

Neighborhood Housing Services of New Haven

ANNUAL REPORT

2025-2026



Empowering Families. Revitalizing Neighborhoods.

📍 333 Sherman Avenue, New Haven, CT ☎ 203-562-0598

✉ admin@nhsofnewhaven.org 🌐 nhsofnewhaven.org

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OUR STORY

About Us

Over the past 47 years, Neighborhood Housing Services of New Haven has evolved to become a leader in the field of affordable housing development, homebuyer education and coaching, resident leadership development, environmental health, and energy conservation. We revitalize neighborhoods by making distressed homes beautiful, energy-efficient, and affordable, and undertake new construction to increase the supply of owner-occupied housing that is affordable to low- and moderate-income families. Our holistic approach to neighborhood revitalization addresses the needs and preferences of neighborhood residents with the direct services and engagement that our professional staff is committed to providing.

Our Mission

NHS builds vibrant, equitable and resilient communities through affordable housing, sustainable homeownership, and empowerment of local residents.



Dear Friends and Supporters,

As NHS concludes its 47th year of operations, we are pleased to report that we have continued to pursue our mission in each of our lines of business, producing homeownership opportunities and improving the quality of life in our neighborhoods. In the past year we completed four houses on Hazel Street that were based on a collaboration with the Yale Urban Design Workshop and have either completed or are nearing completion of newly constructed two-family houses on Howard Avenue, Winthrop Avenue, and Winchester Avenue (on the New Haven/Hamden town line). In the next year we have ambitious new construction plans on Frank Street and West Street in the Hill neighborhood, Thompson Street in Newhallville, Chapel Street in West River, and English Street in Fair Haven. We are also extremely excited about our new partnership with Christian Community Action in which we will be rehabilitating a fire-damaged home on Washington Avenue that will be purchased by one of CCA's clients.

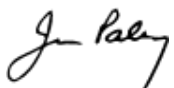
We are still challenged by persistently high interest rates on both our construction financing and our homebuyers' mortgages, and rising construction costs have produced similar increases in our total development costs for the units of housing that we are creating. High property taxes also place an increasing burden on our aspiring low- and moderate-income homebuyers. Our HomeOwnership Center continues to assemble downpayment assistance that makes homeownership a reality for many of our homebuyers. We look forward to our next round of homeownership projects and continue to work with the City of New Haven to identify vacant lots that would be suitable for the new construction of additional homes for first-time homebuyers. The tight real estate market has made it challenging for us to keep up with the demand for homeownership that exists in our targeted neighborhoods in New Haven.

Our HomeOwnership Center continues to provide both homebuyer education for prospective homebuyers and extensive financial counseling to both new and existing homeowners to ensure that they can manage their finances and not run the risk of losing their homes. Our Community Building & Organizing team's work involves hosting volunteers to assist in community-based activities such as community gardens that are managed by neighborhood residents and produce wholesome fresh vegetables. And our Community Sustainability activities continue to pursue energy conservation services for homeowners throughout the State of Connecticut through our HomeEnergy ConneCT program.

We are extremely proud of the array of integrated services that our organization provides to the residents of our community and very much hope that we can continue to serve an ever-increasing number of existing and aspiring homeowners in the years to come.

Sincerely,

Jim Paley, Executive Director



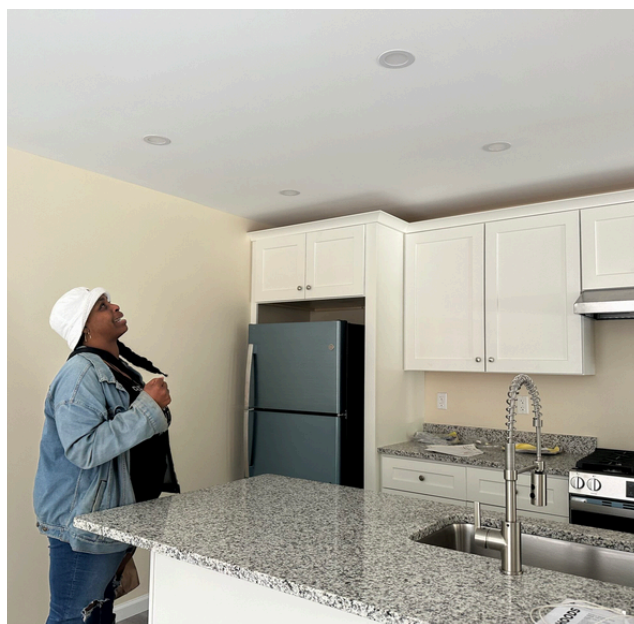
Oliver Gaffney, Board President




AFFORDABLE HOMEOWNERSHIP DEVELOPMENT

Winchester Avenue

Straight from chemotherapy, Charisse Mosley Gallishaw came to meet us and take in her the glory of her new home on Winchester Avenue. As Charisse shared more and learned about her story, this scenario seemed apt for what she had to work through to get to where she is today. She explained that she started her homeownership journey with Neighborhood Housing Services of New Haven's HomeOwnership Center three years ago. Just two months into the program, she was diagnosed with cancer.



