

MINUTES OF THE REGULAR BOARD MEETING OF  
THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF STAMFORD  
APRIL 23, 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, April 23, 2025.

Commissioner Ostuw called the meeting to order at 6:02 p.m.

**A. Attendees**

Board:	Rich Ostuw John Coff Lester McKoy Divya Malhotra	Absent: Alexandro Morris
Advisory Board:	Ronice Latta Jonny Lach	Absent: Bianca Shinn-Desras
Staff:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Sam Feda Jackie Figueroa Beth Janney Luisa Correa Jan Tantimonico	Megan Shutes Michele Tarulli Karen Coquillon Raul Gomez Chris Warren Darnel Paulemon Kim Carter Christine Young

**B. Approval of Minutes**

Approve minutes of the COC Board Meeting of March 26, 2025

➤ Commissioner Ostuw moved; Commissioner McKoy seconded.

The minutes were approved.

Ayes:	Rich Ostuw Lester McKoy Divya Malhotra John Coff	Nays:	None
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Approve minutes of the Agency Plan Board Meeting of April 9, 2025

➤ Commissioner Ostuw moved; Commissioner Coff seconded.

The minutes were approved.

Ayes:	Rich Ostuw Lester McKoy Divya Malhotra John Coff	Nays:	None
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C. **Public Comments** – There was no public comment.

D. **Board Committee Reports**

**Human Resources Committee** – Commissioners Ostuw, McKoy, Coff, Morris and Malhotra and Advisory Board members Latta and Lach, Mr. Tufo, Ms. Coard, Ms. Figueroa, Ms. Janney, Mr. Montanez, Mr. Feda, Ms. Reynolds, Ms. Tantimonico, Mr. Gomez, Mr. Warren, Ms. Coquillon, Ms. Parada-Bravo, Mr. Galasso, Ms. Caselli, Mr. Soares, Mr. Paulemon, Mr. Greene, Ms. Melissa LoParco (Mercury Marketing Communications) and Ms. Young attended the Human Resources Committee meeting on 04/22/2025. Mr. Gomez provided recruitment updates on new hires, promotions, and open positions.

Ms. Tantimonico introduced Ms. Melissa LoParco, President of Mercury Communications, who provided an update on Phase 1 of the CEO Transition, Phase 1: Communications. Mr. Gomez provided an update on recent and upcoming scheduled employee engagement activities and events.

**Operations Committee** – Commissioners Ostuw, McKoy, Coff, Morris and Malhotra and Advisory Board members Latta and Lach, Mr. Tufo, Ms. Coard, Ms. Figueroa, Ms. Janney, Mr. Montanez, Mr. Feda, Ms. Reynolds, Ms. Tantimonico, Mr. Gomez, Mr. Warren, Ms. Coquillon, Ms. Parada-Bravo, Mr. Galasso, Ms. Caselli, Mr. Soares, Mr. Paulemon, Mr. Greene and Ms. Young attended the Operations Committee meeting on 04/22/2025.

Ms. Coard, Ms. Figueroa and Ms. Janney reported on key updates from the 04/2025 Yardi Forum, which included topics such as training for Public Housing, Affordable Housing, and HCV. Ms. Janney discussed non-payment enforcement under new pretermination notice regulations and coordination with COCs attorneys and the Operations Team. Ms. Figueroa shared highlights from the Stamford Fair Rent Commission presentation given to the HCV team. Ms. Coard announced the completion of the Scofield Manor flat roof replacement project. Ms. Janney discussed the resolution that will be presented to the Board for consideration: Approve 2025 Congregate Fee and Rent Increases for Wormser.

**Finance Committee** – Commissioners Ostuw, McKoy, Coff, Morris and Malhotra and Advisory Board members Latta and Lach, Mr. Tufo, Ms. Coard, Ms. Figueroa, Ms. Janney, Mr. Montanez, Mr. Feda, Ms. Reynolds, Ms. Tantimonico, Mr. Gomez, Mr. Warren, Ms. Coquillon, Ms. Parada-Bravo, Mr. Galasso, Ms. Caselli, Mr. Soares, Mr. Paulemon, Mr. Greene and Ms. Young attended the Finance Committee meeting on 04/22/2025.

Mr. Paulemon reviewed the Oak Park and Wormser Congregate FY 2026 State Operating Budgets. He highlighted significant variances and assumptions used for the budget estimates. Mr. Paulemon briefed the Board on the resolutions that will be presented for consideration: Approve FYE June 30, 2026, Budget for State Moderate Rent Program – Oak Park and Approve FYE June 30, 2026, Budgets for the Wormser Congregate. Mr. Galasso reported on the Q1 2025 A/R report noting improvements and expected write-offs.

Mr. Tufo, Mr. Feda and Mr. Warren led a discussion on the transfer of the Stone Harbour financial function transfer to COC providing background and describing the next steps.

E. **Report from Executive Director** – Ms. Coard reported that the Stamford Board of Representatives (BOR) voted against the lease amendment allowing Center Management to manage Scofield Manor. Although approved by The Planning Board and Board of Finance, BOR approval was required to finalize the change. Mr. Tufo will continue discussions with the mayor's office regarding funding required to continue operations of Scofield Manor.

F. **Strategic Overview from Chief Executive Officer** – Mr. Tufo provided an update to the ongoing developments occurring in Washington D.C. related to housing appropriations, regulations, and the new federal budget. Mr. Tufo discussed potential funding concerns on housing programs, particularly the Section 8 program. He stated that COC is in a relatively strong financial position to withstand upcoming federal funding restrictions, and that COC is using available information to prepare for proposed reductions.

Mr. Gottlieb reported on the recent changes to the metropolitan area boundaries which have resulted in lower Area Median Income and anticipated Fair Market Rent changes. These changes could impact income eligibility for housing programs and potentially create financial shortfalls in COC-owned properties. He emphasized the importance of monitoring ongoing changes to assess its potential impact on residents and operations.

**G. Resolutions –**

**25-12: Approve 2025 Congregate Fee and Rent Increases for Wormser**

- Commissioner Ostuw moved; Commissioner McKoy seconded.

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the monthly rent increase of \$75.00 for Wormser Congregate is adopted effective July 1, 2025, and continuing thereafter, subject to final approval by the Connecticut Department of Housing.

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	John Coff		
	Lester McKoy		
	Divya Malhotra		

**25-13: Approve FYE June 30, 2026 Budget for State Moderate Rent Program – Oak Park**

- Commissioner Ostuw moved; Commissioner McKoy seconded.

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Budget for the State Moderate Rent Program – Oak Park is adopted for the Fiscal Year starting July 1, 2025 through June 30, 2026 subject to final approval by the DOH and CHFA as applicable.

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	John Coff		
	Lester McKoy		
	Divya Malhotra		

**25-14: Approve FYE June 30, 2026 Budgets for the Wormser Congregate Program**

- Commissioner Ostuw moved; Commissioner McKoy seconded.

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Budget for the Wormser Congregate facility is adopted for the Fiscal Year starting July 1, 2025 through June 30, 2026 subject to final approval by the DOH.

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	John Coff		
	Lester McKoy		
	Divya Malhotra		

**H. Executive Session – No Executive Session was held.**

**I. Adjournment - At 6:53 p.m., after a motion duly made by Commissioner Coff and seconded by Commissioner McKoy the Board meeting was adjourned.**

Natalie Coard  
Executive Director