

MINUTES

Seymour Housing Authority

COPY RECEIVED
DATE: 5/6/26
TIME: 9:18 AM
TOWN CLERK'S OFFICE

➤ 1985th Regular Meeting

The 1985th Meeting, a Regular meeting of the Seymour Housing Authority, was held at Smithfield Gardens Assisted Living in the Multipurpose Room located at 26 Smith Street, Seymour, on Wednesday April 8, 2026, and was called to order by Chairperson White at 5:49 p.m.

➤ Roll Call

Answering the Roll Call were Commissioners Bellucci, Davenport, Ortiz, and White. Also, present was the Executive Director David Keyser.

➤ Public Session

None

➤ Previous Minutes

Chairperson White introduced the previous meeting minutes of the 1084th Annual Meeting held March 4, 2026

Commissioner Bellucci motioned to accept the minutes of the 1084th Regular Meeting as presented. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked all in favor of the motion to vote aye. Voting aye were Commissioners Bellucci, Davenport, Ortiz, and White. Chairperson White declared the motion carried and the minutes accepted as presented.

➤ Bills & Communication

Chairperson White introduced the Bills. (See Exhibit I)

After discussion, review, and questions Commissioner Bellucci motioned to approve the bills as presented and authorize payment of the bills. Commissioner Ortiz seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Davenport, Ortiz, and White. Chairperson White declared the motion carried and the Bills approved for payment as presented.

➤ Executive Director's Report

See Exhibit II

MINUTES

➤ **Old Business**

None

➤ **New Business**

The Executive Director stated that he has been informed that the 2026 Capital Fund Program has been funded for approximately \$245,000. The Board of Commissioners will have to certify compliance with the usual Resolutions. They will be presented at the next meeting.

➤ **Any Other Business Pertaining to the Board**

None

➤ **Adjournment**

Chairperson White asked for a motion to adjourn the 1985thrd meeting of the Seymour Housing Authority. At 6:08 P.M. Commissioner Bellucci motioned to adjourn the 1985th Meeting of the Seymour Housing Authority. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor by voting aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried and the 1985th Meeting, a Regular Meeting, duly adjourned.

Submitted by



David J. Keyser, Secretary and
Executive Director

Monet's
Exhibit I

Seymour Housing Authority
Vendor Accounting Cash Payment/Receipt Register
Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: March 2026 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6579325060, GL Account: 1000.5060