However, three years ago was not when she first began working towards achieving her homeownership dreams. "I had always wanted to be a homeowner," Charisse explained. As a lifelong New Haven resident, her housing journey started when she was just 17. "I started out in emergency housing." At 17, she gave birth to her daughter, and ever since then, she had dreamed of having a house for her children for a sense of stability. She got tired of moving around and wanted a place to call her own. Charisse tried two other housing programs before finding success. This time was different with the HomeOwnership Center. She found her fit with Managing Director of the HomeOwnership Center, Bridgette Russell. When asked what made this experience successful compared to the others, Charisse answered simply, "The people."

She appreciated the thoroughness and communication from staff throughout the process. Herb Jackson of HOC Realty was also instrumental in her success, especially through his expertise during our "How to Be a Landlord" class. She's looking forward to being a landlord and, most importantly, feels prepared. "The class was very informational," she said, adding that it gave her a different outlook on being a landlord. "I had my doubts," Charisse explained, based on her past experiences of not being properly supported through other programs. The doubts subsided with the support she received from Bridgette and Herb as they helped put her into the position she is in today – a soon-to-be first-time homeowner! Charisse described the feeling, "like a dream, and I haven't woken up yet."

With three adult children, five grandchildren, and a cancer diagnosis that she continues to face with strength, Charisse puts her faith in God and feels secure knowing that she now has something to leave behind for her family. "I never got the house to raise my kids, but I got the house to raise my grandkids."

AFFORDABLE HOMEOWNERSHIP DEVELOPMENT

634 Howard Avenue & 15-17 Winthrop Avenue

NHS's construction of new two-family houses at 634 Howard Avenue and 15-17 Winthrop Avenue is nearly complete! We are delighted to be able to provide two first-time homebuyers with an opportunity to own their own homes at affordable prices. These are two lots that we obtained from the City of New Haven at very reasonable prices, which enabled us to undertake these two new construction projects. Each house features four-bedroom 2½ bathroom owners' units and two-bedroom one-bathroom tenant units.

As we all know, having owner-occupied houses stabilizes neighborhoods by increasing the level of involvement and commitment that homeowners have in their neighborhoods. In a housing market predominantly dominated by investor-owners who are oftentimes lax in maintaining their rental properties, our new homebuyers are motivated to take care of their properties in which they live and take pride.

In the next year it is our intention to undertake new homeownership projects on Chapel Street in West River, Frank Street in the Hill, West Street in the Hill, and English Street in Fair Haven, assuming that we get the necessary subsidies from both the City of New Haven and the State Department of Housing to undertake these new construction projects. Each will be a two-family house that will be sold to a first-time homeowner. Our organization has completed more than 300 houses over the years, and we are especially proud that we are able to continue these activities in the years to come.



