

**Beacon Residential Management LP**  
**Management Report for Branford Housing Authority**  
**Parkside Village I and II**  
**Mar-21**

<p style="text-align: center;"><b>COVID-19</b></p>	<p>Safety protocols remain a high priority. Office staff and residents are required to wear masks and a supply of PPE is maintained at both management offices. The Maintenance Team continues to disinfect and sanitize all common areas on a daily basis. Lastly, residents have been strongly urged to notify management if they contract COVID-19 so we can take appropriate measures to mitigate potential transmission. We were made aware of one positive test result for COVID-19 (resident) during the month of January.</p>																																
<p style="text-align: center;"><b>Office Administration</b></p>	<p><u>Tax Credit Funding</u>: Approved!! Management team will begin working with Beacon's Development team and HOU on the relocation plan.</p> <p><u>Tenant Commissioner Position</u>: resident petitions were due by 4/5/2021 - Per the bylaws, at least 10% of current residents (or 8 residents) would need to submit a petition to trigger the election process. We only received 5 petitions; therefore, the requirement for a successful petition was not met. Per the bylaws, if residents do not successfully petition for an election, the tenant organization will select the appointee Tenant Commissioner by means provided for in the tenant organization's bylaws. YLS was notified of this on 4/6 - they will advise next steps.</p> <p><u>Annual Recertifications</u>: recert packets distributed to all households on 2/25/2021. Second notices distributed on 3/31/2021.</p> <p><u>ERAP Payment</u>: received check (payment 1 of 2) from DOH on 11/20/2020. Second payment expected around May/June 2021.</p> <p><u>RSC Grant</u>: The RSC Payment Requisition was submitted to DOH on 10/1/20. We are still waiting for payment. Follow-up emails sent to DOH regarding payment status on 10/22/20, 11/5/20, 12/8/20, 2/1/21, 4/6/21.</p>																																
<p style="text-align: center;"><b>Leasing</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">March 2021 Occupancy Summary</th> </tr> <tr> <th colspan="4" style="text-align: center;">As of: 3/31/2021</th> </tr> <tr> <th></th> <th style="text-align: center;">PS I</th> <th style="text-align: center;">PS II</th> <th style="text-align: center;">PS I &amp; II Combined</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">% Occupied</td> <td style="text-align: center;">78.00%</td> <td style="text-align: center;">100.00%</td> <td style="text-align: center;">89.00%</td> </tr> <tr> <td style="text-align: right;"># of Vacants</td> <td style="text-align: center;">11</td> <td style="text-align: center;">0</td> <td style="text-align: center;">11</td> </tr> <tr> <td style="text-align: right;">Monthly Move-ins Mar. 2021:</td> <td colspan="3" style="text-align: center;"><i>Vacant units being held for upcoming relocations</i></td> </tr> <tr> <td style="text-align: right;">Move-ins 8/2020 to Date:</td> <td style="text-align: center;">2</td> <td style="text-align: center;">9</td> <td style="text-align: center;">11</td> </tr> <tr> <td style="text-align: right;">On Notice</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </tbody> </table>	March 2021 Occupancy Summary				As of: 3/31/2021					PS I	PS II	PS I & II Combined	% Occupied	78.00%	100.00%	89.00%	# of Vacants	11	0	11	Monthly Move-ins Mar. 2021:	<i>Vacant units being held for upcoming relocations</i>			Move-ins 8/2020 to Date:	2	9	11	On Notice	0	0	0
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<p style="text-align: center;"><b>Community Engagement / Resident Services</b></p>	<p><u>COVID Vaccinations</u>: Monthly Newsletter includes detailed information regarding the vaccination process. The RSC is assisting residents with scheduling vaccinations currently being offered in New Haven, CT. PS Vaccination rate: 90%</p> <p><u>Easter Resident Engagement</u>: RSC &amp; Easter Bunny visited Parkside residents and dropped off some delicious treats (photos attached).</p>																																
<p style="text-align: center;"><b>Maintenance</b></p>	<p><u>Lifts</u>: service restored to all lifts.</p> <p><u>Maintenance Position</u>: Joe has been promoted. We will begin interviewing for a new Maintenance Technician immediately.</p>																																