Posted Payments

| <u>Doc Num</u> | <u>Payment Date</u> | <u>Voided</u> | <u>Type</u> | <u>Document Recipient</u> | <u>Document Description</u> | <u>Cleared</u> | <u>Amount</u> |
|----------------|---------------------|---------------|-------------|-----------------------------------|--------------------------------------|----------------|---------------|
| 5 | 03/05/2026 | No | DD | SHA PAYROLL | Payroll #5 | No | \$39,581.99 |
| 6 | 03/17/2026 | No | DD | SHA PAYROLL | Payroll #6 | No | \$40,877.40 |
| 7 | 03/30/2026 | No | DD | SHA PAYROLL | Payroll #7 | No | \$37,741.36 |
| 04510 | 02/18/2026 | No | INV | American Express | Act# 6-37003 | No | \$12,077.13 |
| 17434 | 03/09/2026 | No | CHK | Anthem Blue Cross Blue Shield | Billing Period: 04/01/2026-05/01/202 | No | \$9,485.76 |
| 17435 | 03/09/2026 | No | CHK | Purchase Power | Postage | No | \$1,027.15 |
| 17436 | 03/09/2026 | No | CHK | Reitman Personnel Services, Inc. | Molina Quinones, Jose J | No | \$1,267.40 |
| 17437 | 03/25/2026 | No | CHK | Aflac Attn: Remittance Processing | February 2026 Bill Period Act# DHF | No | \$321.04 |
| 17438 | 03/25/2026 | No | CHK | AmTrust North America | Workers Compensation Policy KWC | No | \$1,629.00 |
| 17439 | 03/25/2026 | No | CHK | Aquarion Water Company | Act# 200086455 - Ray | No | \$124.62 |
| 17440 | 03/25/2026 | No | CHK | Aquarion Water Company | Act# 200086443 - Callahan | No | \$122.80 |
| 17441 | 03/25/2026 | No | CHK | Comcast | Act# 8773 40 216 0510406 - Callaha | No | \$143.61 |
| 17442 | 03/25/2026 | No | CHK | Comcast | Act# 8773 40 216 0027070 - Callaha | No | \$2,020.33 |
| 17443 | 03/25/2026 | No | CHK | Comcast | Act# 8773 40 216 0041287 - Ray | No | \$1,023.38 |
| 17444 | 03/25/2026 | No | CHK | Comcast | Act# 8773 40 216 0174468 - Callaha | No | \$96.90 |
| 17445 | 03/25/2026 | No | CHK | Comcast | Act# 8773 40 216 0256349 - Ray | No | \$196.21 |
| 17446 | 03/25/2026 | No | CHK | Daddio's New Auto Parts, Inc | Air filter | No | \$34.74 |
| 17447 | 03/25/2026 | No | CHK | Eversource | Act# 5136 648 3014 - Ray | No | \$2,510.63 |
| 17448 | 03/25/2026 | No | CHK | Eversource | Act# 5145 776 4090 - Ray | No | \$296.05 |
| 17449 | 03/25/2026 | No | CHK | Eversource | Act# 5177 958 3004 - Callahan | No | \$12,991.96 |
| 17450 | 03/25/2026 | No | CHK | Eversource | Act# 5775 048 0048 - Callahan | No | \$1,514.31 |
| 17451 | 03/25/2026 | No | CHK | Eversource | Act# 5136 410 4042 - Ray | No | \$7.49 |
| 17452 | 03/25/2026 | No | CHK | Frontier | Act# 203-881-2464-110206-5 - Calla | No | \$853.68 |
| 17453 | 03/25/2026 | No | CHK | Interstate Waste Services | Ray February 2026 Monthly Trash S | No | \$1,328.25 |
| 17454 | 03/25/2026 | No | CHK | Kone Inc | Maintenance Period: 03/01/2026 - 0 | No | \$1,559.82 |
| 17455 | 03/25/2026 | No | CHK | Lincoln National Life Insurance C | Coverage: 04/01/2026 - 04/30/2026 | No | \$430.80 |
| 17456 | 03/25/2026 | No | CHK | NRG Business Marketing | Act# 726491-966599 - Callahan Gas | No | \$1,268.93 |
| 17457 | 03/25/2026 | No | CHK | VSP | April 2026 billing 30019995 | No | \$66.73 |
| 17458 | 03/25/2026 | No | CHK | Aquarion Water Company | Act# 200086434 - Ray | No | \$436.94 |
| 17459 | 03/25/2026 | No | CHK | Aquarion Water Company | Act# 200086423 - Callahan | No | \$815.36 |
| 17460 | 03/25/2026 | No | CHK | Management Computer Services I | Monthly Support Fee | No | \$2,434.34 |
| 17461 | 03/25/2026 | No | CHK | Accavallo & Company LLC | MR Accounting Services for Februar | No | \$1,540.00 |
| 17462 | 03/25/2026 | No | CHK | Advance Communications Inc | Message Service: 01/28/2026 - 2/24 | No | \$367.83 |
| 17463 | 03/25/2026 | No | CHK | Bender Plumbing Supplies Inc. | Moen Kitchen Faucets and hot water | No | \$2,780.79 |
| 17464 | 03/25/2026 | No | CHK | Comcast Business | Act# 8773 40 216 0263568 - SHA | No | \$191.62 |
| 17465 | 03/25/2026 | No | CHK | Eversource | Act# 5111 869 4017 - MR | No | \$44.66 |
| 17466 | 03/25/2026 | No | CHK | Eversource | Act# 5147 148 3099 - SHA | No | \$222.99 |
| 17467 | 03/25/2026 | No | CHK | Frontier | Act# 203-888-4579-123179-5 - SHA | No | \$880.01 |
| 17468 | 03/25/2026 | No | CHK | Primo Brands BlueTriton Brands, I | Primo 5G Purified Water | No | \$120.86 |
| 17469 | 03/25/2026 | No | CHK | Spruce Scoop Dog Waste Remov | Clean up & garbage disposal at 26 & | No | \$528.52 |
| 17470 | 03/25/2026 | No | CHK | Talix | NSC Service Agreement | No | \$481.95 |
| 17471 | 03/25/2026 | No | CHK | WEX BANK | Fuel Purchases | No | \$967.33 |
| 17472 | 03/25/2026 | No | CHK | Eversource | Act# 5145 266 4030 - 8 Brothers | No | \$146.21 |
| 17473 | 03/25/2026 | No | CHK | Eversource | Act# 5159 046 4053 - 4 Brothers | No | \$107.27 |
| 17474 | 03/25/2026 | No | CHK | Eversource | Act# 5186 766 4070 - 26 Seymour A | No | \$180.80 |
| 17475 | 03/25/2026 | No | CHK | Eversource | Act# 5186 336 4022 - 14 Seymour | No | \$33.46 |
| 17476 | 03/25/2026 | No | CHK | Eversource | Act# 5127 856 4018 - 2 Brothers | No | \$15.43 |

