

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on March 12, 2026 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  
Commissioner, Nichole Jefferson  
Executive Director, Hazelann B. Cook  
Deputy Director, Denise DeMaio  
Facilities Manager, Gabe Dadio  
Office Manager, Anna Pellino  
Administrative Assistant, Elizabeth Mucha  
Jack Blosky, Fee Accountant (Via Zoom)

**ABSENT:** None.

**PUBLIC OPINION:** None.

**APPROVAL OF PREVIOUS MINUTES:**

A motion was made by Commissioner Phillip Goldblatt to approve the minutes from the February 12, 2026 meeting; seconded by Commissioner John Cabral Jr. **Motion carried.**

**EXECUTIVE DIRECTOR'S REPORT:**

**Congregate Housing Rehab:** Mrs. Cook reported the heating system is still being worked on as some residents are having issues with the cooling and heating.

**Updating to Solar Energy for E/D Housing Units:** Mrs. Cook reported the applications between Greenbank and United Illuminating are in the works for all projects. Once applications are approved by the electrical company then installation can begin possibly in the spring or summer of this year. The trees at Hamden Village can be cut down even after the installation of the panels. Mrs. Cook reported Arborist Geoff Harris announced he will be retiring but will still be the consultant for the project.

**Priority Needs Grant – Centerville Village Roofs:** Mrs. Cook reported the closing for Centerville Village roofs and gutters is still being worked on.

**IN-HOUSE TREASURER'S REPORT:**

**Monthly Bills:** Anna Pellino, Office Manager, reviewed monthly bills for February 2026.

**Base Rent Increases – Hamden Village** – Mrs. Cook discussed the base rent increases for Hamden Village. For the cottage units, a base rent of \$25 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 Jefferson and seconded by Commissioner Goldblatt to accept the proposed base rent increases. **Motion carried.** **RESOLUTION ATTACHED.**

**Budgets** – Jack Blosky reviewed the July 1, 2026 - June 30, 2027 Hamden Village Budget. After review of the budget, a motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral Jr., to accept the 2026-2027 Hamden Village Budget. **Motion carried.** **RESOLUTION ATTACHED.**

**OLD BUSINESS:**

**Washer and Dryer Report:** \$1,537

**Centerville Village, Hamden Village & Mt. Carmel Village Updates:** Mrs. Cook reported the HHA Annual Picnic is set for June 10, 2026.

**Congregate Housing & Assisted Living Update:** No report.

**Affordable Housing Update:** The last vacancy has been filled.

**Section 8 Update:** No report.

**Maintenance Update:** No report.

**NEW BUSINESS:** Mrs. Cook reported the June 30, 2025 audit has been completed by Jason Geel. We will schedule to meet with Jason to discuss the audit.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** A motion was made by Commissioner Phillip Goldblatt and seconded by Commissioner Nichole Jefferson to adjourn the meeting. **Motion carried.** The meeting was adjourned at 1:25 p.m.

Respectfully submitted,

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Hazelann B. Cook, Secretary  
3/12/2026

**RESOLUTION – 2026-01**

Be it resolved, on a motion was made by Commissioner Jefferson., and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby accept the following base rent increases effective May 1, 2026: \$25 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  
Commissioner Jefferson

**Nays**

**Absent**

Respectfully submitted,

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Hazelann B. Cook, Secretary  
3/12/2026

**RESOLUTION – 2026-02**

Be it resolved, on a motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral Jr., the Hamden Housing Authority does hereby accept the 2026-2027 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  
Commissioner Jefferson

**Nays**

**Absent**

Respectfully submitted,

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Hazelann B. Cook, Secretary  
3/12/2026