634 Howard Avenue



15-17 Winthrop Avenue

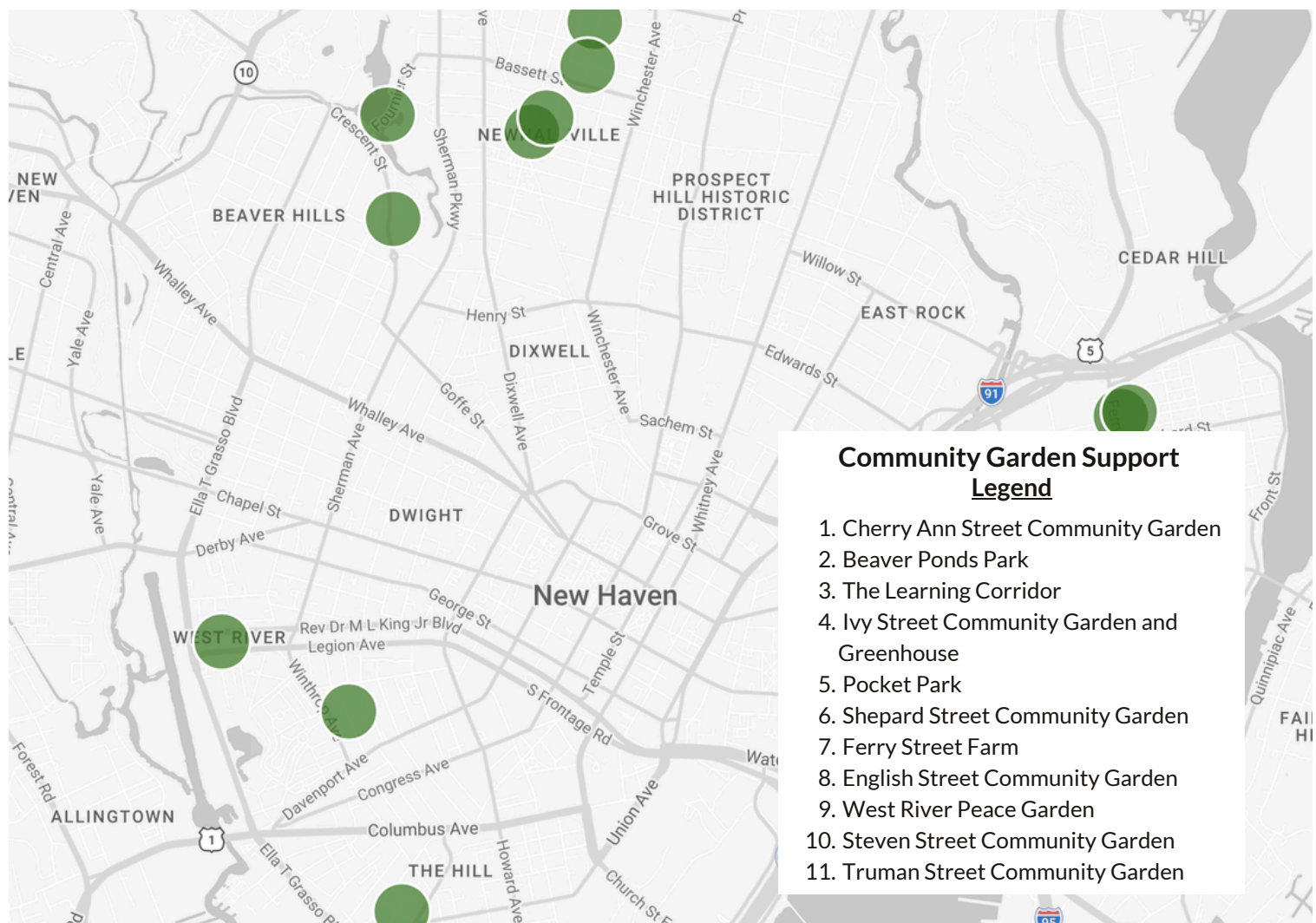
COMMUNITY BUILDING AND ORGANIZING

Working in community service for nearly 25 years combined, Stephen and Adam embrace a simple saying that they repeat to each other each day: "Let's go help one person today." At the core of their work is the deep belief that residents can identify their own needs and desires. Stephen and Adam's role is to provide whatever support they can to empower residents to work together to identify and agree upon community-driven solutions.

This year, that commitment took on renewed urgency as rising food costs, reduced federal support for food banks, and growing pressures on neighborhood stability demanded a more integrated response. CB&O responded by deepening their work in food security, parks stewardship, and resident leadership while continuing to embed service-learning across the community.

This year's work continued seven signature programs:

1. Enhancing the Resident Leadership Program
2. Supporting organic food growing with residents through community and backyard gardens and the Re-imagining Food Pantries Initiative
3. Improving neighborhood safety through Project Lighten Up
4. Assisting with the Aging-in-Place program
5. Creating community murals and public art, bringing music, plays and reading into community spaces
6. Undertaking placemaking and beautification in parks, greenspaces, watersheds and trails throughout the city
7. Embedding service-learning and volunteer opportunities with academic institutions from preschool through university, and with adult learners



COMMUNITY BUILDING AND ORGANIZING



We've had more than **250** volunteers, which equates to a total of **1,131** hours of volunteering!



We've grown and distributed **3,500** seedlings to the community. In turn, we've supported **9** community gardens.

We've partnered with **30** members of resident-driven groups and worked with **10** Resident Leadership Program participants.

Number of Community Partners we work with in Newhallville: **28**

CPEN • Inspired Communities • Newhallville Community Management Team • Neighborhood Rx • Newhallville Community Services Development Corporation • Quinnipiac University • Yale University • Albertus Magnus • UCONN • University of New Haven • Choate Rosemary Hall • Lincoln-Bassett Elementary School • Dark Sky CT • Urban Resources Initiative • Gather New Haven • Community Foundation for Greater New Haven • LISC • Save the Sound • City of New Haven Homeless Programs • LCI • Parks Recreation, Public Works and Arts, Culture and Tourism • Fresh Start Food Distribution Program • Farmington Canal Rail to Trail • West River Peace Garden • Turnbridge Recovery Program • Redemption House • New Haven Police Department

Reimagining Food Pantries

When Gather New Haven faced leadership and financial challenges in early 2026, CB&O stepped in by working with their interim leadership to transition their office space and received seedlings in the process. NHS committed to distributing the seeds, along with distributing fresh-grown food from the Ivy Street Community Garden to Newhall Gardens Senior Center and two pop-up locations in front of committed residents's houses on Starr Street and Huntington Street in Newhallville.

In partnership with Gather New Haven and Ivy Street Community Garden members, CB&O grew over 3,500 seedlings of tomatoes, eggplant, cucumbers, yellow squash, peppers, kale, collard greens, basil, and thyme, and then distributed them to nine community gardens across the city: Davenport Avenue; English, Shepard, Chapel, Truman, Hazel, Starr, and Ivy Streets; and the Learning Corridor, plus several individual backyard gardeners.



COMMUNITY SUSTAINABILITY

NHS of New Haven's Community Sustainability Department works with community residents and partners to promote energy equity, environmental justice, and neighborhood resilience.

Road to Energy Security

This year, NHS launched the Road to Energy Security initiative which is a series of resident interviews and blog posts highlighting the real-life journeys of New Haven homeowners navigating rising energy costs and making their homes more efficient, healthy, and resilient. Their stories showcase how working with NHS improved their home comfort, lowered utility bills, and helped access funding that would otherwise be out of reach. These stories demonstrate how housing stability, health, and energy costs are deeply interconnected for New Haven families.



