

YALE ACRES – Site Operations Update

May 26, 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.

Occupancy Summary

Total Units	#Occupied	#Vacant	% Occupied	% Vacant
[162]	[157]	[5]	[97%]	[3%]

Vacant Units: many applicants being processed were denied throughout the process for fraud. Goal is to lease up vacant units in June.

Unit	Prospect	Sec 8 Inspection	Move In Date
36 Gilbert Rd	Transfer	TBD	6/01/26
24 Elizabeth Court	Transfer	TBD	6/15/26
14 Elizabeth Court	Applicant	TBD	6/15/26
61 Elizabeth Road	Applicant	TBD	TBD
63 Elizabeth Road	Transfer	TBD	6/01/26

Collections/Legal Efforts

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

Unit	Amount Owed	Status
85	N/A	Eviction – Final Stay <u>July 31, 2026</u>
74	\$7,014	Eviction – Final Stay July 31, 2026 – tenant violated the stipulation so we were granted immediate possession. Marshal scheduled for <u>May 15, 2026</u>.
25	N/A	Unauthorized Occupant – going to trial.
63	N/A	Kapa Notice for Unauthorized Occupant, Non-compliance, Noise Disturbance/peaceful enjoyment and failure to control conduct of guests.

- **Delinquencies** – this month’s delinquencies currently amount to \$2,644.00 not including tenants in legal for non-payment. Payments will be accepted through 5/24/2026.

Maintenance

- Normal day-to-day maintenance calls and work orders generated from tenants, inspections, preventative and planned work.
- Landscapers on site cutting grass weekly. Mulching starts soon.
- Continually conducting Annual Inspections (at recertifications and if issue).

Upcoming Projects

- Installation of security cameras throughout the property. Flagpole installed at office on Wednesday, May 13, 2026 which will hold the first site camera.
- Basketball court & Gazebo – clean brush around court and gazebo, add lighting and signage for hours, repair fencing where broken, and clean graffiti from gazebo.
- Getting quotes for power washing and cleaning gutters.
- Getting quotes for painting front doors and columns on Broadvale Road. Plan to paint all columns throughout.
- Management office upgrades which are ongoing. Getting quotes for renovations needed.
- Drainage project – several buildings get water in the basement from rain. We are getting prices for regrading to correct the water flow.

Other

- Curbing throughout the property – Certain sections of sidewalk curbing were damaged during snow plowing operations. We are currently developing a plan to complete the necessary repairs.
- Revised property insurance quote for signature. Reflects the business income limits to \$3,962,064 per lender requirements. The premium has increased slightly by \$588.73.

Staff

Property Manager – Marianne Monarca

Assistant Property Manager – Jennifer Berube

Maintenance Technician – Luis Colon

HANOVER PLACE VETERANS HOUSING – Site Operations Update

May 18, 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 by a tenant who relocated, and the other tenant that passed away. Units rent ready – **GOOD NEWS! VA has provided an applicant for Unit F. Waiting on application to be processed.**

Unit	Prospect	Sec 8 Inspection	Move In Date
249 Hanover St Unit F	Applicant	TBD	06/01/2026
249 Hanover St Unit H	Applicant	TBD	TBD

Collections/Legal Efforts

Unit	Amount Owed	Status
B	\$2,696.15	Served for Non-payment. Quit date 5/22/26. Received partial payment as U&O.
D	\$8,079.00	Served for Non-payment. Quit date 5/22/26.
I	\$24,620.00	Served for Non-Payment. Quit date 4/15/26. Eviction going forward.
J	\$5,780.35	Served for Non-Payment. Quit date 5/22/26. VA working to provide partial payment.

Maintenance

- Boat removed!
- Providing tenants with parking permits – on-going.
- Maintenance projects -
 - Power wash and paint trim around the buildings/doors where needed – waiting on quotes.
 - Replacing the round table and chairs in the gazebo.
 - Unit inspections – on-going.

Other

- CHRO letter for signature – construction project closeout. Delay due to CHRO staffing issues.
- Insurance policy renewals attached for *signature*:
 - **Liability:** The renewal premium rate is up by 2.56%. There is no change in the deductible.
 - **Excess:** This will be a flat renewal.