

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on Thursday, April 13, 2023 at the Hamden Housing Authority Office, 51 Worth Avenue, Hamden, CT 06518. The meeting was called to order at 12:30 p.m. by Executive Director, Hazelann Cook.

ROLL CALL: Chairwoman Mary DeSarbo
Commissioner Phillip Goldblatt
Commissioner Robin LaFrance
Commissioner John Cabral, Jr.
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Finance Director, Beth Brooks
Facilities Supervisor, Gabe Dadio

Absent: None

PUBLIC OPINION: None

APPROVAL OF PREVIOUS MINUTES: Commissioner John Cabral, Jr. noted that his name had been excluded from the Roll Call in the March 9, 2023 meeting minutes. This was an inadvertent error that will be corrected. Commissioner Goldblatt made a motion to accept the minutes from the March 9, 2023 Board meeting; seconded by Commissioner Cabral, Jr. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing SSHP Grant: Mrs. Cook reported that the progress continues to be slow. In speaking with Steve Ball (consultant) he stated there was a walk-through with the subs and now prices are being obtained for the subs interested in the project. He further reported after the prices are obtained, we can go to bid. Mrs. Cook reported she and Beth Brooks recently had a meeting with CHFA about this project, and another meeting is schedule in the coming week.

Affordable Housing Priority Needs Grant: Both Mrs. Cook and Gabe Dadio reported the siding of the buildings has been extremely slow, and they plan to visit the company this coming week to discuss the issue surrounding this unforeseen hold-up with this project. The sidewalks and driveways are scheduled to be done soon, but could not take place until the siding of the houses is complete.

CORRESPONDENCE: None.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills - Beth Brooks reviewed the bills for the month of March 2023, and answered questions from the Board members.

Affordable Housing, Centerville & Mt. Carmel Villages, and Congregate Budgets – Beth reported on the July 1, 2023 through June 30, 2024 budgets for these programs and discussed base rent increases for each project: \$25 for Centerville, Mt. Carmel and Congregate, and \$50 for the affordable units.

Both Beth and Mrs. Cook reported that comment periods were provided to all the tenants regarding these base rent increases, and there was only one comment received from a resident at Congregate, whose rent is not impacted by the increase. The Board was provided with the opportunity to further discuss each budget.

A motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral, Jr. to accept the \$25 base rent increase for Centerville and Mt. Carmel Villages. **Motion carried. RESOLUTION ATTACHED.**

A motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Goldblatt, to accept the 2023-2024 budget for Centerville and Mt. Carmel Villages. **Motion carried. RESOLUTION ATTACHED.**

A motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral, Jr. to accept the \$50 base rent increase for the Affordable Housing units. **Motion carried. RESOLUTION ATTACHED.**

A motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Goldblatt, to accept the 2023-2024 Affordable Housing budget. **Motion carried. RESOLUTION ATTACHED.**

A motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral, Jr. to accept the \$25 base rent increase for Congregate Housing. **Motion carried. RESOLUTION ATTACHED.**

A motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Goldblatt, to accept the 2023-2024 Congregate budget. **Motion carried. RESOLUTION ATTACHED.**

OLD BUSINESS:

Washer and Dryer Report: The total collected for March 2023 was \$1,079.25.

Centerville Village, Hamden Village & Mt. Carmel Village Updates – Mrs. Cook reported that the frozen pipe incidents at Hamden Village and Centerville Village that destroyed two units, cost \$42,719.93 to repair. Minus the \$5,000 deductible, the HHA was reimbursed the remaining balance of \$37,719.93 by the insurance company.

Mrs. Cook next reported that CHFA has grant money available and HHA has submitted the following requests for funding of the following projects:

- Centerville Village – outdoor lighting and underground wiring - \$151,882; and staining and replacing the storm doors - \$24,000.
- Updating the heating/cooling units at all the villages \$728,243.28.
- Additional handicapped ADA units – HHA has a total of 4 of these units and is requesting an additional 6 units – 2 ADA units at Mt. Carmel, and 4 ADA units at Hamden Village.

The resident's summer picnic will be held on June 14, 2023 at 11:30 a.m. The picnic will feature the usual picnic food and snacks, raffle prizes, and karaoke entertainment.

The newsletter and picnic flyer were reviewed by the Board, and Mrs. Cook pointed out that HHA is hosting a Kindness Contest at each Village. Residents can submit their ideas of spreading kindness and positivity throughout our community.

Congregate Housing & Assisted Living Update – No report.

Affordable Housing Update: No report.

Section 8 Update: Denise DeMaio reviewed the HUD Annual Plan documents regarding the Goals and Objectives for the program. The public hearing was held on April 13th between 10 a.m. and 11:00 a.m. The plan was presented at that time via ZOOM audio/video and telephone conference call, and there was no public comment.

A motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral, Jr. to accept the 2023 HUD Annual Plan for the Hamden Housing Authority's Section 8 HCV Program. **Motion carried. RESOLUTION ATTACHED.**

Maintenance Update: Gabe Dadio discussed the proposal to add solar panels to the roofs at Affordable Housing. Gabe reported that the position of the units is perfect for the use of solar since they receive full sun throughout the year, and since there are only 4 units, it would be very cost effective. The best quote received was from Tesla in the amount of \$34,176. An additional quote was received from Sun Run in the amount of \$58,500. Other providers were solicited: Pure Point Energy – the project was too small and both Trinity Solar and PosiGen require that the owner occupy the units. Beth Brooks stated she is in the process of contacting UI to see if additional rebates are available.

A motion was made by Commissioner Cabral Jr., seconded by Commissioner Goldblatt to accept the quote from Tesla in the amount of \$34,176 for the purchase and installation of solar panels for the Affordable Housing units. **Motion carried. RESOLUTION ATTACHED.**

NEW BUSINESS:

Dwelling Lease Amendment - Mrs. Cook reported on a change that needs to be made to the HHA's Dwelling Lease. The amendment pertains to eviction for non-payment of rent, which will now include a statement that residents who are under eviction for non-payment of rent may request a grievance hearing. A notice will be sent to all residents providing them with a comment period regarding the amendment.

Office Renovations – Gabe and Mrs. Cook discussed plans to enlarge the existing office space at Centerville, including the Section 8 Department and file storage areas. The Board was taken on a tour of the areas to be rehabbed and shown the plans. Gabe reported two quotes had been received, both in the same amount of \$25,800 from Joe DePaola Construction and Stanley Construction.

After discussion, it was decided to accept the quote from Stanley Construction, as they did the remodel of the Congregate Housing kitchen and HHA was very pleased with their work.

A motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral, Jr. to accept the quote for the office rehab/expansion in the amount of \$25,800 from Stanley Construction. **Motion carried. RESOLUTION ATTACHED.**

EXECUTIVE SESSION: At 1:20 p.m. a motion was made by Commissioner Goldblatt; seconded by Commissioner Cabral, Jr. to move into Executive Session. **Motion carried.**

Tenant matters were discussed.

At 1:40 p.m. Commissioner Cabral, Jr. made a motion to close Executive Session; seconded by Commissioner Goldblatt. **Motion carried.**

ADJOURNMENT: A motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral, Jr. to adjourn the meeting. **Motion carried.**

The meeting was adjourned at 1:42 p.m.

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023

RESOLUTION – 2023-03

Be it resolved, on a motion made by Commissioner Cabral, Jr. and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the \$25 base rent increases for the Centerville and Mt. Carmel projects.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Nays

Absent

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023

RESOLUTION – 2023-04

Be it resolved, on a motion made by Commissioner Goldblatt, and seconded by Commissioner John Cabral, Jr., the Hamden Housing Authority does hereby accept the 2023-2024 Centerville/Mt. Carmel Budget.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Nays

Absent

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023

RESOLUTION – 2023-05

Be it resolved, on a motion made by Commissioner Cabral, Jr. and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the \$50 base rent increase for the Affordable Housing project.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Nays

Absent

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023

RESOLUTION – 2023-06

Be it resolved, on a motion made by Commissioner Cabral, Jr., and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the 2023-2024 Affordable Housing Budget.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Nays

Absent

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023

RESOLUTION – 2023-07

Be it resolved, on a motion made by Commissioner Goldblatt, and seconded by Commissioner Cabral, Jr. the Hamden Housing Authority does hereby accept the \$25 base rent increase for Congregate Housing.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Nays

Absent

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023

RESOLUTION – 2023-08

Be it resolved, on a motion made by Commissioner Cabral, Jr.; seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the 2023-2024 Congregate Housing Budget.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Nays

Absent

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023

RESOLUTION – 2023-09

Be it resolved, on a motion made by Commissioner Goldblatt, and seconded by Commissioner John Cabral, Jr., the Hamden Housing Authority does hereby accept the 2023 HUD Annual Plan Documents for the Section 8 Housing Choice Voucher Program.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Nays

Absent

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023

RESOLUTION – 2023-10

Be it resolved, on a motion made by Commissioner Cabral, Jr. and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the proposal in the amount of \$34,176 from Tesla for the purchase of solar panels for the Affordable Housing units.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Nays

Absent

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023

RESOLUTION – 2023-11

Be it resolved, on a motion made by Commissioner Cabral, Jr. and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the proposal from Stanley Construction in the amount of \$25,800 for renovations to the existing administrative housing office space.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Nays

Absent

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
4/13/2023