

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on October 9, 2025 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:20 p.m. by Executive Director Hazelann Cook.

ROLL CALL:

Chairwoman, Mary DeSarbo
Commissioner John Cabral, Jr.
Commissioner Philip Goldblatt
Commissioner Nichole Jefferson
Commissioner Robin LaFrance
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Facilities Manager, Gabe Dadio

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES:

A motion was made by Commissioner Philip Goldblatt to approve the minutes from the September 11, 2025 meeting; seconded by Commissioner Nichole Jefferson. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing Rehab: Mrs. Cook reported there are still problems with the heating system in about five apartments. The contractor continues to work on issues, but the tenants in those units still have working baseboard heating systems. Gabe Dadio reported the contractor will return this coming Tuesday.

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported the paperwork has been completed and the install will most likely begin in the Spring of 2026.

Centerville Roof Replacement/Gutter Install – Gabe Dadio reported there are five buildings where the gutters are causing water to run across the sidewalks, which will present a problem during the winter months. Maintenance will be digging dry wells to direct the water from the sidewalk, to avoid pooling and freezing.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills: Mrs. Cook reviewed the September monthly bills.

OLD BUSINESS:

Washer and Dryer Report: The coin collections for the month of September 2025 were \$2,894.

Centerville Village, Hamden Village & Mt. Carmel Village Updates: Gabe Dadio reported the parking spaces at both M.C and C.V. have been striped and he has received a quote to do the parking spaces at Hamden Village for \$800. The signs at Centerville have been removed. Chairwoman Mary DeSarbo reported that the handicap spaces will require signs on posts in order to be compliant with the ADA.

Congregate Housing & Assisted Living Update – Gabe Dadio reported a large tree branch went through the roof at Congregate. The roof has been repaired, but the tree – which appears to be dead - belongs to Quinnipiac University and Gabe will notify the QU Facilities Director about the tree being removed.

Mrs. Cook reported the uncollectable debts from deceased tenants at Congregate, in the amount of \$4,972, has been approved for write-off by the State.

Affordable Housing Update: No report.

Section 8 Update: Denise DeMaio reported the Hamden Section 8 Program has attained Section 8 Management Assessment Protocol (SEMAP) High Performer Status for 2024-2025.

Denise also reported that Hamden Section 8 has began meeting with the clients at Davenport Residence who will be receiving Tenant Protection Vouchers due to the proposed rent increase at that complex. Hamden HA will be receiving a monthly administrative fee from the Contractor, J. D'Amelia & Associates for the management of these clients.

Maintenance Update: No report.

NEW BUSINESS: No report.

EXECUTIVE SESSION:

ADJOURNMENT: A motion was made by Commissioner Philip Goldblatt, and seconded by Commissioner Nichole Jefferson to adjourn the meeting. **Motion carried.** The meeting was adjourned at 1:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Hazelann B. Cook". The signature is written in dark ink and is positioned above a horizontal line.

Hazelann B. Cook

Secretary

10/9/2025