

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

- Spectrum Audit this month – file review and physical inspections on 10/23/2026.

Occupancy Summary & Leasing Activity

Total Units.....	162
Percent Occupied.....	99%
Vacant Units.....	2
Scheduled Move-ins.....	2 (November)
Applicants.....	15
On Notice.....	5 total for October:
	1 - Eviction for Non-compliance and Lease Violations
	3 – Move-outs (one relocation due to school system
	and the others due to cameras)
	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..... 1 – In process for non-payment

- **Delinquencies** – this month's delinquencies currently amount to \$4,701.00 not including uncollected subsidy.

Maintenance

- Normal day-to-day maintenance calls and work orders generated from tenants, inspections, preventative and planned work. October totaled 28 work orders.

Upcoming Projects

- Installation of security cameras throughout the property. *Cameras installed – finishing up on connections this week.*
- Management office upgrades. *Deferred.*
- Painting exterior door frames and pillars. *Deferred.*

Staff

Property Manager – Marianne Monarca

Assistant Property Manager – Jennifer Allen

Maintenance Technician – Luis Colon

HANOVER PLACE VETERANS HOUSING – Site Operations Update

October 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 & Leasing Activity

Total Units..... 9
Percent Occupied..... 89%
Vacant Units..... 1
Scheduled Move-ins..... 1 (TBD)
Applicants..... 1
On Notice..... 1 (Eviction for non-payment)

Collections/Legal Efforts

Evictions..... 1 – Proceeding with eviction for possession (Non-payment)

Other

Monthly meetings with VA on hold due to staff change at the VA.