*Minuteg
Exhibit I*
Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: March 2026 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6579325060, GL Account: 1000.5060

Posted Payments

| <u>Doc Num</u> | <u>Payment Date</u> | <u>Voided</u> | <u>Type</u> | <u>Document Recipient</u> | <u>Document Description</u> | <u>Cleared</u> | <u>Amount</u> |
|----------------|---------------------|---------------|-------------|------------------------------------|--------------------------------------|----------------|---------------|
| 17477 | 03/27/2026 | No | CHK | Gregory Stamos | Court time for various tenants | No | \$1,240.00 |
| 17478 | 03/27/2026 | No | CHK | H.J. Buska & Sons Lumber & Mill | Countertop, nails and blade | No | \$410.29 |
| 17479 | 03/27/2026 | No | CHK | Home Depot Credit Services | Ceiling tiles | No | \$2,613.19 |
| 17480 | 03/27/2026 | No | CHK | Online Information Services Inc | Online rental exchange, criminal rep | No | \$94.29 |
| 17481 | 03/27/2026 | No | CHK | Supreme Office Technology | Copier rental | No | \$602.40 |
| 17482 | 03/27/2026 | No | CHK | Aquarion Water Company | Backflow preventer device testing | No | \$120.00 |
| 17483 | 03/27/2026 | No | CHK | Aquarion Water Company | Act# 200528904 - 17 Chamberlin | No | \$20.51 |
| 17484 | 03/27/2026 | No | CHK | Aquarion Water Company | Act# 200528904 - 17 Chamberlin | No | \$19.85 |
| 17485 | 03/27/2026 | No | CHK | Aquarion Water Company | Act# 200552669 - 25 Seymour | No | \$26.65 |
| 17486 | 03/27/2026 | No | CHK | Aquarion Water Company | Act# 200373595 - 34 Seymour Ave | No | \$17.66 |
| 17487 | 03/27/2026 | No | CHK | Aquarion Water Company | Act# 200535871 - 14 Seymour | No | \$15.70 |
| 17488 | 03/27/2026 | No | CHK | Aquarion Water Company | Act# 200249961 - 17 Seymour | No | \$31.89 |
| 17489 | 03/27/2026 | No | CHK | Aquarion Water Company | Act# 200463455 - 26 Seymour | No | \$26.65 |
| 17490 | 03/27/2026 | No | CHK | Aquarion Water Company | Act# 200262479 - 4 Brothers | No | \$31.13 |
| 17491 | 03/27/2026 | No | CHK | Aquarion Water Company | Act# 200378269 - 8 Brothers | No | \$44.63 |
| 17492 | 03/27/2026 | No | CHK | Accavallo & Company LLC | Ray Accounting Services for Februa | No | \$2,420.00 |
| 17493 | 03/27/2026 | No | CHK | Calvert Safe & Lock Ltd. | Key duplication and flashlight | No | \$25.99 |
| 17494 | 03/27/2026 | No | CHK | Chiaro's Carpet Cleaning | Install new carpet in 2B | No | \$1,595.18 |
| 17495 | 03/27/2026 | No | CHK | Friends Of Fur LLC | Treat 1M for mice | No | \$95.00 |
| 17496 | 03/27/2026 | No | CHK | Griffin Hospital Occupational Medi | Urine Tox Screen for Melissa Oquen | No | \$60.00 |
| 17497 | 03/27/2026 | No | CHK | Nurse's Touch Cleaning Service L | February 2026 Ray Monthly Cleanin | No | \$1,570.00 |