Resilience Hub

NHS of New Haven continues to support the development of the Climate and Community Resilience Hub initiative, which is a community resource designed to help residents and neighborhoods withstand and recover from climate-related disruptions. The Climate and Community Resilience Hubs of Connecticut initiative is a collaborative effort to establish resilience hubs in the most climate-vulnerable neighborhoods of Hartford, New Haven, and Bridgeport.

The Lab as a Community Convening Space

NHS's Home Improvement and Energy Conservation Lab continues to serve as a hub for resident-driven organizing and environmental advocacy. This year, the Lab hosted regular meetings for groups working on issues that directly impact neighbors and the environment: Sunrise Movement New Haven; Pro-Homes CT; Southwest Conservation District, Sovereign Land Trust & CPEN; and NoPE (No Pipeline Expansion).

Policy Education

Our work with underserved residents and under-resourced communities has led to invitations to inform policy and program decisions at the state level. NHS's Policy Educator for Energy Equity, Engagement and Resilience, Wengel Kifle, represents residents with low and moderate incomes through engagement with and appointments to:

- CEEJAC (CT Energy and Environmental Justice Advisory Council): Energy and Technology Subcommittee of DEEP
- Energy Efficiency Board (EEB) – Residential Committee and Equity Working Group: works to improve residential energy efficiency by coordinating programs, sharing resources, and engaging community members to increase energy savings and home comfort.
- CTEN (CT Thermal Energy Network) Steering Committee: Connecticut's Network of Local Energy Task Forces & Committees working to expand sustainability and energy justice.
- CT Renews: a coalition addressing the impacts of climate, pollution, and environmental contamination for low-income communities and communities of color.
- CT PBR (Performance-Based Ratemaking): a group of energy professionals and advocates focused on utility regulation and environmental oversight.
- NiCER (New Clean Energy Revolution) Hub: a grassroots movement propelling Connecticut toward a healthier, more resilient, 100% clean energy future.



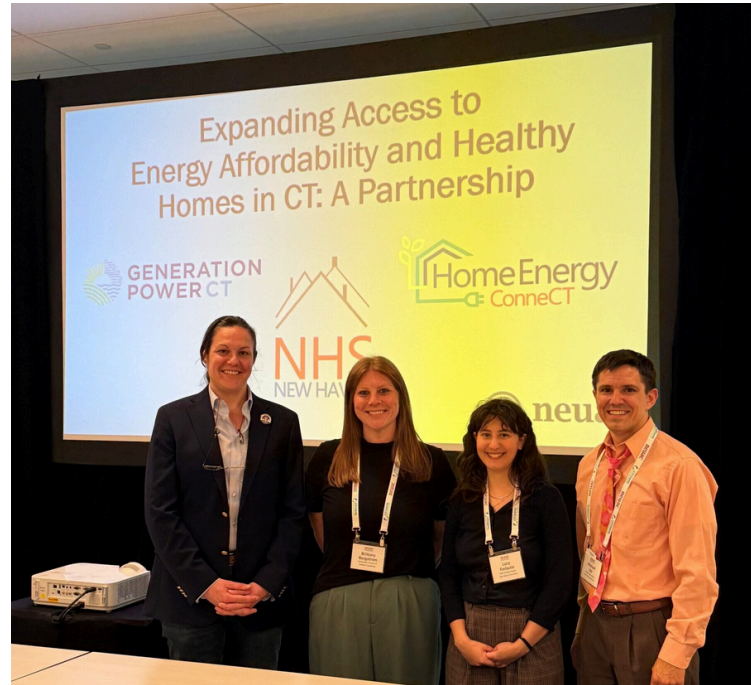
COMMUNITY SUSTAINABILITY

HomeEnergy ConneCT

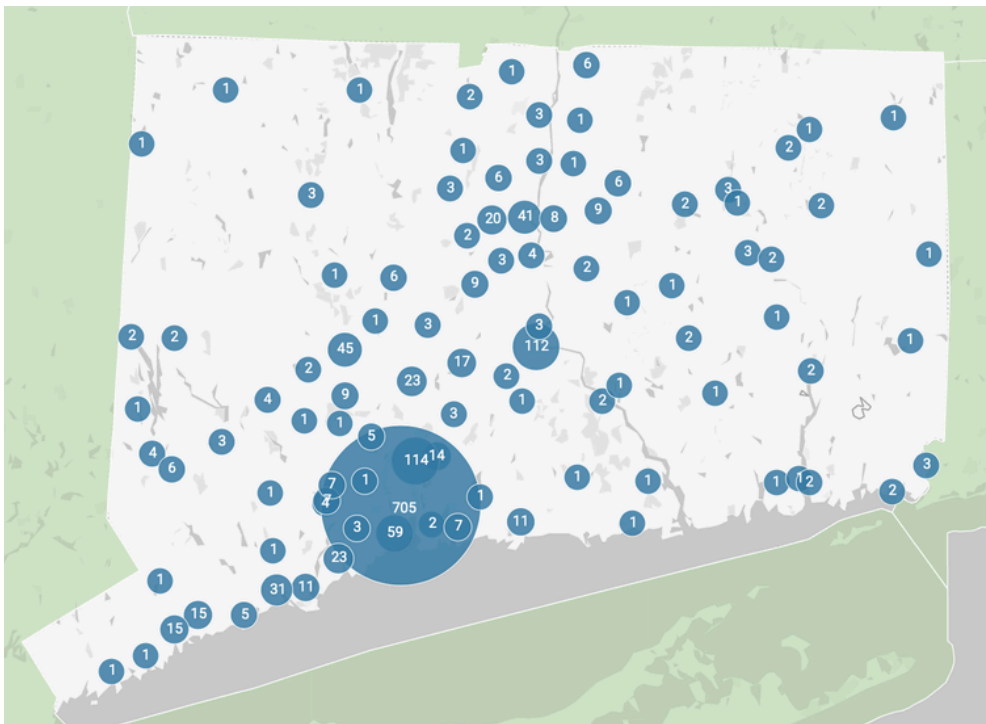
Residents across Connecticut choose HomeEnergy ConneCT to co-create custom energy upgrade plans to save money and improve the comfort, health, and performance of their homes. Through cost-free one-on-one services, HomeEnergy ConneCT identifies appropriate contractors and funding opportunities and provides trusted advice for the duration of each upgrade.

