

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on January 8, 2026 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:20 p.m. by Chairwoman Mary DeSarbo.

ROLL CALL: Chairwoman Mary DeSarbo
Commissioner Philip Goldblatt
Commissioner Robin LaFrance
Deputy Director, Denise DeMaio
Facilities Manager, Gabe Dadio
Office Manager, Anna Pellino
Administrative Assistant, Elizabeth Mucha

ABSENT: Commissioner John Cabral, Jr.
Commissioner Nichole Jefferson
Executive Director Hazelann Cook

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES:

A motion was made by Commissioner Philip Goldblatt to approve the minutes from the November 13, 2025 meeting; seconded by Chairwoman Mary DeSarbo. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing Rehab: Denise DeMaio reported that we have not closed on the project as of yet. The condensation issues with the cooling system will need to be dealt with during the summer time. The valve switch for the heating pumps has finally arrived and Gabe is working with the HVAC company to have it installed. Installation of the valve will likely take about 2-3 days to complete.

Updating to Solar Energy for E/D Housing Units: No new report. Installation still looks to begin in the Spring of this year. Arborists Jeff Harris and Nikki from Greenbank are in contact regarding the removal and replacement of trees at Hamden Village.

Priority Needs Grant – Centerville Village Roofs: Steve Ball is working on the closing of this project. Gabe stated the spouts for the gutters have been redirected into the ground so the water runoff no longer pools on the sidewalks.

CORRESPONDENCE: Denise reported Hamden Housing has received letters from the Town of Hamden requiring Non-resident landlords to register all of their units as well as pay fees for the dwellings. HHA has been in contact with the Housing Coordinator for the Town and we are exempt from the fees as we pay a PILOT to the Town of Hamden each year. We are however still required to register all of our units.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills: Anna Pellino reviewed monthly bills for November & December 2025.

OLD BUSINESS:

Washer and Dryer Report: The coin collection for the month of December 2025 was \$1,983.

Centerville Village, Hamden Village & Mt. Carmel Village Updates: We have received notification from DOH that the predevelopment loan in the amount of \$94,951 was taken from our CHFA reserves and is now paid off.

Congregate Housing & Assisted Living Update: All units have been filled and there are no vacancies.

Affordable Housing Update: There is currently one vacancy and the unit is being worked on and we will be showing the unit to potential residents from our Section 8 waiting list.

Section 8 Update: No report.

Maintenance Update: No report.

NEW BUSINESS:

Base Rent Increases: Proposed base rent increases for all the Villages, Congregate and Affordable housing were discussed.

Election of Officers: The election of the Board of Commissioners was tabled and will take place at the February meeting.

Resident Commissioner: The Board was presented with a candidate and resume` for a new resident commissioner.

EXECUTIVE SESSION: At 1:10 p.m., a motion was made by Commissioner Philip Goldblatt and seconded by Chairwoman Mary DeSarbo to move into Executive Session.

Tenant matters were discussed.

At 1:26 p.m. a motion was made by Chairwoman Philip Goldblatt and seconded by Chairwoman Mary DeSarbo to exit Executive Session.

ADJOURNMENT: A motion was made by Chairwoman Mary DeSarbo, and seconded by Commissioner Philip Goldblatt to adjourn the meeting. **Motion carried.** The meeting was adjourned at 1:27 p.m.

Respectfully submitted,

Hazelann B. Cook, Secretary
1/8/2026