Filter Criteria Includes: 1) Bank Name: TD Banknorth, 2) Bank Account: Cash 12345, 3) Check Numbers From: All, 4) Date From: 3/1/2026 to 3/31/2026

| <u>Check No.</u> | <u>Check Date</u> | <u>Recipient</u> | <u>Check Description</u> | <u>Voided</u> | <u>Cleared</u> | <u>Amount</u> |
|------------------|-------------------|---|--|---------------|----------------|---------------|
| 40946 | 03/17/2026 | Seymour Housing Authority | Fund Payroll # 05 06 MR | No | No | 19,551.40 |
| 40947 | 03/18/2026 | G. Parenti's Professional Carpet Cleaning | Duct Cleaning 5 units | No | No | 2,375.00 |
| 40948 | 03/25/2026 | Connecticut Housing Finance Authority | Loan 96089D payment SHA Hoffman HGTS Ye | No | No | 481.35 |
| 40949 | 03/25/2026 | Seymour Housing Authority | MR Pays Rent To SGAL | No | No | 2,940.11 |
| 40950 | 03/25/2026 | Seymour Housing Authority | Purchase Money Market for Sick Time Pay Out | No | No | 900.00 |
| 40951 | 03/27/2026 | Ally | 2023 Chevy Bolt February 2026 | No | No | 564.24 |
| 40952 | 03/27/2026 | Housing Authority Risk Retention Group | Commercial Liability - Installment 4 of 4 Policy | No | No | 2,054.00 |
| 40953 | 03/27/2026 | Housing Insurance Services Inc. | Commercial Property - Installment 4 of 4 Policy | No | No | 11,364.00 |
| 40954 | 03/27/2026 | Seymour Housing Authority | AMEX INV#04510 ACH Funding | No | No | 1,368.16 |
| 40955 | 03/27/2026 | Seymour Housing Authority | Fund AP MR Mar Rent | No | No | 15,297.52 |
| 40956 | 03/30/2026 | Seymour Housing Authority | Wire Fee | No | No | 10.00 |
| 40957 | 03/30/2026 | Seymour Housing Authority | \$.70 Overpayment for CHK# 235 to HousingTo | No | No | 0.70 |
| 40958 | 03/30/2026 | Seymour Housing Authority | CHFA wire shortage | No | No | 1.40 |
| 40959 | 03/30/2026 | Seymour Housing Authority | Fund Payroll # 07 MR | No | No | 9,183.19 |