National Energy and Utility Affordability Coalition (NEUAC) Conference

In 2026, Neighborhood Housing Services of New Haven's HomeEnergy ConneCT program joined Generation Power CT at the National Energy and Utility Affordability Coalition (NEUAC) Conference to present "Expanding Access to Energy Affordability and Healthy Homes in Connecticut: A Partnership." The session highlighted how collaboration, flexible funding, and client-centered support can help Connecticut households overcome health and safety barriers that prevent them from accessing energy efficiency programs. Through the partnership's Gas Assistance Program (GAP), HomeEnergy ConneCT helps identify and address issues such as mold, unsafe wiring, and failing equipment, allowing residents to re-enter energy efficiency programs and access previously unavailable incentives and upgrades.



HomeEnergy ConneCT Participants by Municipality



Of HomeEnergy ConneCT's more than **1537** participants representing over **2,202** housing units, **247** of them enrolled from July 2025 – June 2026, among whom:

- **30%** are New Haven residents
- **62%** have low incomes
- **32%** are seniors

HOMEOWNERSHIP CENTER

We are excited to announce the launch of our long-awaited estate planning workshop series. On September 19, 2026 we held our first workshop, *Where There's a Will, There's a Way: Trust Your Gut!* The highly interactive session was led by attorney Sallie Blackman, a New Haven native and proud graduate of Hillhouse High School and Yale University. She earned her J.D. from Harvard University and now lives in California but remains passionate about sharing information with the community she once called home.

At the HomeOwnership Center, our services and classes have emphasized sound financial management, debt-reduction strategies, and counseling and education on the homebuying process. While these areas remain essential, preserving assets through effective planning deserves equal attention.

Estate planning and upkeep are central to preserving your assets. Many people mistakenly believe they do not have an estate. As Attorney Blackman told a recent participant, "Your shoes, car, and everything else you own are part of your estate." For current or prospective property owners, this also includes a home or land. These remarks opened our pilot Estate Planning Workshop, where participants remained engaged and asked Attorney Blackman numerous questions throughout the 3-hour session. Each participant received a packet with information on durable powers of attorney, living trusts, trust amendments, wills, codicils, and advance directives. Attorney Blackman reviewed each document in an interactive and informative manner. There was not a participant who not only felt their time was well-spent, but encouraged us to extend the time.

The wonderful part was that class participants not only received what they unanimously considered valuable information, but many were able to leave with notarized trusts, durable powers of attorney and advanced directives.

Trust was a central theme throughout the event. Attorney Blackman emphasized the importance of choosing someone you trust to carry out your wishes, while also making that choice as objectively as possible. It can be difficult to put emotions, relationships, and family dynamics aside, but it is important to consider whether the person you select can make difficult decisions thoughtfully and objectively when needed.

One participant summarized the workshop beautifully: "Everything was thoughtfully planned and very well organized. Attorney Blackman created a comfortable space to discuss topics that can be sensitive or difficult to think about. I am grateful that NHS made this resource available to the community. It was informative, practical, and gave people a valuable opportunity to plan for the future. I'm grateful to have been invited to attend the event, taking part in thoughtful conversations, and beginning to lay the foundation for future planning."

Please stay tuned for our complete Estate Planning Series workshops! We hope to see you there. Please sign-up for our newsletter and follow us on social media for information on all classes and workshops.

Sincerely,



Bridgette Russell
Managing Director of the HomeOwnership Center



HOMEOWNERSHIP CENTER

Hazel Street Ribbon Cutting: December 2025

On a snowy December day, community members, partners, elected officials, and new homeowners gathered in Newhallville to celebrate an important milestone: the completion of four newly constructed affordable homes at 86–100 Hazel Street.

Neighborhood Housing Services of New Haven developed the Hazel Street homes in partnership with the Yale Urban Design Workshop, with support from Efficiency For All and a network of state, local, and community partners. Funding from the Connecticut Department of Housing, Connecticut Housing Finance Authority, the City of New Haven's HOME program, and other partners provided critical subsidies that allowed NHS to offer the homes at prices significantly below their construction costs, keeping them affordable for local families. The project also incorporates energy-efficient design, helping homeowners benefit from more comfortable, efficient, and sustainable homes.

