

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on September 10, 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, 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, Phillip Goldblatt
Commissioner, Nichole Jefferson

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner Cabral made a motion to accept the minutes from the August 13, 2026 meeting; seconded by Commissioner Scudder. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported she met with Mount Carmel residents on Wednesday September 9th to discuss the installation of solar panels set to begin this month. Greenbank continues to work with United Illuminating regarding the installation of the panels for Centerville Village, Hamden Village, and Congregate Housing.

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 August 2026 bills.

Year End Report for State & Federal Programs – Our fee accountant Jack Blosky reviewed the June 30, 2026 year end report for both the State and Federal Programs with the Commissioners via Zoom.

OLD BUSINESS:

Washer and Dryer Report: \$1,273 for the month of August

Congregate Housing Update: No update.

Centerville Village Update: No update.

Mount Carmel Village Update: No update.

Hamden Village Update: No update.

Affordable Housing Update: No update.

Maintenance Update: Gabe reported the tree commission for Hamden will be planting two trees free of charge at our Affordable units on Morse Street.

Section 8 Update: As discussed in prior meetings concerning the decrease in funding for federal programs, the Housing Authority continues to work with the shortfall team at HUD to discuss cost saving options.

NEW BUSINESS: Mrs. Cook discussed a change that would need to be made for the meal server job description for Congregate and a resolution would need to be passed. A motion was made by Commissioner Scudder and seconded by Commissioner Cabral to make a change to the job description for a meal server. **Motion carried. RESOLUTION ATTACHED.**

Executive Session: None.

ADJOURNMENT: A motion was made by Commissioner Cabral to adjourn the meeting, seconded by Commissioner Scudder. **Motion carried.** The meeting was adjourned at 1:00 p.m.

Respectfully submitted,

Hazelann B. Cook, Secretary
9/10/26

RESOLUTION – 2026-17

Be it resolved on a motion made by Commissioner Scudder and seconded by Commissioner Cabral Jr. the Hamden Housing Authority does hereby agree to update the job description for a meal server at Congregate

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

Ayes

Commissioner Cabral Jr.
Commissioner Scudder Jr.

Nays

Absent

Commissioner Goldblatt
Commissioner Jefferson

Respectfully submitted,

Hazelann B. Cook, Secretary
9/10/2026