Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on November 12, 2026 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:25 p.m. by Chairwoman Mary DeSarbo.

ROLL CALL: Chairwoman, Mary DeSarbo
Commissioner, Phillip Goldblatt (via telephone)
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.
Commissioner, Nichole Jefferson

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner Goldblatt made a motion to accept the minutes from the October 8, 2026 meeting; seconded by Commissioner Scudder Jr. **Motion carried**.

EXECUTIVE DIRECTOR'S REPORT:

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported the installation of solar panels at Mount Carmel has been completed. United Illuminating is scheduled for Monday November 30th to hookup the system. Residents will be without power for about 8 hours. We have made arrangements to have the Congregate building open all day and food will be served. Installation for Hamden Village began on October 29th and Mrs. Cook reported it is progressing well. The installation of the panels for Congregate is set to begin on November 16th. We continue to work with Greenbank regarding the installation of the panels for Centerville Village.

Priority Needs Grant – Centerville Roofs: Mrs. Cook reported Steve Ball is working on the closing of this project.

CORRESPONDENCE: None.

IN-HOUSE TREASURER'S REPORT:

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

OLD BUSINESS:

Washer and Dryer Report: $1,573 for the month of October

Congregate Housing Update: No update.

Centerville Village Update: There are currently two vacancies and the staff continues to work diligently to fill these vacancies.

Mount Carmel Village Update: All units are fully occupied.

Hamden Village Update: There are currently five vacancies and some units need to be fully rehabbed. Staff continues to work diligently on rehabbing and filling vacancies.

Affordable Housing Update: All units are fully occupied.

Maintenance Update: Gabe Dadio reported we are looking to get a grant for heat pumps through Resource Energy who works with United Illuminating. Hamden Housing would only pay for 10% of the cost and the rest would be covered by Resource Energy. An energy audit was conducted earlier this week on a few units from each property.

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.

Denise DeMaio, Deputy Director, discussed changes to rental calculations for the section 8 program through the implementation of the Housing Opportunities Through Modernization Act (HOTMA). The Housing Authority is required by a federal mandate to adopt and implement such changes effective January 1, 2027. A motion was made by Commissioner Scudder Jr., and seconded by Commissioner Goldblatt to adopt and implement HOTMA effective January 1,2027. **Motion Carried. Resolution Attached.**

Denise reviewed and discussed new payment standards for the Section 8 Housing Choice Voucher Program, effective January 1,2027. A motion was made by Commissioner Scudder Jr., and seconded by Commissioner Goldblatt to accept the new payment standards effective January 1, 2027. **Motion Carried. Resolution Attached.**

Lastly, Denise discussed updating the Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program, effective January 1,2027. A motion was made by Commissioner Scudder Jr., and seconded by Commissioner Goldblatt to accept the updated Utility Allowance Schedule effective January 1, 2027. **Motion Carried. Resolution Attached.**

Mrs. Cook reported the Hamden Section 8 Program has attained Section 8 Management Assessment Protocol (SEMAP) High Performer Status for 2025-2026.

Executive Session:

At 1:08p.m., a motion was made by Commissioner Goldblatt and seconded by Commissioner Scudder to move into Executive Session.

Personnel matters were discussed.

At 1:11 p.m. a motion was made by Commissioner Goldblatt and seconded by Commissioner Scudder to exit the Executive Session.

ADJOURNMENT: A motion was made by Commissioner Goldblatt to adjourn the meeting, seconded by Commissioner Scudder. **Motion carried**. The meeting was adjourned at 1:13 p.m.

Respectfully submitted,

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Hazelann B. Cook, Secretary
11/12/26

RESOLUTION – 2026-19

Be it resolved on a motion made by Commissioner Scudder Jr., and seconded by Commissioner Goldblatt the Hamden Housing Authority does hereby authorize the adoption and implementation of the Housing Opportunities Through Modernization Act (HOTMA) amendments to the Housing Choice Voucher (HCV) Administrative Plan.

The Hamden Housing Authority (Authority) is required federal mandate to incorporate these updated sections into its foundational program guidelines, and the updates require significant amendments to the Administrative Plan.

1. **Adoption of HOTMA Updates:** The Board hereby officially approves and adopts the comprehensive revisions to the HCV Administrative Plan to integrate all required HOTMA compliance updates regarding income, assets, allowances, and reexamination thresholds.
2. **Authorized Modifications:** The Executive Director, or their designated representative, is authorized to finalize and submit these policy modifications to HUD to execute any required certifications or secondary administrative changes necessary for compliance.
3. **Flexible Implementation Window:** In alignment with current HUD notices and guidelines, the specific technical updates shall take full effect in accordance with federally mandated timelines, or as interim software systems allow, with a target mandatory enforcement capability established for January 1,2027.
4. **Severability:** If any provision or technical element of the newly adopted plans is determined to be invalid under future HUD guidance or system updates, the remaining sections of the Administrative Plan shall continue in full force and effect.

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

Ayes	**Nays**	**Absent**
Commissioner Goldblatt		Commissioner Cabral Jr.
Commissioner Scudder Jr.		Commissioner Jefferson

Respectfully submitted,

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Hazelann B. Cook, Secretary
11/12/2026

RESOLUTION – 2026-20

Be it resolved on a motion made by Commissioner Scudder Jr., and seconded by Commissioner Goldblatt the Hamden Housing Authority does hereby authorize and approve the new payment standards for the Section 8 Housing Choice Voucher Program, effective January 1,2027.

0 BR $1,480

1 BR $1,604

2 BR $1,969

3 BR $2,433

4 BR $2,872

5 BR $3,303

6 BR $3,734

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

Ayes	**Nays**	**Absent**
Commissioner Goldblatt		Commissioner Cabral Jr.
Commissioner Scudder Jr.		Commissioner Jefferson

Respectfully submitted,

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Hazelann B. Cook, Secretary
11/12/2026

RESOLUTION – 2026-21

Be it resolved on a motion made by Commissioner Scudder Jr., and seconded by Commissioner Goldblatt the Hamden Housing Authority does hereby accept the updated Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program, effective January 1,2027.

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

Ayes	Nays	Absent
Commissioner Goldblatt		Commissioner Cabral Jr.
Commissioner Scudder Jr.		Commissioner Jefferson

Respectfully submitted,

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Hazelann B. Cook, Secretary
11/12/2026