Filter Criteria Includes: 1) Bank Name: Liberty, 2) Bank Account: Moderate Rental Rehabilitation1951 6576691951, 3) Check Numbers From: All, 4) Date From: 3/1/2026 to 3/31/2026

| <u>Check No.</u> | <u>Check Date</u> | <u>Recipient</u> | <u>Check Description</u> | <u>Voided</u> | <u>Cleared</u> | <u>Amount</u> |
|------------------|-------------------|------------------------------------|---|---------------|----------------|---------------|
| 240 | 03/04/2026 | Eagle Environmental Inc. | Hazardous Materials Monitoring, Lead Clearanc | No | No | 8,682.50 |
| 241 | 03/04/2026 | J. D'Amelia & Associates, LLC | Castle Heights SSHP Helen Muniz. Minus \$750 | No | No | 83,160.00 |
| 242 | 03/04/2026 | Quisenberry Arcari Architects, LLC | Construction Admin & Closeout | No | No | 7,824.90 |
| 243 | 03/04/2026 | Vase Management, LLC | Requisition No. 9 Change Order | No | No | 8,355.00 |

Exhibit I

Filter Criteria Includes: 1) Program: Federal 2) Project: All Projects 3) Payment Date: All 4) Financial Period: March 2026 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: TD Banknorth, Bank Account: 424-0200579, GL Account: 1111.4

Posted Payments

| Doc Num | Payment Date | Voided | Type | Document Recipient | Document Description | Cleared | Amount |
|---------|--------------|--------|------|---------------------------|--|---------|-------------|
| 21148 | 03/16/2026 | No | CHK | Dalkia Aegis, EDF Group | Remaining balance of Callahan Cog | No | \$94,832.85 |
| 21149 | 03/17/2026 | No | CHK | Seymour Housing Authority | Fund Payroll # 05 06 Federal | No | \$27,750.61 |
| 21150 | 03/25/2026 | No | CHK | Seymour Housing Authority | Federal pays rent which is split by th | No | \$4,355.72 |
| 21151 | 03/25/2026 | No | CHK | Seymour Housing Authority | Purchase Money Market for Sick Ti | No | \$1,320.00 |
| 21152 | 03/26/2026 | No | CHK | Ally | 2022 Chevy Silverado February 202 | No | \$1,454.82 |
| 21153 | 03/26/2026 | No | CHK | Seymour Housing Authority | AMEX INV#04510 ACH Funding | No | \$645.73 |
| 21154 | 03/26/2026 | No | CHK | Teila Lanci | Mediation | No | \$500.00 |
| 21155 | 03/27/2026 | No | CHK | Seymour Housing Authority | Fund AP Mar Federal | No | \$43,826.50 |
| 21156 | 03/30/2026 | No | CHK | Seymour Housing Authority | Fund Payroll # 07 Federal | No | \$12,489.62 |

Seymour Housing Authority
General Ledger Account Check Register Report

Filter Criteria Includes: 1) Bank Name: TD Banknorth, 2) Bank Account: TD 4318164011 Operating Cash 4318164011, 3) Check Numbers From: All, 4) Date From: 3/1/2026 to 3/31/2026

