

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on April 10, 2025 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:14 p.m. by Chairwoman Mary DeSarbo.

ROLL CALL: Chairwoman, Mary DeSarbo
Commissioner, Phillip Goldblatt
Commissioner, Nichole Jefferson
Commissioner, Robin LaFrance
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Facilities Manager, Gabe Dadio
Tom Mead, Guest

Absent: Commissioner John Cabral, Jr.

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner Goldblatt made a motion to accept the minutes from the March 13, 2025 meeting; seconded by Commissioner Jefferson. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing Rehab: Mrs. Cook reported the contractors are in the process of getting ready to install the radon mitigation system to alleviate the radon in the building. The install of the machines will not interfere with the residents in any way.

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported the lease agreement has been received from Green Bank for the solar panels for Centerville village. It is currently under review.

Priority Needs Grant – Centerville Roofs: Mrs. Cook reported the company AVT Construction has been hired to install the new roofs. The company has applied for a permit from the Town of Hamden to begin the work and are waiting to receive the necessary permits.

WYND Smoking Detectors: No report.

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 was distributed to all residents concerning this change. Mrs. Cook met with residents at all properties to discuss this lease change. All residents will be signing this lease amendment in the following months.

A motion was made by Commissioner Goldblatt, and seconded by Commissioner Jefferson to accept the lease amendment change. **Motion carried.** **RESOLUTION ATTACHED.**

CORRESPONDENCE: None.

Fair Housing Training: Mrs. Cook reported in May the entire staff will be attending Fair Housing Training given by Attorney Karen Kravetz.

CT Family Medical Leave Policy: Mrs. Cook reported a policy will be need to be voted on at next months meeting. The Housing Authority is currently paying into this program on behalf of the employees. This new Connecticut policy will allow employees up to 12 weeks unpaid medical leave.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills – Anna Pellino, Office Manager, reviewed and discussed the March 2025 bills.

Base Rent Increases – Mt. Carmel & Centerville Villages: Mrs. Cook reported that on April 9th between 10 a.m. and 3 p.m. residents of Mt. Carmel and Centerville Villages had the opportunity to comment on the proposed \$20 base rent increase for 2025-2026. No comments were received.

A motion was made by Commissioner LaFrance, and seconded by Commissioner Goldblatt to accept the \$20 base rent increase, effective July 1, 2025 for both Mt. Carmel and Centerville Villages. **Motion carried. RESOLUTION ATTACHED.**

Base Rent Increases – Congregate Housing: Mrs. Cook reported that on April 9th between 10 a.m. and 3 p.m. residents of Congregate Housing had the opportunity to comment on the proposed \$50 base rent increase for 2025 - 2026. No comments were received.

A motion was made by Commissioner Goldblatt and seconded by Commissioner LaFrance to accept the \$50 base rent increase, effective July 1, 2025 for Congregate Housing. **Motion carried. RESOLUTION ATTACHED.**

Base Rent Increases – Affordable Housing: Mrs. Cook reported that on April 9th between 10 a.m. and 3 p.m. residents of Affordable Housing had the opportunity to comment on the proposed \$50 base rent increase for 2025 - 2026. No comments were received.

A motion was made by Commissioner Jefferson and seconded by Commissioner LaFrance to accept the \$50 base rent increase, effective July 1, 2025 for Affordable Housing. **Motion carried. RESOLUTION ATTACHED.**

Budget Approvals: Jack Blosky, Fee Accountant, stated he would be submitting the 2025 – 2026 budgets for Mt. Carmel Congregate, and Affordable within the coming weeks.

Mt. Carmel & Centerville Village Budget: A motion was made by Commissioner Goldblatt to approve the July 1, 2025 - June 30, 2026 Mt. Carmel & Centerville Village Budgets; seconded by Commissioner LaFrance. **Motion carried. RESOLUTION ATTACHED.**

Congregate Housing Budget: A motion was made by Commissioner LaFrance and seconded by Commissioner Goldblatt to approve the July 1, 2025-June 30, 2026 Congregate Housing Budget. **Motion carried. RESOLUTION ATTACHED.**

Affordable Housing Budget: A motion was made by Commissioner LaFrance and seconded by Commissioner Goldblatt to approve the July 1, 2025-June 30, 2026 Affordable Housing Budget. **Motion carried. RESOLUTION ATTACHED.**

OLD BUSINESS:

Washer and Dryer Report: No Report.

Centerville Village, Hamden Village & Mt. Carmel Village Updates: Gabe Dadio reported that a new coin machine for the laundry room will be installed at Hamden Village in the next few weeks. It will be a convenient way for residents to be able convert dollar bills into quarters.

