

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
JANUARY 28, 2026

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 28, 2026.

Commissioner Ostuw called the meeting to order at 6:03 p.m.

A. Attendees

Present:	Rich Ostuw Lester McKoy Divya Malhotra Alexandro Morris	Absent: John Coff
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Advisory Board:	Jonny Lach Ronice Latta Bianca Shinn-Desras Bruce Heller	Absent:
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Present:	Vin Tufo Jon Gottlieb Michele Tarulli Megan Shutes Ben Barnes Beth Janney Chris Warren Sam Feda Natalie Coard Ken Montanez Jan Tantimonico Raul Gomez Karen Coquillon Darnel Paulemon Christine Mason Kim Carter
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B. Approval of Minutes

Approve minutes of the COC Board Meeting of December 17, 2025

➤ Commissioner McCoy moved; Commissioner Morris seconded.

The minutes were approved.

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

D. Board Committee Reports

Human Resources Committee – Commissioners Ostuw, Malhotra and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Ms. Caselli, Mr. Montanez, Mr. Feda, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Greene, Mr. Paulemon, Mr. Soares, Ms. Janney, Ms. Tantimonico,

Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason, attended the Human Resources Committee meeting on 01/27/26.

Mr. Gomez provided a recruitment update highlighting two new hires and current open positions. He also presented an overview of 2025 employee engagement initiatives, reinforcing the organization's commitment to stability, recognition, and connection. Ongoing, year-round professional development continued to strengthen skills, morale, productivity, and retention.

Operations Committee – Commissioners Ostuw, Malhotra and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Ms. Caselli, Mr. Montanez, Mr. Fedá, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Greene, Mr. Paulemon, Mr. Soares, Ms. Janney, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason, attended the Operations Committee meeting on 01/27/26.

Ms. Janney reported that the Q4 2025 Operations Report reflected strong performance, with PIC scores exceeding HUD requirements, average occupancy of 98.06%, and a continued high volume of work orders. Family Centers continued to provide robust resident programming and supportive services, while accounts receivable trends were primarily notable at LIHTC sites. Key initiatives included preparing for Oak Park Phase 1 leasing and tenant qualification, expanding Rent Café use for certifications, maintaining proactive communication during the recent period of HCV funding uncertainty (government shutdown), and increasing landlord engagement in the Yardi portal. Together, these efforts enhanced operational efficiency, strengthened communication, and supported resident stability and satisfaction.

Finance Committee – Commissioners Ostuw, Malhotra and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Ms. Caselli, Mr. Montanez, Mr. Fedá, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Greene, Mr. Paulemon, Mr. Soares, Ms. Janney, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason, Mr. Remus, Mr. Kane, Mr. Guyder and Mr. Remus attended the Finance Committee meeting on 01/27/26.

The CBIZ audit team presented the FY 2025 audit and financial results for Charter Oak Communities. The audit, including financial statements, internal controls, compliance, and tenant files, resulted in an unmodified (clean) opinion with no deficiencies or compliance issues. This was COC's first audit using the Yardi platform, and the auditors noted strong performance across all areas.

Mr. Galasso reported that tenant AR decreased by \$259K to \$194K, including \$193K in write-offs and \$66K in payments. The allowance for doubtful accounts declined by \$91K to \$94K.

Ms. Caselli and Mr. Soares provided updates on Scofield Manor and December year-end property audits. Scofield Manor is in final draft with the cost report expected in February. Of 17 December year-end properties, 10 are closed and submitted to auditors; the remainder are on schedule for submittal in the next two weeks.

- E. **Report from Executive Director** – Ms. Coard provided an update on the Emergency Housing Voucher (EHV) program. The agency received 43 EHV's from HUD in 2021 to serve homeless households; however, HUD announced in June 2025 that the program will end due to funding limitations, with assistance ending by September 2026. We promptly, notified participants and landlords and prioritized housing transitions by opening project-based waiting lists. Several households have been successfully placed, and staff continue coordinating with state partners to secure alternative subsidies for remaining households to prevent homelessness. As a result of the congressional approval of the FY26 budget, we have learned that Tenant Protection Vouchers (TPV) will be provided as replacement for expiring EHV's.
- F. **Strategic Overview from Chief Executive Officer** – Mr. Tufo introduced Ben Barnes, Chief of Staff and review a plan for him to address an array of strategic priorities. Mr. Barnes addressed the Board and responded to questions, outlining his role in supporting the agency's long-term strategic priorities, including housing development and financing, external relations, resident engagement, operational effectiveness, board capacity, and organizational growth, in alignment with the agency's strategic plan.
- G. **Resolution**
26-01 Acceptance of Year End June 30, 2025, Audited Financial Statements for the Housing Authority of the City of Stamford.

- Commissioner McKoy moved; Commission Morris seconded

Be it resolved by the Board of Commissioners of the Housing Authority of the City of Stamford that the year ending June 30, 2025, Financial Statements are accepted.

Ayes:	Rich Ostuw	Nays:	None
	Lester McKoy		
	Divya Malhotra		
	Alexandro Morris		

The resolution was passed.

H. Executive Session – Executive Session adjourned at 7:11 p.m.

I. Adjournment - At 6:51 p.m., after a motion duly made by Commissioner McKoy and seconded by Commissioner Morris the Board meeting was adjourned.

Natalie Coard
Executive Director