

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on Thursday, September 14, 2023 at the Hamden Housing Authority Office, 51 Worth Avenue, Hamden, CT 06518. The meeting was called to order at 12:20 p.m.

ROLL CALL: Chairwoman Mary DeSarbo
Commissioner Phillip Goldblatt
Commissioner John Cabral, Jr.
Commissioner Robin LaFrance
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Facilities Supervisor, Gabe Dadio
Steve Ball, Consultant
Ralph Alexander, Attorney
Assistant Bookkeeper, Anna Pellino

Absent: Finance Director, Beth Brooks

PUBLIC OPINION: None

APPROVAL OF PREVIOUS MINUTES: The minutes from the August 10, 2023 Board of Commissioners meeting were reviewed. Commissioner Cabral, Jr., made a motion to accept the minutes, seconded by Commissioner Goldblatt. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing SSHP Grant: Mrs. Cook, Attorney Ralph Alexander, and Steve Ball discussed recent meetings and updates with CHFA.

Affordable Housing Priority Needs Grant: Gabe Dadio reported that the curbs and sidewalks had to be redone and are process now. Installation of the solar panels should be complete by the end of the week.

New State Requirement for Commissioners – Mrs. Cook reported that there are new State requirements for Commissioners, and she is in the process of scheduling the required training for all Board members.

Waiting List Elderly/Disabled Programs – The waiting list for the Elderly/Disabled housing program is closing on September 14, 2023. The random-draw lottery will be conducted by our software vendor and will be done on September 21, 2023 to establish the waiting list, and the staff will begin working on filling vacancies once the new waiting list is established.

CORRESPONDENCE: Mrs. Cook reported that HUD sent a letter that the June 30, 2022 audit has been accepted, and confirmed that HHA is in compliance for our major federal programs.

Mrs. Cook also reported that she received a letter from DOH stating they have deferred collection of the Hamden Village Predevelopment Loan until August 2025.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills – Anna Pellino, Assistant Bookkeeper, reviewed the August 2023 bills with the Board members.

OLD BUSINESS:

Washer and Dryer Report: The total collected for August 2023 was \$796.25

Centerville Village, Hamden Village & Mt. Carmel Village Updates – Mrs. Cook reported that HHA is starting to bring back programs for the residents to enjoy. There is an upcoming Paint & Sip Wine Party scheduled this month, and the ice cream truck will continue to make visits to the villages.

Congregate Housing & Assisted Living Update – A new weekend cook has been hired, and he will also be preparing home-cooked breakfast on Saturday and Sunday mornings.

Affordable Housing Update: No report.

Section 8 Update: Denise DeMaio reported on recent training she and the Section 8 Manager attended on August 30th and 31st, regarding significant changes to the Section 8 Program's administration and policies. More information will be provided as HUD releases further guidance on these changes, relative to the Housing Opportunity through Training & Modernization Act (HOTMA).

Maintenance Update: No report.

NEW BUSINESS: No report.

EXECUTIVE SESSION: At 1:15 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 1:25 p.m. Commissioner Cabral, Jr. made a motion to close Executive Session; seconded by Commissioner Goldblatt. **Motion carried.**

ADJOURNMENT: A motion was made by Goldblatt., and seconded by Commissioner Cabral, Jr., to adjourn the meeting. **Motion carried.** The meeting was adjourned at 1:26 p.m.

Respectfully submitted,

Robin LaFrance, Secretary

9/14/2023