| Check No. | Check Date | Recipient | Check Description | Voided | Cleared | Amount |
|-----------|------------|------------------------------------|---|--------|---------|-----------|
| 92826 | 03/03/2026 | Fire System Services, LLC | Sprinkler Head Replacements per Fire Marshal | No | No | 2,650.00 |
| 92827 | 03/05/2026 | Fernandes, Joseph | Payment Mar 26 | No | No | 806.54 |
| 92828 | 03/05/2026 | Lucuk, Susan | Payment Mar 26 | No | No | 1,280.43 |
| 92829 | 03/16/2026 | Miner, Margaret | Payment Mar 26 | No | No | 650.60 |
| 92830 | 03/17/2026 | Seymour Housing Authority | Fund Payroll # 05 06 SGAL | No | No | 33,157.38 |
| 92831 | 03/19/2026 | Buddy's Fuel, LLC | SGAL oil delivery | No | No | 5,613.60 |
| 92832 | 03/25/2026 | Advance Communications Inc | Message Service: 01/28/2026 - 02/24/2026 | No | No | 316.62 |
| 92833 | 03/25/2026 | Comcast | Act# 8773 40 216 0069510 - SGAL | No | No | 1,396.12 |
| 92834 | 03/25/2026 | Comcast | Act# 8773 40 216 0381287 - SGAL | No | No | 208.66 |
| 92835 | 03/25/2026 | Danilo's Painting LLC | Paint apt 214 | No | No | 1,000.00 |
| 92836 | 03/25/2026 | Edgerton, Inc | Troubleshooted boilers, all 3 boilers are down. | No | No | 670.00 |
| 92837 | 03/25/2026 | Eversource | Act# 5747 654 0034 - SGAL Gas | No | No | 1,563.54 |
| 92838 | 03/25/2026 | Eversource | Act# 51083234013 - SGAL | No | No | 4,688.51 |
| 92839 | 03/25/2026 | Eversource | Act# 5766 997 0055 - SGAL Gas | No | No | 67.75 |
| 92840 | 03/25/2026 | Ferrari's Appliance | Replaced door switch on dryer | No | No | 314.00 |
| 92841 | 03/25/2026 | Frontier | Act# 203-888-5093-092806-5 - SGAL | No | No | 1,399.06 |
| 92842 | 03/25/2026 | Gary's East Coast Service, Inc. | Repaired Cleveland Steamer | No | No | 2,522.59 |
| 92843 | 03/25/2026 | Interstate Waste Services | SGAL February 2026 Monthly Trash Service | No | No | 854.27 |
| 92844 | 03/25/2026 | Market Pros International | Digital Marketing | No | No | 500.00 |
| 92845 | 03/25/2026 | Gilbert the Party Pig | April Entertainment | No | No | 250.00 |
| 92846 | 03/25/2026 | NRG Business Marketing | Act# 726491-962403 | No | No | 2,941.52 |
| 92847 | 03/25/2026 | Nurse's Touch Cleaning Service LLC | SGAL January 26 Locker room/ Bathroom clea | No | No | 200.00 |
| 92848 | 03/25/2026 | Seymour Housing Authority | Purchase Money Market for Sick Time Pay Out | No | No | 600.00 |
| 92849 | 03/25/2026 | Seymour Housing Authority | SGAL pays To Federal Management Fee | No | No | 5,200.00 |
| 92850 | 03/25/2026 | Tecogen | Billing Period: 01/01/2026 - 01/31/2026 | No | No | 1,755.84 |
| 92851 | 03/25/2026 | TPC Associates, Inc. | Fire Inspection Period 09/01/2025 to 11/30/202 | No | No | 867.00 |
| 92852 | 03/25/2026 | WB Mason | Laundry pods and envelopes | No | No | 104.24 |
| 92853 | 03/25/2026 | Young at Heart Magazine, LLC | Meal Services - February 2026 | No | No | 37,240.00 |
| 92854 | 03/27/2026 | Aquarion Water Company Of CT | Backflow preventer device testing | No | No | 420.00 |
| 92855 | 03/27/2026 | Floor Pros LLC | Install vinyl plank flooring in 214 & 222 | No | No | 3,640.00 |
| 92856 | 03/27/2026 | Glendale Senior Dining, Inc. | Reimbursement Allowable | No | No | 9,986.01 |
| 92857 | 03/27/2026 | Home Depot Credit Services | Laundry supplies | No | No | 306.91 |
| 92858 | 03/27/2026 | Life Source, Inc. | Annual Alarm Monitoring Service | No | No | 420.00 |
| 92859 | 03/27/2026 | Seymour Housing Authority | AMEX INV#04510 ACH Funding | No | No | 10,063.24 |
| 92860 | 03/27/2026 | Swanson Electric LLC | Troubleshoot breaker tripping/making noise | No | No | 180.00 |
| 92861 | 03/27/2026 | Aquarion Water Company Of CT | Act# 200204656 - SGAL | No | No | 122.80 |
| 92862 | 03/27/2026 | Aldrich, Lorraine | Payment Mar 26 | No | No | 486.14 |
| 92863 | 03/27/2026 | Seymour Housing Authority | Fund AP-Mar SGAL | No | No | 4,574.95 |
| 92864 | 03/30/2026 | Seymour Housing Authority | Fund Payroll # 07 SGAL | No | No | 16,068.55 |

