

MINUTES OF THE REGULAR BOARD MEETING OF  
THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF STAMFORD  
APRIL 22, 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, April 22, 2026.

Commissioner Ostuw called the meeting to order at 6:06 p.m.

**A. Attendees**

|          |   |         |
|----------|---|---------|
| Present: | Rich Ostuw<br>John Coff<br>Lester McKoy<br>Alexandro Morris<br>Divya Malhotra | Absent: |
|----------|---|---------|

|                 |   |         |
|-----------------|---|---------|
| Advisory Board: | Jonny Lach<br>Ronice Latta<br>Bianca Shinn-Desras<br>Bruce Heller | Absent: |
|-----------------|---|---------|

|          |  |
|----------|--|
| Present: | Vin Tufo<br>Jon Gottlieb<br>Michele Tarulli<br>Megan Shutes<br>Ben Barnes<br>Jackie Figueroa<br>Beth Janney<br>Chris Warren<br>Ken Montanez<br>Sam Feda<br>Zachary Galasso<br>Alexis Caselli<br>Natalie Coard<br>Raul Gomez<br>Karen Coquillon<br>Darnel Paulemon<br>Christine Mason<br>Kim Carter |
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**B. Approval of Minutes**

Approve minutes of the COC Board Meeting of March 25, 2026

➤ Commissioner Coff moved; Commissioner Malhotra seconded.

The minutes were approved.

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|-------|---|-------|------|
| Ayes: | Rich Ostuw<br>John Coff<br>Lester McKoy<br>Alexandro Morris<br>Divya Malhotra | Nays: | None |
|-------|---|-------|------|

Approve minutes of the Agency Plan Meeting of April 8, 2026

➤ Commissioner Coff moved; Commissioner Malhotra seconded.

The minutes were approved.

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

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

D. **Board Committee Reports**

**Human Resources Committee** – Commissioners Ostuw, Coff, McKoy, Malhotra and Morris and Advisory Board members Heller and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Mr. Montanez, Mr. Fedra, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason, attended the Human Resources Committee meeting on 04/21/26.

Mr. Gomez provided an update on recruitment efforts, reporting that there are currently four open positions. Ms. Tantimonico presented two new communication initiatives aimed at both internal and external audiences, including the “Faces of Charter Oak Communities” campaign and the launch of COC Connections, a new quarterly newsletter.

Mr. Gomez also reported on the successful completion of the annual open enrollment training for voluntary benefits, including additional life, accident, and critical illness insurance, noting a 50% increase in enrollment. He further reviewed recent employee engagement events and provided an overview of upcoming activities.

**Operations Committee** – Commissioners Ostuw, Coff, McKoy, Malhotra and Morris and Advisory Board members Heller and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Mr. Montanez, Mr. Fedra, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason, attended the Operations Committee meeting on 04/21/26.

Ms. Parada-Bravo presented the Q1 2026 (January–March) Operations Report, noting strong performance across key metrics. Physical Inspection Scores (PIC) scores for both HCV and Public Housing exceeded required submission rates, averaging 101.52 and 99.57, respectively. A total of 1,487 work orders were received, including 407 emergency requests, and Family Centers hosted 333 group activities while continuing to provide a range of supportive resident services. Ms. Parada-Bravo reported that accounts receivable trends show LIHTC properties as the primary driver across the portfolio, and overall occupancy remained strong at 97.48% as of 03/31.

Ms. Janney provided an update on the Oak Park 1 lease-up process, including delays related to documentation, eligibility changes, and resident moves. Staff continue to assist residents with relocation and move readiness. Ms. Janney also reported \$73,500 in maintenance cost savings through in-housework and system replacements. Ms. Janney reported continued participation in the Senior Farmers Market Nutrition Program, with enrollment for 500+ residents beginning 05/01/26.

**Finance Committee** – Commissioners Ostuw, Coff, McKoy, Malhotra and Morris and Advisory Board members Heller and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Mr. Montanez, Mr. Fedra, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, 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 04/21/26.

Mr. Paulemon presented the FY 2027 budgets for Wormser, Stamford Manor, and Oak Park. Wormser is projected to operate with a surplus. Stamford Manor is expected to operate at a deficit, with reserves projected to be exhausted by 02/2027, pending Section 8 conversion. Oak Park is also projected to operate at a deficit due to ongoing redevelopment activity.

Mr. Feda presented the 10-year financial model for Charter Oak Communities and Rippowam Corporation, projecting cash flow growth to more than \$20 million by 2035. Key assumptions, risks, and factors affecting long-term financial sustainability were reviewed.

Mr. Galasso presented the procurement update in support of the resolution, including the approval award of contracts to Absolute Staffing and Insight Global for recruitment agency services.

**E. Report from Executive Director** – Ms. Coard reported that Scofield Manor received approval to begin procurement for the chiller project through a \$46,000 CDBG grant, with additional fan coil work expected to be addressed through the pending City of Stamford capital contract. Ms. Coard also provided an update on the Emergency Housing Voucher program, noting that no additional guidance or funding commitments have been received from HUD regarding the program’s anticipated September expiration. Approximately 21 households still require housing solutions, and staff continue working to prevent interruptions in housing stability.

**F. Strategic Priorities of Chief of Staff** – Mr. Barnes reported on his initial progress since joining COC in 01/2026, including developing and beginning to implement strategic priorities aligned with the organization’s core values. He outlined five key priority areas: expanding affordable housing and advocacy efforts, enhancing resident engagement, improving internal operations and financial management, supporting talent development, and exploring business and partnership opportunities. Mr. Barnes also noted ongoing efforts to learn organizational operations and build relationships, with early actions underway and further updates to follow.

**G. Resolutions**

**26-09 Approve Award of Contract to Absolute Staffing and Insight Global for Recruitment Agency Services.**

➤ Commissioner Coff moved; Commissioner Malhotra seconded

**Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Executive Director is authorized to enter a contract with Absolute Staffing, LLC and Insight Global, LLC for Recruitment Agency Services. The cost of both contracts shall not exceed a total annual amount of \$187,000.00 and shall not exceed a total aggregate amount over a five-year period of \$935,000.00. These amounts include anticipated temporary hires’ payroll. COC plans to enter into an agreement with Absolute Staffing for a 3-year term, with 2, 1-year options to extend, and to enter into an agreement with Insight Global for a 2-year term, with 3, 1-year options to extend. Further expenditure shall not be exceeded without further Board authorization.**

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

The resolution was passed.

**26-10 Approve the Federal Low-Income Public Housing Program (LIPH) AMP 2 – Stamford Manor operating budget for the twelve-month period ending June 30, 2027.**

➤ Commissioner Coff moved; Commissioner Malhotra 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, 2026, through June 30, 2027.**

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

The resolution was passed.

**26-11 Approve FYE June 30, 2027, Budget for State Moderate Rent Program – Oak Park.**

➤ Commissioner Coff moved; Commissioner Malhotra 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, 2026, through June 30, 2027, subject to final approval by the DOH and CHFA as applicable.**

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

**26-12 Approve FYE June 30, 2027, Budgets for the Wormser Congregate Program.**

➤ Commissioner Coff moved; Commissioner Malhotra 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, 2026, through June 30, 2027, subject to final approval by the DOH.**

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

**H. Executive Session – There was no Executive Session.**

**I. Adjournment - At 7:02 p.m., after a motion duly made by Commissioner Malhotra and seconded by Commissioner McKoy the Board meeting was adjourned.**

Natalie Coard  
Executive Director