Congregate Housing Update: HHA staff continues to work diligently on filling the vacancies. A new chef has been hired for weekdays and will begin next Monday.

Affordable Housing Update: None.

Section 8 Update:

HUD Five Year Plan: Denise DeMaio discussed the 5 Year HUD PHA Plan documents. The Public Hearing was held April 7, 2025 at 10 a.m. and there were no public comments received. Therefore, a motion to accept the 5 Year HUD PHA Plan documents is necessary.

A motion was made by Commissioner Jefferson, and seconded by Commissioner Goldblatt to accept the 5 Year HUD PHA Plan documents. **Motion carried. RESOLUTION ATTACHED.**

A motion was made by Commissioner Jefferson, and seconded by Commissioner Goldblatt to accept the 5 Year HUD PHA Annual Plan. **Motion carried. RESOLUTION ATTACHED.**

Maintenance Update: Gabe Dadio reported hard-wired smoke detectors will need to be installed in all units and is in the process of getting quotes from various companies. Gabe Dadio also reported Spring clean-up at the all properties is underway.

NEW BUSINESS:

2024 Hamden Housing Authority Annual Report: Mrs. Cook shared copies of the 2024 Annual Report with the Board members.

ADJOURNMENT: A motion was made by Commissioner Goldblatt to adjourn the meeting, seconded by Commissioner Jefferson. **Motion carried.** The meeting was adjourned at 1:16 p.m.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/25

RESOLUTION – 2025-04

Be it resolved, on a motion was made by Commissioner Goldblatt and seconded by Commissioner Jefferson, the Hamden Housing Authority does hereby approve the amendment to the lease agreement to be read as follows:

Paragraph 9(m) shall be amended to read as follows:

(m) not use or possess guns or ammunition of any kind except in *full compliance* with all federal, state and local laws including but not limited to, licensure, registration and permitting requirements, and provisions pertaining to safe transport and storage as those laws may change from time to time. Under no circumstance should a gun of any kind be carried unconcealed, concealed, or displayed in the interior or exterior common areas of Hamden Housing Authority except as expressly permitted by law. The common areas of Hamden Housing Authority are *not* “public places” for the purpose of any legally issued Open Carry permit. Violation of this provision will result in a serious nuisance eviction proceeding.

The use, possession or manufacture of explosives, fireworks as defined by Conn. Gen. Statutes 29-356, air rifles, bombs, bottle rockets, improvised explosive devices or substances used to create them, or any other weapons or devices containing explosive or flammable compounds (not including guns and ammunition addressed above) are strictly prohibited on or near any Authority property. Violation of this provision will result in a serious nuisance eviction proceeding.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Commissioner John Cabral, Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/2025

RESOLUTION – 2025-05

Be it resolved, on a motion was made by Commissioner LaFrance and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby approve the \$20 base rent increase for units at Mt. Carmel and Centerville Villages effective 7/1/2025.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Commissioner John Cabral, Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/2025

RESOLUTION – 2025-06

Be it resolved, on a motion was made by Commissioner Goldblatt and seconded by Commissioner La France, the Hamden Housing Authority does hereby approve the \$50 base rent increase for units at Congregate Housing effective 7/1/2025.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Commissioner John Cabral, Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/2025

RESOLUTION – 2025-07

Be it resolved, on a motion was made by Commissioner Jefferson and seconded by Commissioner La France, the Hamden Housing Authority does hereby approve the \$50 base rent increase for all units at Affordable Housing effective 7/1/2025.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Commissioner John Cabral, Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/2025

RESOLUTION – 2025-08

Be it resolved, on a motion was made by Commissioner Goldblatt, and seconded by Commissioner La France, the Hamden Housing Authority does hereby approve the 7/1/2025 -6/30/2026 Mt Carmel & Centerville Village Budget.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Commissioner John Cabral, Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/2025

RESOLUTION – 2025-09

Be it resolved, on a motion was made by Commissioner La France, and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby approve the 7/1/2025 -6/30/2026 Congregate Housing Budget.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Commissioner John Cabral, Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/2025

RESOLUTION – 2025-10

Be it resolved, on a motion was made by Commissioner La France, and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby approve the 7/1/2025 -6/30/2026 Affordable Housing Budget.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Commissioner John Cabral, Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/2025

RESOLUTION – 2024-11

Be it resolved, on a motion was made by Commissioner Jefferson and seconded by Commissioner Goldblatt the Hamden Housing Authority does hereby accept the Hamden Housing Authority's 5-Year HUD PHA Plan.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Commissioner John Cabral, Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/2025

RESOLUTION – 2025-12

Be it resolved, on a motion was made by Commissioner Jefferson and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the 2025 HUD Annual Plan documents.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Commissioner John Cabral, Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/10/2025