MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
SEPTEMBER 23, 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, September 23, 2026.

Commissioner Ostuw called the meeting to order at 6:08 p.m.

A. <u>Attendees</u>

Present:	Rich Ostuw	Absent:
	John Coff	
	Lester McKoy	
	Divya Malhotra	
	Alexandro Morris	
Advisory Board:	Ronice Latta	Absent: Jonny Lach
	Bianca Shinn-Desras	
	Bruce Heller	
Present:	Vin Tufo	
	Jon Gottlieb	
	Megan Shutes	
	Ben Barnes	
	Jackie Figueroa	
	Chris Warren	
	Ken Montanez	
	Sam Feda	
	Natalie Coard	
	Beth Janney	
	Jan Tantimonico	
	Raul Gomez	
	Darnel Paulemon	
	Tucker Drimal	
	Kim Carter	
	David Berman	
	Luke Broughton	

B. <u>Approval of Minutes</u>

Approve minutes of the COC Board Meeting of August 26, 2026

- Commissioner McKoy moved; Commissioner Coff seconded.

The minutes were approved.

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

C. Public Comments – David Berman, a Stamford resident, expressed his interest in local civic affairs and the City's growth. Luke Broughton introduced himself and expressed interest in learning more about COC.

D. Board Committee Reports

Human Resources Committee – Commissioners Ostuw, Coff and Advisory Board members, Heller, Lach and Latta, Mr. Tufo, Mr. Barnes, Ms. Shutes, Ms. Coard, Mr. Montanez, Mr. Feda, Ms. Coquillon, Ms. Parada-Bravo, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Paulemon, Mr. Greene, Ms. Palmer, Mr. Soares, Ms. Chiapetta, Mr. Warren, Mr. Drimal, Mr. Galasso and Ms. Carter attended the Human Resources Committee meeting on 09/22/26.

Ms. Tantimonico reported that significant increases in employee benefit costs are anticipated for the December 1, 2026 plan year, with final information from USI pending. Employees will be updated as details become available. She also highlighted the Employee Engagement Committee's development of a 12-month calendar focused on meaningful activities aligned with COC's mission and employee priorities.

Operations Committee – Commissioners Ostuw, Coff and Advisory Board members, Heller, Lach and Latta, Mr. Tufo, Mr. Barnes, Ms. Shutes, Ms. Coard, Mr. Montanez, Mr. Feda, Ms. Coquillon, Ms. Parada- Bravo, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Paulemon, Mr. Greene, Ms. Palmer, Mr. Soares, Ms. Chiapetta, Mr. Warren, Mr. Drimal, Mr. Galasso and Ms. Carter attended Operations Committee meeting on 09/22/26.

Ms. Janney reported that Property Management staff attended a Spectrum Compliance Seminar focused on updated LIHTC requirements under HOTMA. The seminar clarified differences between CHFA and HUD regulations, including asset limitations, income eligibility, and verification requirements. All COC Tax Credit properties implemented HOTMA requirements in 2024.

Ms. Parada-Bravo reported that HCV and Property Management staff attended a 2.5-day Nan McKay training on HOTMA rent calculation requirements, including changes to income, deductions, and asset verification. The new requirements take effect January 1, 2027, and participating staff are completing certification exams.

Ms. Parada-Bravo also reported that 122 vouchers have been issued, with 3 households leased, 107 actively searching, and 12 ported out. Additionally, 19 households were absorbed through portability, and 24 voucher briefings have been held since July. The Security Deposit Assistance Program has approved 11 households, with one pending, and payments are being processed.

Ms. Figueroa reported that HUD's FY2027 Fair Market Rents for Stamford decreased by an average of 2.65%, with the largest reductions affecting two- and three-bedroom units. The implementation of Small Area Fair Market Rents is currently under consideration, including the potential impact of increased housing assistance costs and administrative complexity.

Finance Committee – Commissioners Ostuw, Coff and Advisory Board members, Heller, Lach and Latta, Mr. Tufo, Mr. Barnes, Ms. Shutes, Ms. Coard, Mr. Montanez, Mr. Feda, Ms. Coquillon, Ms. Parada-Bravo, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Paulemon, Mr. Greene, Ms. Palmer, Mr. Soares, Ms. Chiapetta, Mr. Warren, Mr. Drimal, Mr. Galasso, Mr. Molin, Ms. Caselli and Ms. Carter attended the Finance Committee meeting on 09/22/26.

Mr. Paulemon and Mr. Feda presented the FY 2027 operating budget for Scofield Manor, projecting net operating income of $142,000, compared to $31,000 in FY 2026. A rate increase request submitted to DSS is expected to generate an additional $278,000 in revenue. Occupancy reached 96% at the end of FY 2026.

Ms. Chiapetta presented two proposed tenant accounts receivable write-offs for Greenfield totaling $29,000, requiring Board approval.

Ms. Caselli reported that the FY 2026 financial closing is complete and unaudited financial statements have been submitted to HUD. CBIZ has commenced its audit activities.

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Report from Executive Director – Ms. Coard reported that a staff Town Hall meeting was held on September 17, 2026 during which Board Chair Rich announced Ben Barnes as the new Chief Executive Officer. The meeting included an overview of the selection process and an interactive discussion with staff regarding Mr. Barnes' leadership style and vision for the organization.

Mid26 Progress Report - Mr. Tufo presented the semiannual Progress Report, highlighting updates on the organization's 2025–2026 biennial strategic goals and accomplishments during the first half of 2026. He noted that the report tracks progress toward Charter Oak Communities' core objectives and that the 2027–2028 strategic goals will be developed under Mr. Barnes' leadership. He also acknowledged staff efforts in advancing these initiatives alongside daily operations.

E. Resolutions

26-29 Authorize Allocation and Services Agreement Between Charter Oak Communities and Rippowam Corporation

- Commissioner Malhotra moved; Commissioner McKoy seconded

Be it resolved by the commissioners of charter oak communities that the allocation and services agreement between charter oak communities and Rippowam corporation be approved and that the chairman of charter oak communities be authorized to execute and implement the agreement.

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

The resolution was passed.

26-30 Acceptance of the Write-Off of Tenant Accounts Receivable Balances Over $5,000.

- 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 uncollectable account receivable balances totaling $28,846 be written off.

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

The resolution was passed.

Executive Session – There was no Executive Session.

F. Adjournment - At 6:37 p.m., after a motion duly made by Commissioner McKoy and seconded by Commissioner Malhotra the Board meeting was adjourned.

Natalie Coard
Executive Director