The celebration brought together many of the people whose partnership made Hazel Street possible, including representatives from Yale, NeighborWorks America, CHFA, the Connecticut Department of Housing, the City of New Haven, and the State of Connecticut. Speakers reflected on the importance of creating more pathways to homeownership at a time when housing affordability remains a significant challenge.

At the heart of the celebration were the new homeowners themselves. Sylvia Cooper, one of the purchasers of a Hazel Street home, shared what the opportunity meant to her and expressed her gratitude for the NHS HomeOwnership Center and the support she received throughout the process. "We have hope," she told the crowd. "There are brighter days ahead."



Through the HomeOwnership Center, NHS remains a resource for homeowners as they navigate the responsibilities and opportunities of owning a home. From affordable lending and home repair assistance to energy-efficiency resources and home maintenance education, NHS continues to support homeowners well beyond the purchase.

Following the remarks, attendees bundled up and gathered outside as Sylvia, fellow homebuyers, and community leaders cut the ribbon in front of the homes, officially welcoming a new chapter for Hazel Street!



HOMEOWNERSHIP CENTER

1,178

new and existing
customers engaged in
our services.

74%

of the households we
assisted were low- and
moderate-income
families.

619

new customers
attended homebuyer
education, financial
fitness and landlord
classes.



949 customers entered our Home Buyer Development Program and more than **175** closed on homes.



72 homebuyer and landlord classes were conducted along with **12** financial fitness workshops.



We provided mortgage delinquency and foreclosure prevention service to **118** individuals and families.

2025 FINANCIAL STATEMENT

Total Revenue

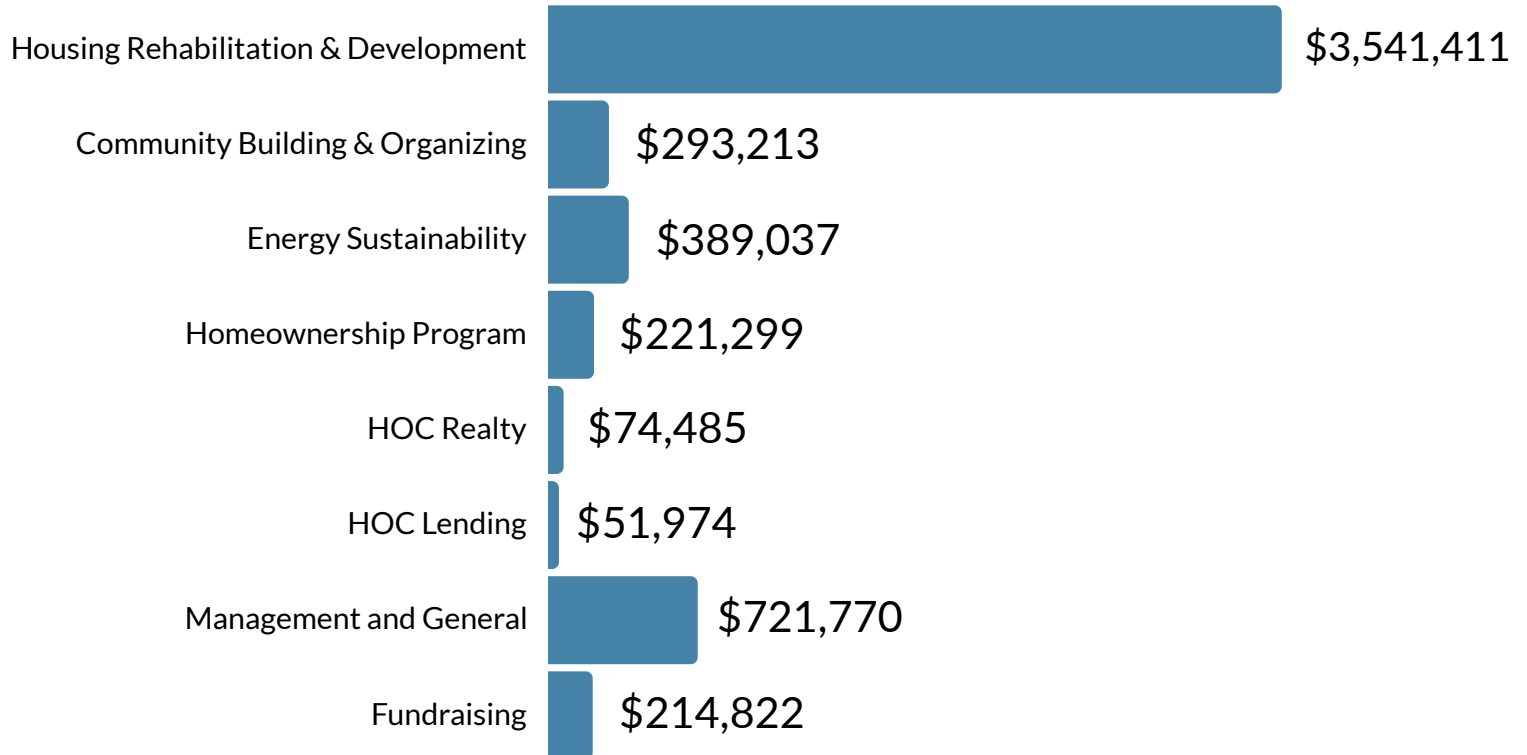
Contributions	\$595,970
Grants - NeighborWorks America	\$258,001
Grants - state	\$139,690
Grants - federal	\$233,396
Other grants	\$370,470
Rental income	\$167,629
Income from projects	\$228,340
Sales of rehabilitation projects	\$2,871,706
Homeownership fees	\$185,636
Investment income-mortgages	\$30,746
Investment income	\$43,772
Other income	\$91,598



Governor Lamont addresses the crowd at the Hazel Street ribbon-cutting ceremony.

