

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on March 13, 2025 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:30 p.m. by Chairwoman Mary DeSarbo.

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

ABSENT: Commissioner Nichole Jefferson

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES:

A motion was made by Commissioner John Cabral Jr. to approve the minutes from the February 13, 2025 meeting; seconded by Commissioner Phillip Goldblatt. **Motion carried.**

EXECUTIVE DIRECTOR’S REPORT:

Congregate Housing Rehab: Mrs. Cook reported the renovations continue to progress well. Mrs. Cook also reported the new furniture for the lounge has come in. A new TV has been installed as well. The residents are now back to eating the meals in the dining room. It was reported there is radon in the building and the contractors will be installing a radon system to help resolve this issue.

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported that the funding has come in for the solar. As of right now, the plans are taking longer than anticipated however, installation looks to begin the end of 2025 or early 2026 for all properties except Centerville due to new roofing being installed.

Priority Needs Grant – Centerville Village Roofs: Mrs. Cook reported that Centerville Village roofs and gutters should begin in the springtime.

WYND Smoking Detectors: Centerville Village is the next property to have the detectors installed. We are currently working on getting the 40 smoking detectors from the company. We are working with ATP concerning the wifi that will need to be installed prior to the smoke detectors being installed.

Lease Changes: Mrs. Cook previously discussed changes that must be made to the current lease. We received notice from the state that guns are now allowed on our property. A notice has been distributed to all residents concerning this change. She will be meeting with the residents at each of the properties concerning this lease amendment. Residents are also able to call the office to voice comments they have regarding the change. Residents will be signing this lease amendment in the following months. Mrs. Cook will be keeping the Board up to date concerning this change.

CORRESPONDENCE: Utopia, who currently provides Assisted Living services at the Congregate Facility unfortunately will no longer be providing services for our residents as of April 1, 2025 due to low participants. Many residents who previously used these services have since moved out and we were unable to fill vacancies due to the rehab. As we continue to fill vacancies, we are hopeful to be able to get more residents who would benefit from these services and are able to get Utopia back into Congregate.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills: Anna Pellino, Office Manager, reviewed monthly bills for February 2025.

Base Rent Increases – Hamden Village – Beth Brooks next discussed the base rent increases for Hamden Village. For the cottage units, a base rent of \$20 has been proposed and for the two-story units (that have the S-RAP subsidy) a base rent increase of \$50 is proposed. Tenants were notified of the proposed base rent increases and offered a period of time to comment. Mrs. Cook reported there were no comments.

A motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Goldblatt to accept the proposed base rent increases. **Motion carried. RESOLUTION ATTACHED.**

Budgets – Beth Brooks and Mrs. Cook next reviewed the July 1, 2025 - June 30, 2026 Hamden Village Budget. After review of the budget, a motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Goldblatt to accept the 2025-2026 Hamden Village Budget. **Motion carried. RESOLUTION ATTACHED.**

OLD BUSINESS:

Washer and Dryer Report: No Report.

Centerville Village, Hamden Village & Mt. Carmel Village Updates: As Mrs. Cook discussed in the last meeting we owe a balance on the Hamden Village Pre-development loan. The bidding came over the originally budgeted amount for the renovation. We were told that we were able to use the pre-development loan on other items that needed completion such as concrete sidewalks. The funds being owed are \$94,951.00. HHA currently has \$132,802 in an operating reserves escrow with CHFA. A letter was sent to the Commissioner at DOH inquiring if the loan can either be waived or the use of the escrow account. We are currently waiting to hear back from them.

Congregate Housing & Assisted Living Update – HHA staff continues to work diligently on filling the vacancies.

Affordable Housing Update: No report.

Section 8 Update: No report.

Maintenance Update: No report.

NEW BUSINESS:

EXECUTIVE SESSION: At 1:10 p.m., a motion was made by Commissioner John Cabral Jr. and seconded by Commissioner Phillip Goldblatt to move into Executive Session.

Tenant matters were discussed.

At 1:21 p.m. a motion was made by Commissioner John Cabral Jr. and seconded by Commissioner Phillip Goldblatt to exit Executive Session.

ADOURNMENT: A motion was made by Commissioner John Cabral Jr., and seconded by Commissioner Phillip Goldblatt to adjourn the meeting. **Motion carried.** The meeting was adjourned at 1:22 p.m.

Respectfully submitted,

Hazelann B. Cook, Secretary
3/13/2025

RESOLUTION – 2025-02

Be it resolved, on a motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the following base rent increases effective May 1, 2025: \$20 per month for the Hamden Village Cottage efficiency and one-bedroom units; and \$50 per month for the Hamden Village Extension units.

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

Ayes

Commissioner Cabral, Jr.
Commissioner Goldblatt
Commissioner LaFrance

Nays

Absent

Commissioner Jefferson

Respectfully submitted,

Hazelann B. Cook, Secretary
3/13/2025

RESOLUTION – 2025-03

Be it resolved, on a motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the 2025-2026 Budget for Hamden Village.

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

Ayes

Commissioner Cabral, Jr.
Commissioner Goldblatt
Commissioner LaFrance

Nays

Absent

Commissioner Jefferson

Respectfully submitted,

Hazelann B. Cook, Secretary
3/13/2025