician – Luis Colon

Staff is compliant with fair housing and sexual harassment training.

HANOVER PLACE VETERANS HOUSING – Site Operations Update

March 23, 2026

About Hanover Place

- New building built in December 2020
- Nine (9) Units for Veterans
- Unit Types – Four ground level units – 2 one-bedroom and 2 two-bedroom units which meet accessibility code standards; five remaining units are two-bedroom flats or duplex units.
- Program – 100% Section 8 VASH-Vouchers

Occupancy Summary

Total Units	#Occupied	#Vacant	% Occupied	% Vacant
[9]	[7]	[2]	[78%]	[22%]

Vacant Units: The two vacant units were vacated last month by a tenant who relocated, and the other tenant that passed away.

Units rent ready - VA to provide applicants.

Unit	Prospect	Sec 8 Inspection	Move In Date
249 Hanover St Unit F	Applicant	TBD	04/15/2026
249 Hanover St Unit H	Applicant	TBD	04/15/2026

Collections/Legal Efforts

Unit	Amount Owed	Status
A	\$226.00	Provided with notice
B	\$3,028.10	Will serve April 1
D	\$12,869.00	Asked for 2 weeks – will serve April 1
G	\$420.70	Working with tenant
I	\$22,104.00	Served on March 11 th
J	\$5,064.90	Will serve April 1

Units D and I are non-Section 8 households.

Maintenance

- Onsite violations –towed unregistered car on 3/4/26. Working on removing the boat.
- Providing tenants with parking permits.