

YALE ACRES – Site Operations Update

June 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]	[154]	[8]	[95%]	[5%]

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	Applicant	TBD	7/1/26
24 Elizabeth Court	Transfer	TBD	7/1/26
61 Elizabeth Road	Applicant	TBD	7/1/26
49 Gilbert Rd	Transfer	TBD	7/1/26
74 Gilbert Rd	Applicant	TBD	7/1/26
58 Gilbert Rd	Applicant	TBD	8/1/26
81 Broadvale Rd	Applicant	TBD	8/1/26
115 Broadvale Rd	Transfer	TBD	7/15/26

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>
25	N/A	Eviction - Final Stay <u>June 15, 2026</u>
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 \$4,318.00 not including tenants in legal for non-payment. Payments will be accepted through 6/24/2026.

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 throughout the property was completed this month. *Mulching included cleaning mulching beds, weed killer and edging.*
- *Continually conducting Annual Inspections (at recertifications and if issue).*

Upcoming Projects

- Installation of security cameras throughout the property. *First camera installed which provides view of Broadvale Road. In progress.*
- Basketball court & Gazebo – clean brush around court and gazebo, add lighting and signage for hours, repair fencing where broken, and clean graffiti from gazebo. *Planning in progress.*
- Getting quotes for power washing and cleaning gutters. Plan to start work later this month.
- 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. In progress.*
- Drainage project – several buildings get water in the basement from rain. We are getting prices for regrading to correct the water flow. *Scheduled to start the first few buildings this month.*
- Curbing throughout the property – Certain sections of sidewalk curbing were damaged during snow plowing operations. *In progress*

Staff

Property Manager – Marianne Monarca

Assistant Property Manager – Jennifer Berube

Maintenance Technician – Luis Colon

HANOVER PLACE VETERANS HOUSING – Site Operations Update

June 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: Units rent ready –Waiting on application to be processed through Section 8 (Imagineers). Anticipating July 1 move in. Site tour with the VA 6/16/2026 with another applicant.

Unit	Prospect	Sec 8 Inspection	Move In Date
249 Hanover St Unit F	Applicant	TBD	07/01/2026
249 Hanover St Unit H	Applicant	TBD	TBD

Collections/Legal Efforts

Unit	Amount Owed	Status
B	\$3,391.65	Served for non-payment. Received partial payment as U&O. Seeking court stipulation or possession.
D	\$6,823.00	Served for non-payment. Tenant working with VA and Columbus House to fund. Tenant making current payments.
I	\$26,791.50	Final Stay – 06/15/2026
J	\$7,568.85	Served for Non-Payment. Seeking court stipulation or possession.

Maintenance

- Maintenance projects -
 - Power wash and paint trim around the buildings/doors where needed – waiting on one more quote. Anticipate to schedule by the end of this month.
 - Replacing the round table and chairs in the gazebo this month.
 - Unit inspections – all units later this month.

Other

Standing meetings monthly with the VA to discuss concerns with tenants.