

YALE ACRES – Site Operations Update

September 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

- Internal file audits remain ongoing as part of our continued LIHTC compliance monitoring efforts.

Occupancy Summary & Leasing Activity

Total Units.....	162
Percent Occupied.....	99%
Vacant Units.....	2
Scheduled Move-ins.....	2 (October)
Applicants.....	15
On Notice.....	3 total for October:
	1 - Eviction for Non-compliance and Lease Violations
	1 – Home purchase
	1 - VAWA matter

Collections/Legal Efforts

No open court stipulations. The open legal is as follows:

Evictions..... 1 - Final Stay 10/31 (Non-compliance/Lease Violations)

NTQs..... 3 – 2 In process for non-payment; 1 for non-compliance

- **Delinquencies** – this month's delinquencies currently amount to \$7,561.00 not including uncollected subsidy.

Maintenance

- Normal day-to-day maintenance calls and work orders generated from tenants, inspections, preventative and planned work.
- Basketball Court – cutting back the vegetation / bushes (scheduled for the fall - October).
- Painting front doors, frames and columns – will be scheduled in phases to start on Broadvale Road in October. Work not done this year will be deferred to next year.

Upcoming Projects

- Installation of security cameras throughout the property. *In progress – anticipate installation by early October.*
- Management office upgrades. *In progress.*
- Removal of the two Eversource utility poles located within the parking lot at Elizabeth Court – *per Eversource, poles need to be removed or relocated by the City.*

Staff

Property Manager – Marianne Monarca

Assistant Property Manager – Jennifer Allen

Maintenance Technician – Luis Colon