

Board Report by Madeline De Jesus, Asset Manager
Meriden Housing Authority
Special Board Meeting – August 12, 2026

COMMUNITY TOWERS – Site Operations Update

Occupancy Summary

<u>Total Units</u>	<u>#Inactive</u>	<u>#Occupied</u>	<u># Vacant</u>	<u>% Occupied</u>	<u>% Vacant</u>
[221]	[3]	[208]	[10]	[94.57]	[5.43]

- 190 applicants on the waiting list
- A total of 0 applicants were contacted via mail

Waiting list: The waiting list remains closed, and no applications are being accepted at this time.

Work orders: 48 work orders open

- **Relocation:** The relocation process is progressing well. Staff continue to meet with residents to discuss relocation options, answer questions, and assist with the necessary steps to ensure a smooth transition throughout the renovation project.
- **Security Summary:** The guards continue to perform their duties effectively.
- **Crime Levels: Security:** Suspected criminal and drug-related activity has improved slightly. Security continues to monitor and report suspicious activity, while management reminds residents of their responsibility for guests and building security.
- **Homeless Activity:** We continue to observe occasional attempts by homeless individuals to enter the building. This remains an ongoing challenge.
- **Stairwell Areas:** The stairwells in both the North and South Towers continue to be cleaner and more secure than in previous periods.
- **Tenant Satisfaction:** Tenant feedback remains overwhelmingly positive.
- **Professionalism:** Security services continue to operate as scheduled and provide ongoing monitoring of the property.
- **Conclusion:** The presence of security at Community Towers has made a significant and positive impact.