

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
MAY 28, 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, May 28, 2025.

Commissioner Ostuw called the meeting to order at 6:07 p.m.

A. Attendees

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

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

Present:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Sam Feda Jackie Figueroa Ken Montanez Jan Tantimonico Megan Shutes Michele Tarulli Karen Coquillon Chris Warren Darnel Paulemon Christine Young Kim Carter
----------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B. Approval of Minutes

Approve minutes of the COC Board Meeting of April 23, 2025

➤ Commissioner Coff moved; Commissioner McKoy seconded.

The minutes were approved.

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

C. Public Comments – There was no public comment.

D. Board Committee Reports

Human Resources Committee – Commissioners Ostuw, McKoy, Malhotra and Coff and Advisory Board members Shinn-Desras and Lach, Mr. Tufo, Ms. Coard, Ms. Figueroa, Mr. Montanez, Mr. Feda, Ms. Reynolds, Ms. Tantimonico, Mr. Warren, Ms. Coquillon, Ms. Parada-Bravo, Mr. Galasso, Mr. Paulemon, Ms. Carter and Ms. Young attended the Human Resources Committee meeting on 05/27/2025.

Ms. Tantimonico provided an update on recruitment, including new hires and open positions. Ms. Tantimonico gave an overview of Phase I of the CEO Transition, which involved meetings with the CEO Selection Committee and consultants Melissa LoParco (Mercury Marketing Communications) and Jack Marsick (Marsick & Associates). The consultants shared their expertise on the CEO Transition Communication Plan and competency-based selection, including assessment findings. Ms. Tantimonico discussed the resolution that will be presented to the Board for consideration: Award Contract to Charity Search Group for Executive Recruiting Services to assist in selection of Chief Executive Officer.

Ms. Tantimonico concluded with an update on upcoming employee engagement activities and events.

Operations Committee – Commissioners Ostuw, McKoy, Malhotra and Coff and Advisory Board members Shinn-Desras and Lach, Mr. Tufo, Ms. Coard, Ms. Figueroa, Mr. Montanez, Mr. Feda, Ms. Reynolds, Ms. Tantimonico, Mr. Warren, Ms. Coquillon, Ms. Parada-Bravo, Mr. Galasso, Mr. Paulemon, Ms. Carter and Ms. Young attended the Operations Committee meeting on 05/27/25. Ms. Figueroa presented highlights of the Q1 2025 Operations Board report covering the HCV and PM dashboards, Yardi-related communication updates including the new electronic application platform and resident activities across all COC portfolios.

Ms. Figueroa presented HUD's exception payment standards and the request process highlighting changes to Stamford's geographic area and the impact on Fair Market Rents (FMRs). Ms. Figueroa noted COC's recent application to set payment standards up to 120% of HUD's FMRs.

Ms. Parado-Bravo reported on COC's annual Landlord Law Firm training, which covered the eviction process from Summary Process Request to execution with participation from both the Property Management and HCV teams.

Ms. Coard discussed the resolution that will be presented to the Board for consideration: Approve the 2025 Capital Fund, Capital Fund Revised Annual Statement, and the Five-Year Plan for the 2025 Capital Fund Program. Ms. Coard noted these funds are used to execute the capital projects at Stamford Manor.

Finance Committee – Commissioners Ostuw, McKoy, Malhotra and Coff and Advisory Board members Shinn-Desras and Lach, Mr. Tufo, Ms. Coard, Ms. Figueroa, Mr. Montanez, Mr. Feda, Ms. Reynolds, Ms. Tantimonico, Mr. Warren, Ms. Coquillon, Ms. Parada-Bravo, Mr. Galasso, Mr. Paulemon, Ms. Caselli, Mr. Soares, Mr. Molin, Mr. Greene, Ms. Carter and Ms. Young attended the Finance Committee meeting on 05/27/2025.

Mr. Paulemon presented the FY 2026 operating budgets and resolutions for Stamford Manor and the Housing Choice Voucher Program (HCVP), noting significant variances and providing an overview of reserve balances in each program. Mr. Feda provided a review of the portfolio's Q1/2025 Quarterly Financial Results noting variances and significant items of interest.

Ms. Reynolds noted the Fiduciary Checklist provided in BoardEffect, which reflects actions performed by the Board and committees that support good Board governance and fiduciary oversight. Ms. Reynolds introduced two new accounting staff members: Aaron Greene and Jude Molin.

E. Report from Executive Director – There was no report.

F. Strategic Overview from Chief Executive Officer – Mr. Tufo provided an update following his 04/2025 report on ongoing developments in Washington, D.C., including changes related to funding, regulations, and the federal budget, particularly those affecting the Section 8 program. Mr. Tufo noted that COC remains in a relatively strong financial position but is actively preparing for potential reductions in federal appropriations.

Mr. Gottlieb reported on recent HUD updates concerning changes to metropolitan area boundaries, Area Median Income (AMI), and anticipated adjustments to Fair Market Rents (FMRs). Mr. Gottlieb is exploring the transition to Small Area Fair Market Rents (SAFMRs), which are based on ZIP Code-level data. This change would better align voucher payments with neighborhood-specific rent levels, increase housing choices and improve access to higher-opportunity areas for low-income residents.

G. Resolutions –

25-15: Approval of the 2025 Capital Fund ACC, Capital Fund Program Revised Annual Statement and Five-Year Plan 2025 Capital Fund Program CT26P007501-25 Capital Improvement Grant

➤ Commissioner McKoy moved; Commissioner Coff seconded

Be it resolved that the Board of Commissioners of the Housing Authority of the City of Stamford approves the 2025 Capital Fund ACC, Revised Annual Statement and Five-Year Plan for the FY 2025 Capital Fund Capital Improvement Grant in the amount of \$735,819.00. (See attached forms HUD-50075.1, 50075.2 & 52840-A).

The resolution was passed.

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

25-16: Award Contract to Charity Search Group for Executive Recruiting Services to assist in selection of Chief Executive Officer

➤ Commissioner McKoy moved; Commissioner Coff seconded

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford that the Chief Executive Officer is authorized to enter a contract with Charity Search Group for Executive Recruiting Services. The contract amount, to be negotiated, shall not exceed \$75,000.00 without prior authorization.

The resolution was passed.

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

25-17: Approve the Federal Low-Income Public Housing Program (LIPH) AMP 2 Stamford Manor operating budget for FY26, from July 1, 2025, to June 30, 2026

➤ Commissioner Coff 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 operating budget for the Federal Low-Income Public Housing property Stamford Manor is adopted for the fiscal year starting July 1, 2025, through June 30, 2026.

The resolution was passed.

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

25-18: Approve the Housing Choice Voucher Program (HCVP) operating budget for FY26, from July 1, 2025, to June 30, 2026

➤ Commissioner Coff 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 operating budget for the Housing Choice Voucher Program is adopted for the fiscal year starting July 1, 2025, through June 30, 2026.

The resolution was passed.

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

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

I. **Adjournment** - At 6:52 p.m., after a motion duly made by Commissioner McKoy and seconded by Commissioner Coff the Board meeting was adjourned.

Natalie Coard
Executive Director