2025 FINANCIAL STATEMENT

Total Expenses



Congresswoman Rosa DeLauro visits the NHS campus for a press conference.

STAFF & BOARD

DIRECTORS

James A. Paley, Ph.D.

NHS Executive Director

Bridgette P. Russell

Managing Director of the HOC

Stephen Cremin-Endes

Director of Community Building & Organizing

Patrick Chae

Director of Finance

Jay O'Neill

Director of Real Estate Development

MANAGERS

Heidie Colon-Rosa

HomeOwnership Center Coordinator

Jett Jonelis

Resource Development Manager

Lucy Marinelli

Public Relations Manager

Becky Skau

Administrative/Financial Manager

SUPPORT STAFF

Trace Burns

Maintenance Manager

Maybeliz Colon

Senior Administrative Assistant

Rita Huckaby

Senior Administrative Assistant

Lindita Ifti

Housing Specialist

Wengel Kifle

Policy Educator for Energy Equity

Adam Rawlings

Community Engagement Specialist

Ledda Vergara

Bookkeeper

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Sarah McQueen*

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Nathan Bixby

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Neighborhood Resident

Densill Greaves

Neighborhood Resident

Virginia Stevenson*

Neighborhood Resident

Carol Heller*

Bank of America

Alexis Willoughby-Robinson

Neighborhood Resident

***Members of both NHS and HOC boards**

HOC REALTY

Bridgette P. Russell

Manager & Real Estate Associate

Stephen Cremin-Endes

Real Estate Broker

Herb Jackson

Real Estate Associate

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Organizations & Businesses

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 Tzedakah House
 United Way of Central & NE CT
 University of Connecticut
 Webster Bank
 Wells Fargo Bank
 Yale New Haven Health
 Yale University
 Winokur Family Foundation



Rotary Club check presentation.

Individuals

Aaron Goode	Diane Dynia	Lakeshia Sulins	Renee C
Abdelrahim Mohamednoor	Doris Latorre	LaRhonda Claxton	Richard Youins
Aisha Thompson	Dr Michell Lester	Ledda Vergara	Robert & Francine Caplan
Aleka Walker	Drew Goldsman	Leslie Guerrero	Robert Filippone
Alexis Willoughby-Robinson	Ebony Rainge	Leslie Radcliffe	Robert Heimer
Alycia Jenkins	Edward Moore	Leticia Silva	Robert Narracci
Alyson C. Heimer	Elihu Rubin	Linda Townsend	Robert Schonberger
Amir Glenn	Elizabeth Schwartz	Lorraine Greenberg	Robert Silverstein
Amy Caplan	Eric Goldman	Louis Hart	Roberta Rich
Andrea Kawakami	Erica Franks	Lucy Marinelli	Robin Ladouceur
Andrew Cohen	Erica Samann	Madeleine Heimer	Robyn Handy
Andrew Karas	Ernst Dornfeld	Mahdere Yared	Roger Stetter
Anita Barbero	Fabian Menges	Malcolm Paley	Ronald J Walters
Anita Scott	Flora Nardi	Margaret Kantor	Ronald Proto
Ann Dornfeld	Florence Caldwell	Marissa Brown	Russell Barbour
Annette Myers	Frank Cochran	Marissa Comart	Safari Baheneka
Anthony Micarelli	Gannon Long	Mark Abraham	Sandra Shaner
Araba Prah	Glenn Davis	Mark Cotte	Sarah Bennett
Ariana Acevedo Soto	Heesang Chae	Matthew Nemerson	Sarah McQueen
Art Weiner	Henry Dynia	Maurice Clark	Sergio Rodriguez
Autumn Hurst	Henry Lowendorf	Maybeliz Colon	Shalientia Moore
Ben Trachten	Holly Alderman	Maybeliz Montanez	Shalonda Mitchell-Hardy
Benjamin Walter	Ivan Paley	Michael Dimenstein	Shanique McLaurin
Bernie Pelletier	Jacquelyn Pheanious	Michael Haynes	Shari Rahamim
Bonnie Weintraub	James Paley	Michael Lea	Sharon Paley
Brandy Rice	Janet Sapir	Michael Uhl	Shaunda Coker
Brian Gallagher	Jean Webb	Michelle Bravo	Sherry Bailey
Bridgette Brown	Jean Webber	Mick Laplante	Stephanie Jefferies
Bridgette Russell	Jean Weiner	Millie Rochet	Stephanie Upson
Bruce Oren	Jeffrey Schwartz	Mina Minelli	Stephen Cremin-Endes
Bruce Peabody	Jenell Lawson	Miranda Micarelli	Stephen Hamm
Bruce R Klein	Jenna Kemper Zechowski	Monika Mittelholzer	Steven Eppler-Epstein
Carla Weil	Jennifer Kleindienst	Nadine Horton	Steven Morris
Carlah Esdaile-Bragg	Jeremy Paley	Nancy Bigonette	Susan & Ronald Miller
Carol Heller	Jesse Phillips	Nancy Chang	Susan Jane Comins
Catherine Dumas	Jessica Cuni	Nathan Bixby	Suzanne Matheson
Charisse Gallishaw	Jett Jonelis	Nicholas Dawidoff	Tanya Velez-Loor
Charles Lemert	Jill Greenberg	Nicki Gurley	Tatiana Gonzalez
Charlette Askew	Jim Wilkins	Nicola Carusone	Teginald Slade
Christine Robinson	Joan Rawlings	Niyobe Mcmillian	Tene Rice
Clarissa Cremin-Endes	John Corwin	Noel Heimier	Terence A. Zemetis
Claudette Kidd	John Oneill	Olga Conde	Terrell McLaurin
Claudine Jones	John Smith	Oliver Gaffney	Thomas S. Ciancea
Curran Bishop	John Trevil	Olivia Martson	Thoms Citerella
Cynthia Provite	John W Corwin	Patricia Wallace	Tim Applebee
Dan Rossner	Joy Bonitz	Patrick McKenna	Tim Holahan
Dana Smith	Julia McFadden	Paul Wessel	Tricia Johnson
Daniel Chase	Juliana Ragonese	Pedro Dasilva	Tyler Tucker
David Johnston	Julie Thalen	Perkin Simpson	Vera Turner
Dawn Bliesener	Kaleitha Brown	Peter Bixby	Vicks Vintage
Dawn Slade	Karen Cummings	Peter Blasini	Virginia Stevenson
Deborah Carliner	Kasey LaFlam	Peter Fousek	Wendy Johnston
Dennis Riordan	Kathleen Fay	Quinton Wright	Yaser Elhilo
Diane King	Kathleen Hunter	Rabbi Herbert Brockman	Yulianna Zagorski
	Kim Ochilo	Ramya Srinivasan	Yvette Glenn

