

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
MAY 27, 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, May 27, 2026.

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

A. Attendees

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

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

Present: Vin Tufo
Jon Gottlieb
Michele Tarulli
Megan Shutes
Ben Barnes
Jackie Figueroa
Beth Janney
Chris Warren
Ken Montanez
Sam Feda
Zachary Galasso
Alexis Caselli
Natalie Coard
Raul Gomez
Karen Coquillon
Darnel Paulemon
Christine Mason
Kim Carter
Sheila Williams-Brown

B. Approval of Minutes

Approve minutes of the COC Board Meeting of April 22, 2026

➤ Commissioner Coff moved; Commissioner McKoy seconded.

The minutes were approved.

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

C. Public Comments – Ms. Sheila Williams-Brown, a Fairgate resident, acknowledged COC’s communication regarding the repaving construction notifications. However, she requested that future construction notices provide clearer information for pedestrians regarding traffic impacts and sidewalk closures. She emphasized the importance of enhance communication to help ensure safe pedestrian access during construction activities, particularly for individuals using mobility devices.

D. Board Committee Reports

Human Resources Committee – Commissioners Ostuw, Coff, and McKoy and Advisory Board members Lach, Heller and Latta, Mr. Tufo, Mr. Barnes, Ms. Coard, Mr. Montanez, Mr. Fedá, 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 05/26/26.

Mr. Gomez provided updates on recruitment efforts, the Energage Top Workplace survey results, and employee engagement initiatives. Discussion included recruitment challenges for specialized positions, employee engagement trends, cybersecurity training, community activities, and upcoming employee events.

Ms. Tantimonico provided an update on the medical plan renewal process and the Benefits Committee’s review of projected insurance premium increases.

Operations Committee – Commissioners Ostuw, Coff, and McKoy and Advisory Board members Lach, Heller and Latta, Mr. Tufo, Mr. Barnes, Ms. Coard, Mr. Montanez, Mr. Fedá, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Ms. Janney, Ms. Figueroa, Ms. Caselli, Mr. Soares, Mr. Greene, Mr. Molin, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason attended the Operations Committee meeting on 05/26/26.

Ms. Figueroa and Ms. Caselli reported that the Housing Choice Voucher Program received a 12.32% funding increase for FY2026, resulting in over \$4 million in additional budget authority and a total of approximately \$40 million for the year.

Ms. Janney provided an update on elevator consulting services, noting that a third-party consultant (VTC) was engaged following an RFP process. Through the consultant’s review of repair proposals and invoices, more than \$66,000 in cost savings to date. Ms. Janney also provided an update on the Senior Farmers Market Nutrition Program, reporting strong enrollment among eligible seniors and continued participation through reloadable benefit cards for use at approved farmers markets.

Finance Committee – Commissioners Ostuw, Coff, and McKoy and Advisory Board members Lach, Heller and Latta, Mr. Tufo, Mr. Barnes, Ms. Coard, Mr. Montanez, Mr. Fedá, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Ms. Janney, Ms. Figueroa, Ms. Caselli, Mr. Soares, Mr. Greene, Mr. Molin, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason attended the Finance Committee meeting on 05/26/26.

Mr. Paulemon presented the FY2027 operating budgets for the RAD properties, noting that all four are projected to generate positive operating results and strong reserves.

Mr. Galasso reviewed the updated Procurement Policy, highlighting comprehensive revisions to strengthen controls, compliance, and procurement practices.

Mr. Montanez provided an update on the Cyber Security Assessment and remediation plan, noting that most findings have already been addressed, and implementation is ongoing.

Mr. Fedá presented a proposed investment strategy to transfer approximately \$5.3 million from STIF to Harpswell for a laddered fixed-income portfolio with an estimated yield of 4.3%.