Minutes
Exhibit II

DIRECTOR'S REPORT

APRIL 2026

**HOUSING AUTHORITY OF THE TOWN OF
SEYMOUR**

Seven units remained vacant during January and February due to the Rehabilitation project and we experienced one move out and one continued vacancy at the Moderate Rental Program during January 2026. Nine units remained vacant during February 2026. The Moderate Rental Program has experienced 506 days vacant since January 1, 2025 and has averaged 56.22 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 81 units X 365 days = 29,565 days available; 506 days/29,565 days available = 1.711% percentage through February 28, 2026.

Moderate Rental Vacancy/Turnover Days 2025

| Base Rent | Unit | Prior Resident | Move out Date | New Resident | Move in Date | No. of Days | |
|-----------|-------|----------------|---------------|--------------|--------------|-------------|---------|
| \$562 | 14S * | Lydem | 08/10/2023 | Vacant | | 90 | \$1,686 |
| \$562 | 26S* | Teal | 5/15/2024 | Vacant | | 90 | \$1,686 |
| \$565 | 4B* | Harris | 07/01/2024 | Vacant | | 90 | \$1,695 |
| \$565 | 8B* | Rocha | 07/08/2024 | Vacant | | 90 | \$1,695 |
| \$555 | 17S* | Taylor-Smith | 04/22/2025 | Vacant | | 90 | \$1,665 |
| \$555 | 25S* | Guzman | 04/01/2025 | Vacant | | 90 | \$1,665 |
| \$555 | 34S* | Taber | 11/20/2025 | Vacant | | 90 | \$1,665 |
| \$565 | 2B | Morales | 12/15/2025 | Vacant | 03/20/2026 | 63 | \$1,187 |
| \$615 | 17C | Torres | 01/09/2026 | Molina | 03/02/2026 | 52 | \$1,109 |
| | | | | | | | |
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Average number of vacancy days per vacancy: 56.22

We have experienced \$14,053 in vacancy Loss since January 1, 2026. We budgeted \$1,611 for vacancy loss through March 31, 2026.

Complaints

During the month of March, two tenant-related complaints were addressed.

A resident contacted Seymour Police Department regarding another resident breaking their lawn chairs. Police responded. The accused paid for the Chairs. The Police Officer went to Job Lot and purchased replacement chairs with the money.

A complaint was received regarding use of shared property behind one of our multi unit properties. Mediation will be recommended for the residents.

GENERAL

Annual Recertification letters regarding May 1, 2026 rent adjustments went out.

REV. CALLAHAN HOUSE

Capital Fund Program work continues at Callahan House. Replacement equipment for the cogenerator has been installed; however, startup has not yet been initiated as final connections remain. Two backup boilers have been replaced and are currently supplying heat to the first and second floors, as well as to the common hallways and community areas. A replacement chiller is also pending installation to ensure cooling capacity for the upcoming summer months. Final connections and startup of the cogenerator occurred mid-March.

NORMAN RAY HOUSE

We are working with the Norman Ray House Tenant Association to re-organize. Elections were held and a Board has been established.

MODERATE RENTAL

SSHP & CDBG Funding – Castle Heights.

Vase Construction reports that rehabilitation work at 27, 28, 30, 32, and 34 Seymour Avenue is nearing completion. Relocation arrangements have been scheduled to return original tenants to their renovated units. Subsequently, tenants from 21, 22, and 23 Seymour Avenue were relocated into available units as they became vacant.

