MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
OCTOBER 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, October 28, 2026.

Commissioner Ostuw called the meeting to order at 6:02 p.m.

A. <u>Attendees</u>

Present:	Rich Ostuw	Absent: Divya Malhotra
	John Coff	Alexandro Morris
	Lester McKoy	
Advisory Board:	Bianca Shinn-Desras	Absent: Ronice Latta
	Bruce Heller	
	Jonny Lach	

Present:
Vin Tufo
Jon Gottlieb
Megan Shutes
Michele Tarulli
Ben Barnes
Jackie Figueroa
Chris Warren
Karen Coquillon
Ryan Koyithara
Ken Montanez
Sam Feda
Beth Janney
Jan Tantimonico
Darnel Paulemon
Tucker Drimal
Christine Mason
Kim Carter

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

Approve minutes of the COC Board Meeting of September 23, 2026

- Commissioner Coff moved; Commissioner McKoy seconded.

The minutes were approved.

Ayes:	Rich Ostuw	Nays: None
	John Coff	
	Lester McKoy	

C. Public Comments – There were no public comments.

D. Board Committee Reports

Human Resources Committee – Commissioners Ostuw, McKoy and Coff and Advisory Board members, Heller, Lach and Latta, Mr. Barnes, Mr. Tufo, Ms. Coard, Mr. Montanez, Mr. Feda, Ms. Coquillon, Ms. Parada-Bravo, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Gomez, Mr. Paulemon, Mr. Warren, Mr. Galasso, Ms. Mason, Mr. Koyithara, Ms. Carter, Mr. Fair and Ms. Passeck attended the Human Resources Committee meeting on 10/28/26.

Ms. Tantimonico introduced COC's employee benefits brokers, Matt Fair and Melissa Passeck of USI, who presented the 2026 health insurance cost drivers, including a 35% increase in medical premiums, marketing results, and long-term benefits strategies. Ms. Tantimonico also provided an overview of the proposed Teamsters Health Services and Insurance Plan, covering 18 eligible employees. The proposals were presented and approved through Board resolutions.

Operations Committee – Commissioners Ostuw, McKoy and Coff and Advisory Board members, Heller, Lach and Latta, Mr. Barnes, Mr. Tufo, Ms. Coard, Mr. Montanez, Mr. Feda, Ms. Coquillon, Ms. Parada- Bravo, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Gomez, Mr. Paulemon, Mr. Warren, Mr. Galasso, Ms. Mason, Mr. Koyithara, Mr. Soares, Mr. Greene and Ms. Carter attended Operations Committee meeting on 10/28/26.

Ms. Janney and Ms. Parada-Bravo presented the Third Quarter Operations Report, highlighting key performance indicators, supportive services, resident engagement, staff development, and two new Affordable Housing Management Services contracts.

Ms. Parada-Bravo provided an update on HCV leasing, reporting that 24 of 122 vouchers issued have leased, with 13 additional leases anticipated in November. The Security Deposit Assistance Program approved 40 households, totaling approximately $63,385 in assistance.

Ms. Figueroa reported a 2.65% decrease in HUD's FY2027 Fair Market Rents. Staff recommended adopting Small Area Fair Market Rent (SAFMR) payment standards, which would increase subsidy levels by 3.9%, maximize funding, and preserve housing affordability and opportunities.

Finance Committee – Commissioners Ostuw, McKoy and Coff and Advisory Board members, Heller, Lach and Latta, Mr. Barnes, Mr. Tufo, Ms. Coard, Mr. Montanez, Mr. Feda, Ms. Coquillon, Ms. Parada- Bravo, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Gomez, Mr. Paulemon, Mr. Warren, Mr. Galasso, Ms. Mason, Mr. Koyithara, Mr. Soares, Mr. Greene, Ms. Caselli, Mr. Molin and Ms. Carter attended the Finance Committee meeting on 10/28/26.

Mr. Montanez reported on enhanced cybersecurity training in collaboration with Whittlesey following the Cybersecurity Assessment (CSA). Three campaigns have been conducted since Q2 2026, with increased frequency, current event content, and 97% participation.

Mr. Galasso reported that tenant accounts receivable decreased by $79K, from $266K to $187K, as of September 30, 2026, including $60K in write-offs and $18K in rent payments.

Ms. Caselli and Mr. Soares provided audit updates. COC's audit is in fieldwork, with a draft expected by year-end. Scofield Manor is closing its books, with fieldwork scheduled for November.

Report from Executive Director – There was no Executive Report

Strategic Overview from Chief Executive Officer – Mr. Barnes invited Mr. Tufo to recap the successful Oak Park Phase 1 Ribbon Cutting and Phase 2 Groundbreaking event, highlighting strong attendance, community support, positive media coverage, and recognition of staff and project partners.

Mr. Barnes reported on proposed changes to the Affordable Housing Trust Fund ordinance, focusing on governance, resident representation, and the need to expand affordable housing opportunities. The ordinance is pending consideration by the Board of Representatives.

Mr. Barnes also reviewed upcoming Clinton Avenue neighborhood developments, including new residential construction, Stamford Manor renovations, bridge removal, and Mill River Park improvements. He emphasized coordination with developers to improve park access and protect residents' interests.

E. Resolutions

26-31 Adopt Updated Tenant Selection Plan for all Multi-family Properties

- Commissioner Coff moved; Commissioner McKoy 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 Tenant Selection Plan (TSP), for Fairgate, Glenbrook Manor and Rippowam Manor hereby adopted and effective November 1, 2026.

Ayes: Rich Ostuw
John Coff
Lester McKoy

Nays: None

The resolution was passed.

26-32 Increase Payment Standards for the Housing Choice Voucher (Section 8) Program to comply with HUD FY2027 Fair Market Rent Calculations.

- 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 hereby proposed Housing Choice Voucher Payment Standards for new and current participants are hereby adopted effective October 1, 2026.

Ayes: Rich Ostuw
John Coff
Lester McKoy

Nays: None

The resolution was passed.

26-33 Authorize change in providers of employee Medical, Dental and Vision Plans, for Local 191 Teamsters Scofield Manor employees effective December 1, 2026.

- 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 Chief Executive Officer is hereby authorized to implement the proposed change in providers to the above stated benefits, effective December 1, 2026.

Ayes: Rich Ostuw
John Coff
Lester McKoy

Nays: None

The resolution was passed.

26-34 Authorize change in providers of employee Medical, Dental and Vision Plans, for Local 191 Teamsters Maintenance employees effective December 1, 2026.

- 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 Chief Executive Officer is hereby authorized to implement the proposed change in providers to the above stated benefits, effective December 1, 2026.

Ayes:	Rich Ostuw John Coff Lester McKoy	Nays:	None

The resolution was passed.

Executive Session – There was no Executive Session.

F. Adjournment - At 7:10 p.m., after a motion duly made by Commissioner Coff and seconded by Commissioner McKoy the Board meeting was adjourned.

Natalie Coard
Executive Director