

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
JANUARY 22, 2025

A regular Board meeting of the Commissioners of the Housing Authority of the City of Stamford was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, January 22, 2025.

Commissioner Ostuw called the meeting to order at 6:01 p.m.

A. Attendees

Present: Rich Ostuw Absent: Divya Malhotra
John Coff
Lester McKoy
Alexandro Morris

Advisory Board: Bianca Shinn-Desras Absent:
Ronice Latta
Jonny Lach

Present: Vin Tufo
Natalie Coard
Jon Gottlieb
Lisa Reynolds
Sam Feda
Jackie Figueroa
Beth Janney
Ken Montanez
Jan Tantimonico
Raul Gomez
Megan Shutes
Michele Tarulli
Karen Coquillon
Chris Warren
Christine Young
Miguel Fuentes, Carpenter's Union
Andrew Banoff, Mozaic Senior Life

Mr. Tufo announced the appointment of Jonny Lach as an Advisory Board member.

B. Approval of Minutes

Approval of minutes of the COC Board Meeting of December 18, 2024

➤ Commissioner Ostuw moved; Commissioner Coff seconded.

The minutes were approved.

Ayes: Rich Ostuw Nays: None
John Coff
Lester McKoy
Alexandro Morris

C. Public Comments – Mr. Fuentes, representing the Carpenter's Union, spoke on the proposed affordable housing project to be developed by Mozaic Senior Life, commenting on the selection of general contractor, KBE, Inc.

D. Board Committee Reports

Human Resources Committee – Commissioners Ostuw, Coff, McKoy and Morris and Advisory Board members Latta and Lach, Mr. Tufo, Mr. Gottlieb, Ms. Coard, Ms. Figueroa, Ms. Janney, Mr. Montanez, Mr. Fedra, Ms. Reynolds, Ms. Tantimonico, Mr. Gomez, Mr. Warren, Ms. Coquillon, Ms. Parada-Bravo and Ms. Young attended the Human Resources Committee meeting on 01/21/2025. Ms. Tantimonico and Mr. Gomez provided recruitment updates on open positions, announced promotions and new hires. Ms. Coard discussed the new Yardi learning system that will enable employees to access training materials and track their progress. Mr. Gomez provided an update on recent and scheduled employee engagement activities and events.

Operations Committee – Commissioners Ostuw, Coff, McKoy and Morris and Advisory Board members Latta and Lach, Mr. Tufo, Mr. Gottlieb, Ms. Coard, Ms. Figueroa, Ms. Janney, Mr. Montanez, Mr. Fedra, Ms. Reynolds, Ms. Tantimonico, Mr. Gomez, Mr. Warren, Ms. Coquillon, Mr. Galasso, Mr. Paulemon, Mr. Soares, Ms. Parada-Bravo and Ms. Young attended the Operations Committee meeting on 01/21/2025.

Ms. Figueroa reported that the 2024 federal waiting lists in Yardi have been uploaded to a “live” module conducting two attempts of line- by- line review. The team discussed Commissioner McKoy’s feedback on informing individuals of their waiting list status every six months. Ms. Janney noted that there were 350 registered users in the RentCafe Affordable Housing update. All tax credit waiting lists have been uploaded into the live system, and the next steps include enrolling more residents, with applicants being the next group targeted for portal registration.

Ms. Figueroa presented Yardi efficiencies within the HCV Department identified since COC went live, including improvements in monthly reporting, automation, and compliance tools. Ms. Janney reported that the Glenbrook Manor elevator is inoperable with repairs scheduled for 2/6/2025. Ms. Coard discussed the upcoming Scofield Manor flat roof project and the CDBG award for the Scofield Manor chiller.

Finance Committee – Commissioners Ostuw, Coff, McKoy and Morris and Advisory Board members Latta and Lach, Mr. Tufo, Mr. Gottlieb, Ms. Coard, Ms. Figueroa, Ms. Janney, Mr. Montanez, Mr. Fedra, Ms. Reynolds, Ms. Tantimonico, Mr. Gomez, Mr. Warren, Ms. Coquillon, Mr. Galasso, Mr. Paulemon, Mr. Soares, Ms. Parada-Bravo and Ms. Young attended the Finance Committee meeting on 01/21/2025.

Mr. Fedra, Mr. Soares and Mr. Glasco discussed the status of the active audits, including expected report completion dates and planned auditor presentations for the 6/30/24 COC audit, 9/30/24 Scofield Manor audit and cost report, Scofield Manor Rate Review audit, and the 12/31/24 Tax Credit audits.

Ms. Reynolds and Mr. Fedra led a discussion on the HCV HUD- held reserve recapture, its impact on future funding and leasing flexibility. The voucher funding model will be finalized when HUD issues budget authority in the spring of 2025 and the Board will be apprised of program implications.

Ms. Reynolds provided an update on the Yardi project, including the status of Phase 1 activities and planned activities for Phase 2.

E. Report from Executive Director – Ms. Coard discussed improvements to the COC website, including a new blog strategy to enhance traffic and promote affordable housing. The goal is to post one blog per month with fresh content and engagement which will strengthen COC’s online presence and attract potential residents. Ms. Coard noted that the Agency Plan is due 04/2025; she provided upcoming meeting dates including a resident meeting to discuss the capital projects at Stamford Manor.

F. Strategic Overview from Chief Executive Officer – Mr. Tufo discussed the upcoming 2024 Year-End Progress Report presentations to the Board 2/19/2025. Senior staff will highlight accomplishments and impacts from 07/2024 through 12/2024, tied to COC’s eight Core Objectives. Mr. Tufo emphasized the need to focus on the proposed goals for 2025 – 2026 to ensure alignment with COC’s strategic planning. Mr. Tufo discussed ongoing changes in Washington D.C. related to funding and regulation, and their potential impact on residents and operations. He emphasized the priority of monitoring, responding, and advising on the new budget set to pass in 03/2025. Mr. Gottlieb continues to focus on HUD funding programs and regulations.

Mr. Tufo highlighted the Vita Health & Wellness Partnership collaboration with Building One Community (B1C), the City of Stamford, Stamford Police Department, Stamford Public Schools and other nonprofits to support residents amid changes in immigration enforcement. Mr. Tufo noted preparation to support our residents impacted by upcoming changes in food stamps, Medicare/Medicaid programs and childcare subsidies.

G. Resolutions –

25-01: Authorize the Issuance and Sale of Revenue Bonds Not Exceeding an Aggregate Amount of up to \$360,000,000 for the Mozaic Senior Living Project

- Commissioner Coff moved; Commissioner McKoy seconded.

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford that the resolution prepared by bond counsel authorizing issuance and sale of revenue bonds not exceeding \$360,000,000 for the Mozaic Senior Living Project be approved and that the Executive Director or CEO of the Housing Authority of the City of Stamford be authorized to execute and implement the agreement.

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	John Coff		
	Lester McKoy		
	Alexandro Morris		

H. Executive Session – At 6:32 p.m., after a motion duly made by Commissioner Ostuw and seconded by Commissioner Coff, the Board meeting was suspended. At 7:39 p.m. the Board went into an Executive Session. The Board discussed the performance evaluation of a team member, focusing on self-evaluation, compensation, and goals for the upcoming year.

I. Adjournment - At 7:56 p.m., after a motion duly made by Commissioner Ostuw and seconded by Commissioner Coff the Board meeting was adjourned.

Natalie Coard
Executive Director