

MINUTES OF A SPECIAL BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
APRIL 13, 2021

A Special Board meeting of the Commissioners of the Housing Authority of the City of Stamford was held using a remote connection meeting platform Zoom on Tuesday, April 13, 2021.

Commissioner Rutz called the meeting to order at 5:33 p.m.

A. Attendees

Board Members:

Susan Rutz
Rich Ostuw
Sheila Williams-Brown
Adriana Ospina
Lester McKoy

Absent:

Courtney Nelthropp

Advisory Board Members: Ronice Latta
Bianca Shinn-Desras
Angie Murphy

Present: Vin Tufo
Natalie Coard
Jon Gottlieb
Jackie Figueroa
Jamie Perna
Lisa Reynolds
Sam Feda
Janice Tantimonico

B. Approval of Minutes – Approval of minutes of the Regular Board Meeting of March 24, 2021

➤ Commissioner Ostuw moved, Commissioner McKoy seconded

The minutes were approved.

Ayes:	Susan Rutz	Nays:	None
	Rich Ostuw		
	Adriana Ospina		
	Sheila Williams-Brown		

C. Agency Plan overview

Ms. Coard reported that the purpose of the meeting was to review and approve the 2021 Agency Plan. Ms. Coard highlighted the Goals and Objectives by each section: Asset Management, Development & Redevelopment, Leased Housing Programs, Supportive & Resident Services, Organizational Administration, Entrepreneurial Activities, and Transformational Activities. The goals are in alignment with COC's Core Objectives for all operating divisions: Corporate Service Group, Operations Service Group, Rippowam Corporation, and Dovetail: SIP. Ms. Coard discussed the Rental Assistant Demonstration (RAD) initiative, which details the conversion of Low Income Public Housing subsidized properties into project based rental assistance subsidies. Ms. Coard provided a breakdown of the capital funding Annual Statement and the five-year capital plan along with work to be completed at specific properties. Mr. Coard noted that residents had an opportunity to participate and provide feedback virtually, via email and by phone due, to the COVID-19 pandemic, but no feedback was provided or submitted regarding the plan.

D. Resolution

21-09 Approve the 2021 Annual Agency Plan

➤ Commissioner Ostuw moved, Commissioner Ospina seconded.

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the 2021 Annual Agency Plan is hereby approved

This Resolution was passed.

Ayes: Rich Ostuw
Susan Rutz
Lester McKoy
Sheila Williams-Brown

Nays: None

**20-10 Approval of the Capital Fund Program Annual Statement and Five-Year Plan
2021 Capital Fund Program CT26P007501-21 Capital Improvement Grant**

➤ Commissioner Ostuw moved, Commissioner Ospina seconded.

Be it resolved that the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Executive Director is authorized to approve the Annual Statement and Five Year Plan for the FY 2021 Capital Fund Capital Improvement Grant in the amount of \$1,340,596.

This Resolution was passed.

Ayes: Rich Ostuw
Susan Rutz
Lester McKoy
Sheila Williams-Brown

Nays: None

E. Other Business

1. Scofield Manor options

Mr. Tufo discussed his ongoing conversations with the City of Stamford on the financial instability of Scofield Manor. Mr. Tufo noted that the City has approached Center Management, Inc., owner/operator of the City's nursing home - The Villa, to consider options for assuming the operation of Scofield Manor. Mr. Tufo reported that various items of importance to COC, including collective bargaining agreements, staffing continuity and exit costs, are being considered by the City of Stamford and Center Management.

F. Executive Session

Executive Session was held to discuss pending legal matters.

G. Adjournment

At 6:38 p.m., the meeting was adjourned after a motion duly made by Commissioner Ospina and seconded by Commissioner Ostuw.

Natalie Coard
Executive Director