

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on August 13, 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, Phillip Goldblatt
Commissioner, Nichole Jefferson
Commissioner, David Scudder Jr.
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Facilities Manager, Gabe Dadio
Office Manager, Anna Pellino
Administrative Assistant, Elizabeth Mucha

Absent: Commissioner, John Cabral Jr.

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner Goldblatt made a motion to accept the minutes from the June 11, 2026 meeting; seconded by Commissioner Jefferson. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported we are still waiting for approval from United Illuminating to begin installation. Mount Carmel Elderly will be first village to have the panels installed and we are waiting for the exact time frame so Mrs. Cook can meet and discuss this with the residents.

Priority Needs Grant – Centerville Roofs: Mrs. Cook reported CHRO finally gave approval for the closing of this project and Steve Ball is currently working on this.

CORRESPONDENCE: None.

IN-HOUSE TREASURER'S REPORT:

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

OLD BUSINESS:

Washer and Dryer Report: \$994 for the month of June and \$1,555 for the month of July

Congregate Housing Update: There are currently 2 vacancies and the staff is working diligently to find prospective residents.

Centerville Village Update: There is currently one vacancy which is a handicap unit that will need to be fully rehabbed.

Mount Carmel Village Update: This village will be fully occupied in September.

Hamden Village Update: All units are fully occupied at this time.

Affordable Housing Update: All units are fully occupied at this time.

Section 8 Update: As discussed in prior meetings concerning the decrease in funding for federal programs, the Housing Authority will be working with the shortfall team at HUD to discuss cost saving options. Mrs. Cook discussed the resolution recently passed lowering the payment standards from 105% to 100%.

Maintenance Update: No update.

NEW BUSINESS:

Write-Off Tenant Receivables: Mrs. Cook discussed writing off tenant receivables. She stated the total amount is \$5,707 broken down as follows: Congregate is \$1,525 and Elderly (Hamden Village, Centerville, & Mount Carmel) is \$4,182. **MOTION CARRIED. RESOLUTIONS ATTACHED.**

Dress Code Policy: Mrs. Cook discussed a new dress code policy for Hamden Housing employees. **MOTION CARRIED. RESOLUTION ATTACHED.**

Line of Credit: Mrs. Cook stated Hamden Housing would be opening a line of credit through our bank and in doing so a resolution would need to be passed. **MOTION CARRIED. RESOLUTION ATTACHED.**

HARP Grant: Mrs. Cook reported Hamden Housing is applying for the HARP Grant from CHFA for various resident programs.

Executive Session: None.

ADJOURNMENT: A motion was made by Commissioner Goldblatt to adjourn the meeting, seconded by Commissioner Scudder. **Motion carried.** The meeting was adjourned at 1:30 p.m.

Respectfully submitted,

Hazelann B. Cook, Secretary
8/13/26

RESOLUTION – 2026-12

Be it resolved on a motion made by Commissioner Jefferson and seconded by Commissioner Goldblatt the Hamden Housing Authority does hereby agree to write off the following uncollectable tenant receivables for Congregate in the amount of \$1,525.

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

Ayes

Commissioner Goldblatt
Commissioner Jefferson
Commissioner Scudder Jr.

Nays

Absent

Commissioner Cabral Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
8/13/2026

RESOLUTION – 2026-13

Be it resolved on a motion made by Commissioner Goldblatt and seconded by Commissioner Jefferson the Hamden Housing Authority does hereby agree to write off the following uncollectable tenant receivables for Hamden Village, Centerville, & Mount Carmel in the amount of \$4,182.

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

Ayes

Commissioner Goldblatt
Commissioner Jefferson
Commissioner Scudder Jr.

Nays

Absent

Commissioner Cabral Jr.

Respectfully submitted,

Hazelann B. Cook, Secretary
8/13/2026

RESOLUTION – 2026-14

Be it resolved on a motion made by Commissioner Goldblatt and seconded by Commissioner Scudder Jr. the Hamden Housing Authority does hereby accept the dress code policy for all Hamden Housing employees.

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

Ayes

Commissioner Goldblatt
Commissioner Jefferson
Commissioner Scudder Jr.

Nays

Absent

Commissioner Cabral

Respectfully submitted,

Hazelann B. Cook, Secretary
8/13/2026

RESOLUTION – 2026-15

Be it resolved on a motion made by Commissioner Goldblatt and seconded by Commissioner Scudder Jr. the Hamden Housing Authority does hereby accept opening a line of credit at TD Bank in the amount of \$175,000.

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

Ayes

Commissioner Goldblatt
Commissioner Jefferson
Commissioner Scudder Jr.

Nays

Absent

Commissioner Cabral

Respectfully submitted,

Hazelann B. Cook, Secretary
8/13/2026