

Board Report by Madeline De Jesus, Asset Manager
Meriden Housing Authority
Monthly Board Meeting – September 28, 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]	[205]	[13]	[92.76]	[5.88]

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

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

Work Orders: A total of 25 work orders remain open.

Relocation: The relocation process continues as renovations progress. To further assess relocation preferences, 44 surveys were resent to residents who had not responded or had returned their original survey without selecting an answer. Of these, 28 responses have been received: 14 residents indicated they do not wish to relocate, 10 are willing to move, and 4 declined to complete the survey. Management continues to update relocation preferences and coordinate transfers as the renovation project moves forward.

Balcony Safety Policy Survey: The Proposed Shared Balcony Safety Policy was distributed to all Community Towers residents on August 18, 2026. A reminder and additional copy were sent on September 16 to residents whose signed policies were still outstanding. To date, 168 signed policies have been received. Residents have until September 23, 2026, to submit their signed policy.

Security Schedule Update: A revised security schedule will take effect in October 2026, providing coverage at both Community Towers and Yale Acres, with a combined total of 182 security hours per week. The updated schedule is intended to support security operations and provide coverage at both properties.

Security Summary: The guards continue to perform their duties effectively.

- **Crime Levels:** The level of suspected criminal and drug-related activity has remained about the same. Security staff continue to monitor and report suspicious activities; however, access is often granted by residents to their guests, limiting security's ability to restrict entry.
- **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.

Community Garden: Each summer, a Community Towers resident dedicates time and care to maintaining a garden on the South Side, growing pumpkins, cilantro, peppers, and beans, which he generously shares with fellow residents. I am very proud of his dedication, hard work, and generosity. His efforts are a wonderful example of community involvement and resident engagement. My goal for next year is to expand this initiative by creating a designated, fenced garden space where more residents can participate in planting, enjoy gardening, stay active, and share in the experience of growing together.

