

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on September 12, 2024 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:25 p.m. by Chairwoman Mary DeSarbo.

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

Guest: Philip Goldblatt

Absent: Commissioner Nichole Jefferson

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES:

A motion was made by Commissioner Cabral, Jr. to approve the minutes from the August 8, 2024 meeting; seconded by Commissioner LaFrance. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing Rehab: Mrs. Cook reported that the rehab is really starting to move along. The contractor was able to wrap up a lot of the summer projects which has freed up a lot more workers to the Congregate site.

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported that she has been working with the attorney and with CEFIA (Clean Energy Finance & Investment Authority) Holdings (a subsidiary of Green Bank of CT), and they are in the process of executing all of the leases for the properties with Green Bank. It appears that the solar panels will be installed at Mt. Carmel and Hamden Village in the earlier part of 2025. Hopefully, the solar panels at Centerville can be done at the same time, but we are still waiting for the approval of the grant to replace the roofs at that property.

Mrs. Cook reported that tariff distribution for each project as follows:

- Mt. Carmel Village: CEFIA Holdings – 59%; HHA 20.6%; Residents – 20%.
- Hamden Village: CEIFA Holdings – 69% (due to the layout of Hamden Village roofs – the cost to install & maintain the panels is more expensive); HHA – 11%; Residents – 20%
- Congregate Housing: CEFIA Holdings – 62.1%; HHA – 37.9%. Because the utilities are included in the rent at Congregate, the HHA percentage must be used to improve energy savings such as energy saving appliances, etc. HHA will be provided with a list of items that would fall under this category and once the lump sum dollar amount is received, it will need to be spent on energy savings improvements for the tenants within one year.

Priority Needs Grant – Centerville Village Roofs: As stated above, Mrs. Cook reported we are still waiting for approval from CHFA for the grant to replace the Centerville Village Roofs.

WYND Smoking Detectors: Mrs. Cook reported that the smoking detectors will be installed at Mt. Carmel, and more information will be forthcoming on the details of the installation.

CORRESPONDENCE: None.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills: Beth Brooks reviewed the monthly bills for August 2024, and reviewed the Financial Statements for year end June 30, 2024.

Finance Director Interviews: Beth reported that interviews for this position have been done and we are in the process hiring her replacement, when she retires on November 1, 2024.

OLD BUSINESS:

Washer and Dryer Report: The coin collections for the month of August 2024 was \$1,480.

Centerville Village, Hamden Village & Mt. Carmel Village Updates: Mrs. Cook reported that each of the properties has a resident garden and shared with the Commissioners photos of the many great vegetables that have been grown and harvested by the residents this year.

Congregate Housing & Assisted Living Update – Both weekday and weekend cooks have been hired and appear to be working out well at the Congregate facility.

Affordable Housing Update: No report.

Section 8 Update: No report.

Maintenance Update: No report.

NEW BUSINESS: No report.

EXECUTIVE SESSION: No report.

ADJOURNMENT: A motion was made by Commissioner Cabral, Jr. to adjourn the meeting, seconded by Commissioner LaFrance. **Motion carried.** The meeting was adjourned at 1:25 p.m.

Respectfully submitted,

Hazelann B. Cook
Secretary
9/12/2024