A Tale of Tails

It all started in late autumn. The year was 2022...Laborers Lucy Marinelli and Junyi Wang were traversing between buildings on NHS's campus towards the end of the day. The girls were weary and growing cold, when suddenly they came across a lonesome black cat. It was the time of year when the days were getting shorter and subsequently, the nights longer - and dusk was proving to be a frigid beginning to a long and treacherous evening. This precious creature was left unaccompanied, to fend for himself on a cold and dark night - what were the girls to do? They had to act. It was their duty. Then began an hour long, feeble attempt at trapping, unbeknownst to them, a feral cat. Realtor, Herb Jackson, emerged from the shadows, and warned the young ladies, "You're not going to get him. He's been coming around here for years." Nevertheless the young women persisted with all their might. To their dismay, Herb was right. And so, the black cat came around more and more, just to visit the two girls (or so the legend goes). Naturally, they had to name the little guy - it was only the right thing to do. "We shall name him Sherman!" The women proclaimed to the land of NHS, "after the street we toil on." Hence began the tradition of caring for the cats of realm and naming them after local streets. News spread quickly in the Dixwell Cat Kingdom, though! More and more cats began visiting - from far and wide - to pay the two girls a visit. The girls offered the travelers food and water and a safe place to shelter.

The feral friends maintained their relationship with all (from a far) until one day in May 2024, an eloquently dressed kitten appeared. Lucy sat with him - and to her delight - the tuxedo cat made his way onto her lap! Again, what was the girl to do? She had no choice but to take him to her village. In the Fall of 2024, history repeated itself and Jett Jonelis carried on the beloved tradition and brought handsome Hudson home. Thus began a new chapter in the NHS Kingdom, stray visitors who were not feral were thoughtfully captured and placed in loving care by employees.

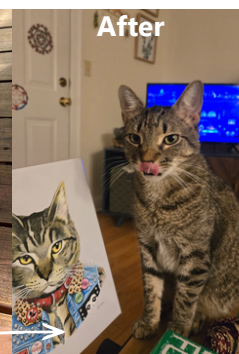
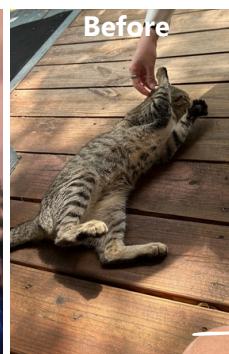
Now, October 2026, Sherman continues to rule the empire, and us, his mere servants. He has requested his subjects read the decree below to receive updates on his royal court.



Chicken Dickerman with Sherman as they volunteer with CB&O



Pepper (FKA Whalley) arriving at NHS campus and then being adopted by Lucy



Hudson arriving at NHS campus and then being adopted by Jett



Maple and Carmel (feral)



Frances Hunter (feral)



Juniper (placed in her forever home)



Rose (placed in her forever home)



Ella (still needs her forever home!)



Orange (papa, available for adoption as "Kratos" at Animal Haven)



Blake (mama, available for adoption as "Bastet" at Animal Haven) who led us to...



Their five baby kittens! Who have all found their forever homes.

The end.



2025-2026 ANNUAL REPORT

Neighborhood Housing Services of New Haven