Prior to turning over vacated units to the contractor, SHA maintenance and the janitorial contractor complete a comprehensive preparation checklist. This includes removal of accessibility grab bars, basement insulation, window treatments, TV mounts, heat register covers, appliances, baseboard phone jacks, yard debris, and miscellaneous materials, as well as notification to tenants to remove personal surveillance devices. These procedures are implemented to minimize contractor delays and avoid potential change orders.

Units 11 and 12 Seymour Ave are being relocated and prepared to turn over to Vase for rehabilitation.

SMITHFIELD GARDENS ASSISTED LIVING

Occupancy Statistics:

- 91% (51 of 56 units) occupied as of 03/31/2026
- 13 applications in processing
- March move-ins: 3
- March move-outs: 2
- 30 applicants on waiting list for 60% units (\$1,095 rent)
- 15 applicants on waiting list for 50% units (\$925 rent)
- Average age is 84.3; age range is 68 – 100 (2 centenarians in occupancy!)
- Average length of tenancy is 34.41 months

Budgeting Statistics:

- 17 of 19 units rented at \$900/\$925
- 34 of 37 units rented at \$1,065/\$1,095
- 50 of 53 residents participating in the meal plan (\$505 per month)

Other:

- Heating system repairs nearing completion
- MRC/ALSA meeting held with Utopia on 3/4, 3/11, 3/18, 3/25 attended by MRC Director, RSC, SALSA, and LPN
 - 53 residents' statuses reviewed each week; one resident out at rehab as of 03/31/2026
- Rent increase for 2026 as residents move in or recertify (\$900 to \$925 and \$1,065 to \$1,095)
- Meal Plan increase for 2026 to \$505 per month on 01/01/2026
- Resident Council Meeting held 03/05/2026; next meeting scheduled 05/07/2026
- March fire drill completed 03/27/2026 (third shift)

Application Processing:

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|---------|--|
| LE | Moved In |
| FC | Moved In |
| FW & TW | Moved In |
| BT | Move in scheduled for 04/06/2026 |
| RB | SGAL verifications complete; CHCPE – in progress; ALSA – completed |
| VD | SGAL verifications in progress; CHCPE – in progress; ALSA – waiting on MD form |
| FO | Withdrew from processing; not ready |
| MW | Withdrawn from processing pending DSS review |
| JS | Withdrew from processing; not ready |
| DC | SGAL verifications complete; CHCPE – in progress; ALSA – completed |
| LF | SGAL verifications in progress; CHCPE – in progress; ALSA – not yet time |
| ES | SGAL verifications in progress; CHCPE – in progress; ALSA – not yet time |

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|-----|--|
| BS | SGAL verifications in progress; CHCPE – in progress; ALSA – not yet time |
| FF | SGAL verifications in progress; CHCPE – in progress; ALSA – not yet time |
| MSc | SGAL verifications in progress; CHCPE – in progress; ALSA – not yet time |
| CH | SGAL initial interview scheduled for 04/02/2026 |
| MSa | SGAL initial interview scheduled for 04/09/2026 |
| LC | SGAL initial interview scheduled for 04/09/2026 |
| MC | SGAL initial interview scheduled for 04/28/2026 |

As previously reported, Smithfield Gardens experienced a failure of both the co-generator and backup boilers. Temporary heating measures were implemented to maintain resident safety and comfort, including the purchase of space heaters at a cost of approximately \$5,000 to heat 56 units and the lease of heat pumps for hallways at an approximate cost of \$3,000. Edgerton Heating and Cooling installed a temporary industrial-sized diesel boiler, restoring building heat. Edgerton is currently removing the failed backup boilers in preparation for installation of a permanent replacement boiler, which is expected to be operational within approximately three weeks. Tecogen has delivered a replacement engine for the co-generator, which is now being installed. Once operational and tested, the co-generator will resume primary heating responsibilities, eliminating reliance on the costly temporary diesel boiler. Funding for these emergency capital expenses will be requested from replacement reserves held by CHFA, and this is expected to fully deplete those reserves.