

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
FEBRUARY 25, 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, February 25, 2026.

Commissioner Ostuw called the meeting to order at 6:04 p.m.

A. Attendees

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

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

Present: Vin Tufo
Jon Gottlieb
Michele Tarulli
Megan Shutes
Ben Barnes
Beth Janney
Jackie Figueroa
Chris Warren
Sam Feda
Zachary Galasso
Luisa Correa
Natalie Coard
Jan Tantimonico
Raul Gomez
Karen Coquillon
Darnel Paulemon
Christine Mason
Kim Carter

B. Approval of Minutes

Approve minutes of the COC Board Meeting of January 28, 2025

➤ Commissioner Coff moved; Commissioner McKoy seconded.

The minutes were approved.

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

C. **Public Comments** – There was no public comment.

D. **Board Committee Reports**

Human Resources Committee – Commissioners Ostuw, Coff, McCoy, Malhotra and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Mr. Fedá, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Mr. Soares, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason, attended the Human Resources Committee meeting on 02/24/26.

Mr. Gomez provided a recruitment update describing the two open positions. He also presented the 2025 and 2026 Workforce Composition Overview and Governance Review. The presentation outlined previous and projected workforce growth and included an evaluation of trends occurring during this period of expansion. As part of this evaluation, a comparative analysis of 2025 and 2026 employee demographics was reviewed, including tenure, race/ethnicity, age, and gender. Mr. Gomez also discussed recent and upcoming employee engagement initiatives.

Operations Committee – Commissioners Ostuw, Coff, McCoy, Malhotra and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Mr. Fedá, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Mr. Soares, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Caselli, Mr. Greene, Mr. Molin, Ms. Carter, and Ms. Mason, attended the Operations Committee meeting on 02/24/26.

Ms. Figueroa presented the Housing Choice Voucher (HCV) Utility Allowance resolution, explaining that families responsible for utilities under their lease receive a utility allowance used to calculate both tenant rent and subsidy. She noted that the COC must update the allowance schedule when costs change by 10 percent or more and maintain separate schedules for single-family homes, high-rise buildings, and low-rise units. Due to significant increases in gas and oil costs this year, the schedules were updated. Currently, 87 percent of HCV families receive a utility allowance, with an average monthly amount of \$224.

Ms. Janney reported on the National Standards for Physical Inspection of Real Estate/Real Estate Assessment Center (NSPIRE/REAC) inspections conducted at Post House (score 86), Taylor Street (score 96), and Rippowam Manor (score 95).

Ms. Janney also discussed the Flat Rent Schedule, which allows households to pay 80 percent of the local Fair Market Rent (FMR) instead of their 30 % of income if their income is greater than the flat rent amount.

Finance Committee – Commissioners Ostuw, Coff, McCoy, Malhotra and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Mr. Fedá, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Mr. Soares, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Caselli, Mr. Greene, Mr. Molin, Ms. Carter, and Ms. Mason, attended the Finance Committee meeting on 02/24/26.

Mr. Paulemon, Mr. Galasso and Mr. Fedá presented the financial reports for Q4 2025. Overall, the Y/E 12/2025 properties exceeded budget expectations, generating several million dollars in excess cash flow anticipated for distribution in 2026. The Y/E 06/2026 properties are midway through FY 2026 and are generally tracking near budget, including the State and RAD portfolios. Stamford Manor is projected to incur a \$400,000 annual loss, reducing reserves to approximately \$350,000. Strong FY 2026 performance at Rippowam Corporation and MAE was also noted, with a significant surplus cash inflow expected in the second half of the fiscal year.

Ms. Caselli and Mr. Soares reported that the Scofield Manor audit has been finalized, and the Cost Report filed in 02/2026. For the 17 Y/E 12/2025 properties, all books have been closed and submitted to auditors; 12 audits are complete, with the remaining six expected in 03/2026. Final audit results will be presented at the 03/2026 Finance Committee meeting.

E. **Report from Executive Director** – Ms. Coard announced that COC will participate in the Second Annual Stamford Housing Fair scheduled for 02/28/2026, at Wright Tech High School. The event, organized by the City of Stamford will bring together partners to share resources with the community. COC will host an informational booth to provide details about available housing programs and respond to questions regarding housing opportunities and waiting list. Staff from the Section 8 and Property Management teams will be

- F. present to assist attendees. Ms. Coard noted that the event was well attended last year, and strong community participation is expected again this year.
- G. **Strategic Overview from Chief Executive Officer** – Mr. Tufo reported that the mayor and her administrative team toured Oak Park Phase 1 on 02/17/2026 and were very impressed. Congressman Himes is scheduled to tour the property on 03/09/2026. A combined ribbon-cutting and groundbreaking ceremony for Oak Park I and II, respectively, is anticipated in 05/2026.

Mr. Tufo also provided development and funding updates, noting that financing for the next phase of the townhouse units is being finalized, with closing and construction expected this spring. As part of the City’s budget process, the organization has requested operating subsidy for Scofield Manor and capital funding for the Stamford Manor refurbishment. The mayor has expressed strong support for the Stamford Manor preservation effort and will host a press conference on 03/16/2026 to highlight the City’s partnership and commitment to affordable housing.

- H. **Capital Planning Process and Financial Model** - Mr. Warren, Mr. Feda, and Mr. Paulemon presented a PowerPoint presentation regarding capital improvements planning and budgeting including the five-year model for all developments. Funding plans were discussed based on building needs along with additional studies to strengthen our assets and their future needs of the portfolio. Plans to expand the plan beyond 5 years are currently in the works.

I. Resolutions

26-02 Housing Choice Voucher Program (Section 8) Proposed Schedule for Allowances for Tenant Furnished Utilities and Other Services

- Commissioner Coff moved; Commission 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 proposed allowances for tenant furnished utilities and other services is hereby adopted, effective March 1, 2026.

<p>Ayes: Rich Ostuw John Coff Lester McKoy Divya Malhotra</p>	<p>Nays: None</p>
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The resolution was passed.

26-03 Adopt Updated Flat Rent Schedule for all Federal Low Rent Public Housing Properties

- Commissioner McCoy moved; Commission Coff seconded

Be it resolved by the Board of Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the updated flat rent schedule is hereby adopted and effective March 1, 2026.

<p>Ayes: Rich Ostuw John Coff Lester McKoy Divya Malhotra</p>	<p>Nays: None</p>
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The resolution was passed.

26-04 Approve 2025 Discretionary 401(a) Plan Contribution

➤ Commissioner Coff moved; Commission 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 Employer’s Discretionary Contribution for calendar 2025 to the 401(a) plan for eligible employees shall be authorized at 6% of their base salary for the period of January 1, 2025, through December 31, 2025. The Chief Executive Officer is authorized to execute such documents as necessary to implement the approved contributions to the 401(a) plan.

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

The resolution was passed.

- J. **Executive Session** – There was no Executive Session.
- K. **Adjournment** - At 6:49 p.m., after a motion duly made by Commissioner Coff and seconded by Commissioner McKoy the Board meeting was adjourned.

Natalie Coard
Executive Director