

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on April 9, 2026 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:20 p.m. by Vice Chairman John Cabral Jr.

ROLL CALL:

Chairwoman, Mary DeSarbo
Commissioner, John Cabral, Jr.
Commissioner, Phillip Goldblatt
Commissioner, Nichole Jefferson
Commissioner, Robin LaFrance
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Facilities Manager, Gabe Dadio
Office Manager, Anna Pellino
Administrative Assistant, Elizabeth Mucha

Absent: None.

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner Goldblatt made a motion to accept the minutes from the March 12, 2026 meeting; seconded by Commissioner Jefferson. **Motion carried.**

EXECUTIVE DIRECTOR’S REPORT:

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported will have to wait for the installation of the panels because United Illuminating is still working on the applications. The trees can be done in the fall and can even be cut after the panels have been installed.

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

CORRESPONDENCE: None.

IN-HOUSE TREASURER’S REPORT:

Monthly Bills – Anna Pellino, Office Manager, reviewed and discussed the March 2026 bills.

Base Rent Increases – Mt. Carmel & Centerville Villages: Mrs. Cook reported that on April 8th between 10 a.m. and 3 p.m. residents of Mt. Carmel and Centerville Villages had the opportunity to comment on the proposed \$25 base rent increase for 2026-2027. No comments were received.

A motion was made by Commissioner Goldblatt, and seconded by Commissioner Jefferson to accept the \$25 base rent increase, effective July 1, 2026 for both Mt. Carmel and Centerville Villages. **Motion carried. RESOLUTION ATTACHED.**

Mt. Carmel & Centerville Village Budget: A motion was made by Commissioner Jefferson to approve the July 1, 2026 - June 30, 2027 Mt. Carmel & Centerville Village Budgets; seconded by Commissioner Goldblatt. **Motion carried. RESOLUTION ATTACHED.**

Base Rent Increases – Congregate Housing: Mrs. Cook reported that on April 8th 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 2026 - 2027. No comments were received.

A motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral Jr., to accept the \$50 base rent increase effective July 1, 2026 for Congregate Housing. **Motion carried. RESOLUTION ATTACHED.**

Congregate Housing Budget: A motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral Jr., to approve the July 1, 2026-June 30, 2027 Congregate Housing Budget. **Motion carried. RESOLUTION ATTACHED.**

Base Rent Increases – Affordable Housing: Mrs. Cook reported that on April 8th between 10 a.m. and 3 p.m. residents of Affordable Housing had the opportunity to comment on the proposed \$100 base rent increase for 2026 - 2027. No comments were received.

A motion was made by Commissioner Jefferson and seconded by Commissioner Goldblatt to accept the \$100 base rent increase, effective July 1, 2026 for Affordable Housing. **Motion carried. RESOLUTION ATTACHED.**

Affordable Housing Budget: A motion was made by Commissioner Jefferson and seconded by Commissioner Goldblatt to approve the July 1, 2026-June 30, 2027 Affordable Housing Budget. **Motion carried. RESOLUTION ATTACHED.**

OLD BUSINESS:

Washer and Dryer Report: \$1,601

Centerville Village, Hamden Village & Mt. Carmel Village Updates:

Congregate Housing Update: No update.

Affordable Housing Update: No update.

Section 8 Update:

HUD Annual Plan: Denise DeMaio, Deputy Director, discussed the 2026 HUD Annual Plan. The Public Hearing was held April 9, 2026 at 10 a.m. and there were no public comments received. A motion was made by Commissioner Goldblatt, and seconded by Commissioner Jefferson to accept the 2026 HUD Annual Plan. **Motion carried. RESOLUTION ATTACHED.**

Maintenance Update: Gabe Dadio reported we will purchase two large storage containers to be placed at the main office to store the section 8 files.

Executive Session:

At 12:45p.m., a motion was made by Commissioner Goldblatt and seconded by Commissioner Jefferson to move into Executive Session.

Tenant and personnel matters were discussed.

At 1:00 p.m. a motion was made by Commissioner Goldblatt and seconded by Commissioner Jefferson to exit Executive Session.

NEW BUSINESS:

Petra Gardella: A new member of the Economic Development Commission for the Town of Hamden discussed properties located in Hamden that would benefit from additional Affordable Housing for our town.

ADJOURNMENT: A motion was made by Commissioner Goldblatt to adjourn the meeting, seconded by Commissioner Jefferson. **Motion carried.** The meeting was adjourned at 1:10 p.m.

Respectfully submitted,

Hazelann B. Cook, Secretary
4/9/26

RESOLUTION – 2026-03

Be it resolved, on a motion was made by Commissioner Goldblatt and seconded by Commissioner Jefferson, the Hamden Housing Authority does hereby approve the \$25 base rent increase for units at Mt. Carmel and Centerville Villages effective 7/1/2026.

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

Ayes

Commissioner Cabral Jr.
Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Respectfully submitted,

Hazelann B. Cook, Secretary
4/9/2026

RESOLUTION – 2026-04

Be it resolved, on a motion was made by Commissioner Jefferson, and seconded by Commissioner Goldblatt, Hamden Housing Authority does hereby approve the 7/1/2026 -6/30/2027 Mt Carmel & Centerville Village Budget.

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

Ayes

Commissioner Cabral Jr.
Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Respectfully submitted,

Hazelann B. Cook, Secretary
4/9/2026

RESOLUTION – 2026-05

Be it resolved, on a motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral Jr., the Hamden Housing Authority does hereby approve the \$50 base rent increase for units at Congregate Housing effective 7/1/2026.

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

Ayes

Commissioner Cabral Jr.
Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Respectfully submitted,

Hazelann B. Cook, Secretary
4/9/2026

RESOLUTION – 2026-06

Be it resolved, on a motion was made by Commissioner Goldblatt, and seconded by Commissioner Cabral Jr., the Hamden Housing Authority does hereby approve the 7/1/2026 -6/30/2027 Congregate Housing Budget.

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

Ayes

Commissioner Cabral Jr.
Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Respectfully submitted,

Hazelann B. Cook, Secretary
4/9/2026

RESOLUTION – 2026-07

Be it resolved, on a motion was made by Commissioner Jefferson and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby approve the \$100 base rent increase for all units at Affordable Housing effective 7/1/2026.

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

Ayes

Commissioner Cabral Jr.
Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Respectfully submitted,

Hazelann B. Cook, Secretary
4/9/2026

RESOLUTION – 2026-08

Be it resolved, on a motion was made by Commissioner Jefferson, and seconded by Commissioner Goldblatt, the Hamden Housing Authority does hereby approve the 7/1/2026 - 6/30/2027 Affordable Housing Budget.

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

Ayes

Commissioner Cabral Jr.
Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Respectfully submitted,

Hazelann B. Cook, Secretary
4/9/2026

RESOLUTION – 2026-09

Be it resolved, on a motion was made by Commissioner Goldblatt, and seconded by Commissioner Jefferson the Hamden Housing Authority does hereby accept the 2026 HUD Annual Plan documents.

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

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Commissioner Cabral Jr.		
Commissioner Jefferson		
Commissioner Goldblatt		
Commissioner La France		

Respectfully submitted,

Hazelann B. Cook, Secretary
4/9/2026