E. Report from Executive Director – Ms. Coard provided an update on HUD’s Housing Opportunity Through Modernization Act (HOTMA) regulations, noting upcoming changes to income, asset, and verification requirements effective 01/2027. She also reported that Yardi is coordination with HUD to implement necessary system updates, including revisions to file formats, with a software update anticipated in August

2026. Staff will participate in training sessions and webinars to support readiness and ensure a smooth implementation process.

Ms. Coard noted that updated asset limits and deduction requirements will require staff to review of impacted households and complete any necessary actions to maintain compliance with the new regulations.

F. Strategic Overview from Chief Executive Officer– Mr. Tufo reported on Scofield Manor, noting ongoing structural operating deficits driven by insufficient reimbursement and rising costs, including staffing and nursing expenses. He outlined that staff are evaluating options to address long-term sustainability, including operational adjustments, potential transfer of management, or, if necessary, closure of the facility in a planned and humane manner. Mr. Tufo reported that staff analysis is focused on operations, personnel, program structure, and capital needs, including strategies to improve occupancy, maximize reimbursement, and control costs. Updates and recommendations will be provided to the Board in the coming months.

G. Resolutions

26-13 Approve 2026 Congregate Fee and Rent Increases for Wormser

➤ 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 monthly rent increase of \$25 for Wormser Congregate is adopted effective July 1, 2026, and continuing thereafter, subject to final approval by the Connecticut Department of Housing.

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

The resolution was passed.

26-14 Approve the Rental Assistance Demonstration (RAD), operating budgets for the twelve-month period ending June 30, 2027.

➤ Commissioner McKoy 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 budgets for the Rental Assistance Demonstration program are adopted for the fiscal year starting July 1, 2026, through June 30, 2027.

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

The resolution was passed.

26-15 Approved Revised Procurement Policy, May 2026

➤ Commissioner McKoy moved; Commissioner Coff seconded

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities the updates to the Procurement Policy are hereby adopted.

Ayes: Rich Ostuw
John Coff
Lester McKoy
Divya Malhotra

Nays: None

26-16 Authorize the Housing Authority of the City of Stamford d/b/a Charter Oak Communities (“HACS”) to enter into a certain ground lease with Oak Park Phase II Development Limited Partnership (the “Partnership”), and authorize the Sponsor Loan, the OP Reserves Loan, the City Capital Funds loan, Affordable Housing Trust Fund Loan to the Partnership all in connection with the redevelopment of Phase 2 of the Oak Park redevelopment (the “Project”). Authorize HACS to serve as an additional guarantor, with Rippowam Corp., to guaranty the obligations of the General Partner.

➤ Commissioner Coff moved; Commissioner Malhotra seconded

NOW, THEREFORE, BE IT RESOLVED, that:

- 1. HACS enter into the Ground Lease with the Partnership for the Property, and enter**
- 2. HACS extend the Loans to the Partnership in accordance with the Loan Documents and take whatever additional action(s) may be required pertaining to said Loans.**
- 3. HACS serve as guarantor, with Rippowam Corporation, of the obligations of the General Partner to the Limited Partner.**
- 4. HACS, and Vincent J. Tufo as CEO of HACS, and any other officer of HACS, be, and hereby are, authorized to do and perform all such further acts and things as may be necessary or convenient in order to consummate the transactions authorized in the foregoing resolutions or as otherwise required in connection with the completion of the Project, and any actions heretofore or hereafter taken in carrying out the purposes of these resolutions is confirmed, approved and ratified in all respects.**
- 5. That certain Resolution No. 26-16 dated May 27, 2026, remains in full force and effect.**
- 6. This Resolution shall take effect immediately.**

Ayes: Rich Ostuw
John Coff
Lester McKoy
Divya Malhotra

Nays: None

H. Executive Session – There was no Executive Session.

I. Adjournment - At 7:12 p.m., after a motion duly made by Commissioner McKoy and seconded by Commissioner Malhotra the Board meeting was adjourned.

Natalie Coard
Executive Director